

The survey has been out for 2 weeks and the results are noted below. Results are noted in **Blue**. Additional comments for clarification have been made by John Kittell and are noted in **Green**.

**A total of 34 responses have been made.**

### **CCEHOA – survey questions**

The following anonymous survey is for all Candle Creek Estate Homeowners. Regardless of your support, the CCEHOA of you do not. Regardless if you have paid your dues in the past or not.

**This is OUR community, and YOU ARE ALL WELCOME.**

We want to hear from you. We believe this is a worthwhile project for our community, that will not only keep everything looking good, but will for years to come help keep ALL of our property values up.

1. Do you agree that we all live in a very nice part of Calgary?  
a. Y = 34 N = 0
2. Do you feel that the look and feel of this community is one of a nice Estate community?  
a. Y = 33 N = 1
3. Do you or your visitors ever notice the fences between the brick pillars  
a. Y = 23 N = 11
4. Do the dues you pay to the CCEHOA get used the way you feel they should be?  
a. Y = 29 N = 5
5. Do you know who has been maintaining the wood fences between the pillars  
a. Y = 20 N = 14
  - i. If Yes – who 20 = CCEHOA, 1 = homeowner and 13 – not answered

The following questions will be rated on a scale of 1-10. 1= not important and 10 = very important.

6. How important is it to you that the grass is cut and trimmed along:
  - a. Elbow Drive
    - i. 1-10
    - ii. (0-4 = 5) (5-8 = 10) (9-10 = 19)
  - b. The park overlooking Fish Creek
    - i. 1-10
    - ii. (0-4 = 4) (5-8 = 15) (9-10 = 15)

- iii.
- c. The 4 sections on the upper and lower Candle Cr.
  - i. 1-10
  - ii. (0-4 = 2) (5-8 = 17) (9-10 = 15)
- d. That everyone should pay their dues?
- e. 1-10
  - i. (0-4 = 3) (5-8 = 5) (9-10 = 26)
- 7. How important is it that you get community information about suspicious activities, animal sightings etc?
  - a. 1-10
    - i. (0-4 = 2) (5-8 = 13) (9-10 = 19)
- 8. How important was it for the CCEHOA to cover the cost of a new community sign, when the old one was stolen?
  - a. 1-10
    - i. (0-4 = 3) (5-8 = 8) (9-10 = 23)

The following questions relate specifically to replacing the fence and how it is funded.

- 9. Do you agree that anyone expecting part of their fence to be replaced should have been paying their dues for the past 5 years or make up the payment now?
  - a. Y = 30 N = 4
- 10. Do you think a 60/40 split (60% paid by fence owners & 40% paid by the rest of the community) is a fair split?
  - a. Y = 22 N = 12
- 11. Would you support the fence replacement program, if:
  - i. All fence owners paid up and agreed to pay their dues going forward.
  - ii. Fence owners all agreed to pay 60% of the fence cost on their property.
  - iii. All work would be done at the same time, to stay consistent and provide a one and done approach to this project
  - b. Y = 26 N = 8
- 12. Do you prefer wood or vinyl for replacement fencing?
  - i. Wood          Vinyl
  - b. Wrong type of question. See notes below for preferences.
  - i.
- 13. Do you have any additional comments you would like to make?

Please be advised that we are completely against financially supporting this proposed fence initiative.

We are also against supporting the voluntary annual dues that continue to be requested.

We feel that any fence repairs or replacements are the entire responsibility of the resident, not the residents' of our community, Canyon Creek Estates.

We were deeply concerned to read your proposal of requesting the City of Calgary to add monies to our Property Taxes for this fence initiative. We are completely against any additional amounts added to our personal property taxes from CCEHOA and will vigorously formally oppose this.

*Response: There has been no proposal nor request from the city to add this to your taxes. This was a suggestion that was given at our AGM/Fence meeting, but previous boards had already looked into this and it is not possible, due to the fact that fences are on private property.*

Neither wood nor vinyl. Fence is fine only minor repairs are needed. This project is unnecessary. Fences still have a good number of years of life left with some minor repair here and there and one more paint job. Spending money doing replacement is irresponsible spending.

*Note: Since members of the community would be contributing to the replacement, no irresponsible spending would be done, unless people volunteered to spend.*

VINYL MAINTAINS A NICER LOOK, LONGER. SEE THE UNITS ACROSS THE STREET. ESPECIALLY FOR THOSE WHO WATER THEIR LAWNS FREQUENTLY  
QUESTION 1. BESIDES WOOD OR VINYL WHAT ELSE IS THERE?  
TOO MANY OPTIONS IN QUESTION ESP. i. I expect some of the owners have not been owners for the last 5 years.

Neither wood nor vinyl. Fence is fine only minor repairs are needed. This project is unnecessary. Fences still have a good number of years of life left with some minor repair here and there and one more paint job. Spending money doing replacement is irresponsible spending.

I think the fence owner should pay the full amount as many who live on Candle Crescent would never drive by the majority of fences but think an 80/20 split might work. I would be opposed to 60/40.

Fence replacement unnecessary. Just fix areas that are broken and repaint as necessary.

40% contributions by the rest of the non fence owners in the community is not an appropriate allocation of the cost. 5% would be a more accurate representation of the impact on property value to non fence owners. Will not be participating in any amount as I think this has been handled in a way where only the people who want it done are reflecting their own opinions/wants and aren't listening to those who disagree. Since its a voluntary HOA you should probably move away from dealing with the fences at all since you legally can do nothing to force compliance. Pay for all fences in the community or none. Anything else is an overreach.

70 30 split is more than generous considering the maintenance to date has been at the community expense and most fence owners who are not adjacent to the fences under discussion for replacement already have funded 100 of their own replacement. In our case, the neighbors across the back didn't want to share in the cost even though the fence was falling down. In other words, owners like myself have already done their part to keeping this community looking estate like, some paying full freight for their neighbors already. At the same time, as one of those owners I have a willingness to help my neighbors do the same to achieve community harmony but feel the primary responsibility is the home sites which the fence shelters and protects.

homeowners accessing community funding need to pay their portion in full before accessing community funds.

I fully support the all or nothing approach, a once and done approach, all work done at the same time or no work done. in the absence of that, we will end up with patchwork and the purpose behind community chipping in support will not be achieved. To be clear, my support comes only if that is the end outcome.

In alternate to the fence replacement, I would also support a community planting and mulching that obscured the fence and took away the need for ongoing grass cutting, and fence painting.

As a responsible homeowner that has had to replace fencing on my own property, I am not in favour at this time of having to pay for other property owners that don't take that ownership and responsibility for their own property and up keep. I could make an exception if there is financial hardship involved but otherwise not at this time. Concerning vinyl or wood, I suspect they will both outlive me so I don't have any preference.

Wood fence is OK as they are currently.  
Why these fences an issue bat this point?  
They looked to be OK.  
I don't see the immediate need to replace them

Fences should be covered by the home owners like all the rest of us have to pay for our own fences....

Material chosen should enhance the look of the community and not have a cheap look. White vinyl may not enhance the curb appeal of the community. Depending on the manufacturer a black or dark brown vinyl may give it a better look and increase the curb appeal. A wood-like composite that goes well with the brick could enhance the value. It should be considered as an alternative, especially if it looks awesome. A wood fence should be ruled out due to maintenance cost.

Wood

Vinyl preference. Re mowing lot at bottom of 200's Candle PI - the city also mows it and in between city mowing I think the nearby residents are likely ok to do it from time to time (speaking as a resident on 200's Candle PI. Worse case it looks wild like the rest of the park - different than the verges along streets on the back of houses which reflect the care of the community - the open lot can look like part of the park.

One pot and get all the fences done at the same time and divide between home owners. Home owners who have fences facing out should not have preferential treatment with most of the dues. If we live in a multi-million dollar community I would think people can afford the sharing cost of the fences.

Going forward vinyl would be a smart long term solution. As for fence responsibility the home owner is actually legally responsible for the fence maintenance under the community standards bylaw. I think to maintain the standard of our community we are doing a great service taking on fence maintenance. When I was president years ago I arranged for a city contractor to come in and repair the fence facing Elbow and Candle Crescent. We paid the cost and simply notified the adjacent property owners as to what we were doing. At the time we had the funds to do this.

Vinyl fence. If the homeowners with the fence will deposit their \$3500 each towards replacement I will pay my \$1500 share.

Ha ha! Last question was a trick. You asked wood or vinyl, but could only answer yes or no. Yes to which one? wood or vinyl. A yes/no answer needed to ask wood vs vinyl. Or answers should have been wood or vinyl instead of yes/no. Also even though 60/40 split is fair, we would support any split between 70/30 and 30/70 if it results in agreement with the fence owners.

I'm no fence expert, but from what I've read in your reports vinyl will last as long with zero maintenance. If that's true then I'm all for it. Thanks for taking care of our neighborhood!

Previous question is not a yes-no choice. I prefer wood.

Vinyl will allow for less repairs, especially if its white vinyl.

vinyl is more affordable and low low maintenance costs going forward

Wood Fence

I prefer a vinyl fence because it is low maintenance  
Linda P Walker

Perfer wood Fencing and similar style. This way we can progress with fence replacement with the home owners who have agreed. It is better to get 70% complete then none at all.

I would like to see the garbage containers removed from in front of the garages at some residences. Put them at the side of the house or in the garage, No excuses for people with 3 car garages, which seem to be the worst offenders. We are an Estate Area and we should look like it.

I think the vinyl fencing would be nice, as it is guaranteed for 50 years, no more maintenance required.

No comment at this time

Vinyl