

APPENDIX B

SURVEY RETURNS

2009 LMC Long Range Planning Questionnaire

Dear LMC Members,

Approximately every five years the LMC board, with the help of a committee, re-evaluates its goals and priorities, based largely on the desires of its members. During “normal” economic times, there is about a 10% per year change in home ownership in Northbay Port Ludlow. Thus, in a five year period, there may be as much as a 50% change of members. We believe that there has been at least a 30% change in the past five years. With this change may come changes in attitudes and desires for the LMC. This questionnaire is for the purpose of updating any changes in those attitudes and desires.

The results of this questionnaire will be meaningful only if a majority of the members return it. **We, the committee, strongly urge every LMC member to return his/her questionnaire. Your identity will not be revealed!** Please deliver the questionnaire to the Beach Club or use the enclosed return envelope.

We thank you for your consideration and time. The LMC is your organization, and we need to know your desires.

Yours truly,

Michael Cahn, Chairman
LMC 2009 Long Range Planning Ad-hoc Committee

2009 LMC Long Range Planning Questionnaire

DEMOGRAPHICS

1. Owner Category: (Please check all that apply. If you own multiple properties, specify by writing in a number rather than a check mark.)

Condominium Undeveloped Lot Home/Townhouse

2. How long have you owned this property? _____

3. Resident Status: Is this your primary residence? Yes No

a. If you marked "yes" above, how many months in the year do you occupy your residence? _____

b. If you marked "no" above, or if you have multiple properties, what is the present status of this property or properties? (Check all that apply)

Rental Investment Secondary residence
 Extra lot for buffer or view protection Purchased lot to use LMC facilities
 Plan to build in the next _____ years Plan to sell within 2 years

4. How many residents occupy your Port Ludlow home? _____

5. What are the ages of the residents in your Port Ludlow household? _____

6. Please indicate below your household's frequency of use of the following facilities/activities. In addition, rate level of importance for each "High" or "Low".

Facility/Activity	Select one frequency of use for each facility or activity					Level of Importance High or Low
	Daily	Weekly	Monthly	Rarely	Never	
Indoor Pool/Spa						
Outdoor Pool						
Meeting Rooms						
Exercise Room						
Dance Facilities						
Performance Groups						
Squash Court						
Bridge Deck Activities						
Social Events						
Club Activities						
RV Storage						
Hiking/Trails						
Beach Access						
Tennis Court						
Playground						
Picnic/BBQ Area						
Basketball Court						
South Bay Events/Meetings						

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
1			
2			Purchased for the view and area – not clubs
3			Facilities are well cared for, but I am now too old to do anything but walk and I do that daily.
4	More time	Tanning bed	More casual, less expensive place for younger people (30-40) to socialize. ie. The old bar at the Admiralty where there was live music etc.
5	Would enjoy fewer indoor facilities (higher daily upkeep/maintenance) and focus on less expensive outdoor use areas. They fit with local environment and are less costly to maintain.	Get rid of the BC.	I would be curious to know the percentage of residents who use the BC facilities and what frequency. Not total #'s daily but % of residents. In other words – do 75-80% of residents use the facility at least weekly (I believe there is a sign-in) or are 100% paying for 10% to use? Just curious. I hope it is the former.
6	Normal Stuff	Remove all regulations and I am better you people. Because they are not!	
7			We use few facilities but face a fee of \$25.00 per hour for use of the BBQ area... This is ridiculous when we pay \$1000 per year in dues.
8	Snack, food, bar. Newer, nicer BC.		BC needs to be replaced, not remodeled but replaced. It's old, tired and out of date.
9	Indoor pool needs to be handicap accessible! Would use more	Would like to have darts, pool table. Maybe Harbormaster Rest could be part of that!	Miniature Golf.
10	Nothing	None	If a tree is planted that is not native to the land and obstructs another's view it should be removed.
11	Warmer indoor pool		Since I have only been her 4 months and am still working frequently in Seattle, I put the number of times I would like to use the facilities, rather than the actual just now.
12		More exercise equipment – replace small treadmill	Don't decrease club hours, or if needed, not in the am.
13	Nothing	None	The LMC spends too much time spinning its wheels and getting nothing accomplished. Close the BC and fire the mgr. If you must operate the BC let the operations committee perform that task like they used to. You must cu costs as dues are expensive.
14	Added social events where all are welcome	Use BC lower area to store members kayaks, enlarge and improve BC, add a lounge with coffee.	Plan improvements and updates, get drawings market them!! Put a special assessment on the ballot.
15			
16	I have two jobs. I use them when I have time	It's great as it is.	
17	Decent kitchen. Improved Bayview Room. Program of education for adults. Large aerobics area.	Rebuild. Add front lounge with daily paper and a few magazines.	Work more closely with Bay Club and SBCA. Need to keep improving facilities.
18			
19		New kitchen with added space. Women's bathroom remodel	
20	No comment	None	Consider reducing operating hours or closing club on Sundays to reduce operating expenses.

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
21	More cooperation and sharing of facilities with South Bay		This north/south bay division is ridiculous and we seem to be more responsible for it. We should be one community.
22	More discretionary time.	Ok as is except for a BC facelift.	We are grateful for the people who contribute to maintaining high quality of life standards in PL.
23		We would like to see a more open spirit of cooperation with South By friends in reciprocal use of our facilities.	Example: The Bay Club cooperates with PL Art League and the Art Council in arranging art exhibits during Council Concerts. We would like to see that spirit of cooperation by allowing the BC Gallery room and Bridge Deck made available to all PL Art League Members and not restricted to those who live or own property in North Bay. Thank you for considering this.
24	More activities for families.	Ladies sauna warmer, outdoor hot tub or kiddie pool.	
25		Better kitchen	Handicap shower in women's locker room need to be replaced – falls off wall – stream instead of shower – never used unless absolutely necessary.
26	A more accommodating mgt. As times and costs	A theater stage at BC	
27	Heat the indoor pool more.	Steam room	
28	Allergic to chemicals in the pools	No fee for use of mtg. Rooms ie singles etc. No fee for use of BC for Heath forums to educate our homeowners.	Sounds like BC could use some \$. What about having a Christmas event where couples, homeowners give \$ present to BC, ie, \$10.00 per resident? Most everyone is in a more benevolent attitude at this time and after all, it is to our benefit – so, in essence it's a gift to us!
29		The kitchen needs lots of help! Also a larger meeting area would be wonderful. I guess we need a new kitchen.	
30	More motivation on my part.		
31			
32			
33	Improve exercise room better equipment, add food and beverage, bar.		
34		For older residents (like us) some benches near the Marina – and near the opening of our bay so people can sit and see the sound and ship traffic.	Really appreciate the updating and redecorations of the pools, meeting rooms and TV lounge (with a PC!) Also like our Bridge Deck's lending library.Thanks to our staff (LMC and BC) and all those who serve on committees.We miss the Quarterdeck.
35	I work – I need more time off.		We understand budget issues, but we strongly feel that the facilities should remain free to the members because of our paying the yearly assessment. Suggest raising RV storage fees or meeting room fee but the pool etc.
36		Better kitchen Informal greeting area	Richard is a frequent user of the fitness center and spa. While somewhat limited in size and equipment, the fitness center is an excellent place to exercise. The spa is a great place to relax after exercise. Availability until 9:00 pm and Sundays makes exercise possible after dinner rather than just crashing in front of the television.
37	Remodeled and expanded BC. Removable "bubble" for winter use of outdoor pool.		To accomplish the above would probably require a unified Board of Trustees willing to work 20 hour per week or more on the above and other LMC problems. Another problem is our lack of enforcement of the provisions of the LMC governing documents regarding the use of the LMC facilities by non-members.

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
38		More controlled program for swimming pools in summer	<ol style="list-style-type: none"> 1. BC property well worth a significant upgrade/re-model. 2. Reduce operating hours (Fall, Winter, Spring) 3. Fees for usage for members 4. Fees for guests 5. Upgrade filter system for pools 6. Volunteer pool guards in summer
39	Free beer		
40	Being able to spend more time in PL	This is not an LMC issue but we were sorry to see the Harbormaster close – it would be good to have a low cost restaurant on the property.	
41			
42	Events targeted at a wider age range – most events are targeted at seniors and a few events appealing to broader age range would vitality to the club.	Move Friday market to Sat. at the Harbor.(Have with promotion of ? with week-ends.)	PL has become ????? a retirement community much to its diminished???? Open the ? for cross generational activities. They would benefit everyone and add vitality. Create such a group that meets on week-ends and I would participate.? to ? for ?? events are good as well.
43		I liked the idea of a community garden for during summer months. Would pay to rent a plot.	Would like to thank Greenbelt committee. Also would they consider clearing upper Rainier Trail's surrounding area lot of dead debris there. And is it possible to plant some native plants in cleared area – Rhodys, salal, Oregon grape, ferns/
44		BOD representatives come from the whole of LMC	
45	Better facilities – more rooms for meetings		
46	Updated exercise equipment. Another elliptical machine. More weight machines.	The exercise facilities need to be expanded and upgraded to include more current equipment. The need for another elliptical machine is most important.	
47	24 hour access or least extended hours.		
48	Equip the weight room with free weights. The room is too crowded with equipment. A person cannot do any serious weight lifting the way it is set up.		Enforce regulation II, Article I, 3-a – landscaping and maintenance. Hedges, shrubs and trees are not to exceed a height of 8 feet. The trees are getting bigger every year and the views are diminishing. Please enforce this rule.
49	I used meeting rooms more when I was on a committee. I am happy with my present level of use.		
50			Develop a memorandum of understanding with SB for shared use of facilities by both organizations to make 1 PL
51	More computer access. More wifi computer assess in area		I was very happy to be able to use the computer in the Gazebo when mine crashed this summer. So more computers available would be nice. Thanks to the computer club.
52			

2009 Survey Comments

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53			In general, I feel we have a wonderful community in North Bay. The trails comm. has done a first rate job of allowing us to easily walk through our beautiful forests and they continue to add more accesses in both N. and S. Bay. Re: Rental of the Bayview Room – I feel more consideration should be given homeowners vs. non-homeowners as far as rental rates. A non-resident doesn't pay much more than we do as far as usage rate. It should be at least 50% where now it's more like 30% less. (I've had a personal experience with this recently.)I think this has been a recent change.
54	Improved kitchen	Just maintain and upgrade what we have.	
55	Earlier opening. We work and the hours do not work well. Open earlier – close earlier to balance.	Lighting in the Bay room. Too dark and cold feeling.	The management and staff do a wonderful job and I could not ask for more. I wish the community would be a little more friendly. In the past twelve years I witnessed a vibrant fun community turn into a bunch of crabby old spoiled brats. I have witnessed behavior at meetings that resemble my 21/2 year old granddaughter on a bad day. Try and find ways to be more agreeable, respectful and honest. The problems we face in PL are nothing compared real human problems. I love PL and would never consider moving. I really appreciate the BC and the work the LMC members (committees) does. Just get more happy and agreeable please!
56			We appreciate the LMC sponsoring swim lessons through Lynn Hovde. She is an excellent teacher. It is a wonderful "life saving" program. Thank you.
57	Game nights – movies for adults (not porn) dancing lessons.	Sports events (Super Bowl) etc.	PL is the most boring senior location I know of! Most places have activity directors. All we have is squabbling committees that really do very little. I wish the pot lucks would fade away – cocktail light food would be better – we are all too fat and all we have are lunches, dinners and pot lucks. How about a bowling team? Some activities besides tennis, golf and hiking. A senior swim team? Water ballet classes. I came here because it was a senior location. If the families with children want their own activities it is fine with me. Reopen the Harbormaster. It was like an English pub. The Fireside is the ugliest place in the northwest!
58			
59	How about a user fee?		Why should I or others be paying for the one's that use these amenities? I would like to see a user fee! You use it you pay for it.
60	Might be nice to have a coffee pot (fresh) and card table in small corner of the BC	None	I think you do (a mostly) great job.
61		Keep open spaces, trees and plant more trees.	
62	When I am able to finally sell my business and move up. I really enjoy the club facilities when I am there and we love our hiking.		We love PL and are so happy to have such a wonderful place to retire. The people are great and it's the most beautiful place in the county.
63			
64	Cleaning (?) free (?)only for use of members. We pay dues yearly and should be able to use the facilities without further charges.		
65	Handicap access to pools	Remodel	
66	More time to socialize		
67	Visits of grandkids	none	

2009 Survey Comments

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68	More time		Encourage tree preservation. Didn't move here to live in clear cut.
69	When we are there we use the facilities more	Computer room	
70	If hot tub had better jet action!! Have a lap lane for lap swimmers in the outdoor pool so we don't have to doge kids hitting each other with their noodles. Also keeping the indoor pool at 85 degrees in the fall and winter would be wonderful. I wouldn't get angina so easily.	In the winter time Nov. 1 to March 1 change the BC hours to 8 am to 7 pm. Possibly close on Sundays,	Due to the economy maintain what we have! Start a BC improvement fun and encourage those who want to donate to do so. Let residents with skills help in some remodeling – as a donation.
71	Not charging NB residents to use facility for activities like Jazzercise (just pay for instructor) having set days/hours when lending library (Bridge Deck) is open.	Improved kitchen for 1 st Wed. Luncheon preparations; better performance space (both onstage and behind stage) for drama productions; increased seating capacity in Bay View room for larger events.	In frequency chart, dropping choices from “monthly” to “rarely” was too extreme. For example, performance groups don't appear monthly, but we attend often when they do.
72	Modernize facility. Update gathering area or sitting room, Gym and Kitchen.	Lounge or reading room with fireplace.	BC does not feel warm and comfortable. Pipe in music.
73	Less time at the Food Bank volunteering and more time at home.	A spinner or wringer for swim suits in the Ladies Locker room.	
74	Fine like it is!	Maybe an elevator.	
75	Indoor pool/spa kept cleaner! I stopped using because I got a case of ringworm. Pool and shower area should be scrubbed down with chlorine.	Dog par – fence in area for off-leach play. Key card entry to replace sign-in sheet would provide better security and allow later/earlier usage of exercise room and pool areas.	
76	I travel often and just recently retired. I look forward to using the facilities more in the future.	I thin the activities we have are great – but they need to be maintained and upgraded – not added to.	
77			
78	A huge remodel		
79			Since this is our second home and we are elderly, we really don't use the facility. However, we are financially supportive of all improvements done on the BC. Our children and guests to use the indoor pool and exercise room when they visit.
80		We feel that people using pools and sauna should belong to a swim club and pay monthly dues. All PL owners should not cover the cost of this operation if they do not use.	

2009 Survey Comments

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81			There will not be a cost of living increase for 2010 so I would suggest that you suck it up and live within your means.
82	If currently resided in PL	Not sure	
83			
84			
85			
86	Current facilities are outdated and need sprucing up.		Let's revisit combining North Bay and South Bay facilities. There must be some significant savings to combining operation. Perhaps the athletic facilities could be consolidated at NB while meeting rooms, social events and catered affairs at SB.
87			
88	Use them a lot when we are there but travel much of the time. My son, who is there all the time, uses the facilities the most but during summer months we use the outdoor pool almost daily.	We enjoy having all the facilities available and use them as much our busy schedule permits.	We have especially enjoyed the clubs that are available and participate in the RV and Ham radio clubs. Would join other clubs when our schedule permits. Great to have so many choices.
89	Younger grandchildren will enjoy the facilities in next few years	Nothing/nice social bar.	
90	Yoga class	We need more exercise classes especially Yoga.	
91			
92	Live in PT. Would be nice for renters to use facilities at minimum cost.	More aquatic classes.	
93	Nothing	A tree trimming service that keeps trees in compliance with our rules.	This planning questionnaire seems to be aimed at facilities planning only. I don't really care about eh accommodations so much. I would simply like to see our current rules enforced so that the trees don't grow up around us blocking out views for future generation. The facilities won't matter much if the rest of the area looks like Quilcene and people loose interest in living here because the quality of life is so diminished by tree overgrowth.
94	Nothing	none	
95			We enjoy the Friday Market and purchase weekly.
96	Better weight equipment in exercise room. Better water pressure, hotter water in men's shower at BC.	Improved Kitchen and BC	
97	I really like the pool and exercise options, the trails are lovely and a great place to entertain out of town visitors. We use the BC for large parties occasionally and love the option.		
98			
99			
100			

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
101	In order to entice me to use facilities more, a change in attitude of board members and LMC committee members toward the rest of the members is necessary. The elected officers should be servants of the members, not bosses who look down on the rest of the members. (Even at social functions.) The atmosphere is too unpleasant for me to use the facility like I would like to and did in the past.	We see no changes now that volunteers to organize potlucks are no longer willing to work. For awhile, a larger main room and keeping the high ceiling (too keep noise level down) was a desirable thing.	In the past, many members expressed a desire for a major expansion of the club house but the majority voted not to finance any expansion. At the current time, we are recognizing that more income is needed to operate the existing facility, thus members would not be willing to finance an expansion now. The operation of current organization's meeting going on for hours – quibbling about insignificant items turns member off.
102			
103	Keeping the facilities function is important. I think a major remodel should occur in the future to upgrade the lobby area and Bayview room.	The population is changing, with more children here. It would be useful to have them feel more welcome at the club. The children's Halloween party was a good idea.	Keep the pool open! I use the pools and sometimes the exercise rooms.
104	If I had a husband who was more "social".		I believe the amenities at the BC, especially the pools, are a wonderful benefit of living in PL.
105			
106			People that own homes and rent them out should be told to give renters the by laws that we home owners live by.
107	Better locker rooms		
108	Upkeep of existing facilities is very important		I was sorry to have the Harbormaster closed and feel a medium priced restaurant or coffee shop would do well.
109	Overcome our own inertia.		Will always support attempts to improve BC cause it's a valuable property.
110			I would like to see the results of this survey published.
111	It's a long drive from North Carolina		We purchased lot because we think of PL as a possible retirement location. As we see where our children are settling, we doing some re-thinking. At this point we're not sure where we will retire. It's quite possible we'll put the lot on the market.
112	Would like a newer facility. With kitchen etc. It's a shame to have the property and quality of the rooms that are available is sub standard in today's age.		
113	Open at 6 am	Indoor sports court. Mainly basketball.	
114	More exercise facility – a second or third cyclical machine.	None	Two swimming pools are overkill. One is very expensive. Reconfigure main meeting room to view the Admiralty inlet. Coffee and reading room is nice. Daily newspapers would be nice.
115			
116	We burnt out on LMC and LOA activities years ago. Too much bickering.	Fine the way they are.	View maintenance has been issue for us ever since we moved here. Lack of enforcement.
117		Vegetable garden plots. Dog park – leash free.	Removing conflict of interest from LMC board, /real estate agents, brokers, developers and investor/speculators should be required to recuse themselves on votes that inordinately affect them. Some one with 10 properties (and dues) cannot balance thrift and community services well. For example, Developers want every lot to be a view lot to create greater value for their product. Agents and broker get bigger commission on view homes and lots.
118	Facilities are fine. I'm lazy	Lower fees.	
119	I am completely satisfied.	None	You do a great job.

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
120	Renovation update of the BC including the grounds. (like Trails/walkway to beach access and ? maintenance.) An entrance lobby to the BC would attract more members to enjoy the facility.	Remodel Bayview room and kitchen as well as lobby and hostess area.	Thank you for your time and positive energy as a committee.
121	Nothing	None	This is a nice gesture to ask for input. We have lived in PL for 10 years and no one has every asked. Thank you. Glad to see nothing in her about club remodeling. There is no way you can afford it without 1.5 to 2 million dollar donation, so no sense wasting energy on that project. Kim (at the front desk) was her when we moved here and she does a great job. Calls us by name and knows exactly what is going on in our area. Just keep the maintenance up until the community is ready for one club, /we moved here from Kent to be in a quite place that had a marina close for our sailboat (since gone). Storage for our RV a low maintenance yard etc. We love PL even with the deer that walk down our driveway and other wild life (except the raccoons) that eat the peanuts we feed the squirrels.
122			I had a buyer for lot in south bay this year but we didn't put H2O in now it's too expensive to do it. The buyer couldn't afford it.
123		Upgrade and enlarge the kitchen and enlarge the Bayview room.	
124	More equipment for exercise room -0 Treadmills/Stairmasters/Cycling.		
125	Nothing	None	Outlaw dogs
126	Nothing	None	I am not in favor of a BC replacement or major upgrade.
127			
128	Raise the yearly assessment and redo the BC. This would be a one time assessment over time.	The outdoor pool covered for longer use.	We have watched our view diminish because of our growth of trees and brush in front of us. Nothing ever seems to happen to correct his problem. There has to be a compromise installed and enforces.
129	Nothing	None or maybe streetlights.	If you don't use the amenities don't be charged such a high HOA. Let Brian Belmont take a pay cut and perhaps that would result in lower HOA's
130	No chlorine in the pools, Tai Chi classes, yoga class.		
131			As you know, the housing market is terrible in PL. My house is rented because selling it is impossible. Therefore, the BC is drain on resources. At the present time, PL is the on the way to becoming a rental community. They are not allowed to use the BC. So do whatever you want. Just do not charge me an additional assessment to improve the club. I can't afford it.
132	Reactivate the Harborview Restaurant for reasonable and informal dining.		Repair walking lane between the end of Montgomery Lane and the old conference center. Make crosswalks at Mile 9 marker on Oak Bay. Make crosswalk west/east across Oak Bay at Condos.
133	Knowing spaces were available for exercise.		I don't lie seeing the "junk" stuff on the side of the building not enclosed by fence. I like the small country size facility – not big city atmosphere. I would like to see an exercise class for those with osteoporosis, osteoarthritis.
134	N/A	N/A	Thank you. Loved living there, but all was changed by new neighbors –sad.
135		Club house is very well maintained	The indoor pool is a great asset.

2009 Survey Comments

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136	Just need to spend more time at PL	Exercise room need a major expansion and update.	The entire BC facility is old and tired and could use a major upgrade which has been ? the entire 7 years we've owned at PL. I believe the cost would more than be reflected in property values. The challenge is funding or how to pay for. But if done over 5 -10 years, it should not be a burden to anyone ie \$2500 /Home - \$250 /yr for 10 years we'd still be paying less than South Bay.
137		Pool table for teens and a ten room. Lifeguard at the pool is needed.	
138			When we were younger we were much more active in the facilities. When we have our children and/or grandchildren they make much more use of the facilities.
139	New gym equipment. Remodel BG	More programs eg. Yoga, Pilates, tai chi and bridge lessons.	
140			
141	Very satisfied		Maintain existing facilities keep cost as low as possible.
142	Indoor pool. Discontinue Bromine chemical. Why? People are allergic to this chemical	Need floor mats in exercise room	LMC should sell the Common Facility BC where as is should be a club by membership by choice. Home associations should be first about homes and property. Ocean shores, WA has such a facility which is 1 ½ larger than the BC and was established in the mid-60's. It is in much better condition and yearly fees are \$150.00. What's wrong with our situation???
143	Larger "dance area" in exercise area. Current area is too small for exercise/dance groups. It seems that we continue to acquire more exercise equipment which further impinges on the dance area.		Have always felt that the BC needs drastic updating and remodeling. The main meeting room is too small for our current community.
144			Excellent refurbishment of both pools this year. More information on use of Bridge Deck for getting books, donating books etc.
145			
146	If I felt better.	More open space	We may be able to save some money by claiming carbon credits for our greenbelt. There is an ever evolving issue but it begs inquiry.
147	At 84 years of age not much		We love it just as it is. Our kids and Grandkids do also.
148	An updated BC	Covered Tennis Courts	
149	We will use the facilities weekly when we move to PL full time in the next 2 years. We will use the pools and work out room daily in the summer. The trails are also used by us weekly in the summer.	Larger exercise facility. Community garden area.	The greatest value to our family are the pools and exercise facilities. We would like to see improvements in these areas. The meeting rooms are duplicated at the South BC and I would like to see an agreement to use the SB meeting rooms for a user fee rather than duplicating the meeting rooms at the BC and let the pools/building degrade if there are not sufficient funds to do both.
150	More time in PL		Much more co-operation with PLA, The INN, the Golf Course. Why is LMC always so negative toward PLA. That era should be over. To raise more \$ for LMC, why haven't you invited guests to use the pool/exercise room at times of light use? At hotel, I pay 10-20/day to use the exercise facility. Most time I work out, there are no others there – or perhaps just one. This is really a no-brainer, caused only by custom and bad blood. It would so easy to regulate and create what we need - \$.
151			
152			

2009 Survey Comments

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153	Less bickering among residents in the community. We've attended a few activities only to hear a lot of negative talk about the development, residents, weak board and uneven or unfair implementation of so called deed restrictions and policies.	None. We use SB	View Obstruction relief. Current policy rewards those who abuse the rights of other home owners. It is time for the community to get tough with those who deliberately allow or plan trees to grow and block views. Then, hide behind "drainage" as the means to keep their view and take away the view of others. We have several investment lots now at the mercy of bad neighbors. We are selling and staying in SB where views are protected versus a long protracted battle with NB neighbors and a board with no power or will to protect the victim.
154			
155	Indoor pool tiles and water cleaned up to sparkle.		I think the BC provides very well for residents. Seems like most areas of interest have been addressed. One thin, I always wondered about. Why is it that our indoor pool/spa are not sparkly clean as I see in other places – in hotels, motels and resorts. The pool water seems cloudy and uninviting. Is it the chemicals we use? The outdoor pool looks great – although I rarely use it unless grandkids are here. We've been golfing so have not used the BC facilities very much this past year. I liked the music on the lawn this past summer. Beautiful venue – on the Bay. Hot Dogs and BBQ. That was fun. Thank you for all your time and effort to make our facility a pleasant place to visit and attend activities.
156			
157	My lifestyle would have to change from an outdoor one to an indoor one.	None.	
158	Better landscaping, more comfortable seating, evening hours.	Extended months of use of outdoor pool.	
159	A better, larger expanded exercise room not part of the exercise, dance class area.		Although we may not use many of the facilities/activities we rated many "high" because we feel they are important to our community as a whole.
160	Easy arrangements to rent space (dance floor or meeting rooms), cost-free for non-profit member use with free access to all members of the PL community. I would like to lead meditation and study groups for PL residents, and wish to do this cost-free, without need to post labeling ? or such.	Lobby with PLA to restore HarborMaster and Wreckroom.	
161			Brian Belmont has done an incredible job in maintaining of the BC facilities. I have used the Bayview Room on several occasions for Rotary functions. The staff has been helpful and professional.
162	Better and more gym hours. Equipment – have to wait for everything. I work 7:30 to 5:30. I would like to work out before work. Too tired after work.	WiFi	
163			Why not use the long range plans drawn by previous long range planning committees instead of ignoring them? We used to use the facilities more when we were younger. The exercise room and pools are first rate.
164	Elevator to lower floor; equipped kitchen; more of a club feel.		

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
165	The pool often more months. Lunch parties? Dinner parties?		The moratorium on trees and views looks like a cop out to me. Okay, clarify the wording where it's needed, but there are so many violations where a language check is not needed. What's language change is needed for "Hey neighbor, you're letting your new trees grow above your roof line and it's blocking my view." That's not complicated. Give the greedy view-killers the impression that they are now okay is their signal to allow the obstruction to get worse. The basic rules are fine. If you want to find tune some parts, okay, but the suspicion is this is just another dodge so LMC won't have to deal with this unpleasant task. How sad. It may be unpleasant but it is the most necessary.
166	Once we are no longer working we plan to use many of the facilities more.		The reason we chose PL to build our retirement home was due to the various activities that are afforded our residents (in addition to the scenic beauty and the CC&Rs). As well we liked a planned community with rules so that you don't have a neighbor parking his RV next to your home, or painting their house hot pink, for instance. We do thin it's rather ridiculous that NB and SB can't share some facilities to avoid duplication and extra cost. (ie, tennis courts, pools) and to allow more "fraternization" between what seems like two separate PL communities.
167		Install Bubble on Tennis courts.	
168		Add a chess club, Add a German conversation class or club	The facility is well managed. The people at the reception desks are outgoing, helpful and friendly. If possible, keep the outdoor pool open for a longer period in the Summer. This pool is absolutely great!
169			Lower area between indoor pool and locker rooms has looked totally disgraceful for far too long.
170	Our own willpower, particular with exercise facilities.		I use the coffee break room occasionally and don't want to lose that.
171	Nothing	E-mail from 2002	E-mail from 2002
172			I'm happy with the facilities. I especially love swimming in the outdoor pool in the summer when my grandchildren visit.
173			
174	If the Bayview room was larger and nicer. Better kitchen.	Whole club needs updating.	The club house is a part of our NB community and as such needs to be a compliment to our residence. Part of our value of our homes is because we are part of this community and its amenities. We need to sell the residents of the community on updating our club. I think there are enough new people in this area to come up with a new plan and see what they think.
175			
176			
177	Nothing.	No opinion.	For years (20) I have asked if there could be any consideration to those who owned prop only (never used the facilities). Also over those years – not even a courtesy of a reply nor answer. Per all the news letters etc. not impressed w/H.O. Assoc so now will let someone else have the pleasure.

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
178	Installation of a stair climbing chair or elevator	Please consider the older, arthritic people with regard to the cold air in pool area. The insistence of opening windows when some people are swimming or exercising in pool is intolerable. The ceiling/windows are o.k. but the window doors should not be opening against those wanting them closed while they are present. Although we are not "handicapped" in wheel chairs we do find it difficult climbing the stairs. We have not been able to use the exercise room or the indoor pool/spa because of this.	
179			
180			
181		Add Tai Chi classes!	
182	Sanitize indoor poll s/a outdoor.		
183	Grandchildren visiting more	Updated kitchen. More equipment to work out.	
184	Rebuild	Craft rooms	Auditorium and sound system must be improved. Kitchen redone.
185	I am satisfied with the services offered at present.		
186	I used them more when I was younger.		
187			
188	If we build and move in.		
189		Lifeguard during summer swimming season.	
190	Building our home and residing in PL.		
191	Warmer Paint colors, Club house feels stark, not cozy.	None	Still hoping for consolidation with South Bay.
192	Living in PL		Since we live in So. CA, we are unable to enjoy the amenities. However, our tenants would like to. I know LMC money is tight, but it seems reasonable that since we pay our fee every year, and have never used the facilities, our tenants shouldn't have to pay an even higher fee to use the facilities we pay for. (to add insult to injury, we pay double, since have a house and a lot.)

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
193		North and South build a Performing Arts Center for all PL performance groups. Could also be used for large gathering where audio/video use is needed. It would be a great plus when we bring in outside performing groups that have been sponsored by the Performing Arts Group in past years. Also Memorial services, Military honor events, Award ceremonies etc.	Seeing the number of young families living in PL a portion of the facility could be turned into a youth center with proper supervision.
194	Make facilities at BC more amenable to gatherings in the community room by having comfortable love seats and stuffed chairs distributed throughout the large room. View of the bay could be enjoyed by many more people/visitors.	Would appreciate resuming security checks at Admiralty Condos. Would pay for such services as it is very important. Benches or modified tree stumps for resting areas along the trails. More containers (small) for garbage along roads and trails.	It is upsetting to see trees cut down around new homes. Too much laxness in application of rules preventing indiscriminate tree cutting to improve an owner's choice to eliminate obstructions of view previously present. Before cutting allowed, please keep the integrated of the forest intact. I've noted many trees disappearing on Rainier trail in close proximity of new construction. The trees removed were very distant from new buildings. Why is this allowed? I am please with the work and hard efforts made to keep PL the lovely place it is. Truly a paradise and the envy of surrounding villages. Thank you so much to the committees.
195	Using the condo more often when we're there, we use them.	Can't think of any	
196			Management is excellent, Brian and all his staff. Maintenance is excellent. Don Baker is outstanding.
197	Exercise classes, dance classes		We appreciate all the hard work and efforts it takes to run a "first" class resort such as PL.
198	More space in the weight training area.		We live in the area but not on our lot. We are retired and have started to travel. When I am home I use the outdoor pool and the indoor pool regularly.
199	More time – have a messy personal life – home is for sale.	Better web site	The pools, exercise facilities and meeting rooms are very important to me – even though I do not use them as much as I would like – they are part of the value of my home. And are one of the primary reasons I am trying to find a new home in North Bay.
200	Friends, Good Health	Return the pool table. Organize a group to play ping pong. Organize a community social gathering for conversation, meeting other residents, enjoyable interrelationships. Maybe fortnightly (weekly? monthly?) Have coffee and soft drinks available at moderate prices.	

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
201	Our use of the facilities vary over time as our interest do. We feel the facilities are used by us as often as presently can	None- We feel the facilities and amenities are more than sufficient to satisfy our needs.	We believe that the present manager and his staff are performing a herculean task and should be acknowledged by all of us on a particular day to recognize their efforts and steadfast attention to duties.
202	Updated facilities on indoor pool and play areas.	More dining facilities	I feel that the whole area is looking a little "tired" – ladies locker room looks great since our remodel.
203	Nothing. I don't like the BC	Combine North and South Bay; have 1 club.	I am not in favor of a BC major renovation or replacement. The LMC/BC is a place of nasty meetings, conflict and narrow minded autocrats.
204	Facilities are great. We use them as much as we want to. Great employees – always friendly. Wonderful attitude.	1. Better crowd control in the outdoor pool on weekends in July and August. Maybe a lifeguard. 2. Men's shower water is too hot. Needs better adjustments.	
205	Do the remodel		
206	Permanent locker in Men's room	Club house remodeled modernized	
207		Lane dividers for indoor pool	I just want to say thanks for keeping up the facility like you do. You are always kind and helpful when I check in even though I am a part time resident. You are always careful who you let in and never let anyone get away with anything – That's good! The rec center and its facilities is what sealed the deal on purchasing our home in PL. Thanks.
208	Nothing. We value the Marina and the activities at the INN more special dinners, Day with Chef Dan etc.	Help get a grocery store here in PL	1. Provide leadership to end the constant bickering. 2. Consider social events with music that is more recent. The WWII era is long over, thankfully!
209			I come up to PL for vacation and love the pools, beach, and playgrounds! All fabulous! Hope to live there one day.
210			Can I quickly just respond that we're undeveloped land; we live in LA and truly don't have too many opinions other than we hope we still have a view when we get back up there (grin), and that's about it. Thanks for all the hard work and enjoy the holidays.
211	COMBINE WITH SB	DISBAND	WORK TOWARDS CONSOLIDATION WITH SB. DON'T DUPLICATE SERVICES.
212	We already enjoy daily us of the pools/spa, exercise room, and table tennis at our 2 nd residence in PL whenever we are here. The BEST FACILITIES EVER! Thank you for providing these amenities.	Improve landscaping around the club!! Especially slope above tennis courts (eyesore!)	Even ivy would be improvement of bare slope above tennis courts. More shrubs on/around parking lot would be nice! (We would volunteer in planting party!) Otherwise, we appreciate the pools* and table tennis facilities and the friendly staff. *especially the newly-painted concrete floors: Thank you
213	Update the audio system in the Bayview room	N/A	My compliments to the club management!
214	I would use the facilities more if I spent more time in town and one day my husband and I will be in town/ at least 6 months a yr.	I purchased my property because is was close to the BC and because of all the facilities available – individual clubs (dance - cards etc) should only continue if people attend them.	For the amount of time I've been able to spend in PL I feel that the staff and volunteers do a wonderful job and once I am able to spend more time in town I will definitely volunteer to assist with some of the programs/issues at hand.
215		Would like to see Harbormaster return.	

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
216	Being younger! Less rules about time and charges (?)	A stage for play – dressing area for the same. Better kitchen at the BC	
217			
218			
219	Having a great gym and a “to-hire” personal trainer.	A good gym and a “to-hire” personal trainer. Would pay to hire a trainer from a list.	Although I don’t use much of the facilities offered, I appreciate that you have them. I use them to a high degree when family visits us in PL. Although we are still “young” I know we would use the facilities often when we get older and can’t travel much.
220	Would definitely use facilities more should my personal health improve.	If not already in place, would like to see power point capabilities available in meeting room.	<p>This property is owned by myself along with my two adult children and their families. Both children and their families however reside outside of PL. Their visits to the facilities occurs approximately 5-6 times per year. However, both my daughter and daughter-in-law have found a number of residents inhospitable to the children. The children are young, five and under and all are male. They are not poorly behaved but of course are energetic. We have encountered rude remarks made by others especially in the shower areas. Perhaps these individuals believe the children to be guest? They certainly are not, they are property owners paying all the relevant taxes and fees accordingly.</p> <p>We have also found certain of the receptionists at times off putting --- For example, chatting with other staff and not responding to guests at the window; an attitude of some snootiness and implication that we are not known at the facility. True, in that we are not regular attendees, but clearly have every right to access. There have also been rather ridiculous reasons given for allowing only 6 yr. And up to be in the hot tub. The children take very warm baths at home and are quite used to hot water. The children are also widely traveled and are not kept from hot tubs with in first rate hotels or on cruises. Surely parents can discern whether something is dangerous or not.</p> <p>In general, we very much like the “old school” nature of the facilities --- see no need for new and luxurious buildings --- as long a maintenance is good and preventative in nature. The BC and its facilities were certainly part of our decision-making in the purchase of the property.</p>
221	Once retired and living in PL full-time, we will use the facilities daily.	25 yard lap pool with turns at both ends.	We plan to be permanent full-time residents with the next couple of years after we retire to PL. Athletic activities, like swimming, hiking, running, biking and weight training are the most important features for us.
222			
223	Full retirement	Dog park	
224	If it was “Adults only”. The few times we attempted to use the facility were very unpleasant thanks to the behaviors of the kids and teens. Their refusal to obey guidelines and overall lack of respect towards others.	You have a nice facility and a wide variety of amenities, we wouldn’t add anything.	
225	Not sure – get tired of the political in-fighting; particularly as concerns trees/views. Seems people get on committees just to get their own way and rules change constantly with each new BOARD!	I would like to see the rules be consistent and not continually change. I particularly don’t like the architectural control allowing so much tree cutting.	Even though we rarely use facilities, our children do when they visit. The hiking trails seem superfluous as our streets and roads are safe to walk. RV storage particularly needed to keep boats, RV’s etc. out of neighborhoods. Even though we don’t often use facilities, I think they are important for the community as a whole. We do sometimes use outdoor pool and exercise room.

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
226	The exercise room is much too small and the equipment is too close together. I would use a nicer, larger facility, but do not like the current one.		Even though the BC is clean and managed well, it is outdated and not an appealing place to host an event, or to use. I would like to see a new building in its place (can keep the outdoor pool as is). The location is beautiful, but I would not rent a room there for a major event, such as a wedding reception.
227	N/A	N/A	The house has been unoccupied for 2 years. It is available for rental or sale. No takers have appeared. This place is an expensive non-performing asset.
228	Spending more time there, which we plan to do in another year or two.	Elliptical machine in work-out room. Covered tennis courts for year round use. Boat launch.	
229			I don't mind paying my assessment for the general upkeep of the facility, although I don't use them, but I do mind the money going to special events and amenities (such as life guards, phones in the bridge deck, upgrading tennis courts etc. I think that a user fee system should be used to finance these extras.
230	Educational programs re: northwest environment, building a community of caring people, charities, positive ways to support each other, our elderly or area...	Upgrade Christmas and other decorations to add a little class. Set up electrical switch to turn off refrigerators in Bayview room without having to unplug from the wall – a safety issue.	I hope we bring a level of caring and ethical decision-making to all we do as individuals, and committees, and polity makers to protect and enrich the lives of our members and our environment.
231			
232	Gym was not so crowded. Equipment area is too small for the amount of equipment.	Larger gym area for equipment.	Earlier hours. 6:00 am for people who work and need to commute.
233		A social seating/gathering place similar to Bay Club lobby.	
234	Nothing		
235		Racquetball court	
236			
237	Better athletic – physical fitness equipment.		No children in outside pool. Allow use of large meeting room for Jazzercise. Meetings can use other time or place. More substantial discount for Marina slip fees.
238			Enlarge Bayview room – kitchen – entry. Update other area that needs it. Quite like the plan we proposed several years ago and lost the effort by a few votes. These projects are needed just to keep up and every year we wait the cost rises!
239		None that I can think of but please keep the ones we have.	Great place to live! We can afford the annual fee now but please the cost down to small annual increases.
240	Hate the “smell” in the indoor pool.		
241	Living there! When we live there as our primary residence, I anticipate that we would use the hiking trails, the pools and the exercise room.		Thank you for making an effort to determine the importance of these amenities.
242			

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments
243		They fulfill our needs at the present time. We used it a lot when we were younger.	
244			I think it is arrogant to charge club members extra money to use a room for a fee-charged instructional event.
245			
246	A younger body	We are happy with what we have here.	We appreciate such nice facilities close to home and the friendly staff.
247	Bigger stage with dressing room and more seating capacity in the Bayview Room.	Level ground and seating by BBQ area for small resident get-togethers. Perhaps a small covered area with picnic tables.	Good job with exercise equipment and area.
248	Community BBQ and picnics with games for kids. More equipment in exercise room.	Clean up and set up use of beach volley ball court. Upgrade and add swings etc. at sewage plant area. (see facilities at ? PT)	Love what's being done to bridge over stream near sewage plant. Reopen Boat ramp!
249			We are only at the condo 4 times a year.
250	Sauna does not get hot enough. Needs attention, women's also. More exercise classes/yoga. More cultural events.	Poss. Snack bar/bar at Marina nice. Full service restaurant. Perhaps a few more sitting benches by water area nice picnic tables.	It's a great facility and well managed.
251			
252			
253		A gated area for dogs to socialize.	
254	More equipment in exercise room.	None	
255	Put lane line in outdoor swimming pool in summer.	Add a new weight machine and enlarge workout area. Turn weight machine around to face the TV.	Very clean and neat facility. We really enjoy using it.
256	Proper indoor pool temp.	A mechanic cranked chair for pool access (see Seattle pools.)	At best the indoor pool temp. is 1% too low – 85 degree is the norm I'm used to. Approx 15-20% of the time the pool is too cold to swim.
257	Nicer physical fitness area	A sandy beach	
258	Personal motivation to get more exercise	Community Garden with maybe a Green House	
259	If I decide to move to PL		
261	Need to Remodel, friendlier atmosphere	Need to Remodel BC. Can't say I would like to bring family or friends to old rundown facility not 1 st class. Fire hazards – prices are too costly compared to using other facilities nearby.	Need to raise funds for future remodel, would help to keep price (home, land) of homes stable. Hope someone will sometime review how a remodel would entice more outside use. Outside income necessary to cover remodel costs. Outside marketing has never been surveyed. I've been on 4-5 different committees for remodel. Need outside professional consultant to guide Board and remodel committee. Would like to use BC for dance review but use Manresa Castle with better floor, nice atmosphere. No one complains. Someone referred to the BC as an old soup kitchen. I took offense to their remark but no one is inclined to plan remodel. Art Moyer plans are not the answer.

2009 Survey Comments

#	(7)Entice to use Facilities more?	(8) Facilities/Amenities	Additional Comments	
262		Remodel/Update the kitchen		
263	Ok as is	Ok as is	Although we do not use many of the facilities our children and grandchildren do when they visit.	
264	Nothing	None	We are satisfied with the "status quo."	
265				