

JASMINE CREEK DESIGN CONCEPTS HOMEOWNER SURVEY TABULATION

Total Surveys Received: **190**

(Several surveys with no responses to some questions)

(Comments marked with “*” in Sections A, B and C are included in the counts for Design “Likes,”
“Changes” and Additional Comments.)

A. Need for Improvements

1. The Association should make improvements to the main swimming pool.

Agree 153

Comments included in response total:

(1) “ Agree...,but “with limitation should be less than \$1,000,000”

(1) “Should make some improvements to the main pool” *

(1) “But not this”

(1) “It’s old and outdated and needs to have a facelift and brought up to code.” *

(1) “even though I don’t use it.”

(1) “Strongly.”

(1) “YES but not as proposed...too much. It should have had better maintenance.”

(1) “Major improvements needed for the main swimming pool” *

(1) “Only under the correct plan, cost guarantees and additional improvements to the design.”

(1) “It is important amenity and does need to be repaired/improved, although I personally use it very rarely.” *

(1) “to functional improvements only.”

(1) “Biggest asset to community; used daily by young and old; In dangerous, embarrassing condition”

(1) “But not with selected materials/cost”

Need for Improvements to Main Pool (Continued)

Additional comments:

"Depends on price"

(3) No responses to question #1 INCLUDING (1) answer just stating "questionable"

Disagree 33

Comments included in response total:

(1) "Strongly disagree"

(1) "But not this"

(1) "depends on what improvements. Many items are much more than just improvements."

(1) "I would be inclined to vote NO due to the lack of a solar component. *

(1) "Repairs, YES; "improvements, NO" *

(2) "Only needed repairs should be done" *

Additional comments:

(1) "The swimming pool has never been a feasible swimming pool. Improve all angles should be removed and all deficiencies corrected. The pool needs to be a fully useable rectangular pool. No half corrections." *

2. The Association should make improvements to the main entry and clubhouse exterior so that the entire area is upgraded with a consistent design.

Agree 111

Comments included in response total:

(1) "Not a gate guarded entry" *

(1) "Egress and ingress issues should be addressed." *

(1) "Egress problems should be corrected; Roadway straightened and aesthetics improved with landscape" *

(1) "However the entrance isn't as nice as others I've seen. The gates aren't very impressive." *

(1) "A less extreme and less expensive face lift for sure, but less costly than

1. Need for Improvements to Main Entry and Clubhouse Exterior (Continued)

what's proposed ...we should have options to choose from! More plans than just the one!" *

(2) "Exterior & interior"

(1) "Strongly."

(1) "Update Entry Sign only. Use more current font/design" *

(1) "Only under the correct plan, cost guarantees and keeping the trees that line Inlet Drive." *

(1) "With reservations. Concerned about removing trees and concerns about cost." *

(1) "Maybe Front Entry"

(1) "Agree with LIMITED improvements. New siding and new color pallet."

Disagree 74

Comments included in response total:

(1) "At this time."

(1) "If a traffic signal or stop sign is also planned at Inlet, then I agree to re-do entrance." *

(1) "Would like to see the costs of each separately to make a better decision."

(1) "I see no need for any improvements such as these."

(1) Do not want entry tree's cut down! *

(1) Clubhouse

(1) "It is a terrible time to be asking Jasmine Creek owners to pay anything more than their dues, which keep increasing and we are RECOVERING from a pandemic, a closing of businesses. A loss of income, higher prices on gasoline, food and shortages of building materials and higher cost of those materials...which means the project will take longer and cost more.

(1) Strongly! "Concept is mostly aesthetic with no added functionality for Clubhouse." I disagree proposed plan will raise property values and if it did, it

would increase taxes now and benefit only on cause of value increases. I doubt the proposed improvements can be done for estimated costs.” *

(1) “Either phase #2 or #1 very cosmetic refresh” *

(1) “This should /could be a phase 2 project as it is not as urgent as the swimming pool area. Plan seems pretty ambitious in use of costly materials. A lot could be achieved to improve the entry/buildings with renovation. *

(1) “Not for this”

(1) “Strongly”

Additional comments:

(2) No Vote/response to question #2

(1) “Not sure”

(1) “Questionable comment”

(1) “Should be done in two phases. Phase #1...Main Pool; Phase #2 Entry and Clubhouse” *

(1) “Response depends on price”

(1) “Ingress and egress problems should be corrected. The roadway can be straightened and general aesthetics improved with landscaping.” *

(1) “Not now...Not as proposed.”

B. Design Concepts

- 1. On a scale of 1 to 5, with 1 being the least desirable and 5 being the most desirable, please rate the proposed design concepts for the main pool, main entry and clubhouse:**

Responses by Rating

Rating 0 2

Rating 1 29

Comments included in response total:

(2) Main Pool

(3) Main Entrance

(5) Clubhouse

(2) for Entry and Clubhouse

(1) "Inconsistent with current architectural design of Jasmine Creek." *

(1) "Dull and boring"

Rating 2 19

Comments included in response total:

(3) Main Entrance

(1) Clubhouse

(1) Pool

(1) "Very disappointed; would like to see concepts from other designers; why just one company." *

(1) 2.5

(1) 2 - 3

1. Rating of Design Concepts (Continued)

Rating 3 24

Comments included in response total:

(2) Clubhouse & Guard Shack

(4) Main Entrance

(1) 3+

(1) Clubhouse

(1) Main Pool

(2) 3.5

(1) "Clubhouse; (get rid of steeple on top) better yet, don't do redesign." *

(1) 3 – 4

(1) "Not crazy about the cupola" *

Rating 4 52

Comments included in response total:

(2) Rating 4.5

(1) Rating "3-4"

(1) Main Entrance

(6) Main Pool

(1) Clubhouse

(1) 4.75 Clubhouse

(1) "4 or 5 if you agree to slight amendments."

(1) 4+

Rating 5 53

Comments included in response total:

(3) Main Entry

(2) Clubhouse

1. Rating of Design Concepts (Continued)

- (1) Clubhouse Exterior
- (10) Main Pool
- (1) Gate House
- (1) "Good Job"
- (1) Not crazy about cupola
- (1) "Very nice...just too much."
- (1) for the Pool and Clubhouse
- (1) 3.5 for the Main Pool only

Additional comments:

- (15) No rating
- (1) "We have many young families moving in with children. We need more H2O. This part of the deck should be removed (straightened) to make a bigger Pool. No one ever sits there." *
- (1) No rating: "See comments on pool, entry and Clubhouse"
- (1) No rating for the Entry and Clubhouse
- (1) "Do not support current design for entry because it retains a gate guard"
- (1) "Good job!"
- (1) "NA" for ratings 1-3
- (1) "Entry ...way too much; not needed! Guardhouse itself could be remodeled/replaced as needed to give greater visibility or avoid roof damage on overhang by trucks. Some perhaps many (?) like the bricks; those who don't should have bought elsewhere.
- (1 Comment) "Stop spending money. SAVE-SAVE-SAVE"
- (1) "Fine"
- (1) "Interior needs work" *

2. What do you like about the design?

- (16) Pool enlargement/improvements
- (12) Lap lanes
- (20) Pool restrooms

2. What do you like about the design? (Continued)

- (4) Shade at pool
- (3) Direct access to pool from Jasmine Creek Dr
- (11) New parking
- (24) Streamlined/clean entry
- (3) Getting rid of large trees
- (1) Pavers in entry
- (9) Entry sidewalks
- (6) Safer entry
- (2) Improved traffic flow
- (7) Gatehouse improvements
- (2) Use of stone on gatehouse
- (1) Clubhouse improvements
- (3) Metal roof
- (6) Cupola
- (2) Clubhouse different from houses
- (1) Removing chimney from clubhouse
- (3) Building architecture
- (31) Modern/updated look
- (9) Design Consistency
- (1) Simplicity of design
- (9) Improved ADA compliance
- (2) More attractive landscaping
- (2) Looks "Newport Beach"
- (8) Everything
- (4) General concept/overall approach
- (1) Designs solve long-standing problems
- (5) Not much/nothing

3. What would you change in the design?

- (14) Make pool rectangular
- (9) Lengthen lap lanes
- (4) Enlarge pool deck (e.g., remove “stagger” in wall on Jasmine Creek Drive side)
- (4) Relocate pool shade structure to not block sunset/ take advantage of views
- (1) Open up access, physical & visual, between pool & greenbelt
- (1) Less shade at pool
- (1) Keep shuffleboard with shade added
- (3) Change shade material at pool (e.g., lattice, trellis with retractable mesh awning, moveable structures)
- (3) Add cabanas at pool
- (3) Add play area in pool
- (1) Pool needs larger area for diving
- (2) Shallow entry to pool
- (1) Add double handrails at pool entries
- (10) No/fewer swim lanes
- (1) Lap lanes only in pool
- (1) Add privacy walls to pool showers
- (2) More showers at pool
- (2) Fewer restroom fixtures at pool
- (1) No potted plants at pool
- (1) Scale back improvements to pool – cosmetic only
- (5) Add BBQ area to pool
- (1) Add playground to greenbelt or pool area
- (5) Eliminate/reduce new parking at pool
- (5) Change entry pavers to lower maintenance material
- (3) No potted plants at entry
- (2) No need for second sidewalk at entry
- (6) Include new entry signage in project

3. What would you change in the design? (continued)

- (2) Add bricks to tie in with existing
- (2) Keep existing planters at entry
- (1) Demolish all brick planters in project area
- (3) Do something with red bricks
- (13) Save existing trees
- (2) Use something other than palm trees
- (2) Simplify entry landscape/keep informal look
- (2) Eliminate retaining walls at entry
- (3) Stagger gate arms
- (4) Provide for U-turn at entry
- (2) Make entry/exit lanes more obvious
- (1) Keep parking space at gatehouse
- (1) Use entry pavers compatible with gatehouse exterior
- (5) Use more contemporary color palette for entry pavers
- (2) Keep bricks; don't use stone
- (1) Make entry more simple; black top & brick ribbons okay
- (1) Close off view thru gates for privacy
- (1) Design gatehouse like SeaView
- (3) Gatehouse exterior and roofline should match clubhouse exterior
- (14) Add other gates to project
- (1) Add Jasmine Creek Drive medians to project
- (12) Do less with entry & gatehouse
- (1) Don't change clubhouse exterior
- (3) Need 2-3 clubhouse options
- (1) Make cupola larger
- (1) Make cupola smaller
- (16) Cupola unnecessary/not good choice
- (1) Remove clubhouse chimney
- (1) Add more windows to clubhouse

3. What would you change in the design? (continued)

- (7) Minimize # of materials used
- (5) Metal roofs not appropriate
- (1) Pitched roofs out of style; use flat roofs
- (1) Looks commercial
- (1) Does not coordinate with neighborhood
- (1) Do not paint clubhouse brick or windows
- (1) Keep existing walkways at clubhouse
- (1) Don't create more impervious surfaces
- (1) Need suitable design motif
- (8) Nothing new or exciting/uninspired
- (2) Everything

C. Capital Improvement Assessment

Do you support a Capital Improvement Assessment for improvements to the main swimming pool, main entry and clubhouse?

Yes 127

Comments included in response total:

(1) "I guess only for pool"

(2) Main Entrance

(1) "I guess"

(1) It's old and needs upgraded, remodeled, but there should be broken down options to choose from."

(1) "But not as much as projected."

(8) "only for the pool." *

(1) "Pool yes" *

(1) "however I would like a complete exploration of selling Association property to generate funds. Space currently used to store trucks.)"

(1) "however (1) the cost (which we think is on the low side) needs to be expensed over a 5–10-year period with JCCA getting a loan. The general population here is an older age group and we now fear most won't be willing to pay a on- time lump sum." *

(2) Not sure the Main Entry needs any changing except the Guard Gate Design consistent with the Clubhouse and removal of the overgrown entrance tree." *

(1) with the correct plan in place along with correct oversight, adherence to budget.

(1) XXXX

(1) Maybe Front Entry *

(1) !

(1) "Not for pool if lanes aren't made longer" *

(1) "Pool and Clubhouse at this time" *

C. Capital Improvement Assessment (Continued)

(1) "If the design made sense. The design is poor and not worth the investment. Please re-consider needs and have multiple design firms bid the job."

(1) "Provided you move away from a design for a gate guard and move to an unattended gate." *

(1) "Of course; It's old and needs upgrade, remodeled, BUT there should be a broken-down option to choose from."

(1) "For the right plan—This is not a good plan though"

(1) Main entrance and clubhouse *

No. 72

Comments included in response total:

(1) Main Pool

(1) Not for this proposal

(4) Entrance and Clubhouse

(1) !

(1) "for the right plan....this is not a good plan though"

(2) Clubhouse

(1) "For the Clubhouse and NO for the Main swimming pool as proposed."

(1) "Not as presented; open to other options"

(1) "Lower costs" *

(1) "No Main Entry"

(1) "We DO NOT support a capital improvement assessment per the current design and plan. We absolutely do support a capital improvement assessment for a GOOD, well thought out plan that actually will improve our community, home values, and general enjoyment of our amenities. This plan does not accomplish that.

Additional comments:

(4) No responses

(1) "We only support the main pool area component." *

(1) "Approves provided you move away from a design for a gate guard & moving to an unattended gate." *

D. Additional Comments

- (7) Get going
- (6) Good investment
- (1) Excellent & necessary
- (1) This is overdue & must happen! Community is embarrassing today. Values are up & residents can afford to pay. Many folks will move if it appears the Board is not on top of this.
- (2) Entry has most bang for buck; then HC parking and pedestrian access to pool
- (1) It can wait
- (5) Pool must be re-done
- (1) Focus should be pool
- (1) Pool is great the way it is
- (1) 50% of people at pool are not residents; 3-5 people swim laps regularly
- (1) Entry is nice as is
- (2) Project benefits only some homeowners
- (4) Do only minimum required/repairs only
- (3) Entry & clubhouse improvements not necessary/ of no value to me
- (3) Clubhouse lowest priority
- (1) We already have clubhouse we can't use FREELY. Every other community clubhouse is available without scheduling
- (5) Project not needed
- (1) Haven't finished landscape improvements; don't start another project
- (2) Close other two pools
- (1) Provide benches with backs at clubhouse
- (15) Improve clubhouse interior
- (1) Entry design doesn't address existing problems
- (1) Consider whether clubhouse should make money
- (2) Make gate more impressive (e.g., wood)
- (1) Design looks cheap, not high-end
- (1) Looks like update from 70's to 90's
- (7) Consider landscaping & signage

D. Additional Comments (continued)

- (1) Improve landscaping on Marguerite, especially at Harbor View
- (2) Add exterior walls to project
- (1) Does not address hardscape of green areas
- (1) More plants will increase maintenance costs
- (1) Redo large tree planters at entry for updated look, but save trees
- (1) Will existing trees on sides of entry drive remain?
- (4) Improve gate security (e.g., cameras)
- (1) More important to spend money on security improvements (e.g., raise fences, razor wire, cameras, fence sensors)
- (4) Investigate un-staffed, automated gate
- (6) Investigate feasibility of solar panels
- (3) Add things that create community interactions, e.g., pickleball & basketball
- (2) No discussion with pool users about concerns
- (2) Neighborhood demographics changing; consider needs of families
- (1) Is enhanced gatehouse needed?
- (3) Get input from gate attendants
- (3) Ingress & egress issues should be addressed
- (3) Left exit onto Marguerite dangerous; install stop sign or signal or use other gates for exit
- (2) Paint curbs of entry island white for better night visibility
- (4) Home values already increasing without entry & clubhouse improvements; they will not increase values and homeowners won't get return on costs
- (1) Home values are low because dues are high and reserves are underfunded
- (1) Consult homeowners for better ideas
- (1) Looks great
- (1) Have there been studies of disruptions and noise?
- (1) Consider name change (e.g., Corona del Mar Heights, Harbor Hills)
- (8) Cost estimate too low/assessment should be higher than \$12,000
- (1) Assessment way out of line
- (1) Reach out to construction industry experts; estimate is far too high for the work
- (5) Do project in phases/increments

E. Additional Comments (continued)

- (1) Do project in 1 phase
- (7) Spread assessment payments over time
- (13) Reduce cost
- (2) Cost too high for cosmetic changes
- (1) Think of ways to save, not spend
- (1) Can't afford assessment
- (1) Give people time to plan for large expense
- (1) Develop payment program based on ability to pay
- (1) What happens if someone refuses to pay assessment?
- (1) What are we doing about capital fund?
- (1) If pool repairs can't be done within budget, adjust budget
- (1) Monthly dues should increase to ensure adequate reserves
- (4) Should not spend money on upgrades/cosmetic improvements; use resources for needed repairs, e.g., streets
- (2) No changes until reserves fully funded
- (1) Use reserves for part of cost; pay balance from dues increase
- (1) Explore selling Association property (where trucks are stored) to generate funds
- (1) Jasmine Creek doing too many assessments; what about streets & other gates?
- (2) Need GMAX contract/diligent oversight of construction to prevent cost over-runs
- (2) Board should not have spent money on designs without polling community first
- (2) Need to know assessment for pool
- (1) Improvements to homes would increase values
- (2) Disagree with SeaView comparable analysis