

HPMA Strategic Planning Questionnaire Write-In comments

Q1. Do you agree with the following Step 1 participants assumptions?

Assumption1: A majority of the full time owners are retired.

Assumption2: The proportion of full time owners is approximately 25%, and part-time recreational owners make up the remaining 75% of the community.

Assumption3: The 25%-75% part time to full time owners is likely to remain as such over the next ten years.

Assumption4: The population of Hartstene Pointe will become younger in the next ten years due to turn over in ownership and /or younger members of the families of existing owners becoming the primary users of their property.

THEME – Rationale for assumptions – Economic correlates

17 CONTINUED HIGH UNEMPLOYMENT AND A LOW ECONOMIC RECOVERY WILL PROBABLY PREVENT MANY YOUNGER PEOPLE FROM BUYING PROPERTY. ALSO OLDER PEOPLE ARE LIKELY TO DELAY RETIREMENT, DON'T EXPECT MUCH CHANGE

9 Believe that under current/ forecast economics, changes soon to come during forecast time of 10 years that there will be later retirement = part time usage increase

5 Before economic downturn I would have expected turnover to younger owners. Now think it is less likely

3 4th assumption may not be accurate unless economy improves. Increases in sewer/water taxes and dues may make it impossible for children to own.

28 Fewer and fewer people will be able to afford second homes. More homes at the Pointe will become primary or only homes. Young families inheriting homes may not be able to afford a second home or qualify for financing a 2nd home. More older people may buy their primary "downsized" retirement residence here.

Whether the downturn in the economy will improve, thus creating sales of property, is yet to be seen. We purchased from our son!

36 I do not believe the younger people can afford to maintain recreation only property in this economy and those who inherit, will most likely sell to older people

I think the cost of gas over the next 10 years will have as much or more of an impact

on the ration of part to full time owners as ages.

7 Decrease in avg age may be caused by technology improvements (fiber communications, esp.) and by increased cost of travel causing more working from home.

14 MASON COUNTY HAS NO JOBS THAT WILL BRING YOUNGER PEOPLE. HARSTENE IS TOO FAR AWAY FOR COMMUTE FROM SEATTLE, ETC.

26 Younger people will live where they can have employment.

43 As all of the fees are increased year over year, those fees will eventually price the younger owners/families out of the market, thus creating a larger group of retired persons (community).

35 The economic uncertainties mean fewer people can afford 2 homes. Some Pointe owners may have to consolidate to 1 home, which could lead to more fulltime usage ... or could cause more people to move out. We need more information on these possibilities

37 I think a lot depends on the economy. If the economy gets better, people will have more money to spend on vacation property.

42 Dependent on economic situation. Ten years is a fairly long period and may return to "better times". If so, more younger and multiple home owners may prevail. If not , I would expect that older owners may increase.

46 Due to the economy I don't think I can make that assumption.

51 Unless the economy improves in the Shelton area, the Pointe isn't really a good suburb because the commute is rather problematical.

THEME – Rationale for assumptions - Population changes – Other than economic correlates

32 Depends on definition, but I believe (and of course could be wrong) that MORE than 25% of owners are full time residents. Also, some owners are not for recreational purposes but are holding hoping to construct some day, or for investment. We did that for 30 years!

31 I could be wrong, but I have the impression that more than 25% of full time residents are retired. With the aging population, I think HP will continue to attract people ready for retirement or semi-retirement

19 I think that the age distribution at the Pointe is mostly related to the size and

number of new houses developed. If full-time residences continue to be developed, then I believe that the average age at the Pointe will get older because these houses are likely to be owned by retirees due to the fact that there are not enough family wage jobs in the area to make commuting from the Pointe feasible.

22 Heirs will probably sell property.

29 If we died the kids would probably sell the place. I don't know what others would do.

24 Seems like as the baby boomers retire the possibility of more settling in full-time at the Pointe may boost the % of full-time residents.

33 While individual properties may turn over, in the aggregate, I think the average age will remain constant.

39 There is another large third category of retirees who spend a lot of time at the Pointe, but are not there full time.

40 The age seems to remain about the same, with about the same number of "retired - full timers" and part-time recreational owners.

55 I am noticing more children around which is an indication to me that perhaps more young families are in residence.

44 The ownership at the Pointe will definitely changeover the next decade. More owners still employed and many will work from their homes.

45 No, young families will not come in any number because it is too far from town and school activities.

49 You can see it already in the somewhat younger groups that may be part time but come every single weekend. That is how people are moving toward retirement these days. People live close enough and feel that this is the only way to plan away time from their busy lives.

THEME - HPMA Statistics should be known

1 May I suggest HPMA make available to owners the correct data on ownerships, number of retired, number of working full or part time, increasing number of families with children, number of full time and part time residents, number of properties built and number of vacant (unbuilt lots). Thank you for keeping owners informed.

2 The first two questions should not be assumptions; there should be a voluntary survey to definitively determine the answers to the first two questions. Only with this knowledge, can then one make assumptions about the answers to the next two questions.

4 need data review

15 FIRST TWO ASSUMPTIONS ARE A MATTER OF RECORD. WHILE DEMOGRAPHICS HAVE GOTTEN YOUNGER IN PAST 5-10 YEARS, LIKELY TO STABILIZE A WE APPROACH BUILDOUT

18 WHY WASTE TIME GUESSING. GET THE EXACT NUMBERS FROM THE OFFICE/BOARD

21 The Board should have the demographic statistics, I do not. Future demographics are highly speculative .. the population could become older.

41 I would appreciate, and I think others would too, if the Board/Office Staff would publish and keep up-to-date these statistics. The % and # of developed and undeveloped lots; the % and # of full time occupied and part-time recreational lots; and (since it appears the board thinks this is an issue and/or significant measure/metric to the owners) the % and # of retired full time residents.

47 In a sense, who cares what anyone assumes. I prefer to make plans based upon facts rather than assumptions.

THEME – Don't have info

10 It is hard to predict the ratio of full to part-time or the age distribution of Pointe users over the next 10 years,

25 I actually have no idea about any of this

54 The undecided are in place of uninformed guesses.....

11 We purchased our cabin last spring and it is really difficult to determine the demographics of the Pointe from our limited interaction. We have an interior lot in an area that is not fully developed, of the people I know around us, 25% full time residents is even too high of a number. So obviously I am in no position to guess the demographics of the Pointe.

12 My wife and I have only been coming to HP three to four times a year. We have been able to meet more HP owners each time, but still not enough to be able answer these questions.

30 We just purchased late last September and really know nothing about the demographics of the owners. Presumably the largest percentage is part-time; presumably the largest percentage are retired.

34 This is very difficult to answer. We are new to the Pointe and have not met too many people, so trying to determine the demographics is impossible. I would rather see a chart than be asked to guess.

27 I had heard that it was approximately 50/50 full time/part time.

8 It seems like the full time residents are more than 25%. Is the 25% number factual?

THEME – Comments on questionnaire

48 Good questions....better if de-constructed first. Example: Many full time owners ARE part time recreational users, etc.

13 Poorly constructed questions; you do not have "assumptions" on a survey such as this ... I am interested in Facts and data...not assumptions.

50 Are the first 2 assumptions or estimations? Very confusing start.

16 WHO CARES ABOUT ASSUMPTIONS

20 This question is poorly worded. If you disagree with the proportions set out in the first bullet, but agree that the proportion will remain fairly constant, you would still need to disagree with the third bullet. That third bullet is really a two part question and thus can skew results. It should have said "The proportions of full and part-time owners is likely to remain constant" rather than specifying a proportion in addition to the remaining constant statement.

38 First and third assumptions seem contradictory--are the percentages reversed intentionally?

Do you agree or disagree with the Step 1 participating owner's visions?

Vision1 Owners will continue to build new homes and upgrade existing homes/cabins.

Vision2 The physical environment and ambiance of Hartstene Pointe will make it an even more desirable place to live in ten years.

Vision3 The Pointe will successfully manage and retain its forested ambiance and continue to attract wildlife.

Vision4 By maintaining the environment, the Pointe will increase in value as the rest of Mason county and other surrounding areas build out.

Vision5 The Pointe's built amenities and facilities will be in decline because necessary up-keep, development and upgrading is not possible at current revenue levels from home owner assessments, fees, grants, gifts and in-kind, etc.

1 The Pointe is losing its unique qualities. Too many large homes being built.

6 I would like to see it be the premier community

THEME - Natural Resources (Forest, Fire, Wildlife, Erosion)

2 I believe Hartstene Pointe is first and foremost a residential community situated in a park like setting. Weyerhaeuser/Quadrant in 1973 developed the area and during the next 10 years while sales were active aggressive action was taken to manage the trees and focus on forest fire prevention. The trees have grown to the point they are a serious issue for residents with damage to homes and autos in storms. The trees over hang the roadways and in many areas seriously block daylight. The entire Pointe is now a very damp and gloomy place to live in the winter months especially. HPMA is out of focus with an emphasis on wildlife instead of a focus on livability for people. Mold and moss grows on homes, roofs, walkways, leaves are left to mold and rot throughout the area. I wonder how many people become ill due to the presence of mold and lack of sunlight. I am concerned the physical environment of the Pointe will be a detriment to property sales due to lack of sun, mold and dampness. Are property sales to brand new owners as brisk in the winter as in the summer? I believe sales at the Pointe are related to county regulations limiting subdivision to 5 acre parcels. Mason County needs jobs for "build out" and I don't see this happening for many decades. The cost of energy is a most important factor. The Pointe may attract people who work from home but not those who commute. The cost of heating a home in a damp tree covered environment is more expensive than heating a home where there is plenty of sunlight.

5 I think it is wise to retain the natural forested ambiance and we enjoy it as

owners, but there needs to be some common sense that goes along with that. It is OK to limb or remove trees to improve views and to allow people to provide more light into their residence, if desired. There has to be a balance.

While I agree that we will retain the forest ambiance and wildlife, I think serious questions have been raised by the recent litigation, and I think there needs to be a better balance between maintaining what is and making decisions for the future. Also, I think we need to take a serious look at how requests from homeowners for trimming around the common areas are treated. It is such a battle to get a request granted for reasonable trimming and as trees are maturing and overhanging homes, there is really a problem with moss buildup on the roof. Also, our level of wildlife level seems to be changing, and I still see feeding of wildlife by homeowners.

81 "Managing" the environment is preferable to "maintaining" it. We should have an active forestry plan which removes and plants trees and vegetation.

We need to stop cutting trees or we will lose ambience

16 I'm not sure yet that there is a definite commitment to maintaining a "natural environment" vs. a "managed" one; a natural one distinguishes the Pointe a managed one does not

17 Some of the trees need to go...comments I hear from our guests and read online say it is a dark, dreary place; we would agree.

18 I am not convinced the Pointe "will continue to manage its forested ambience" - it is getting overgrown and dark & wet in many areas. Yet a group of owners has thwarted managing our forests and this will cause deterioration and reduced property values.

CUTTING TREES WILL NOT HELP MAINTAIN VALUES

28 FORESTRY SHOULD BE MANAGED TO ACCOMMODATE SAFETY AND VIEWS. WILDLIFE IS GOING TO DO ACCORDING TO NATURE. NOT OUR GOAL TO ATTRACT WILDLIFE.

32 UNFORTUNATELY DOESN'T LOOK LIKE THE POINTE IS GOING TO STAY LIKE IT IS. WE SEE TREES COMING DOWN AND EXPENSES GOING UP.

79 Maintaining the environment (forests, wildlife, lagoons, cliffs, etc.) is absolutely essential or we might as well live in the city!

42 Regarding #3, this will only happen if the right decisions are made about our forested areas. We need an objective approach that has been lacking in recent

years. And much more communication and buy in from homeowners.

67 The more we "manage" the forested ambiance, the less forested ambiance there will be.

65 Forest should be managed as if it were a State or National Park..... tree farm management will destroy the Pointe. No trees should be removed except when they pose a hazard and "hazard" must be defined very narrowly.

58 Majority of people may not feel the current forested ambiance is a positive. They may feel its too forested to achieve increased value.

59 Up-keep and upgrading should be separate questions. I hope to retain the forest, but maybe not to the extent to attract wildlife

38 There has been a very strong and deliberate movement by a small group of politically active people in this community over the past 15 years to preserve the forest and wildlife within Hartstene Pointe to the maximum extent possible. At the same time there has been very little effort by these same politically active individuals to encourage people to build nice homes within this community. I would like to see more emphasis placed on encouraging individual property owners to build nice homes on their undeveloped lots. As an owner of one of the few remaining view lots in Hartstene Pointe, I am very reluctant to build a nice home on my lot for two reasons as follows: (1) Due to the fact that so many unattractive and inexpensive homes have been build on the interior lots over the last 15 years diminishing the overall value of the community; and (2) due to the fact that I do not believe I will be allowed to establish a view in the likeness of the majority of other developed view properties in this community because the common area forest surrounding my lot has been allowed to grow undisrupted for the last forty years and the view has diminished to the extent that a view is virtually non-existent. I believe that I should be allowed to establish, maintain and enhance the view for that it maximizes the value of my lot.

44 A comprehensive forest management plan will be necessary to successfully achieve and maintain the desired forested ambiance for coming generations.

I agree that dangerous trees need to be removed but to pay for it by the removal of healthy trees is unacceptable. I'm glad that it was stopped and hope that anyone who tries to remove healthy trees in the common area is stopped before they destroy our Pointe. I wish that more people understood that John's intent was a benefit to us all.

THEME - Wildlife

45 Is wildlife more important than owners residences? Based on the past 2 yrs. is it possible for the Pointe to manage anything that is green?

Some wildlife (deer,raccoons) have gone up while others (foxes, owls) have gone down. Recent emphasis on "fire" management, along with more cats is reducing mice, voles and squirrel populations

39 The current environment is not something I would want to maintain. The forest looks like rats nest and will destroy itself if nothing is done to preserve it.

I'm concerned that we attract too many deer, resulting in their stunted growth and ill health. The abundance of raccoons is an ongoing nuisance and a real concern to homeowners who continually must deal with the damage they do.

Theme - Maintenance

3 The environment, including infrastructure, facilities, amenities and safety of wildlife, MUST be attended to and fostered appropriately to maintain the value of the community, not just property values, but the attractiveness of the community.

37 The first priority of the Pointe should be to not only maintain, but to improve its environmental and physical amenities to build the value of homeowner's investment in the Pointe. There is no free lunch.

If we don't keep up our facilities, we will not be able to maintain, much less increase, our property values.

72 Maintenance is the key word. The Pointe was developed with the title, Hartstene Pointe Maintenance Association. I believe we have lost maintenance as the driving force behind the Pointe. Too many committees with side agendas have muddied up the waters. Maintain what we have.

55 Overall, I believe the Pointe will do what it needs to do to maintain its infrastructure, but may sacrifice longer term needs such as forest stewardship, erosion mitigation, improvements to infrastructure.

61 The Board, our Property Manager and Pointe owners need to develop a maintenance plan for all amenities, facilities and resources; a risk management plan; and prioritize funds management, activities and expenditures based on these. The physical environment and ambiance where the major factors in my purchasing property in Hartstene Pointe. The amenities and facilities where a close second. However, the water and sewer system should be the top priority for The Pointe as the pose the most risk.

4 The facilities in place now should receive attention as needed. If members wish to expand them put it to a vote. If more monies are needed for basic upkeep then

more money will have to be voted for or priorities reassessed

13 No need to upgrade amenities. Require new money. Can maintain on current revenue. Expect Pointe to decline over actions at Pointe and surrounding areas

14 many upgrades over last few years including kitchen, N beach, marina.

Important to keep up-dated and fresh-looking here with amenities to keep attracting buyers.

30 WITH PROPER MANAGEMENT AND GOOD ADMINISTRATION

THEME - Economics

8 The distance to basic services combined with increasing fuel costs and high utility costs (new water/sewer fee is about 2x what average cost is for small cities) may make the Pointe less desirable as a place to live. This is particularly true for interior lots and more modest houses/island homes which currently serve lower-moderate income levels.

15 Island pop. incr. from ~1000 in 2000 census to ~1400 in 2010. +40% in 10 years. More people will attract some commercial/ retail/ gas station/ restaurant/ on the island and that will make a big difference. What difference is hard to say, but might cause more popularity as gas prices inevitably rise. Conversely, until we get more services increasing gas prices will make the island less attractive.

19 Recent real estate value decline is evidence that cycles of value occur. Value will increase and decrease with the rest of the real estate market in the area.

22 Are these listed items the step one visions? I think a lot of what happens at the Pointe will depend on the strength of our national economy. As financial pressures increase on everyone but the wealthy, there will be less money available. With everyone 55 and under being phased out of social security and Medicare, there will be even greater financial burdens for the next generation. That said, we decided to buy at the point (and we are part of the 55 and under group) because of it's proximity to Seattle, gambling on the strength of Seattle's economy to buck some of the national trends toward sinking home values and flat or shrinking economic growth. We did not consider Shelton's economy to be vibrant enough to create outward growth that would raise home values at the Pointe.

27 MASON COUNTY IS VERY DISTRESSED. PROPERTY VALUES WILL REMAIN STAGNANT AND MAY EVEN DROP FOR YEARS TO COME.

32 UNFORTUNATELY DOESN'T LOOK LIKE THE POINTE IS GOING TO STAY

LIKE IT IS. WE SEE TREES COMING DOWN AND EXPENSES GOING UP.

21 Retirements could be delayed due to economy and gas prices could impact willingness to drive out here.

33 IT WILL DEPEND UPON THE ECONOMIC ISSUES IN THE AREA.

76 "Owners will continue to build new homes etc". depends on the economy. Short term NO longer term YES "The point built amenities and facilities will be in decline

68 I don't think the area will increase in value in the next five years....may even go down in value. The next five years I hope they will hold their value.

54 These again are extremely difficult predictions to make. A lot will depend on how our country addresses the deficit. Shelton isn't exactly a boom town so the point will either need to draw wealthier families who can afford second homes or retirees (again many of whom are facing economic strain). When we purchased our cabin we did not expect to make a financial gain, further we investigated the second home market and Shelton with care and knew that we could still loose money, but felt that the benefits of the Pointe out weighed the potential loss of a portion of our investment. I think the next ten years will be hard for many people and it will take careful planning to keep the Pointe from slipping into a financial decline.

THEME – HP environment

20 The Pointe's attractiveness relative to other places will only be maintained with stricter enforcement of regulations governing architecture and the protection of native vegetation. Too much suburban landscaping and architecture diminishes the Pointe's character and values

26 NOT INTERESTED IN THE POINTE BECOMING MORE SUBURBAN ENVIRONMENT--FOREST, TRAILS, BEACH IS WHAT COMPELLED US TO BUY. THE AMENITIES ARE WONDERFUL AND I BELIEVE UP KEEP CAN BE ADDRESSED WITH SOME CREATIVE SOLUTIONS AND ASSESSMENTS/FEES

THEME – Funding

25 UNTIL THE RESIDENTS OF THE POINTE REALIZE THE NEED FOR A DUES INCREASE TO MAINTAIN THE ROADS, BEACH AREAS, CLUB HOUSE, POOL, PICNIC AREAS, TENNIS COURTS, TRAILS ,ETC. NO MANNER OF SURVEYS, WALKING AROUND PROBLEMS, PUTTING TOGETHER NEW' COMMITTEES,OR SENDING OUT ONE MORE SURVEY WILL FIX THE

PROBLEMS FACING THE POINTE. SIMPLY STATED...WE HAVE GOT TO HAVE A DUES INCREASE TO KEEP UP WITH THE TIMES. 3 % IS NOT GOING TO DO IT. NO OTHER COMMUNITY LIKE HARSTINE POINTE HAS HOME OWNERS DUES AS CHEAP AS WE DO. IF YOU LOOK AROUND YOU CAN SEE THE ROADS THAT WERE TO BE REPAIRED AND WERE PUT OFF DO TO LACK OF FUNDS, THE TRAILS UNUSABLE DO TO NOT BEING REPAIRED, LACK OF FUNDS, POOL STAFFING HOURS CUT, LACK OF FUNDING, ETC. WHEN WILL THE BOARD OF DIRECTORS FACE THE INEVITABLE AND TELL THE OWNERS OF THE POINTE THE TRUTH. WE NEED MORE MONEY OR WE START TO SHUT AMENITIES DOWN NOW.

64 The fees for ownership at the Pointe must increase if we're going maintain property values.

80 The value will increase only if the necessary upkeep, involving a lot of money, is done. The entire piece of property (Hartstene Pointe) may be more populated than the physical attributes of the land can handle

74 We need to strongly consider a willingness to pay higher association fees because that will be necessary to maintain the qualities to attract new owners. Our fees are low when compared to other vacation destination housing developments.

75 We will have to increase the revenue base to allow the Manager and the Board to properly maintain the Pointe. We have been unrealistic for years!

69 It will likely be impossible to maintain the environment if the current reluctance to spend money to maintain and improve the existing facilities continues.

From what I can tell, The Pointe has sufficient revenue to maintain its current amenities and facilities.

10 3% increase fees should be sufficient if not wasted

11 3% increase should be enough to maintain amenities and facilities

24 The question regarding "Pointe's built amenities and facilities will be in decline".... appears to be more of a statement of fact that there is a "revenue" issue, than a question ... I don't believe there is a revenue issue, I do believe however, there are poorly planned budgets and misguided projects that are approved.

34 OUR FOCUS NEEDS TO BE ON MAINTAINING THE FACILITIES AND AMENITIES WE NOW HAVE. WE NEED TO BE VERY WISE ABOUT HOW THE ASSOCIATION USES ITS MONEY. NEED TO LEARN TO LIVE IN OUR MEANS. DUES MAY INCREASE DUE TO INFLATION BUT NOT TO FUND

MORE DEVELOPMENT

43 For most owners I don't think the choice is either The Pointe or other parts of Mason County. The primary draw of The Pointe are the beaches and this neighborhood is unique in Mason County. If money is carefully budgeted there should be appropriate funds to keep up the present amenities and facilities

78 Spending \$20,000.00 on legal fees is not a good use of HPMA funds

47 As much as the Board is trying to demonize John Diel and his lawsuit, I am grateful to him for stopping the cutting of 'revenue trees' in the common area of Area 1.

" if this board and future boards continue to spend money by deferring every question to our attorney instead of taking responsibility or being willing to compromise. Or God forbid- admit being wrong. This whole John Diehl legal matter was unnecessary. Our money should have been spent on "Up Keep"

Existing amenities should be maintained within the current fee structure. "Improvements" should be paid for by special assessments with a small increase added to the annual budget for maintenance.

71 Let us consider ALL forms of currency, including and beyond money. Namely: time, energy, community building, volunteers, visionary capacities, and intergenerational teams. These are great resources! Let's use them!

56 I think owners will upgrade cabins, but very few new ones will be built. I think if the board make sound fiscal decisions upkeep can be kept up. Things like the chipper, snow plow, club house furniture may not have been absolutely necessary purchases.

THEME – Safety

I do think the Pointe's natural beauty is key to its success in the future, but the number one reason we purchased at the Pointe was the community amenities and the freedom the community provides for our ten year old daughter. Most of the people I have met at the Pointe are the families of the friends my daughter made over the summer. EVERY parent I have spoken with loves and values the fact that we can let our children ride their bikes and walk around without being under constant adult supervision. This is something that none of these children can do in their "school year" neighborhoods. This is a hint about how to attract the next generation of buyers to the Pointe.

THEME – Governance

23 IF ENFORCE COVENANTS AND WILLING VOLUNTEERS WILL BE BETTER THAN EVER

50 I don't know what values will do... the Pointe is a special place the way it is. I'd hate to see the rules get more strict to satisfy the smaller groups that pop up at times. This line of question can be double edged.

57 We have a fully funded capital reserve fund for maintaining the physical amenities and infrastructure at the Pointe. Our rates were increased several years ago for this purpose. The statement that we are not adequately funded for maintenance of facilities and amenities must be based on a lack of knowledge about this fund, or an assumption that it is not properly managed.

66 I've been going to the Pointe as a part time recreational user for 37 years. In the past, more was done to maintain the "forested ambiance". This appears to have gone by the wayside in recent years. In the past, you were not supposed to have outside lighting visible from the street. Now, properties have flood lights that burn all night long and strings of clear Christmas lights that are lit year round. Owners have planted grass yards and fenced them in, all of which used to be, I assumed, forbidden by the bylaws. One used to really have a feeling of solitude walking around the Pointe in the evening. Now it feels more and more like a Seattle neighborhood.

52 I think HP has to be careful about eroding by changes in the bylaws. For example, allowing city-like wooden fences, boats and trailers parked on lots, concrete and asphalt drive ways, etc. Little by little the nature of HP becomes just another resort or unincorporated community.

63 Over the past 5 years we have been owners, we have seen increased disregard for the maintenance of common area vegetation, tree cover, etc. The sea of stumps I envision after the forest mgmt plan is implemented is another example of incomprehensible changes that are supposed to improve our environment. While I regret John d Diehl's lawsuit and related costs, this program would have gone sailing along without regard to the voices of those of us who expressed concerns but were dismissed as either uninformed or unenlightened. And how is it possibly interpreted from our existing CC&R's that an owner can effectively clear-cut his lot and then put a giant fence around it? Look at the landscape devastation in the cluster of homes below the pool; a clear cut swamped with houses on a gravel parking lot... These are some of the reasons for my concerns.

THEME - Water/Sewer

36 The rate at which new homes are built will be dependent on water, sewer capacity and other county requirements.

The Pointe cannot defer maintenance for ever. A good example is how Mason County left the waste water treatment facilities that the Pointe took control of.

40 For homeowners aware of the moratorium on building until water systems are upgraded, the question regarding is a moot point at this juncture.

41 Right now I don't know about how much investing homeowners will be willing to do in their properties. We certainly have not been able to build new places due to the water issues.

70 When the cost for basics (i.e., water service) nearly doubles, people will be less inclined or able to pay for upkeep of non-necessities such as the extended swim season which has evolved over the last 5+ years.

However, the water and sewer system should be the top priority for The Pointe as the pose the most risk.

THEME - Building

60 Owners will continue to upgrade existing homes/cabins more than constructing of new homes in the next 10 years.

62 The Pointe will also "build out."

48 New homes will only be built to the extent that lots are available; a finite number.

THEME - Rentals

73 We are concerned that rental places do not pay their way since there is a great influx of use due to their making money off their homes- this taxes the present infrastructure. So those that allow rental of their homes/condos should pay a surcharge per how many times per month/year they rent out; this is done in other communities and we should look at that source of income.

THEME – Mason County building

46 I doubt if Mason County and other surrounding areas ever builds out.

12 With economy and fuel costs Mason County my be slow to build out. Waterfront may be an exception

THEME – Other

35 ALL THE EXACT STATISTICS FOR AVAILABLE BUILDABLE LOTS AND AVAILABLE WATER FOR PROPSED BUILDABLE LOTS SHOULD EASILY BE AVAILABLE. WHY GUESS OR ASSUE. WHY NOT CHECK WITH THE

COUNTY BUILDING DEPT.

53 I am not an "environmentalist." But I do think aesthetics are a very important part of the community. We value the place as a "getaway" and hope it remains that way (i.e., not overly built out).

51 Again, difficult to answer the questions because of our being new owners and living on Maui half of the year. Also, perhaps a "neither agree nor disagree" column would have been appropriate (although I suppose undecided covers that base)

9 Can't assume any of above

29 UNKNOWN UNKNOWNNS...

31 I'M NOT A FORTUNE TELLER

THEME – Comments on the questionnaire

49 Define "maintaining the environment" - reads like loaded question.

Page 4, Q1. What do you think are the five most important characteristics/amenities at Hartstene Pointe? (Select up to 5)

THEME – Natural environment

9 Other: The original design plan. Common areas. Houses that are not all in rows; houses hidden from the street to a great extent. Range of housing results in a diverse community. Other: Universal beach access. No restricted beach areas. Other: No golf course is a positive.

41 As lovers of the island, our collective job is to protect, nourish, and enjoy the land! Let us align ALL of our tasks with this noble purpose.

10 It has always been important to us that homes obey the "no lawn" rule. Why is this not enforced? I would like to see this addressed in a future newsletter

26 The debate will be about what kind of forested environment. Some regard the objective is to maintain a "natural" forest. The fact is we have no such thing. We are now living in an urban forest, like it or not.

11 The forested environment will decline if the Pointe does not manage overgrowth and over-canopied areas.

44 We must, in my opinion, work hard to maintain our forests and resulting wildlife because that is what first attracted us to the area.

THEME - Wildlife

21 The deer population is out of control and needs to be managed. All of the items listed are important and should receive attention as needed.

8 want environment for maintaining wildlife

THEME – Lagoon

38 I do wish that the board would reconsider the changes that were proposed to the lagoon to improve the fishing habitat, so that fishing would improve on the North side of the Island

7 leave lagoon as is--no silly salmon projects

THEME – Marina

2 PURCHASE MARINA PROPERTY FROM STATE THAN THAN LEASE 3
EXPAND MARINA

THEME - Beaches

23 BEACHES

Our beaches are our most attractive and important characteristics.

THEME - Pool/Spa

1 Pool and spa and clubhouse and trails are important to my family.

Pool is important.

19 1 PLACE A LID ON POOL SO IT CAN BE USED ALL YEAR ROUND
(RETRACTABLE ROOF)

Pool area should be upgraded with the age of the population taken into consideration. A warm water therapy/ exercise pool which could be covered and used year round should be considered.

THEME - Library

12 Contribute to and very much enjoy the library - Thank You

46 We don't spend much time at the clubhouse, however I do take advantage of the library

THEME - Staff

3 We do value very much the helpful staff, but expect that as a given. We also feel they should be fairly compensated with salary and benefits.

4 I think Helpful staff are important too....so that would be my #6!

18 STAFF'S JOB IS TO BE FRIENDLY. SHOULD BE TREATED RESPECTFULLY
IN RETURN.

33 Staff is very friendly and helpful

THEME – Security/Safety

2 I have been an owner at the Pointe for over 30 years and in that time experienced one property break-in. My residence is used part-time. I believe the patrol program at the Pointe and focus of the committee involved has been a benefit for such an owner. Current burglary and vandalism needs to be managed for the benefit of all residents. Your failed to mention the patrol program in spite of the fact this action is a considerable budget item. A very interesting oversight by the questionnaire committee. For a number of years security cameras have been a topic and HPMA failed to respond to this request in the budget while Mr. Purvis headed the security committee. Finally, I see there is some serious BOARD discussion on installing cameras.

13 I am friendly with two other families who have property on other parts of the island, and both have experienced major thefts in the past few years. The level of criminal activity at The Pointe is mild by comparison.

24 Something needs to be done about the increased number of burglaries. Who are these people and how are they getting in?

16 SAFETY = SAFE FOR TEEN TO BE UNSUPERVISED

50 I think we need to add safety and security to our characteristics in view of the accelerated events that are occurring such as break-ins, stealing, vandalism, etc

45 "Feeling of safety,gate" We should be able to leave or travel for extended periods without worry about our homes being broken into. We are in need of significant improvements in security.

40 I feel the gate is has a negative impact; in fact, it kept me from exploring the Pointe as a place to live for about eight years. I can see some reason for it as so many houses are unoccupied much of the time, but I don't like it. I understand that the "gate" was originally just a drop bar, apparently intended to signal the 15 mph speed limit.

27 The relative safety for the kids to explore the beach and trails and ride bikes on the roads is important. We did not find that in other developments we looked at. When we come, we 'hole up' and enjoy the isolation, the view and the wild life.

42 Security needs to be looked at. Redistribute budget item costing to reflect greater \$ need for security and less money for other line items in budget. Hard choices will need to be made by Board.

THEME - Funding

4 SELL ADDITIONAL PROPERTY TO ISLAND HOUSE RESIDENTS TO GIVE THEM YARDS AND RAISE MONEY FOR SERVICES 4. REDUCE EXPENSES FOR STAFF AND MANAGEMENT AND FOR COSTS OF NEW WATER SYSTEM. REDUCE EXPENSES. 6. REDUCE MANAGEMENT COSTS. EACH OWNER CAN UPKEEP THEIR HOUSES AND YARDS.

THEME - Governance

14 The relaxed life style has been threatened by repeated conflict between over reaching boards of directors. The increased rules and restrictions are unnecessary and infringe on the peace and quiet.

49 I had originally planned to live at HP, but had a large dog not used to being on a leash all the time - I couldn't even have let her off the leash at the beach (at that time). The rules and regulations were too many.

20 their personal preference of protecting the common area forest and wildlife in lieu of protecting the right of undeveloped view lot owners to establish, preserve, enhance and enjoy our undeveloped view lots in the likeness of owners of developed view lots. As I stated earlier, we have purchased our undeveloped view lots to enjoy them and that enjoyment should not be based solely on whether or not we have the time, resources and desire to build a home. 11. I believe that we are paying excessive county property taxes that are based on the fact that we own view properties. Our views for all practical purposes no longer exist therefore our property taxes should be reduced to be equivalent to those paid by non view lots owners within the Hartstene Pointe Community. 12. I strongly believe that if all 150 view properties within the Hartstene Pointe Community were undeveloped and the Board was enforcing a requirement that a home has to be built in order to establish a view, there would be a great community backlash by all owners of view properties. I believe that the restriction to prohibit owners of undeveloped view lots from establishing a view until a home has been built is based on the false pretense that the home design plays a major role in the determination of the view that can be created. In order to determine whether or not home design has played a major role in the determination of the views that have already been established by approximately 125 owners of developed view lots in the Hartstene Pointe Community, I have walked the entire length of the common area trail that lies between view properties and Puget Sound and have made the following observations in regard to the established views of owners of developed view lots: (a) For all practical purposes, the minimum width of the view corridor for every developed front view lot in the entire community is equal to the width of the lot projected in the direction of the water. There are approximately 25 unique developed front view

properties that either have curved shorelines and/or common area forest that lies outside of their minimum view corridor (the width of their lot projected towards the water) that does not lie in the view corridor of an adjacent property owner. For every one of these unique properties, the view corridor has been greatly expanded outside of their minimum view corridor (the width of their lot projected towards the water) to allow them to establish a panoramic view to the maximum extent possible. Make no mistake about it, a precedent has been set. "Consistency" is the ultimate virtue. (b) For all practical purposes all common area underbrush has been trimmed to an approximate height of 3 feet above the ground. (c) For all practical purposes all deciduous species of trees, such as alders and maples, have been removed. (d) For all practical purposes all trees of all species, that are less than 6 inches dbh (diameter at breast height), have been removed. (e) For all practical purposes all trees, that are greater than 6 inches dbh, have been limbed up from 12 to 16 feet above the ground. (f) For all practical purposes the common area forest has been disrupted to the extent described above without regard or consideration to home designs. My observations lead me to conclude that the requirement that a home has to be built in order to determine the view that can be established is not justifiable based on the fact that the degree to which owners of developed view lots have established and maintained their views are well defined, consistent and completely independent of the home design.

31 The ability to self-govern is a major asset, plus the willingness to adapt to changing conditions while protecting and preserving HP core values.

THEME - Views

15 We checked "Views", but not "Developed amenities" because the most important "developed" amenity to us are the trails, much less so, the other items listed. If there was a separate "trail" item, we would have checked it. Also, although our house does not have a water view, views of water and everything else one sees here is very important to us.

47 The views are the most important of the items I listed.

THEME – Teens

5. POPULATION WILL PROBABLY INCLUDE MORE RETIREES--ADULT ACTIVITIES SHOULD BE EXPANDED, NOT ACTIVITIES FOR CHILDREN.

THEME – Combination of amenities

36 We purchased property in Hartstene Pointe because as a quiet and peaceful family retreat in a relaxed life style forested environment with outdoor recreation opportunities. Because we are recreational owners, The Pointe being a gated

neighborhood give us an increased level of security. The developed amenities are also important to us, specifically the trail system and facilities adjacent to the beaches. We very much enjoy the feeling of friendly, helpful community. The character of and quality of life at The Pointe suffer greatly if we did not have our paid "Helpful" staff. Imagine if all the facilities and developed amenities depended on volunteers to maintain them. We see ourselves moving to The Pointe full time when we retire. So, social opportunities will become more important.

37 Six checked-social opportunities and friendly, helpful community go hand in hand. Outdoor recreation and developed amenities are both important. Forested environment and views are also similar. In light of recent break-ins, the gate may not assure feeling of safety.

39 Wildlife viewing, the trails, clubhouse, and picnic areas must be maintained.

43 The other ones may be less but they are just as important when added up!

5 all are good and dependent upon each other

29 The beauty and peacefulness, combined with amenities, trails, bbq kiosks, etc have made HP what it is.

THEME – Other

6 Don't envision significant changes at the Pointe. Assessment rate is adequate, HP not meant to be country club

28 These characteristics are what drew most of us here in the first place and should be core values.

34 I live on the north point and the area is anything but relaxing with un supervised kids yelling and playing in the lagoon and cars on the gravel early in the morning on the spit during the summer. It would be nice if we could restrict car traffic to certain hours. parking by the tennis court and walking out if they want to watch the sun rise.

THEME – Comments on questionnaire

25 These items are difficult to prioritize.

35 It was very hard to pick only five.

30 It is hard to pick just 5. I also appreciate the staff and the community feeling.

48 Including priorities by others biased the results. Hence, these data are invalid.

22 I would have selected all the above if given the opportunity.

32 I am not sure what purpose is served by identifying the the top selections among the focus groups. My concern is that in effect it will bias respondents who may not have strong feelings otherwise to "follow the herd"

What additions or improvements would you want in the next ten to twenty years?

THEME – Infrastructure

15 Maintain infrastructure.

8 Maintain infrastructure . No improvements

36 We are a finite size community that will not grow beyond the number of properties available. Additional infrastructure is not required. Maintenance of the infrastructure we have is imperative.

40 Maintenance of fundamental infrastructure should be first priority.

39 Regarding infrastructure roads and gate are already there and simply need to be maintained.

The roads and the gate are important and vital resources but, appear to be in good working order and well maintained.

44 I think our priority is to maintain infrastructure and to make repairs/ upgrades as problems are identified.

28 Note - Improve Infrastructure. Our vote is to "maintain" the current infrastructure vice "improve" the infrastructure. Other - Need better regulations regarding renters.

THEME - Governance

High tech improvements should include facilities that allow non-fulltime owners to participate in committees and board meetings remotely using video conferencing. By-laws should be amended to allow both remote participation and voting.

THEME - Security

31 Add security cameras!

. We must utilize cameras to protect our amenities and increase our safety.

KEEP SECURITY AND ELIMINATE OR REDUCE OTHER MANAGEMENT COSTS.

1 The entry gate closes too slow. The entry area still is easy to breach. Hartstene Pointe owners need a special owners decal for use inside their vehicle which places the vehicle with the residence. Those who are guests should have a entry ticket just like a parking lot ticket with time of arrival and anticipated departure. It is time to get serious about who is using our common area.

THEME - Communications

High speed cable would be nice but, HPMA should not be the provider.

48 High Tech Communication is really important for me and I think the upcoming generation to live here.

Our mobile phone service works just fine here. Hartstene has done well providing internet at the clubhouse, etc. We think continuing with gradual improvements like this, as they have in the past, is fine. OK to not be state of the art.

High tech communications will be provided through the normal expansion of the communication businesses in Washington. Why would HPMA need to provide this service?

Improved TV service would be nice.

52 Increased Medical presence and improved cell/internet coverage

THEME – Water/Sewer

6 Water sewer not controlled by HPMA.

Water and sewer infrastructure are the responsibility of the HP Water and Sewer District and the maintenance and improvement of the water and sewer systems to comply with regulations and provide adequate service is their responsibility.

Water and sewer systems must be functional for their stated purpose, and therefore maintained and upgraded as required by applicable codes.

26 The water/sewer system upgrades may be required by the state/country and thus should not be considered alongside other optional improvements.

Water/sewer system being the infrastructure that needs improving.

17 I'm concerned about the water system and would like to see that improved.

49 The water and sewer systems should be The Pointe's top priority. Without them, our property could be determined to be unsuited for occupancy.

The infrastructure needs to be addressed. The water fees are out of control and some of the highest in the State (based on a comparison of usage and typical fee structures). Not the best move. We should establish a cost management committee

Water-sewer system was a mistake to take away from Mason County. Our rates have doubled. And required upgrades will need to be paid by our community exclusively instead of being spread out among all Mason county residents.

5 Water /sewer is nearly 2x average fee for small communities and that is without meters.

THEME - Erosion

50 Firm regulations for bank erosion mgmt such as no tree topping, etc. This is going to ultimately going to cost all of us money to restore banks destroyed to improve the view for a very select few.

Need to develop cost effective plan for erosion control of our beach front and bluffs.

THEME - Pool

RETRACTIBLE ROOF FOR POOL.

58 We need to look at solar heat for the pool.

Pool could be improved by addition of warm year round exercise pool. Such a pool would not need to be large, but should be deep enough to allow water resistance movement. If the Pointe would even provide a space and use of existing shower rooms, I would be willing to pay for a membership in such a facility to get it built.

We would like to swim laps in the winter. But we like the un-roofed pool in the summer. Any new pool should be deeper at the shallow end; the present pool is too shallow for lap swimmers.

THEME - Marina

65 Improve the marina

BUY MARINA AND EXPAND IT OR MOVE MARINA BY TENNIS COURTS.

THEME – Recreation development

3 We especially wish to comment on the exercise room. Although it has been improved greatly over the years, it is still sorely lacking. It seems dirty, crowded, and was quite cold when we went to exercise the other day. We could not find any sign of a heater. It is so dreary also, and could use a TV with news to make exercise more palatable. In first rate community, it is an embarrassment. Especially with a population of all ages living here and the cold and rainy weather much of the year, it is very important to have a clean and well equipped exercise room. Thank you.

I'd like a roofed exercise area, like a tennis court if possible, but it could be a basketball court with lines for pickleball. This could be built with no walls, just canvas sides that can roll up in the summer, and unheated.

9 want recreation development

THEME – Coffee shop, convenience store

A reliable convenience store on the island would help.

59 I would love to see a coffee shop or convenience store on the island, but I like not having a business at the Pointe. I tell my friends it's a great place to bring kids because "there's nothing to buy but a soda."

54 A small store of coffee shop could be a benefit. I would not want to sacrifice any existing space in clubhouse for such an enterprise.

4 I like the idea of a coffee kiosk and ice cream for the summer. I would worry about a convenience store being a bit tacky--or increasing litter

47 A good example of how a small business(es) could be designed specifically for the residential community in which it is located exists within the Seabrook Development in Pacific Beach, WA. In addition to offering basic grocery items, the store also has fresh produce, a nice variety of gourmet items and also is equipped to make deli sandwiches and soups. In addition to the store, Seabrook also has a coffee shop/pub located across the road from the store that serves fresh pastries, lattes, fresh salads, burgers, and more refined daily specials. Full time residents of Seabrook seem to eat at the pub several times a week if not more. The pub also provides delivery service to the residential units. Such

venues could be revenue sources for the Pointe and also provide employment opportunities to residents.

Addition of small business only if the business is not profit and proceeds would go to community enhancement.

A convenience store or coffee shop would be great, if there would be enough business to sustain it.

24 Coffee shop/convenience store shop sounds very interesting if it can be self-sustaining.

PUT RESTAURANT BY NEW MARINA. CAN BE OPEN SUMMERS AND PUT GAS PUMPS IN.,

20 STORE POSSIBLE SOURCE OF INCOME FOR HPMA

No need for coffee shop.

53 We are adamantly opposed to regulation of vacation rentals and/or small business development

I hope we never commercialize HP by coffee shops, stores, etc.

29 Adding small businesses will make the Pointe lose attractiveness, as it will commercialize an area that many of us love because it is so pristine and uncommercial

I am not interested in a coffee shop or a convenience store - shop before you get here. If islanders wanted a store or coffee shop there would be one...drive 4 miles off the island and take a look at the businesses that are struggling to stay afloat - right so now we are going to start one at the Pointe....wake up. Supposedly the thing we all love about the Pointe is the wildlife and the environment...if you want more amenities, more planned activities...stay in town.

SMALL BUSINESSES please check you own HPMA CC&R's prior or there might be additional lawsuits - what you do DO EQUALLY TO A12

Any "small business" on the island should not be in the Pointe, but down island somewhere.

THEME – Health benefits

37 I feel the health benefits for the staff should be part of the dues and not

dependent on donations.

27 Health benefits for 1.0 FTEs only, with co-pays and deductibles

Health benefits are important, but I think a lot will depend on if health care is reformed or dismantled.

I would hope that the recent health care law will make health care benefits more available to the staff.

Health benefits for staff are desirable, but should await the full implementation of the health care reform act so we have a better picture of our requirements and possible tax breaks, which will more clearly define our costs.

38 Health benefits need to be decided by the Board of Directors and within the budget, or employees need to know in advance they are not provided.

10 health benefits depend upon costs

I think we have a good staff, but this is not an organization that provides a "career path" for employees...it is a community, albeit, on an island. The jobs are what they are...they are not going to lead to anything other than adding years to the time you are here. They are stepping stone jobs to something else...they are not meant to be career positions. We need to be realistic about the content of the positions. Looking at Labor Market Statistics and Salary Surveys for Mason, Thurston counties...our employees are well paid, they are not underpaid. There are any number of large corporations and organization that do not provide medical...we are fooling ourselves to think that we should be paying for employee health benefits.

63 "Health benefits for staff" Is unrealistic. We are not running a business that can draw from profits to pay for a benefit that 50 million people in this country (including myself) do not have. Those of us that aren't yet 65 and on Medicare are already paying for medical insurance for ourselves. This would require a raise in dues that would financially burden some people. This is not a good time to be generous. Most incomes have been lowered due to the decline in investment returns.

I am against Health benefits. Hartstene Pointe employment was never meant to be a career opportunity site. Remember, this is a residential community, NOT a city, NOT a county. For years the Pointe employees were part-time and even employed from their home; they felt it was an honor to be selected to work for the BOARD and the residents; they were property owners themselves and had a vested interest in keeping the Pointe functioning at the lowest cost to the other owners. The pool of employees consisted of people who already carried their own health insurance. Employees should be selected who carry their own health insurance and this should

be a condition of employment. Employees who seek health insurance should seek employment elsewhere. Only if there is an extreme shortage of applicants should the Pointe consider health care benefits as an incentive for employment.

THEME – Teens

The recent increase in petty crime within The Pointe is most likely committed by full time resident teens. Providing activities of interest to teens could help

Teens have access to amenities, do not need organized activities.

Activities for teens can be 4-H programs, Girl Scout and Boy Scout and Sea Scout programs with parent involvement. The Pointe is reaching into liability issues with teen programs. Remember, HPMA is a maintenance program not a social action organization.

Teen activities: I think teens have plenty to do: walking, hiking, bike riding, swimming, tennis, billiards, reading, family games and electronic activities in their home. HPMA provides beautiful settings and these opportunities, we are not Disneyland.

"Activities for teens" Should have read "Parenting classes..... Lets put the blame where it belongs.

I think that activities for teens is not up to us as a community since we provide many opportunities enough now. It is up to the adults that should be supervising them. Penalties should be high and charged to the adults when teens act up!

Teens have plenty to do: hiking, biking, basketball, tennis, swimming, billiards, reading, playing family games, etc. We do not and should not provide video arcades or other amusements. They can work out their electronic entertainment with their parents.

Parents are in charge of their teenagers, not the Pointe. We have 3.5 miles of beach, a pool, club house, tennis courts, basketball courts, fishing, trails...and 3.5 miles of beach! If they cant find something constructive to do...oh well. Read a book...we have a library.

13 Believe teens need more integrating into community events/ volunteerism PRIOR to their believing ENTITLEMENT to that which parents do not provide. EARN PRIOR TO EXPECTING BENEFITS BEYOND WHAT THE REST PAY FOR !!!

THEME- Rentals

I am not opposed to vacation rentals, but it would be good to place a surcharge on the rentals, to help fund the upkeep of the facilities.

61 We think as before that the rentals should be charged a surcharge based on use and there should be more regulations for these transient populations that come into our community!

All vacation rental users should register with security and have a window sticker with the address they are renting and their date of arrival and date of departure and number in the parts and names of those in the party. A registration fee is charged by HPMA which goes into the security-patrol budget.

If people wish to rent their units, that should be their business. If problems come up with individuals... they can be banned. We do not rent ours ever, but do allow our kids' friends to use it. If they do damage, they will be refused permission the next time. Neighborly behavior is always mentioned and emphasized.

43 The argument that "vacationing renters" cause problems is unfounded. The problem with teens at the Pointe is caused by owners renting on a long term basis. If you want to address the rental issue at the Pointe you may want to consider limiting rental leases to no more than 3 - 6 months and not allow teens to live at the Pointe on a long term basis. I think that will end the problems with break-ins and vandalism at the Pointe.

If The Pointe's Manager, Boards and Jan have determined that vacation rentals are a significant issue and have a disproportional negative impact on The Pointe's facilities and amenities, then regulate them. A hotel in Shelton should NOT be able provide its tenants with access to The Pointe

53 We are adamantly opposed to regulation of vacation rentals and/or small business development

Do not see how HPMA can control rentals

55 I think that the proportion of rentals is likely to go up given the long-term economic outlook. In ten years it will be hard to sell a property here and too far and too expensive to commute to a job.

51 Question: We don't rent, but are their regulations in place for the rentals (just don't know).

7 rentals a problem? share in newsletter

66 What is meant by "regulate vacation rentals"?

THEME – Beaches/Trails

67 Clean up beaches and restore original trails.

THEME – Maintain

57 We would like to see the amenities maintained.

11 maintain what we have

Amenities are very adequate, no need to expand them.

21 MAINTAIN AS IS

HPMA meant for maintenance.

32 NOT FOR EXPANSION OF ANYTHING BUT KEEPING UP AMENITIES IS IMPORTANT

62 Maintain what we have. Improvements usually means throwing more money than was budgeted at a project. Maintenance is the key word.

60 Improvements will add cost requirements to a budget line. Need to maintain and hold costs down during these economic times. Unfortunately, we can not print money like the gov't.

2 We checked "undecided" on items 1 and 3 only because there was no option to indicate that we want these infrastructure and amenities maintained. They need to be maintained, not necessarily improved or expanded.

56 Maintain developed amenities would be my comment as the other issues will be costly.

33 I think we should maintain the present infrastructure and amenities, but in my opinion they don't need expanding or improving.

35 Maintain the amenities that we already have but don't add more. I like the Pointe the way it is and don't want it turned into one of those 'planned communities' of the suburbs. If that's what people are looking for, there are other places to go.

23 MAKE IMPROVEMENTS THEN CUT COSTS.

19 How about maintaining what we currently have !!! I am not interested in expanding anything...this is not a resort;

18 In this time of tight budgets and increasing costs I feel strongly that maintaining the current infrastructure and amenities is of utmost importance. However improvements are not necessary. Businesses will change the atmosphere of the Pointe and negatively impact the community.

16 We do not favor road "improvements" only reasonable maintenance.

14 Maintenance of developed amenities is essential, but I don't think they need to be expanded. They are already very good - they just need to be kept that way!

THEME – Funding

64 None of the goals that I checked will happen without a willingness to pay higher fees.

46 This question needs to be prefaced with the source of funding, ie increased dues, special funds, user fees, etc. Also, 10-20 years is a pretty far horizon for a small community that wants to remain that way.

THEME – Character of the Pointe

22 Not allow Giant Cookie Cutter homes that take over a whole property while at the same time making it extremely difficult for the small original homes to make improvements that have far less impact on the land and community.

25 Other: Encourage people to build attractive homes in this community.

41 HP community should adopt a more eco-friendly attitude. Make HP an example of a forward-looking, "green" community.

34 Do not desire a "country club" atmosphere such as an Alderbrook style clubhouse, etc.

THEME – Other

30 van service to Shelton stores and medical facilities

45 To improve value and quality of lifestyle, we must improve and get realistic about what will be needed in the future to improve our value and quality of life. Times have changed. So must we.

42 On those items, I'm undecided about, it is completely dependent upon the specific infrastructure improvements, the specific regulations on the vacation rentals and the specific developed amenities and the increased cost to the homeowners for these.

How many guests do we have using the Pointe amenities which owners pay the price to maintain and heat. Limit guests to the number of bedrooms in the structure. Guests in excess pay a fee for entry.

Page 5, Q2. Below are listed OPTIONAL services, NOT to be PROVIDED by HPMA, that owners could contract for which would help residents remain in their homes for a longer time. Please check those items that you would consider.

THEME – Comments on Services

52 Our willingness to help others is what makes a community.

6 This sounds like you are considering community cooperative that could be bought into for an optional fee. I think this is a great idea but do not know if: 1. There is sufficient winter population to make this work. 2: I think this may be a need for the island as a whole and/or Pioneer School District Area and would suggest if this idea is pursued that we work with the Grange, County Senior Services & Mason Transit before going too far just as the Point. Other popular service needs could include pet walking and house sitting. People may want to age in place but not be able to handle wet winters.

10 contract as needed. group only if cheaper

50 If there is a need, the community should be allowed to provide them as long as there is control over the atmosphere of the said businesses per our present regulations.

20 WOULD LIKE SOMEONE TO CALL FOR HELP OCCASIONALLY

22 A SYSTEM OF BARTERING AMONGST HOMEOWNERS.

46 The relative isolation of the Pointe and increased cost of transportation is making the access to services and maintenance from outside increasingly expensive. Whether full-time or part-time residency, better access to such services is needed. Not everyone is a good at doing it yourself and depending on the generosity of your neighbors can grow old.

13 How many retired people would use this service?

16 I don't need these services yet, but they would be great for folks who need them.

19 Unless these services would impact other residents, why would the HPMA try to regulate them?

29 We are not in need of any of these services at this time, but maybe in 15 years we would. I see no harm in having these services offered in the manner you outline above. Why not help people pool their resources and possibly have others who can help find additional sources of income.

31 Sometimes I worry that there may be folks who do not adequately care for their property, thereby creating possible threats to the neighboring homes. Owners of island houses who have let mold get out of control will affect their neighbors. Homeowners who never clean their decks of debris and ignore basic fire prevention safety are a very real concern.

37 Owners ought to be able to hire whatever services they need to maintain their properties and take care of their health. We should maintain gate control and know who is coming and going, however.

47 As we get older, all of the items checked become so important. By the time we need personal assistance, we will live elsewhere.

39 Other: HP is very limited in available internet service (and television reception due to trees). Internet serves all ages for all kinds of purposes, including shopping, finding services, medical information and entertainment. Currently, we have only a slow Qwest system; many of us cannot receive satellite dish services. As a consequent, HP is less attractive to visit for extended periods, or permanently. "Services for hire" as listed above have always been available, but could be made easier to locate and use!

THEME – Other specific services

44 By "personal assistance" I mean home health care services where home health care specialists could check in daily with residents within their homes to accommodate their needs. Also, I always thought it would be ideal to have a private assisted living facility operating within the Points, that would be staffed 24/7, for residents who are no longer able to live independently within their homes, could move into the facility and still enjoy living at the Pointe. Such a facility could provide limited employment opportunities for Pointe residents.

3 Shopping service

56 Transportation into Shelton for groceries, doctor appts. etc. would definitely help people stay in their homes for a longer time

54 We currently do pay for outside maintenance and window cleaning

4 massage services,

5 A cleaning service for those who come out on weekends--to be able to come in, have the place heated and ready to go, then be able to leave without cleaning would be great. Also someone to meet repair people, and someone who does windows.

Roof and rain gutter cleaning?

14 Grocery delivery

23 GRANT WRITING FOR EMT AT THE POINTE. GRANT WRITING FOR TRANSPORTATION SUCH AS A VAN COULD INCLUDE DRIVER.

24 List of preferred contractors who are pre-qualified to do work at the Pointe. for instance, tree/brush trimming removal, roofing, power washing, plumbers, electricians, firewood etc. All those more local service providers that are not as easy to find when one lives farther away.

36 Getting help at the Pointe is hard when you are from out of the area. We've been pretty lucky at finding local help... but a list of vetted services at the club house would be great.

26 WOULD LIKE AVAILABILITY OF HPMA STAFF WILLING TO DO OFF DUTY MAINTENANCE FOR PAY (EG CLEAN GUTTER, ROOF MOSS CONTROL, ECT.

33 I personally would not need many of these services. It would be nice to be able to pool things like roof and window cleaning though. I would sign up for that.

11 Home care services can be covered by medicare if you've just been released from hospital. Meals for housebound? Meals-on-wheels: We're probably too far away.

THEME – Don't add Services

35 If this question is proposing that HPMA make these services available for a price it is just "Mission Creep". Owners that need or want these services can buy them now.

1 System is good now. Does it mean we could only use HPMA contracted people?

2 The current bulletin board covers some of the above items. Neighbors already help neighbors at the Pointe. USE THE BULLETIN BOARD

9 Can contract for these today

People can certainly contract for them on their own. I assume there is no rule prohibiting them.

55 Owners already contract these kinds of services based on individual needs and resources.

51 Isn't this already being done. We have a bulletin board with of most of these services advertised..

25 UP TO THE OWNERS ON THEIR OWN

8 not in scope of home owners association

7 Not HPMA job

34 These seem to be items that people could hire out on their own. We don't need HPMA organizing them formally. If people in the community want to organize them then fine, but HPMA shouldn't be involved.

15 "CERTIFIED AGING IN PLACE SPECIALIST's" as developed by ABA (AMERICAN BUILDING ASSOCIATION) Believe that HPMA employee's SHOULD NOT be working providing these severances while they continue working as employee's TOO MUCH CHANCE OF CONFLICT OF INTEREST ie property management & security

57 These services may be helpful to some but are not a priority.

53 We are not nor will be full time residents of the Pointe, thus would unable to offer personal assistance.

12 As a part time resident, I am not qualified to comment on most of these items.

27 These things sound like we are looking at making the Pointe a retirement home? These are all things which individuals could contract for themselves, why does the board care???

38 As question suggests, we do not feel HPMA is responsible for this and market (demand for) will ultimately drive availability of services.

48 We aren't maintaining the facilities, etc. that we have very well and adding new facilities and services doesn't seem very practical. Also, most of these services are presently available locally.

21 Pick up the newspaper, go online, call an agency....all of these "services" exist right now...why would or should the Pointe be concerned with any of this...Have we turned into our own Country???. I am stunned this would even be on a survey....What is the purpose of any of these questions in this area...we are a neighborhood. not a rest home or assisted living facility.

49 This is not an assisted living community nor a retirement community and should not be considered that or our value will decline.

28 CAN'T AFFORD HEALTH BENEFITS FOR STAFF. OWNERS NOT RESPONSIBLE FOR ENTERTAINING KIDS. COFFEE SHOP/STORE -WE WANT TO ESCAPE THE CITY

THEME – Comments on questions

32 Not enough info provided to comment.

42 I'm not sure the intent of the question. What should the owners/HPMA provide?

43 not sure i understood this question

45 If HPMA does not need to provide for these, why include them in the survey?

30 I don't know why this "service" option is on here. All the services listed are available already.

17 These items can be addressed between owners, but are not the concern of HPMA and shouldn't be on the survey.

18 It is not clear in what context this particular question is asked. Would helping to organize these services fall on HPMA staff even though fees for services would be paid privately. If so, that is a cost to HPMA, and it might be more proper to present the question in terms of whether owners support that kind of use of staff time.

What do you think are the most critical issues facing Hartstene Pointe? (you may select up to five).

THEME – Natural Environment

42 Maintaining the natural amenities should be a priority. The natural beauty and remnants of "wildness" around us are what sets this community apart from so many other developments-not views or pools. This is not necessarily the same as "managing a forest for long term sustainability," which may mean drastically different things to different people (nature preserves? tree farms? suburban parks?).

1 Log the tallest trees, cut back the trees over hanging the roadway, allow daylight and sunlight into the common area. Cutting back trees overhanging the roads will return the roadways as firebreaks in the event of a forest fire.

18 TAKE OUT DISEASED TREES. DO NOT THIN

20 HOPE MANAGEMENT OF FOREST DOES NOT INCLUDE THE FOREST. NO EXPLANATION GIVEN FOR WANTING TO CUT 380 TREES IN AREA 1

27 Taking down trees that are a threat to homes always a top priority.

32 Forest needs to be managed as an urban forest. Wildlife preservation would be one objective but not the primary one.

30 RELUCTANT TO OK MANAGEMENT OF FOREST TOO MANY TREE HUGGERS THAT DON'T WANT A LEAF OR BRANCH REMOVED. NEED MORE REASONABLE APPROACH.

59 We need to manage the forest for views and low risk of trees to houses and structures

7 retention of current ambiance management of forest for wildlife

9 clear brush and dead trees only.

1 Log the tallest trees, cut back the trees over hanging the roadway, allow daylight and sunlight into the common area. Cutting back trees overhanging the roads will return the roadways as firebreaks in the event of a forest fire.

Caution should be used when expanding fire prevention
As this has been used as a guise by some to urbanize our environment

40 Slowly, over the years HP has lost ground on keeping the Pointe natural. For example, allowing city-like wooden fences clutters HP; and all the boats parked in plain sight, and STILL with unenforced violations of tarp covers. Some are sitting, rusting. Planted trees do not shield the parking areas, lower plants are necessary (ie: huckleberries, rhoddies, etc). We become very, very cheap parking and storage for too many boats (ie: PDE @ Chesapeake Dr). We have allowed slabs of concrete for driveways. Slowly but surely, we are allowing the erosion of what makes HP special. If folks want the city amenities (fences, paved or concrete driveways,

THEME – Wildlife

I think folks have gone nuts regarding fire safety in the last few years. People are removing downed logs and branches to the point that it is affecting habitat for rodents, squirrels, etc. that are needed for birds, foxes, etc. (Hint if there is moss growing on it, it is not a fire threat). Cats are also becoming a wildlife threat (both feral & tame).

THEME – Erosion

31 Bank erosion is also important. Maintenance is more than improvement of existing amenities.

Bank erosion prevention as in vegetation management not costly bulkheads, etc.

62 Bank erosion is a natural process. We should not spend large sums trying to prevent it.

The majority of bank erosion prevention costs should be carried by those living on the bank/view property. While all should share, they by far derive the most benefit, and they bought on the bank!

19 BANK EROSION IS THE RESPONSIBILITY OF OWNERS NOT THE ASSOCIATION, UNLESS IT IS SHARED ASSOCIATION SPACE

8 Erosion cannot be stopped. Plan on loss of some houses.

THEME – Funding

57 I keep coming back, it seems, to the same general theme: We won't be able to continue to be a quality resort community without being willing to pay more.

58 We again come back sufficient funding.

Enough funding.

2 With sufficient funding, we can retain qualified staff.

5 develop funding and rest will be done

16 EACH YEAR BUDGET INCREASES. TRY TO LIVE IN IT

Why are we heating the outlying bathrooms? Let's just keep them above freezing and save some money there.

61 The board has been a unique way of managing a community from the people who live there. I just hate to see things happen like thousands of dollars of homeowners money spent on lawsuits - money that could be better used to fund things like health insurance for employees.

44 I would restate, "develop sufficient funding," and call it "develop appropriate funding."

I also object to the assumption that we are under funded which recurs in this survey. Other than employee health benefits, no long term, recurring need that would justify a permanent rate hike has been clearly identified by the BOD. Shorter term needs/ projects should be funded by special assessments, which have the virtue of accountability. If the capital reserve fund is not adequately funded, then the specific shortfalls and needed revenue should be identified and requested. General calls for "adequate funding" absent a clear justification and benefit to owners are not responsible.

29 Funding opportunities exist within the current governing structure: 1) annual dues increases and 2) assessments for designated projects.

21 GRANT WRITING?

22 WHAT DOES DEVELOP SUFFICIENT FUNDING MEAN?

THEME - Governance

48 A strong foundation (governance) and safety are key to viability and sustainability of Hartstene Pointe.

45 I have heard that the Board is way too involved in the day to day management of the Pointe. The Board should set policy and let the manager manage.

28 Per RCW 24.03.127, the Board must (1) act reasonably; (2) in good faith; and (3) with such care as an ordinary prudent person in a like position would use under similar circumstances. I have completed many hours of research in an attempt to understand the meaning of "reason, care and good faith" that applies to Board members of Non-Profit organizations in the state of Washington. I have spent many hours reviewing meeting minutes back to 2002 and I am thoroughly convinced that both past and present Board members do not understand their fiduciary responsibilities. I have found that in many instances, Boards of past and present have overstepped their scope of authority, have not conducted objective and unbiased investigations, ignore facts that do not support their personal desires, and continue to make inconsistent and biased decisions that have harmed and continue to harm individual property owners and the community in general. Boards of past and present have held individual property owners to a much higher standard of disclosure than they have held themselves to. There is a big need to encourage people to build nicer homes in the Hartstene Pointe community. Part of the architectural committee responsibilities should be to prepare a folder of architecturally attractive homes that would improve the community wide standards of appearance and provide a lists of preferred builders. The Board could also consider/discuss the possible option of reducing annual maintenance fees as an incentive for property owners to build "Preferred" homes and use "Preferred" builders.

Governance discussed but never resolved.

THEME - Lawsuit

49 Frivolous lawsuits that waste HOA funds.

51 get a handle on the owner Diehl that is costing the association so much money in legal fees

10 Legal suits by a board member.

THEME – Water/Sewer

50 Bringing water system up to needed level and fire prevention should be of primary concern.

I do worry about our water supply.

See the community has adequate clean water.

23 NOT IMPRESSED WITH OUR NEW WATER/SEWER GROUP. I DON'T LIKE DRINKING PINK WATER AND BEING TOLD IT IS OK.

37 I agree with the majority. I don't know what protection of the water supply is composed of, but I have been bringing bottled water for drinking and coffee for quite a while. The water seems to be tasting worse and worse. We can't even use the ice maker in the fridge. It hasn't helped to 'run' the water for a while when we get here.

Water meters to individual consumptions. Don't want to pay for someone else water.

THEME - Security

34 cameras for security

26 REDUCE SPENDING, ELIMINATE STAFF. BE SELF MANAGERS ONLY
NEED HALF TIME MANAGER AND SECURITY

Install electronic security measures to facilitate the security patrol.

15 WALK ON LEFT SIDE OF ROAD

JAN DOING OUTSTANDING JOB.

THEME - Communications

55 We think that our tech should improve so we can all get the information we need for the future!

Hi tech communications is increasingly important for full and part time residents.

I support improvement of communication technology (high speed internet), but the utilities should provide them, not HPMA.

3 I would like area wide wi-fi, and to be able to get rid of the monthly phone charge I keep to let folks in with the gate.

THEME – Health care

25 PROVIDE SUFFICIENT HEALTH CARE FOR STAFF

61 I just hate to see things happen like thousands of dollars of homeowners money spent on lawsuits - money that could be better used to fund things like health insurance for employees.

Other than employee health benefits, no long term, recurring need that would justify a permanent rate hike has been clearly identified by the BOD.

THEME - Pool

24 KEEP POOL AND OPEN YEAR ROUND

THEME – Maintenance

Maintenance is the key word.

36 I view maintenance, as opposed to "improvement", of the developed amenities and infrastructure it is responsible for is the primary mission of HPMA.

38 Again, we should maintain what brought us here.

See the community has safe well maintained roads.

6 Maintain our current facilities

Support maintenance of existing levels but not expansion that increases base expense

13 Simply maintain what is here, and quit trying to make unneeded changes.

11 I would not put improvement of amenities and infrastructure as a top pick if it implies things like a new clubhouse, pool, etc.; we can improve and maintain existing facilities better

47 Maintaining infrastructure needs to be separated from improving infrastructure. I vote for maintaining only.

43 I would have voted for the first one if it had simply been maintenance of developed amenities and infrastructure

THEME – Services –for specific groups

52 The Pointe feels more and more like it's run by the old (of which I am one) for the old. The only day that isn't like that is the 4th of July. I want hoards of kids on bikes, lots of noise at the pool. Bring back the midnight skinny-dippers.

46 I don't believe that the intention of the Pointe when established was to accommodate full time residents. The full time residents of the Pointe currently receive a heck. The part time users subsidize the living costs of the permanent

residents. Those people living year round at the Pointe should expect to pay more for their garbage, water and sewer. The fact that we now need to have a dumpster the size of a football field is evidence of the fact that we, the part time users are footing the bill for the permanent residents who receive the benefit.

THEME – Other

41 Development of a trusting supportive community, with less paranoia

We like amenities that are simple and functional, and appreciate Hartstene's approach they have taken in the past. It doesn't have to be new and fancy.

12 More attention to the best interests of all vs MOST VOCAL

17 You have got to be kidding.....

THEME – Comments on the questionnaire

33 why only five; security, protection of the water supply, financial affairs and qualified staff are also critical

39 I do not understand governance and funding are issues. There is a process in place and if managed correctly has worked well since the inception of HPMA.

35 I have no idea what governance type, structure, and/or processes means?

60 Again, you bias the results.

56 Again, this survey has 1 line item using the words maintenance and improvements. They are 2 distinct actions that may require different monetary outcomes. The above question regarding maintenance / improvement should be separated into 2 individual questions.

14 We do not agree with the bundling of amenities and infrastructure in this survey, because some of the amenities are vastly more important than others to us.

54 Shouldn't have one question with maintenance and improvement tied together. These 2 actions may require different monetary levels to achieve desired goal. Need to separate the first question into 2 separate questions.

53 ****I see a pattern developing here..... answers offered are leading to an agenda held by a few.I.E."develop sufficient funding". This is the second time

this is a possible answer.

What do you think are three “must dos” for Hartstene Pointe? (Please select up to three issues)

THEME – Natural Environment

1 Maintain natural settings. Quit cutting down trees and brush and stop building fences.

29 I would have voted for forest health if I didn't know it was another was to encourage the present forest mgmt plan that was put on hold which I think has massive problems associated with it and which I could never support being implemented in our area of the Pointe.

19 Have a more liberal tree trimming/cutting policy for undeveloped view property owners.

10 forest health and fire prevention are part of maintaining and sustaining natural resources and can't be separated.

33 Forest health doesn't mean anything.

THEME – Erosion

22 Bank erosion is in a category by itself and is very important

25 Bank erosion should include beach bluffs as well as inland/ravine erosion.

I would have checked maintain natural resources if it didn't have just a focus on bank erosion.

26 Bank erosion should be principally paid for by those living with the views. We should ALL participate, but the majority of costs should be paid by the most benefited residents (who also have trimmed trees and shrubs unnaturally, to accommodate their views...not that I blame them).

13 REMOVING TREES INCREASE EROSION.

THEME – Fire Prevention

23 fire prevention is very important, too.

31 Forest health is important..... BUT, we must remember that we are NOT a tree

farm and management of a forest for timber health is not the same as management for fire prevention and preservation of habitat. Tree farmers would remove "mature" timber. We should focus on "ladder trees" and excess undergrowth because that is how you prevent a fire from spreading. Tall mature trees which provide shade and discourage undergrowth actually cut our risk of a bad fire.

THEME – Governance

Give up governance--will not be resolved

7 enforce the ones in place now. Move boats to the parking areas. Too many in front of homes

24 These are the fundamentals, in my view. We need to maintain the natural quality, enforce the CC & R's without favor (for example we STILL do not enforce boat and trailer parking in terms of tarp colors...we have become the cheap place to park the boat or trailer, and an eyesore where they are parked. We need to plant sight-blocking shrubs in places like PDE and Chesapeake where the deer have eaten the tree limbs up several feet and all the dilapidated boats and trailers are in plain view. Years ago, I volunteered to raise money and get the manpower to plant shrubs. I did not get a response from the HPMA Board or office.

14 ARE THERE ISSUES WITH GOVERNANCE?

18 I don't know enough about the governance issues to comment.

THEME – Health care

17 HEALTH CARE FOR STAFF

Recruit and retain qualified staff ???they are not leaving in droves; in fact the few that have left, left for better pay and benefits - which is exactly what and why people should move on...There is not a career path here !!! nor should there be, these are good jobs, but not jobs you would necessarily stay in...wish them well when they find what they want...there are 100's of well qualified people looking for work. Recruiting and retaining staff is not a worry out here and again, fooling ourselves if we think otherwise.

THEME – Water/Sewer

20 KEEP SEWER SYSTEM UP TO DATE IS ALSO IMPORTANT

2 HPMA becomes worthless without sewer/water, funding for maintenance and infrastructure

15 I include the maintenance of the water/sewer systems under developed amenities.

34 Since we became our own water district, I thought it was going to save us money. Did we just save the previous water district from having to spend money to repair our sewer systems as listed above?

I thought we didn't "own" the water system...

11 WATER/SEWER INCREASED FROM 56 TO 89. WHAT ISN'T WORKING?

THEME - Communication

35 Draw nonresidents into the conversation. This survey is a great start.

THEME - Security

37 I don't know where security comes into the above questions but it needs to be looked at.

THEME - Funding

38 If we are going to maintain amenities and recruit and retain a qualified top notch staff, we must develop sufficient funding.

21 Checked 'develop sufficient funding' because whatever is done can only be accomplished through sufficient funding. Without a commitment to sufficient funding, nothing will change.

27 Ultimately, the community needs to survive. The community needs both fixed resources (amenities) and people to run them. I am not the "penny wise pound foolish type." We need a strong association and both regular maintenance and enhancements to the fixed assets. Otherwise, the community will stagnate.

"Must do" should be to spend our money wisely within the 3% annual dues increase. And if more is needed for projects, it should be voted on as a special assessment.

32 Examine a tiered dues structure under which permanent residents pay more based on their increased usage of the amenities.

30 My earlier comment still applies, "develop appropriate funding."

16 PRIORITIZE NEEDS. BUDGET FOR NEEDS.

6 Enough funding.

12 Again....funding, the questions is almost a statement that there is insufficient funding, which I don't believe to be accurate.

3 People are concerned with rising costs/sufficient funds but we keep adding things that add costs (i.e., while I like the new exercise equipment, no community funds went into the old stuff and now equipment is an expectation. Ditto for longer season for pool & hot tub. I cannot believe that lengthening the season has not increased utility bills)

2) Again the statement that we are not adequately funded should be challenged. Listing it here and highlighting it as "most frequently mentioned" creates the impression that this is a real problem, with the only remaining issue being the degree of priority one assigns. For a more valid read of owners priorities, questions of funding should be tied with specific needs, rather than as a stand-alone item. Please see previous comments

THEME - Maintenance

9 We checked "maintain" amenities; however, we do not favor expansion of amenities. In our view there are plenty at the Pointe, and we recognize the need to maintain what we have.

8 Simply maintain what is here.

4 maintenance of what we have is most important

THEME – Other

We learned [were taught] to avoid HPMA when we first bought at the Pointe.

THEME – Comments on questionnaire

5 add wildlife to #2

I'm not sure what is meant by 'Re-examine governance type...'

36 Third time suggesting a funding increase and second time for erosion prevention

as a possible answer.....a little biased???

28 I strongly object to two issues identified on this question: 1) pairing forest health and fire prevention completely invalidates this item as an indicator of owner priorities. There is not clear agreement of a definition of forest health, even within the NRC let alone the broader community. Agreement by one owner may signal the desire to maintain current diversity and density of trees, while to another it may signal the desire for wide scale thinning. Moreover, pairing this with fire prevention completely confuses the outcome. Virtually all owners support this, but may be less enthusiastic about "forest health," compared with other priorities. Accordingly, an overwhelming endorsement of this item can hardly be considered a mandate for "forest health." These two items should be de-coupled and defined.

Do you agree or disagree that these issues are pivotal?

THEME Governance and Funding

18 IMPERATIVE THAT BOD CONTINUE TO BE EXCELLENT AND VIGILANT STEWARDS OF CURRENT REVENUE WHICH WHILE NOT LAVISH, APPEARS TO BE ADEQUATE.

14 Money isn't always the answer, managing the money is the key. Communication and agreed upon goals and priorities are critical.

12 What is "sufficient"? Recent boards seem to need more revenue to "expand and enhance." Why not simply maintain what is here in a fiscally conservative way?

19 SUFFICIENT REVENUE WILL VARY FROM PERSON TO PERSON. IMPORTANT TO ELECT KNOWLEDGEABLE AND CAPABLE PEOPLE TO GOVERN AND MANAGE

3 I don't think we need to generate any more revenue - simply be conservative with what we have ---- also do something about residents who create unnecessary expense by their lawsuits!

THEME Governance

38 We must keep good governance above all. If we have good governance, everything else will mostly take care of itself.

39 We may need to revise governing documents to reflect changes that have occurred in the last forty years.

10 Maintain what we have. Govt needs to represent all people

I like the existing governance and management structure. It helps control "Mission Creep".

Any structure will be disliked by some

RE: governance, is it broken? I am not sufficiently familiar to offer an opinion.

As to governance, I do not know if the current system is broken...so have no opinion of what needs to be changed.

4 Maintaining the environment and structures/infrastructure should be critical needs to be met by excellent governance.

16 OPPOSED TO AN RULE THAT WOULD ALLOW ANY PROPERTY OWNER TO BENEFIT FINANCIALLY FROM REMOVING OR ALTERING THE NATURAL ENVIRONMENT

36 We fell current governing works fine. Current board is doing a good job. Only minor issue is that there is a little too much micro managing. Constantly changing and or fine tuning CC&R's such as dog ordinance, etc. Big issue which has become personal within current board is the high cost of litigation. Survey should have gone out to homeowners regarding tree cutting issue to see if community as a whole felt strongly about subject before spending over \$20K on legal fees.

28 Certain parties at the Pointe do not care what governing/management structure is in place. If that party disagrees with the majority decision, there will be a lawsuit. The Pointe must make certain that all governing documents are in line with current legal requirements.

I have attended several board meetings and found that John Diehl's private agenda seems to outweigh courtesy for others or respect for attendee's time. I also resent the HPMA \$ that has gone into legal defense & justification. While some of his points regarding the Forestry Management Plan may have been valid, he has also challenged the County on multiple issues without participating through the normal public process. For a supposedly fiscal conservative person, he seems to have no problem running up our legal fees.

The situation with legal fees associated with John Diehl lawsuit is another serious situation. No BUSINESS would survive with such an individual on their BOARD or assorted other committees.

8 dont waste revenue. HPMA wasted \$20 K on that ill-advised lawsuit due to study HPMA board decision of forestry management

THEME – Funding

33 raise the assessments

30 I feel there is sufficient revenue.

9 enough revenue

1 Live within existing revenues

20 MAKE DO WITH THE INCOME WE HAVE

42 The first question is implying there is not adequate funding now which I disagree with.

23 HOW GENERATE FUNDS? INCREASE DUES? NO THANKS. FEES DO NOT SEEM TO TRANSLATE INTO MAINTENANCE

7 Funding adequate. HP not a country club.

26 WISER USE OF WHAT WE HAVE

25 We think it is important to generate "sufficient" revenue to maintain the amenities as they are, we do not feel that we need funds to add to what already exists.

40 In general, revenues are sufficient - we just need to figure out how to prioritize and spend more wisely. This survey is a good start, but is not specific enough to do that.

31 Like our own Federal Government, we are trying to spend more than we are bring in, and then bring our funding up to what we want to spend. We need to cut spending of any and all unnecessary items, reevaluate what we deem as 'necessary' and start being more respectful of the funds that we are bringing in from the property owners.

2 Generating sufficient revenue is required by annual payment of dues with routine increases. What I see is the whittling away of our revenue in parties for staff, gifts for volunteers and staff, the development of an exercise room and recent purchase of exercise equipment, etc. I also see the rental of the clubhouse for special private events and the use of the clubhouse for assorted other events for which no financial compensation is received. As more and more people use the Pointe, they begin to feel this is their private paradise paid for by owners. Groups enjoy pool use and clubhouse with no additional payment for service. The Pointe is a residential community paid for by OWNERS NOT GUESTS. It is time to collect fees for service according to budgeted maintenance costs. Cost out the maintenance of such buildings, pool, spa, etc on a 24 hr. basis 365 days per year or just for the summer pool hours and charge accordingly including the cost of staff and supplies and wear and tear on amenity.

41 Again, revenue must be tied to specifically identified needs, and then it should be determined whether it is most appropriate to generate it by special assessment or permanent rate increase. Increasing general revenue without a clearly identified and accountable target will result in too much discretion from BOD to BOD, and not enough assurance that the extra revenue is being spent in a wa

37 Obviously, HPMA must have sufficient funds to maintain what we have loved about HP. I think the worry by some (including us) is that the funds are spent mainly for the benefit of permanent residents while everyone pays. Differential fees have been created, but with rapid and high increases in utilities, it becomes more difficult to support special assessments

35 I think the concern of many is that increased revenues will be spent in a direction favoring full time residents, so what is "sufficient?" and how can it be assured to be equitable?

24 WOULD A CONVENIENCE STORE HELP REVENUE? ALSO RENTAL OF RECREATIONAL EQUIPMENT SALES OF FISHING LICENSES, ETC

27 NEED TO CUT STAFF AND MANAGE EXPENSES VOTE ON SERVICES WANTED

15 OWNERS MAKE OWN REPAIRS

32 I am unconvinced that additional revenue is required to operate and maintain HPMA, not water and sewer, amenities and infrastructure as opposed to allowing additional spending for new items.

5 See previous comment on increased services/expectations and higher costs. My sewer/water bill nearly doubled and frankly I haven't seen any improvement but do expect it to go up further once meters are in & engineering report is done.

THEME Comments on Questionnaire

34 I don't know what # 2 means.

29 Do not understand the second question - not enough info to comment.

What does appropriate governing mean?

21 NOT SURE WITHOUT AN IDEA OF WHERE THIS IS HEADING

22 TWO ABOVE HAVE NO MEANING

11 I do not know what the second question entails, so I'm undecided.

13 The survey is a little odd and clearly reflects a viewpoint as evidenced by the repetition of questions about certain items. When the "other" category is used, there should have been a place for respondent to type in a definition of their "other".

If you own a developed lot or an Island House, is it your (Check all that apply)?

1 PLAN TO RETIRE HERE SOON

2 We have also owned an undeveloped lot for 35 years...sold it last year and now have the one home.

3 We are in the design process for remodel of the current cottage. We will be moving to the Pointe full time in retirement in Spring, 2013

4 We offer our cabin to family, friends, and extended family too.....as gifts!

5 house for sale

6 We hope to make it half time in the next few years or our primary residence with the next five.

7 We also two houses at the Pointe with one used as our primary residence when we are in Washington and the other serving as a vacation rental/vacation house for family.

8 Second NOT vacation

9 snow birds

Page 9, Q3. If you own an undeveloped lot at the Pointe, the primary purpose is:

1 Undeveloped lot for investment or resale, or pass on to children or use as a RV site or use for extra parking.

2 use the pool walk the trails

4 ENJOY THE AMENITIES - PLAY TENNIS

7 Enjoy the amenities offered and be able to walk in a safe and beautiful environment

5 Parking

3 MAY PASS ON TO KIDS

6 We had a lot for 35 years, hoping to build. Bought another lot and built on it, then sold the first lot

Page 9, Q4. Does your property have a view of Puget Sound?

2 Lovely forest views.

3 Just a very small peek-a-boo view through the woods

6 almost!

7 Sort of.

9 very small view

15 Limited view from the deck

11 partial view of marina cove

14 We look right down the steps to the lagoon.

12 In the past I also owned property with a forest view.

1 I wish we could window trees so that those of us with potential views could benefit. I live in such a neighborhood in Seattle where the majority of people are courteous of each other re: view.

5 Because of the great community access to the water and the trails, it doesn't matter to me that we don't have a view from our cabin.

13 But this should not be an issue. What is important is that we all work together for the common good.

10 My lot does not, but my property on the island does.

4 but the committee doesn't recognize our view has value to us and for the property

16 Maintaining this view is vital to my property value

8 This question should ask if there are views of Case Inlet or Pickering Passage, not Puget Sound.

Page 9, Q5. Do you consider yourself/family

1 2/3 time resident.

9 Soon to be full time ;o)))

8 Full time with second resident Shelton, so it is really half/full time

11 part time resident/snowbird

4 Probably away a total of 3 months a year, could grow to 4. So maybe we are snowbirds?

6 This is a vacation getaway for our family including young children

13 Second home

5 In past many years we have averaged only 8-10 nights a year. This year, we both retired and expect to spend many more days and nights at HP

12 Live in Spokane. House on market.

2 BRING 5TH WHEEL TRAILER TO SITE

3 RENT TWO WEEKS A YEAR

7 We have a property just outside the Pointe in Hartstene Forrest and use the inside lot so that we can have access to the walking trails, beach, pool, etc. So although we don't "use" the property, we use the amenities

10 Neighbor and frequent user. In regard to the following question, my property is not used per se, but we use the Pointe frequently, almost daily every month,

Q8. In the next ten years, do you anticipate that you might:

THEME – Residence at the Pointe

23 We hope to become either primary residents in the next ten years or half time with property in Seattle that is small but close to downtown.

25 Down the road, we would like to sell our current residence and live at the Point during summer. Chase the sun during the winter.

22 I couldn't answer the # of days questions above. It's really hard to say. It varies greatly, depending on our kids etc . Also, you don't list "move to the Pointe full time" as an option; we might do that

27 In Re: #6, I spend the entire 12 months here except for one or two trips not longer than 3 weeks during the 12 months.

121 We will not be full time residents, and as we get older, it will be impossible or impractical to maintain two residences

11 Other: Use it more often!

12 We are relative newcomers. We will be here for the next 20+ years.

14 We would love to want something with a view at some point

1 when have extra time, enjoy going down for few days

16 We hope to still be living and well in 10 years and will keep our property as an undeveloped lot.

THEME - Economy

6 DEPENDS UPON ECONOMY

17 If the fees continue to go up, we may have to consider selling and building elsewhere

26 I had specific plans until the housing downturn happened. Right now, things feel topsy-turvy, no plans that are definite.

THEME - Renting

7 Renting is limited to a few times in the summer.

9 We decided to purchase this home after renting a home here and deciding we enjoyed it here. Most of the rentals we currently do are to friends and family of past and current Harstene Pointe homeowners.

24 I anticipate renting the second house a few times each year. So far this year, the second house is and will be rented about 65 days.

20 We have a vacation rental which is occupied by renters and family on occasion. We occupy our primary dwelling.

THEME - Selling

10 Might sell the lot.

19 Transportation will determine how much longer we can reside at HP

THEME - Remodeling

15 Currently remodeling now and have been off and on for since I purchased the property. Could possibly do minor remodel/upgrades in the future as needs dictate.

THEME - Water/Sewer

3 Sewer/water fees are higher than the norm. In order to rent the house, I anticipate that we will need to absorb these into the rental fee. This will reduce potential property income potential.

4 We have plans to build, but those plans have been on hold for two years and looking like it's going to be on hold for another year. The current water issue makes building plans iffy at best.

8 MAY SELL DUE TO WATER/SEWER ISSUE

THEME – Comments on Questionnaire

2 The last part of this survey is not friendly to people that have an alpha address e.g. 653A

THEME – Other

18 None of the above

13 None of the above

5 leave as is

Q9. What is the best way to communicate Hartstene Pointe business to you?

THEME – Communication methods

1 A phone call in the event of a concern about my property at the Pointe or my property in the moorage.

2 Phone call

6 PHONE EMERGENCY

20 I use the phone a great deal in discussing Board matters with specific individuals. I have difficulty in reading feelings from black and white e- mails

21 telephone #5

18 E mail works most of the time, especially when there is a time sensitive manner. If the power is out, phone or neighbor to neighbor is the best way.

12 Mail is great - but email is more cost effective.

16 email is best for all communications

8 All communication should be via the internet.

11 I think as much as possible should be conveyed to owners via e-mail to save money on copying and postage.

10 I don't want to have to go to the website to be informed of important/time sensitive matters. The website is fine for a more complete description of such things, but it's not something I'm going to check every day.

19 Club House Postings

9 Just posting things in the clubhouse is an awful way to share info with part time users!

THEME – Delivery of Newsletter

5 The newsletter should be delivered by all 3 mechanisms listed under question 10.

13 newsletter by email

4 To email the newsletter is OK if that saves money.

17 Prominently post the Newsletter from the Hartstene Pointe Association on the Website and send it as an email attachment.

14 Have newsletter available on-line

THEME – Newsletter Content

15 Newsletter does not provide much content and what is furnished is highly edited.

3 I have noticed the newsletter has gotten longer and even had color at least once lately. This all adds up for unnecessary costs.