

Adams West HOA October 2022 Survey Results & Comments

- 149 responses received out of 248 homeowners. 60.08% participation
- Street Signs - Yes (80- 53.7%) No (69- 46.3%)
- Street Lights – Yes (85- 57%) No (64- 43%)
- Summer Fun Fest – Yes (56- 37.6%) No (93- 62.4%)
- Movie Night in the park – Yes (67- 44.9%) No (83- 55.7%)
- Walking Group – Yes (40- 26.8%) No (109- 73.2%)
- Food Trucks at the park – Yes (76- 51%) No (73- 49%)

Comments Received

- Anonymous homeowner voting, more yard upkeep, HOA needs to walk front and back of houses to view for maintenance issues.
- Fix/repair streets
- Save money for emergencies, please do not spend money we don't have. I don't want dues to go up. Utilities are going to skyrocket this winter.
- Add more playground equipment for the kids at the park.
- One-time assessment for street signs, keeping yearly HOA fees low is major advantage for resale values.
- Only \$65 increase for street lights, I would not like any other increases.
- Increase dues to \$300 annually to save up for future landscaping and storm damage and drain repair fund. Good job re-establishing the ditch to promote drainage.
- I am fine with raising dues to \$350/yr. We should upgrade.
- The sign poles in the other subs adjacent to Adams West make our sub "look" bad. We really need to upgrade. Can't it be done in sections or phases? Willing to do one-time fee.
- Dog party
- Don't need fancy signs, don't even notice them. No street lights – especially in front of my house. We would like to see the homes where the yards are not well maintained improve them. Tough to do of course.
- We DO NOT need this! (street signs) Waste of \$\$!! Garbage cans in neighborhood
- Combine food trucks with movie night. Hope street lights pass. There are real safety concerns now more than ever.
- Speed humps to slow down vehicles while kids and people are walking, sidewalks for safety of school kids, people with small children, older adults
- No (signs and lights) just because Hawthorn Hills did it we don't have to follow. The street lights don't do anything. The street lights in HH are merely decorative and serve no useful purpose. They are too far apart to give any meaningful light. What would be annual cost to keep lights lit?
- Could lights be done before signs?
- No street lights without sidewalks. No issue with increase in annual dues and or capital improvement fee.
- Consider setting standard for mailbox design and upkeep. Overall mailbox condition in AW not good and first thing people see. How does HH enforce? Willing to pay higher HOA dues. Set paint color standard for homes. Enforce paint upkeep.
- We support the increase in annual dues to \$350 to support current needs and avoid deficit spending.
- Removal of dead trees in Crown point park

- I would agree to a one-time assessment of \$121 and \$65 for lights and signs immediately. I would also agree to a dues increase to \$350/yr.
- Street lights annoying when in front of house
- Prefer not to upgrade street signs – will new home buyers even notice? Don't send our homeowners to the poor house with increased HOA dues. Can't the city help with street light costs?
- Add Bowling and golf groups. Signs and lights are not a need. Things to work on with current funds: tree maintenance, drain fund, front entrances, cul-de-sacs, x-mas lights. Please remember people have lost employment while costs have gone up. Also other subdivisions have water ponds to maintain with the \$350. Thank you for all that the board does to keep our subdivision maintained.
- Street signs to match Thornridge and Hawthorn Hills
- We do not oppose raising the HOA dues to build and emergency fund. We fully support community events
- Speed bumps/humps on Salem, cars frequently speed in excess of 40mph
- Few social events for senior citizens, Not aware of where annual tree budget was spent, 66% dues increase to "keep up with the Joneses" is a bit of a stretch, I applaud the board for your ongoing efforts and do appreciate each of the volunteers. Keep up the good work and please publish survey results.
- Thank you for improving drainage around Crown Point Park and hurrah you are also working on Monticello Park. These beautiful nature areas enhance the value of our sub greatly. Please continue to plan for these essentials, as needed. I don't like the bright lights many have going, so I said no to street lights... but if we did some moderate light ones, old fashioned, that would not ruin the view of stars and would add character to the sub., as well as ease driving through at night. Dear Board members, thank you for all you do.
- I can't believe anyone would be foolish enough to make the decision to buy a home or not based on whether the street signs are rebar or some other material, and if there are street lights. I can understand a one time capital improvement fee for infrastructure such as drain failure or storm, but these other ideas are frivolous, and just another excuse to raise our annual dues. This Board seems to have an unsubstantiated inferiority complex in regards to Hawthorne and Thornridge. The homes in Adams West are certainly on par with those in these other areas.
- Definitely NO new street signs & lights. Too expensive. No ROI, actually buying a perpetual expense (if they're knocked down/damaged in the winter, etc. replacement is at HOA expense. Whereas, city signs, etc. are repaired/replace by the city. Lights are obtrusive to the homeowners that live by them. Many homeowners in Hawthorn & Thornridge are extremely unhappy with their HOA decision. And, Hawthorn is in litigation over the street lights (litigation another expense). NO, NO street signs & lights!!!!
- I don't know why we would need new street signs. Ours are perfectly fine. And the neighborhoods next to ours that have installed street lights have also have issues with the lights being incredibly bright and bothering the homeowners at night. I think this needs to be taken into consideration if you move forward with the streetlights. I loved the Santa event at Monticello Park last year, it was awesome! Would love to see more neighborhood events like that.
- What happened to the huge surplus of a few years ago? Why doesn't the monthly minutes include a treasurers report on finances. Why is there a deficit? The automatic \$5 per year dues increase should cover inflation. I talked to neighboring subs about streetlights and the desired ones are decorative. In Hawthorn Hills the LED lights are being switched out because they are too bright. Activities should not be free when there is a deficit.
- Street lights only if they are downward. I'd be pretty unhappy if I had one of those lights on Summit Ridge in front of my house.

- No lights or signs
- I love our neighborhood and do not see any way to improve it, except the roads, and those are very costly. I appreciated the repaving of Quincy Drive this summer.
- Please keep costs low.
- Sidewalks. We would gladly pay an assessment for these. IF we put in street lights, we will absolutely move. HH was TOTALLY WRONG putting these in. Street lights are major sleep disruptors. Further, we will not approve any on our property.
- Possibly speed humps at the entrance and on salem drive--not sure about other streets, as I see these and many people do not stop for the stop signs at the entrance and many drive fast down salem drive
- Re-planting trees in Monticello Park.
- Remove the "park" signs that are not needed to designate a park except for Monticello. They are starting to look run down and inviting people to think they are areas to explore, which could be a liability.
- Oktoberfest
- Signs and lights would be great depending on cost
- Is it possible to put a small soccer field at the park? I'm not sure how much of it is public vs private property. I don't understand the desire for new street signs at all. Neighborhood holiday decorating contests? In addition to a walking group, how about a run club?
- Continue to improve cement on streets that really need it in our subdivision. They are terrible and not safe for the walkers/runners since there are no sidewalks, not to mention they don't represent Adams West very well.
- Improved common area landscaping maintenance.
- Anything geared towards young kids.
- We need to be able to fence in our backyards. Too much vandalism and not enough privacy
- Sidewalks
- Nicer Adams West entrance signs, stop ripping out the entrance landscaping every couple of years and maintain it instead. Isn't that what the beautification is for? The entrance Christmas lights are almost shameful. Do not raise the annual dues to \$350, as I will stop paying and you can wait until I decide to sell to get your money.
- Would love to see an upgraded play structure or more kids play items at the park
- My concern is rules and bylaws be enforced to keep Adams West beautiful. I see a car parked between houses not moved for two years and a camper in a driveway all summer. I believe this is as important as new signs. Thank you all on the board for your efforts. Appreciate it.
- I checked yes to lights and signs, but want to understand the costs. I would prefer you attain the power to put a lien on peoples homes who have trucks advertising their business in their driveway. We look very blue collar. Put their trucks or cars in their garage.
- I would welcome better plants and improved maintenance of them at the areas by the Adams West entry to the sub signs.
- Garden tour?
- I would like to see the City of Rochester Hills fix our roads. Not sure if there is a way to put pressure on them from a neighborhood standpoint or provide examples of poor conditions.
- I think the Santa visit is a great idea to continue. Our kids enjoyed the Halloween parades, where they went up to Musson to see a magician perform (this was years ago- they are in high school now). Thank you for taking the time to see what the interest is.

- Definitely in favor of new street signs and perhaps street lights but need more info as to where specifically these lights will be installed. Definitely against all the other social expenses. Our money should be used for esthetic (signs) & safety (lights) concerns first.
- Suggest uniformity in mailbox options ie. Standardize the color and style. This could be either a single installment or over time as they need replacement.
- I am for adding street lights. However, the ones installed recently on Thornridge and Hawthron Ridge do not seem to be adequate. They are placed too far apart to make a difference. If the installation plan is similar to Thornridge/Hawthron Ridge this will be a waste of money in my opinion.
- Has there ever been a discussion of creating a community pool and/or community building between the three subdivisions? More families are moving into the sub and wanted to know if this has ever been explored as an option for use for the subs.
- If we do street signs, we should do something more modern than Hawthorn Hills. Their street signs look Victorian and dated. I would prefer not to have street lights because I like to see the stars at night. Street lights make that impossible.
- I would like to know the amount and number of competitive bids received on each proposed project and services hired by the board.
- SUB Christmas lights are subpar, need improvement.
- Tiny free library at the park
- I said "yes" to everything but could have used an "it depends" button. We would be open to considering a capital improvement fee/dues increase for improvements like street signs/lights but not for programming.
- Possibly add tennis courts in the park? Probably not feasible, but would love to see that massive amount of land used for something nice :) Current street signs are great... we don't feel like they need to be replaced.
- Keep HOA fees low
- No street light too much money!!!!!!
- Totally and absolutely against new street lights. We love looking at the sky and stars in our wonderful Neighborhood. We have a great neighborhood and seeing the stars is a big plus. Have absolutely zero value for new street lights. Very unimpressed with the developments that added lights.
- Need to address the major deer problem in coordination with the city
- We need to add street lights, in light of the current crime growing situation. We wouldn't mind paying a one-time assessment to cover this type of investment.
- Tiny library at the park. I can plan it.