

Community Survey Results

On May 10, 2022, CountrySide Proprietary sent a link to residents via email for the 2022 Community Survey. This short survey covered potential changes to CountrySide's governing documents on the following topics: Short Term Rentals, voting approval thresholds, levying monetary penalties, annual assessments, and resident participation in an upcoming town hall and ballot vote. The survey was sent to 2343 units that had email addresses on file; 861 responses were received, which is about a 36% response rate (although some properties did submit multiple responses). The following report summarizes the survey responses.

Short Term Rentals

Questions 1-4 addressed Short Term Rentals in CountrySide. At the time of the survey, nearly 65% of respondents were aware some homes in CountrySide were being used exclusively as Short-Term Rentals. When asked if Short Term Rentals had disrupted their daily life, 20% respondents said yes and cited the following concerns in order of frequency (most frequently cited to less frequently cited): Parking, Noise, Safety, Trash, and Property Condition. 80% of respondents reported that STRs had not disrupted their daily lives.

Nearly 71% of respondents agreed when asked if CountrySide's governing documents should prohibit the use of properties as short term rentals; about 15% of respondents disagreed and 14% were neutral. When asked if assessment funds should be used to pay for legal defense to uphold a prohibition of short rentals, if necessary, roughly 54% of respondents agreed, 19% were neutral, and 27% disagreed.

Annual Assessments

Each year, the Board of Directors formulates an annual budget for the Proprietary's operations, including maintaining common space and amenities. As currently written, our governing documents limit annual increases to member assessments, also known as HOA dues, to a 12% increase over the previous year. Respondents were asked to identify the maximum percentage they believe increases should be capped; about 31% of respondents stated 12% (current cap), 15% stated 15%, 2% stated 18%, and 14% stated No Cap. 38% respondents provided a write in answer; a majority responses ranged from 0-10%, some suggested capping increases to the current rate of inflation.

Levying Monetary Penalties

The next question asked respondents about granting the Board of Directors authority to levy monetary penalties against homeowners who are in violation of the governing documents. Currently, the Board is limited to suspending amenities privileges and filing a lawsuit to obtain a court order. Roughly 46% of respondent agreed, 16% were neutral, and 38% disagreed.

Voting Approval Thresholds

Respondents were asked their opinion on what the approval threshold should be to amend the governing documents. Current thresholds are inconsistent across the three documents. About 19% of respondents said a simple majority, regardless of the number of votes cast, 22% said a simple majority providing a majority of households cast a vote, 30% said a simple majority providing 2/3 of households cast a vote, 26% said keep as currently written, and about 3% provided write in answers.

Future Participation

The last two questions asked respondents to indicate their likelihood to participate in an upcoming town hall and the ballot vote to amend the governing documents. About 86% of respondents said they were likely or very likely to participate in the ballot vote, 10% said neither likely or unlikely, and 4% said they were unlikely or very unlikely.

When asked about participating in a virtual town hall, about 55% of respondents said they were likely or very likely, 26% said they were neither likely or unlikely, and 19% said they were unlikely or very unlikely.