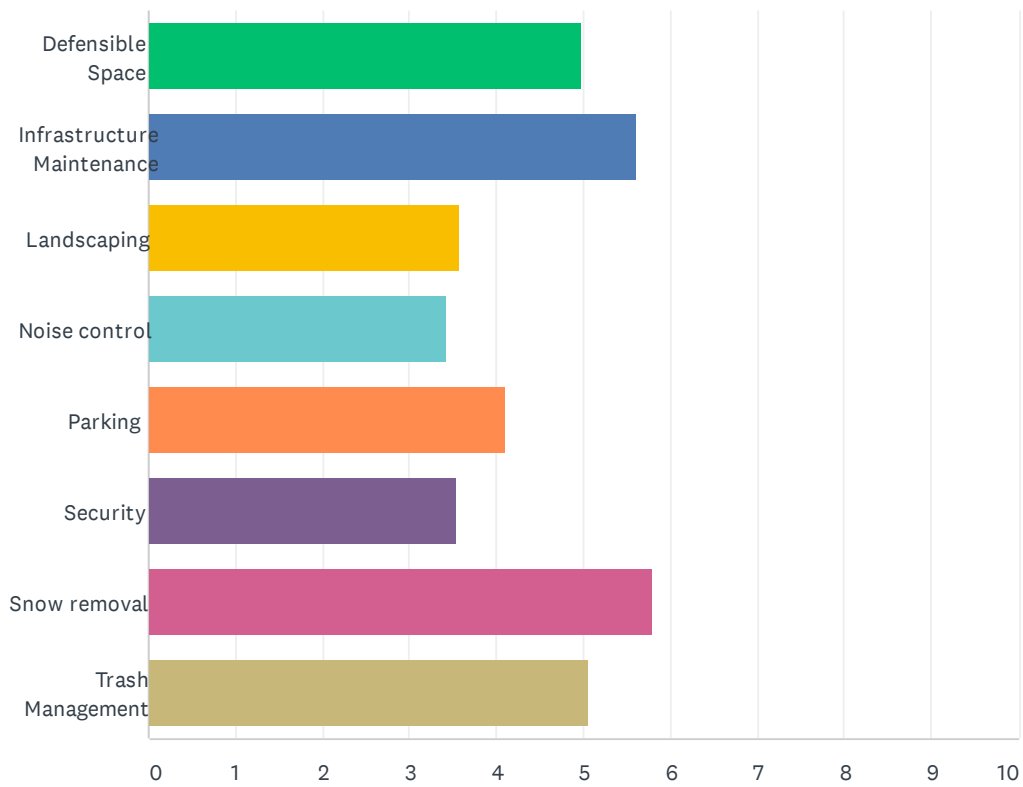


Q1 What do you view as the most important matters that the HOA should focus on in the coming fiscal year? Rank the matters 1 through 8, with 1 being the most important to you.

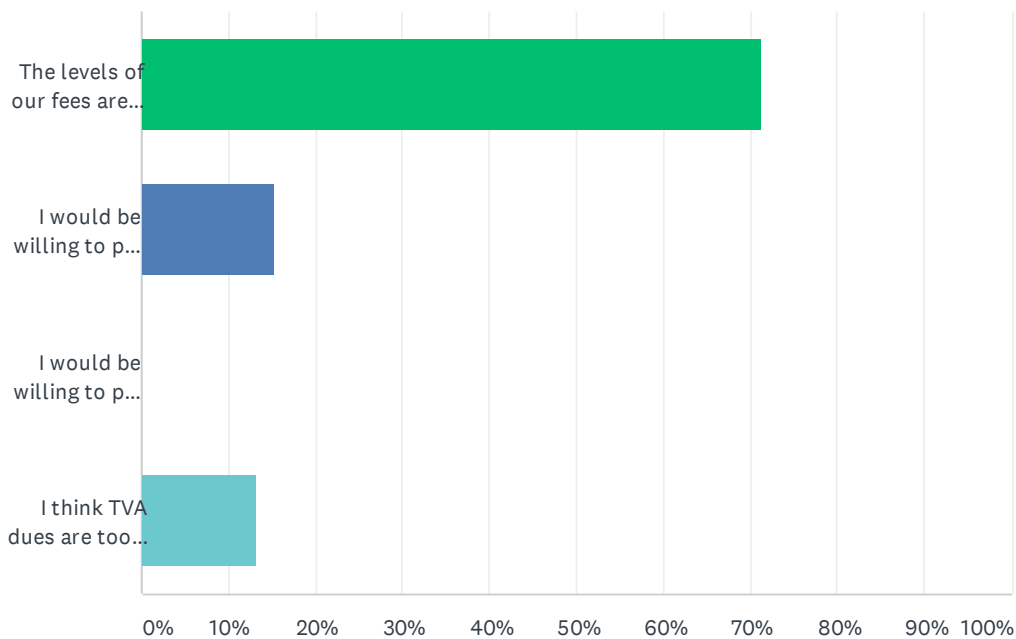
Answered: 98 Skipped: 0



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Defensible Space	13.68% 13	14.74% 14	17.89% 17	11.58% 11	12.63% 12	12.63% 12	13.68% 13	3.16% 3	95	4.97
Infrastructure Maintenance	23.66% 22	21.51% 20	12.90% 12	8.60% 8	13.98% 13	8.60% 8	7.53% 7	3.23% 3	93	5.60
Landscaping	2.08% 2	5.21% 5	7.29% 7	20.83% 20	18.75% 18	11.46% 11	13.54% 13	20.83% 20	96	3.58
Noise control	8.42% 8	6.32% 6	6.32% 6	11.58% 11	6.32% 6	13.68% 13	23.16% 22	24.21% 23	95	3.44
Parking	12.77% 12	10.64% 10	8.51% 8	11.70% 11	6.38% 6	19.15% 18	10.64% 10	20.21% 19	94	4.11
Security	9.57% 9	2.13% 2	9.57% 9	5.32% 5	19.15% 18	15.96% 15	15.96% 15	22.34% 21	94	3.54
Snow removal	20.83% 20	25.00% 24	15.63% 15	14.58% 14	10.42% 10	6.25% 6	4.17% 4	3.13% 3	96	5.80
Trash Management	11.46% 11	13.54% 13	21.88% 21	16.67% 16	11.46% 11	12.50% 12	10.42% 10	2.08% 2	96	5.07

Q2 The Board is always concerned about the monthly HOA dues that we have to charge homeowners to maintain and run TVA. Our analysis shows that currently TVA's dues are on the lower end of the range of dues for HOAs within Incline Village. What are your feelings about the monthly dues?

Answered: 98 Skipped: 0

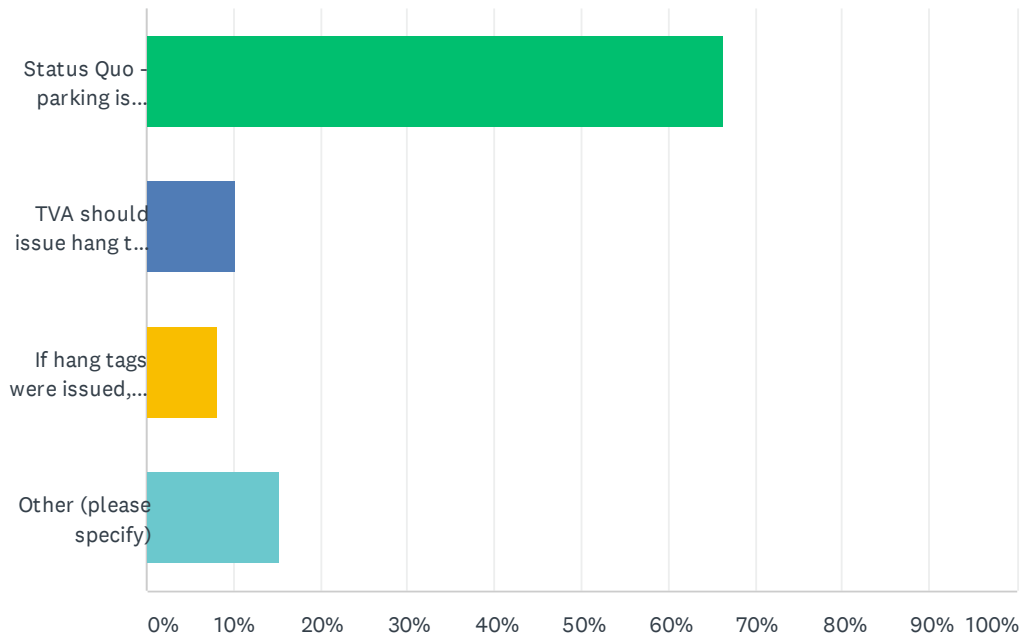


ANSWER CHOICES	RESPONSES	
The levels of our fees are reasonable	71.43%	70
I would be willing to pay 10-20% more if it meant the association would offer more services such as parking enforcement, improved trash management and/or more maintenance (snow removal in the winter/landscaping in the summer)	15.31%	15
I would be willing to pay 20-40% more if it meant even more maintenance and services within TVA	0.00%	0
I think TVA dues are too high and believe they should be reduced and am willing to accept fewer services (slower snow removal or less landscaping and maintenance).	13.27%	13
TOTAL		98

Q3 Parking within TVA has been an issue of debate for our community for years with no easy answer. The following set of questions is attempt to get your opinion on several options on how to handle parking within TVA.

Which of the following statements best describes your views?

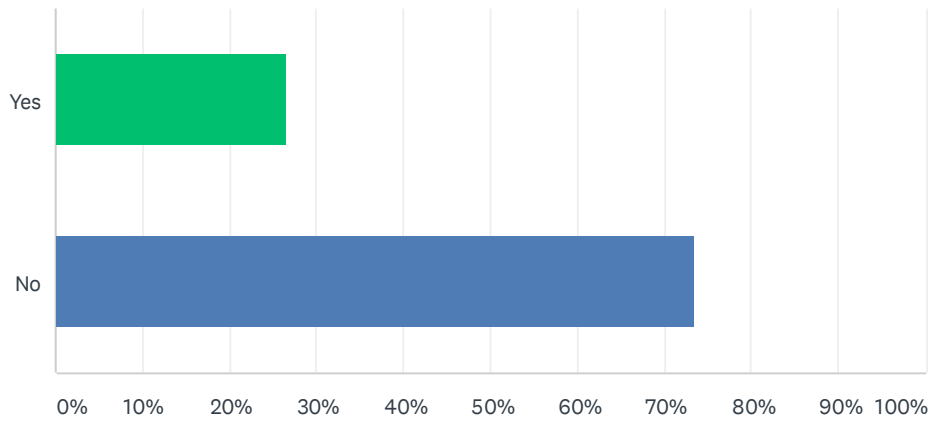
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ANSWER CHOICES	RESPONSES	
Status Quo - parking is acceptable, every non garage unit gets one spot and the rest is first come first serve.	66.33%	65
TVA should issue hang tags that must be displayed in all vehicles parking overnight in TVA.	10.20%	10
If hang tags were issued, I would support TVA enforcing parking regulations by hiring a security company and towing company to tow vehicles violating TVA's parking polices (eg not displaying a valid tag; not parking in assigned spot; not parking in a designated guest spot if no hang tag is displayed or parking a boat, RV or trailer without pre-registering with TVA's manager	8.16%	8
Other (please specify)	15.31%	15
TOTAL		98

Q4 Some homeowners have proposed renting extra spots to homeowners on a monthly basis in certain areas of TVA, would you be in favor of this?

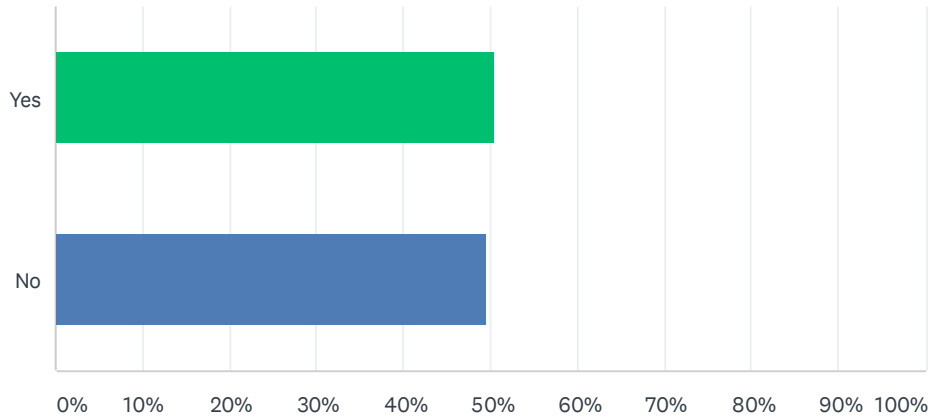
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ANSWER CHOICES	RESPONSES	
Yes	26.53%	26
No	73.47%	72
TOTAL		98

Q5 Owners, residents and renters routinely park more than 2 vehicles in TVA and/or utilize guest parking rather than their garage, should they pay an additional fee per vehicle since they are reducing guest parking available to other owners, renters and guests?

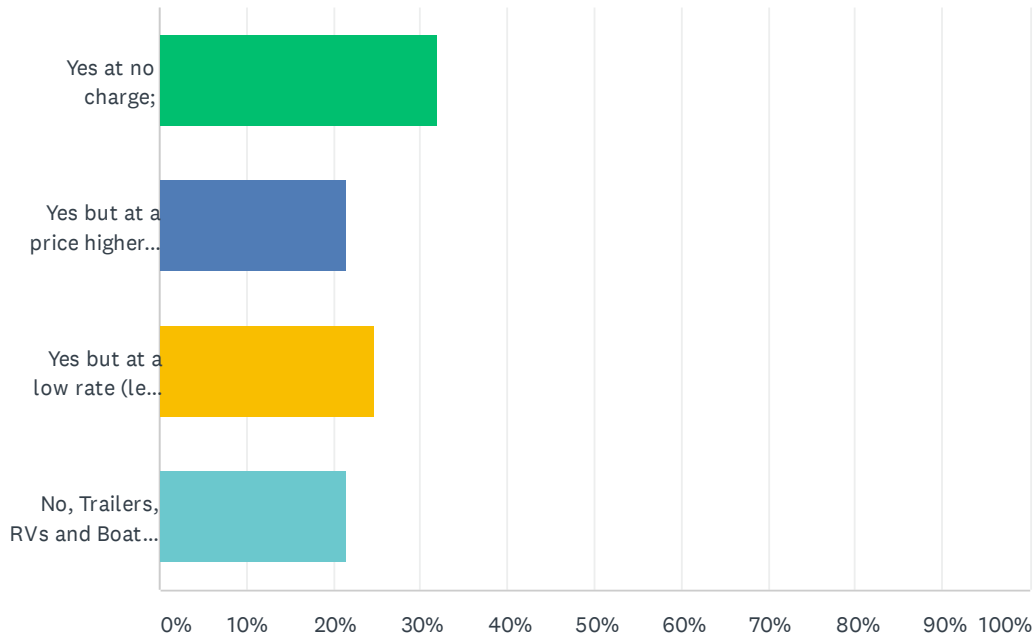
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ANSWER CHOICES	RESPONSES	
Yes	50.52%	49
No	49.48%	48
TOTAL		97

Q6 TVA CCRs and Rules & Regulations provide for seasonal boat PARKING and allow charges for those utilizing the privilege, should we continue this benefit?

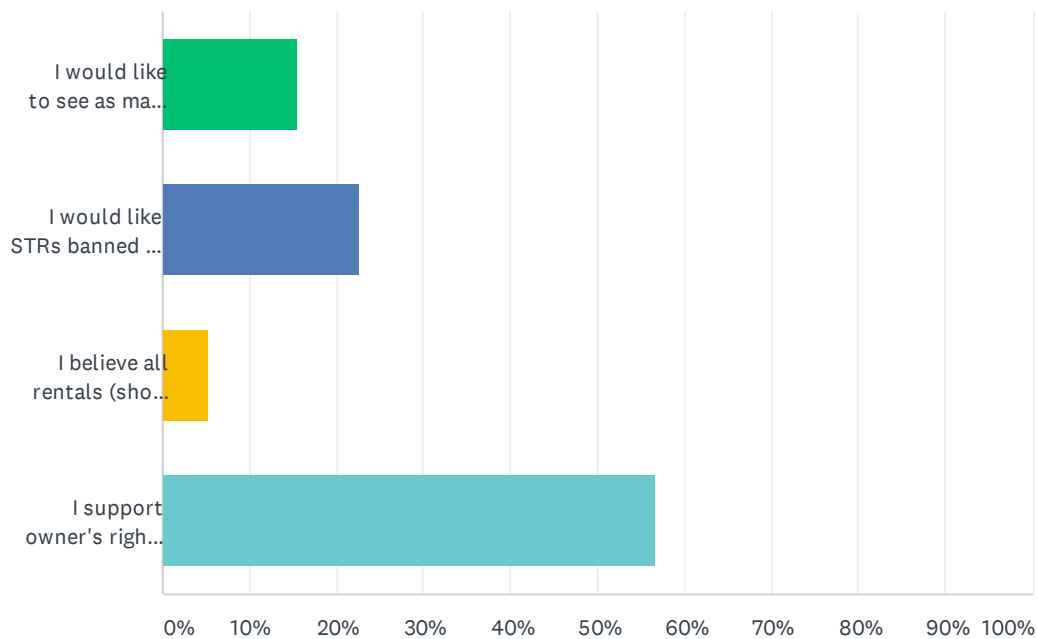
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ANSWER CHOICES	RESPONSES	
Yes at no charge;	31.96%	31
Yes but at a price higher then local storage rates;	21.65%	21
Yes but at a low rate (less than \$100 per month)	24.74%	24
No, Trailers, RVs and Boats should not be allowed to PARK in TVA and rules should be amended as such.	21.65%	21
TOTAL		97

Q7 Some homeowners have proposed that TVA ban short term rentals (STRs) while others have proposed that TVA allow the soon to be enacted county regulations and enforcement division regulate STRs and TVA enforce specific violations of existing association rules. What is your opinion of how TVA should handle STRs?

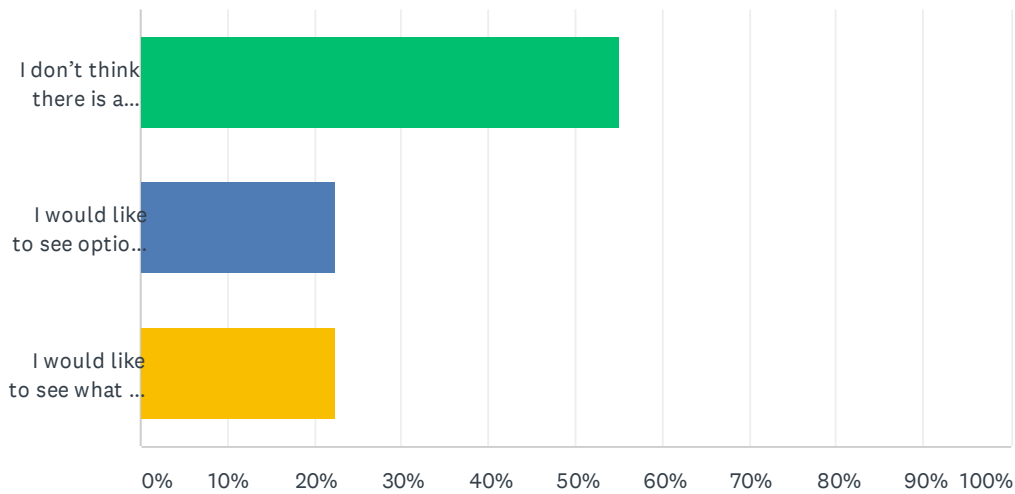
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ANSWER CHOICES	RESPONSES	
I would like to see as many restrictions as the law allows on STRs and a cap on any future STRs entering the market if possible AND legal	15.46%	15
I would like STRs banned in TVA if possible AND legal	22.68%	22
I believe all rentals (short term and long term) should be banned in TVA if legal	5.15%	5
I support owner's rights provided in our CCRs allowing short term rentals in TVA with Washoe County new enforcement division enforcing their new regulations and imposing fines on violators.	56.70%	55
TOTAL		97

Q8 IVGID and Waste Management have strict rules on trash collection and several years ago forced TVA to stop its decades long history of Monday curbside trash collection. Since then the Board has debated several alternatives to improve our trash collections. There are several options available, which would you be in favor of:

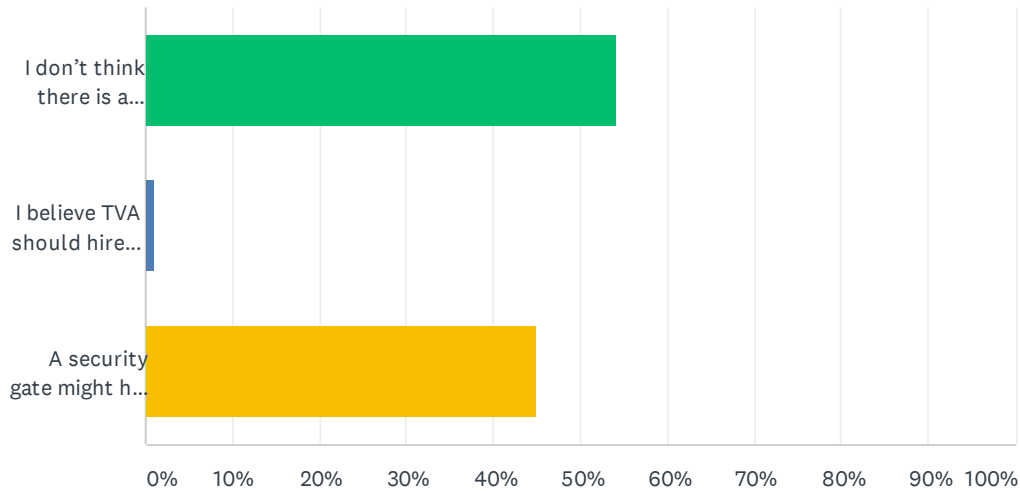
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ANSWER CHOICES	RESPONSES	
I don't think there is a trash problem in TVA and the current set up works	55.10%	54
I would like to see optional curbside trash pickup by Waste Management within TVA. Bear boxes would be required and would have to be paid for by the unit owner who elects to have curbside pickup. WM trash pickup will be billed to and paid for by each unit owner who elects such service and TVA dues will not be decreased to offset this cost. If a unit owner elects to not pay for curbside pickup, they would dispose of trash as they currently do at no additional cost.	22.45%	22
I would like to see what it would cost to have the current trash dumpster areas expanded and a structure built to help ensure TVA is in compliance with IVGID and Waste Management regulations I understand IF we build this we will need to pay a significant special assessment for the construction of such structure(s).	22.45%	22
TOTAL		98

Q9 Some homeowners have requested the board increase security within the Association and have presented several ideas. Which statement best represents your views?

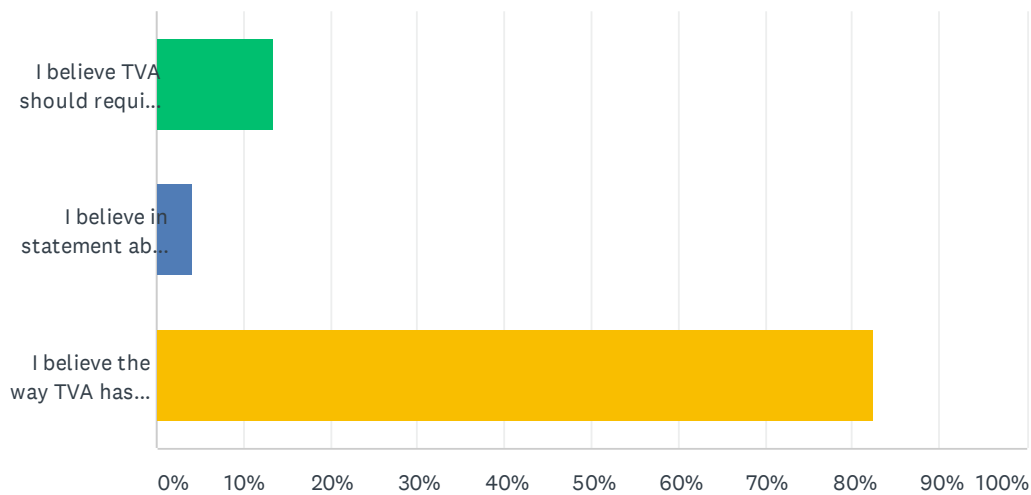
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ANSWER CHOICES	RESPONSES	
I don't think there is a security problem within TVA and no changes should be made	54.08%	53
I believe TVA should hire additional personnel to patrol the association and am willing to pay increased dues to cover the added expense.	1.02%	1
A security gate might help alleviate numerous problems in the community. I would like to see what security gates would cost, what problems they might solve and what new problems they might create.	44.90%	44
TOTAL		98

Q10 Our CC&Rs have a clause that require all owners to have homeowner’s insurance and name TVA as additional insured. In addition, the CC&Rs provide that TVA may buy insurance on behalf of an owner and collect the premium from the homeowner if an owner does not have such insurance. Some homeowners are requesting TVA begin monitoring compliance of this clause and purchase insurance for non-compliant homeowners. Which statement best represents your views?

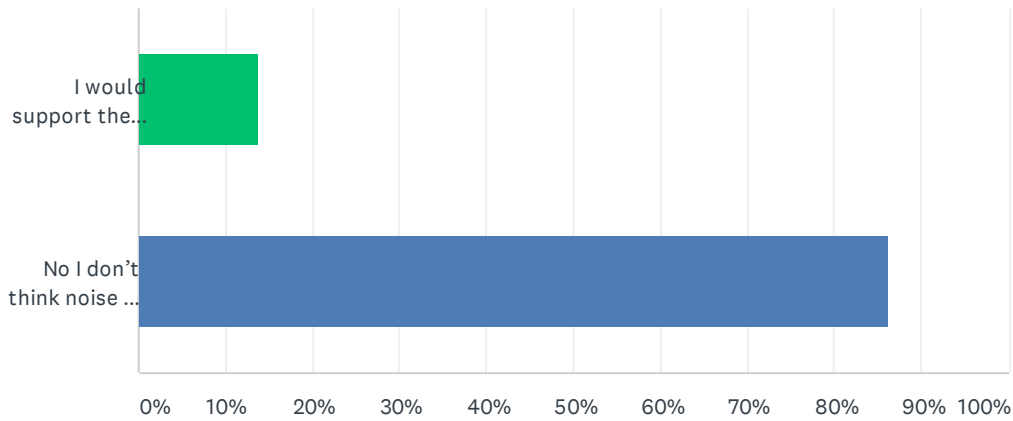
Answered: 97 Skipped: 1



ANSWER CHOICES	RESPONSES	
I believe TVA should require all homeowners submit proof of homeowner’s insurance and name TVA as additional insured and would be willing to pay increased dues to cover the cost of administration and enforcement.	13.40%	13
I believe in statement above and believe TVA should also buy insurance for homeowners who fail to comply and would be willing to pay additional dues to finance the prepayment of such insurance premiums.	4.12%	4
I believe the way TVA has operated over the past fifty years works and we don’t need to monitor compliance by unit owners.	82.47%	80
TOTAL		97

Q11 Some homeowners have indicated that there are noise problems within TVA and would like for the HOA to pass rules to require quiet periods and enforce such rules through security patrols. Which statement best represents your views?

Answered: 94 Skipped: 4



ANSWER CHOICES	RESPONSES	
I would support the hiring of security personal to monitor noise levels and enforce stricter noise regulations within TVA and would be willing to pay additional fees as a result.	13.83%	13
No I don't think noise is a problem in TVA and any incidents should be handled by the Washoe County Sheriff.	86.17%	81
TOTAL		94

Q12 If you have any other concerns or issues that you would like your TVA Board to consider, please let us know here:

Answered: 40 Skipped: 58