

Pine Forest Survey Monkey Results as of 04/03/17

1. How often do you participate in activities in Pine Forest?

Answered: 26 Skipped: 0

Extremely often	7.69%	2 responses
Very often	11.54%	3
Somewhat often	23.08%	6
Not so often	23.08%	6
Not at all often	34.62%	9

Comments (14)

- Summer barbeque which is always nice to see fellow neighbors and property owners and get reacquainted or meet new neighbors to our neighborhood.
- Picnic.
- None.
- Not anymore.
- Summer BBQ.
- Annual BBQ and annual meeting.
- Design review committee. One or two BBQ's.
- Yearly picnic.
- We attend the annual picnic which has been a lot of fun. Pine Forest is our second home so we aren't there as much as most of our neighbors.
- N/A
- Reading all communication.
- Meetings, some.
- We live in NM so we have not participated in any activities. We own a lot but have not built on it.
- The only activity PF has is the annual BBQ, which we participate in. We should budget more for future BBQ's to allow for kid's activities such as a magician, face painter or jumpy house.

2. If you do not participate in activities in Pine Forest, why not?

Answered: 17 Skipped: 9

Comments (17)

- Not aware of them
- Too many unfriendly neighbors.
- Do not feel comfortable socializing with neighbors who feel they run the neighborhood.
- Do not live in the area.
- Time constraints.
- Not available.
- Stated above. (We attend the annual picnic which has been a lot of fun. Pine Forest is our second home so we aren't there as much as most of our neighbors.)
- Would like to make the summer BBQ get –together, yet have always had calendar conflicts.

- Have not built on our lot yet.
- Own vacant lot.
- Our lot in Pine Forest is not developed and we lived too far away in the past. We're now spending more time at our home in Tahoe Donner so we might become more active in Pine Forest activities now.
- We have been getting settled in our new home, having lots of family and friends stay with us, and some medical issues with family members.
- We are absent frequently.
- Very busy, working, traveling, etc.
- We are not there when the activities happen.
- Distance from Pine Forest.
- N/A

3. What changes would most improve Pine Forest?

Answered: 19 Skipped: 7

Comments (19)

- Respect and understanding of the DRC which work for all of us insuring that all homes are built to a standard that keeps all our homes property values in a standard enjoyed by other properties here in the Truckee area.
- We have gone from Pine Forest to Pain Forest thanks to the DRC. Put DRC in hands of professionals.
- Less difficult design review process / people
- Outsource DRC
- An impartial unbiased, fair DRC with members who do not have a conflict of interest. Directors should not have relatives on Board of Directors; nor should they have a dual function by being on the Board of Directors and the DRC. Better yet is to farm out the function of approvals and inspections to an Architectural Group as to get more consistency in the implementation of the policies.
- Perhaps some changes in the design and building regulations.
- A few houses could work on clean/up landscaping.
- More community by having less vacant lots and more people living here.
- Weed eradication.
- Most of our money for HOA goes to Camco. Seems they are overpaid for untimely weed control and billing invoices to collect their fees.
- I really can't think of anything.
- None come to mind at this point.
- I think it's fine as-is with the sole exception being that we bought in Pine Forest thinking the architecture standards and lot sizes would provide more privacy for a future home (compared to Tahoe Donner). The homes near our lot 34 are quite large (32 and 33) and the one next to ours (33) was granted a variance for the rear deck to go a little beyond the building envelope and (variances or no variances) our lot doesn't feel as private as it originally did. I'm not blaming anyone. Perhaps everyone feels the same way as the properties next to theirs are developed. Nevertheless, I would like to see the architectural standards adhered to, particularly as they pertain to the building envelope.
- Love it the way it is.
- Including vacant property owners.

- I would love to see the wood chipping program like other communities have.
- I am not sure.
- Marketing to the real estate community.
- A neighborhood trash day or two, where a dumpster is provided, would be awesome. Annual neighborhood garage sale.

4. What do you like most about Pine Forest?

Answered: 25 Skipped: 1

Comments (25)

- The Forest surrounding Pine Forest and the mountain community feel of our neighborhood.
- Large lots, well maintained homes (for the most part), homes that are architecturally pleasing with lots of variety. Every home is different but the standards are high. Protects our property values. Kudos to the people that do the design review for a very difficult job keeping us at a higher level than Tahoe Donner.
- The DRC has done a difficult but good job of protecting our property values by maintaining high architectural standards.
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- Space
- Setting
- Mountain feeling
- The open space and outdoors feeling. Nature.
- Larger lots with trees, quiet, close to town and amenities.
- Location, general quality of homes, no short-term rentals and bear boxes not right along the street.
- The location and size of lots.
- Quiet, clean, nice homes.
- The big lots. Wide roads & nice houses.
- I love the location – close to the freeway and close to downtown. We have a large lot which gives us a lot of privacy.
- Small, quaint, quiet.
- Underground utilities, small community, well-kept houses.
- Location.
- Underground utilities. Low cost and no spending on frivolous amenities like Tahoe Donner.
- Forest setting, privacy.
- Our neighbors.
- Bigger lots. Not too crowded. All the utilities are underground. Close to town and freeway.
- Openness and country environment not to mention all the wildlife.
- I like the fact it's somewhat secluded and not on the main road. I like that the rules are enforced to keep things nice.
- The architectural guidelines are enforced.
- Small neighborhood feel. People know their neighbors and keep an eye on the neighborhood. No VRBO / Air BNB.

5. What do you like least about Pine Forest?

Answered: 20 Skipped: 6

Comments (20)

- Owners that allow their dogs to bark with no respect for neighbors in the area and are noncompliant with the Town of Truckee's noise ordinance.
- Constantly barking dogs. Construction garbage drifting around to other lots. Shouldn't the Board get involved in making sure the contractors keep a tidy jobsite? Did I mention constantly barking dogs?
- Attitude of DRC. Have [REDACTED] defer to somebody else's house as tract home is uncalled for.
- Difficult neighbors.
- Uneven treatment of members by the DRC.
- Backroom Politics and unequal application of the CC&R and Design Guidelines by the DRC. Either apply the rules to everybody, followed by an inspection, or do away with the rules.
- Restrictive building regulations making it very expensive to build a home.
- Bull thistle.
- Most of our \$\$ for HOA goes to CAMCO. Seems they are overpaid for untimely weed control and billing invoices to collect their fees.
- I can't think of anything. It fits our needs well.
- N/A
- The trucks.
- School traffic.
- I suppose the one other thing that the Alder Drive entrance to the subdivision doesn't compare favorably to Grey's Crossing. I suppose the main reason is because the one property on the corner of Alder Drive and Comstock is outside the development and doesn't look that great. It might be in the best interest of the subdivision to keep an eye on that property and consider purchasing it if it ever comes up for sale.
- Noisy dogs :-)
- Enforcement of covenants.
- I love Pine Forest, everything in here.
- I think things are good.
- HOA allows owners to park construction equipment on their lots after home completion. There is no place for Bobcats and piles of unused construction materials on home sites.
- Lot owners that don't care about defensible space.

6. How satisfied are you with the invasive weed eradication efforts in Pine Forest?

Answered: 25 Skipped: 1

<u>Extremely satisfied</u>	<u>12%</u>	<u>3 responses</u>
<u>Moderately satisfied</u>	<u>8%</u>	<u>2</u>
<u>Slightly satisfied</u>	<u>24%</u>	<u>6</u>
<u>Neither satisfied nor dissatisfied</u>	<u>44%</u>	<u>11</u>
<u>Slightly dissatisfied</u>	<u>4%</u>	<u>1</u>
<u>Extremely dissatisfied</u>	<u>8%</u>	<u>2</u>

Comments (15)

- Invasive weeds are a problem in our neighborhood and need to be taken care of by our association through a collective effort or hired out to a landscape maintenance company.
- Not enough effort/money put in to weed eradication. How about dead trees too? This is serious business. Wake up!
- Invasive weeds bring down property values. We either need more owner participation or a larger budget for CAMCO to manage the weeds. It is an ongoing process, not eradication.
- Invasive weeds bring down property values. We either need more owner participation or a larger budget for CAMCO to manage the weeds. It is an ongoing process, not eradication.
- Futile program. There is no way to eradicate them.
- Are all areas inspected?
- Don't really care.
- We need to keep our neighborhood clear of invasive weeds. One or two times per year weeding the area is not effective. Relying on individuals to keep their own areas has proven ineffective, and is not fair to the few that are contributing.
- We just moved in to our home about a month ago so sorry we don't know that much about the problem.
- Sorry, relatively unfamiliar with it.
- I like that idea. I don't know much how successful it has been. I have them on my property in Tahoe Donner and they are very hard to get rid of so I think it's a good idea to try to eradicate them.
- Enforcement of clearing out debris to prevent forest fires.
- I'm not sure. We haven't been there since Spring 2015.
- I am not aware of the problem.
- The weeds are coming back more every year and there are only a few people willing to help remove them. If we don't stay on top of it they are going to become impossible to control. We should budget for removal of them by a professional.

7. Do you think paying for snow removal for the path along Comstock Road should be pursued by the HOA?

Answered: 26 Skipped: 0

Comments (26)

- This is twofold-good for the kids but a potential liability for our homeowners association.
- No. Concerned about liability issues.
- No. After getting a bid and numerous safety issues, the liability appears too great.
- No. After getting a bid and numerous safety issues, the liability appears too great.
- No.
- No.
- We are contractually obligated to pay for snow removal.
- No.
- No, let the Town of Truckee perform it.
- No, it's my understanding that is on a bus route, therefore plowed by the town. If this is not accurate, please advise and it may change my answer.
- Not at a significant cost.

- Unsure.
- Yes
- Yes, definitely
- It would be nice if the price was reasonable.
- Not at this time.
- No opinion.
- No.
- I am personally unaware of the need but if it's needed for walking in the winter or for the safety of kids I would probably be OK with it.
- Only if the Town will cover the cost. If the HOA has to cover the cost, it's not worth it.
- Yes.
- No.
- Why.
- No. I do not think it is necessary. We live in Angel fire, NV and get a lot of snow. The roads are plowed but not trails nor greenbelt. It is not in my opinion worth the cost.
- Absolutely not.
- It would be nice for the kiddos. Not sure what the legal liability would be for the PF HOA?

8. Would you like a non-paved pathway in the Pine Forest common areas?

Answered: 26 Skipped: 0

Yes	26.92%	7 responses
Neutral	23.08%	6
No	50%	13

Comments (14)

- Pathway leads to mountain bike trail. Not that we are against mountain bikes but not in our neighborhood.
- Like to see where it is going and a cost projection first before commenting.
- We have enough walking paths within walking distance to Pine Forest.
- We have enough walking paths within walking distance to Pine Forest.
- It would be nice to have a walking path in the common area.
- Leave nature as is whenever possible.
- Access to green area is a concern once lots get built out.
- I wouldn't mind walking path, but bikes would eventually take over.
- If not cost prohibitive.
- I don't think so. I might change my mind if I saw a proposed route and knew what the cost would be. My feelings are again the context of what I feel living in Tahoe Donner – there is a trail behind my house and people allow their dogs on my property and their kids to play on it. My hope is that if we build in Pine Forest it will feel more private and I hope that property rights are more respected.
- It would depend on whether or not it would disturb the privacy of our neighbors. Cost would also be an issue.
- Why? We do not have much traffic; we are not TD. Road is just fine.
- We have enough paths and trails in Truckee.
- We aren't sure where the common areas are, but there seems to be plenty of pathways surrounding Pine Forest.

9. Would you like to see more landscaping around the Pine Forest monument signs?

Answered: 26 Skipped: 0

Yes	19.23%	5 responses
Neutral	34.62%	9
No	46.15%	12

Comments (10)

- Waste of money.
- Just keep the invasive weeds down around the signs.
- No need. Keep it natural.
- Keep it clean, but natural.
- Just weed and keep clean.
- I think it would be a good idea to make the entrances stand out more.
- Enhance ambiance.
- I haven't seen it lately but as I stated before, the entry to the subdivision is pretty underwhelming so a little landscaping might be nice.
- Again, if it doesn't add cost to the individual homeowners (HOA fees), sure.
- It would look inviting. I would also like the HOA to enforce landscaping of completed homes. Homes with no landscaping look terrible. I thought landscaping was a condition of architectural approval.

10. Overall, how satisfied are you with the Board of Directors of Pine Forest?

Answered: 26 Skipped: 0

Extremely satisfied	11.54%	3 responses
Moderately satisfied	26.92%	7
Slightly satisfied	3.85%	1
Neither satisfied nor dissatisfied	30.77%	8
Moderately dissatisfied	11.54%	3
Extremely dissatisfied	15.38%	4

Comments (12)

- Some of the board members seem to not support the Design Review Committee members. These members of the DRC volunteer their time to ensure property values remain competitive throughout the Truckee area. These members do not make up rules but rather enforce the rules that were set forth when this community was developed. They should be supported by the board as well as being acknowledged for doing an excellent job. Perhaps a review of the building requirements prior to submitting plans along with support of board members would ease the burden put on the design review committee members.
- Need to be more proactive in enforcement of the CC&R's. Junk trucks? Trailers parked in D-days or hidden behind trees on vacant lots? What's that all about?
- The patients have taken over the asylum.
- The Board is too passive and does not direct/supervise policy implementation by neither the Management Company (Camco) – who does not want to police implementation of policies – nor does it control the DRC. By rule members of this committee should be

appointed by a newly elected board, after every election. The members should be in good standing, not only financially, but also within the community by following the CC&R and Design Guidelines. Having more than a few infractions, even though no formal complaints have been filed, should disqualify the candidate. Frequent complaints about non-screened hot tubs, frequent parking on dirt (town rule); placing permanent metal poles, building attachments to the house without the painting the attachment in the proper color, etc. should automatically be picked up by the Management Company. Waiting for a formal complaint pits neighbor against neighbor. What is happening to the building owned by the Towing Company? Has anybody taken action?

- The DRC actions/decision should be better communicated and out in the open.
- A good job but at times seems like not enough gets accomplished. Appears a lot of discussion without resolution.
- I think they do a good job – Requirements I think have evolved over time which can make it confusing for new owners.
- I would make that moderately to well satisfied.
- I haven't been very involved but I will try to be more involved since we're spending more time in Truckee and more seriously considering building on our lot in Pine Forest. So far it appears that the board has been doing a nice job of keeping the subdivision developing and running well and I appreciate that.
- The process of getting simple things done seems a bit lengthy and laborious.
- We feel that the defensible space should be enforced for the vacant properties as well as for those properties that are built upon.
- I am aware that members of the Board have been appointed who actually have not run for election.