

Summary of Limiting Vehicles Survey

In mid-October 2019 a survey was sent to all Spruce Hills Condominium Association (SHCA) members asking the following questions:

- Do you support or oppose limiting the number of motor vehicles at SHCA?
- How long have you owned or lived at Spruce Hills Condominium?
- Would you support removing the trees and tree beds on the visitor side of the parking areas to add a few more parking spaces?

The goal of this survey was to determine the consensus within the membership of SHCA to limit the number of motor vehicles permitted to park on-site due to the current parking space limitations, especially evident during snow events.

Survey Totals

A total of 449 surveys were distributed to all owners and residents which included; On-Site Owners & Tenants and Off-Site Owners. A total of 78 were returned which is only 17.4% of all of the Association members and residents. Responses from On-Site residents were 21.6% while only 6.4% of Off-Site owners did.

	<u>Distributed</u>		<u>Returned</u>	
Total :	449		78	17.4%
On-Site :	324	72%	70	21.6%
Off-Site :	125	28%	8	6.4%

Vehicle Limits

SHCA members who have lived on-site or owned their unit for 5 or more years made up 73% of the total responses received.

Survey responses by years as a SHCA Member/Resident:

<u>< 5 yrs.</u>	21	27%	<u>< 1 yr.</u>	2	3%
<u>=>5 yrs.</u>	57	73%	1 - 2	8	10%
			3 - 5	11	14%
			5 - 10	9	12%
			>10 yrs.	48	62%

In the final analysis 65% of all of the survey respondents' either strongly or somewhat support limiting the number of vehicles while 23% oppose vehicle limits.

On-Site Residents felt more strongly about limiting vehicles with 69% in support of limiting vehicles.

	<u>Total</u>		<u>On-Site</u>		<u>Off-Site</u>	
Support Vehicle Limits:	51	65%	48	69%	3	38%
Oppose Vehicle Limits:	18	23%	15	21%	3	38%
No Preference:	9	12%	7	10%	2	25%

Summary of All Responses

Strongly Support	36	46%
Somewhat Support	15	19%
Neither Support or Oppose	9	12%
Somewhat Oppose	6	8%
Strongly Oppose	12	15%

The responses also clearly indicate that the longer they have owned their unit, the support for limiting vehicles increases.

	Totals	< 1 yr.	1 - 2	3 - 5	5 - 10	>10 yrs
Support Vehicle Limits:	51	0	4	9	8	30
Oppose Vehicle Limits:	18	1	2	1	1	13
No Preference:	9	1	2	1	0	5

Parking Lot Tree Beds

The question of removing the tree beds in the visitors’ side of the parking lots to gain a few additional parking spaces resulted in 53% of the survey respondents’ supporting the removal while 46% oppose it.

	<u>Total</u>		<u>On-Site</u>		<u>Off-Site</u>	
Support Removal:	41	53%	37	53%	4	50%
Oppose Removal:	36	46%	32	46%	4	50%

Support Removal:	41	53%
Oppose Removal:	36	46%

	Totals*	< 1 yr.	1 - 2	3 - 5	5 - 10	>10 yrs
Support Removal:	41	2	4	3	6	26
Oppose Removal:	36	0	4	8	3	21

** Note: There was (1) survey response that did not complete this question.*

Vehicle Limits

Additional factors that have been under consideration by the Board in whether to limit the number of vehicles include:

1. A few units in recent years that have a single person residing in the unit and yet have or had (3) vehicles on-site, another had (5) vehicles. These are not just vehicles registered on their unit information form, they are physically on-site. Some have been found to be inoperable while others were no longer validly registered with a Division of Motor Vehicles in any state (these last two situations have been addressed).

2. Snow removal continues to be problematic. As anyone who has lived here during the winter is well aware, parking on the visitors' side of the lots at the end of a work day is a problem.

The Board requires all residents to provide vehicle information on the On-Site Unit Owners and Tenants Information forms maintained by the Property Mgr. While the Board expects some variance in the vehicle information on those forms, in early Oct. 2019 there were (143) Units (44%) with only a single vehicle listed.

Paraphrasing a common point often discussed about snow storms, should a single person with only one vehicle, have a reasonable expectation to be able to park their only vehicle during a snow event? It would seem to be so but it's more complicated than that. Even though a unit with only (1) vehicle pays the same maintenance fee as a multi-vehicle unit, the parking areas are "Common Area" and cannot be assigned to anyone without an amendment to the Master Deed by the Association members. The SHCA Board has no authority to do so.

Beyond expanding the parking lots, there are few options to improve the current situation which brings us to the one option also included in this survey.

Visitor Parking - Tree Bed Removal

A few notes on the parking lot tree beds, not the tree beds at the entryways.

1. A cursory look will make it fairly clear that the parking lot tree beds have, in many cases, reached the end of their service life. Many have rotted timbers and they are in overall poor condition.
2. A recent site review by an Arborist indicated another problem with a number of the trees on-site. The Ash trees in N.J. are being killed off by an invasive insect, the Emerald Ash Borer (EAB). A survey of the property using information from the NJ Dept. of Agriculture (NJDA) indicates we may have approximately 30+ Ash trees on site.

There are (5) buildings (15-18 & 21) that are believed to have Ash trees in the visitor parking lot tree beds. According to the information from the NJDA, all infested Ash trees will eventually die within a few years if not treated by a professional. Treatment of that many trees for multiple years would be expensive with no guaranteed results. One way or another, the Ash trees will likely require removal in the near future.

Tree beds that are in need of replacement plus (5) buildings or 24% of SHCA, with Ash trees that will likely be killed by the EAB brought this issue to the forefront and raised the question if this is the right time to remove some of those tree beds to gain a few more parking spaces.

Board of Trustees
Spruce Hills Condominium Association
November 19, 2019