

The Board of Directors recently sent out surveys to the members soliciting their views on certain issues raised in the recent election. The response to that survey has been very impressive. Some responses were very positive, some were very negative and some were simply profane. To those of you who suggested that we do some specific thing to benefit the community, we want to express our sincere appreciation for your thoughts and ask you to join us in building a sufficient consensus in the community to accomplish your goals.

A couple of words of caution. **First**, some of the comments contain offensive language. We modified some of the words by replacing letters with symbols (\*\*\*) but the meaning of the words still are unmistakable. Some of the other comments contain inflammatory slurs such as the word “Nazi.” We regret the harsh feelings underlying these comments but feel obligated to print the negative comments both because it’s important for our members to realize that not everyone is happy with the HOA and because we feel you all should realize that the volunteer members of the Board get this sort of abuse on a regular basis. At least one of our directors has had to call the Sheriff after receiving abusive and menacing e-mail.

**Second**, do not assume that you can determine the mood of the community simply by counting the number of comments on any particular issue. Some people want us to disband the HOA because they perceive that it meddles too much in the private lives of the members and others want us to disband because, they complain, we don’t do enough to enforce the covenants. Some of our members simply checked boxes and returned the surveys. Other members sent us essays, some of which were thoughtful and others of which were simply vitriolic. We broke up the comments in the essays into categories both for ease of reading and to preserve the confidentiality of the members who responded. In some cases that resulted in five or six comments on a particular topic by a single member.

As you read through these comments, we suggest that you try to find your own comments and compare them to the comments made by others. We think all viewpoints are valid and should be respected, but reading the wide range of opinions contained in the comments should give you some insight into the difficulty any Board of Directors is going to have in satisfying all of the members. We hope that such an understanding will help us all to realize that there is a wide range of opinion as to what we should do going forward. We urge you again to join us in bringing those people with disparate viewpoints together so that we can accomplish something positive for our community.

### **General Comments**

I think community services enhance home value. We are moving to CO this year and would value those services.

Thank you for your concern and asking our opinion. Keep up the good work.

THANKS FOR ALL YOU DO!

Thanks for asking for our opinion!

Slash collection is great!

You will always have dreamers. Keep small and do just the things necessary to keep a nice community.

I feel the HOA should send out a questionnaire to the homeowners who use the gravel roads west of Kenosha Drive, Fremont drive & Gore connecting to Independence if they would like to pool monies to have someone grade and apply dust control at least twice yearly.

I love living here. I would like to see nothing change including no new growth. However, I know that nothing stays the same and things will change. I support almost anything that keeps my property value high.

Lastly, for the next HOA election we need a bio on every candidate. It is hard to make a choice on candidates when no information is given.

Generally, people move here to get away from the Highlands Ranch mentality. I do not think that management style belongs here.

Keep it simple.

Regarding the small but vocal group who challenged the previous board: This small group was stirred up by one or two H.O.'s, and didn't represent the majority. Thanks for your volunteer work on behalf of all H.O.'s.

Keep fast food out of our community.

More slash help - chipping/pickup.

Scrap the mosquito program.

We need to do more to control speeding in the community.

Pave Beardance Road! The golf course should never have been allowed to be built without this provision. Also pave the end of Kenosha Dr. to Beardance. This has become a heavily traveled artery. I think Mr. Taylor can afford it.

The back and forth backbiting in the Perry Park Sentinel & other mailers was childish.

Without a strong HOA the entire community has the risk of losing property values and quality of life. I have a real estate license in Virginia and I have lived in many areas of our country. In all my years of experience, strong HOA's were desirable and effective.

Work to get community take action on ips beetle spraying. I paid over \$700 to S\*\*\*\* to have my acre sprayed. This would be of much greater value than spending money on restraining orders or individual builders.

I have not seen any mosquito abatement intentions performed.

If I could see things that benefited me & my community done instead of paperwork and lawyers fees I would maybe support HOA.

Get rid of trash vehicles on properties. Have welcoming pack for new people before they get contaminated by ignorant residents.

### **Covenant enforcement**

Leave things [covenant enforcement] the way they are and refine our existing programs.

Are Douglas Co zoning regulations inadequate?

We need to enforce dead tree removal. The area on Independence between Cameron and Bear Dance Drive needs to be addressed by the HOA that governs the area (us or Sterling Point). It makes our forest look unhealthy and brings down the entire surrounding area. It would also be nice if we could get a bulk rate on the chemical needed to spray for the mountain pine beetle. I spend a lot of money every year spraying my tree to prevent infestation. However I know that property management is part of living in Larkspur and every smart homeowner sprays their property.

On a side note, the Sage Port area has a tremendous noxious weed problem. I don't think homeowners are aware of how these weeds affect their property or the area. I have been trying valiantly to control knapweed, thistle, loosestrife, etc on

my property. However, if my neighbors don't care to control the weeds on their property the seeds just blow back onto mine and I'm back to square one. Round-up works well but some really tough weeds take two/three applications. I wish every homeowner would take one day to spray their property for weeds. It would make a big difference for everyone.

Mail to all the homeowners observed covenant violation w/o I.D.ing the violators, e.g. fences, motor homes and 5th wheels etc, and ask for input as to how to deal with them.

Remove diseased trees & fallen trees from snowfall of March 2003.

Enforce covenants.

I would like to see the covenants enforced stronger to keep property values up. There are several properties that need cleaned up on Tenderfoot. Looks pretty bad.

How about getting all RV's out of sight?

Enforce removal of dead and infested trees on all lots-resident and non-resident.

As stated above, stronger enforcement dead trees numerous cars-beyond county limitation, excess equipment, i.e., snowplows, tractors, boats & trailers.

stronger reinforcement.

I am confused. I have seen absolutely no enforcement of any covenants of any kind. Look up and down Tenderfoot Drive. Junked cars, boats, long dead trees, houses built clearly out of code.

I am more than pleased to pay the annual dues IF you will clean up Tenderfoot Drive. If you are not going to enforce the laws on the books then lets just disband and forget the dues.

Folks - people don't pay their dues because they clearly see that they are not getting anything for their money. I intend to not pay my dues if Tenderfoot is not cleaned up this year!

This question [#5] is the clearest indicator yet that the HOA does not understand it's core mission. What the heck do I need a nature trail for if you can't first get the junked cars, boats, dead trees, etc. out of the neighborhood first. Sageport looks like a Kentucky Trailer Park and it is getting worse by the day.

Absolutely this [enforcing the covenants by forcing people to remove rubbish and junk cars from their lots] should be done. You can also ask for help from the Health & Safety Departments in the county. "Condemnation" by these departments with fines should be possible. Also, consider writing articles in the local paper naming offenders. A "retired" lawyer in real estate can write letters to offenders and then start the court process against delinquents.

The HOA has not acted to force neighbors to remove rubbish in one instance near me although requested to do so. The HOA seems to have selected the items in the covenants they wish to enforce while ignoring other issues.

What good does it do to preserve individual trees when the HOA does nothing to assist members in defraying the costs of ips beetle spraying for healthy trees we already have? And doesn't force landowners to spray to prevent further spread.

### **Dues and collections comments**

Do we have enough funding for above programs based on \$50.00 per yr? If not, an increase may be needed.

If as you say, dues are legally mandatory, it is the responsibility of the HOA to have 100% participation in payment of dues before even considering any increase!

Applying the rules equally to everyone is a no-brainer.

Leave things the way they are "for now."

Leave [dues] the way they are unless there is a reason to decrease/increase them. Do nothing to enforce and collect dues. Non dues payment can result in something such as loss of voting privilege.

Apply the rules equally to everyone, but at least send a 2nd notice of dues unpaid.

Apply the rules equally to everyone? Yes. First try to find out why a homeowner refuse to pay a measly \$50 annual dues. The first of the year could be a bad time after the holidays for some with children.

Enforce anything that brings down the neighborhood. If you can't afford the \$50 then you shouldn't live here. Apply the rules equally to everyone? If I have to pay \$50 so should my neighbors. What makes them special?

The HOA should increase dues "if needed," otherwise leave things the way they are.

We bought our home because of the \$50.00 HOA. We want it left alone!

The HOA should increase dues to \$100 for property with dwellings and \$50 for property.

Should the HOA increase dues? Yes but within reason.

I am more than pleased to pay the annual dues IF you will clean up Tenderfoot Drive. If you are not going to enforce the laws on the books then lets just disband and forget the dues.

Folks - people don't pay their dues because they clearly see that they are not getting anything for their money. I intend to not pay my dues if Tenderfoot is not cleaned up this year

Not enough info to answer whether dues should be raised or left as they are. Leave things as if objectives are met. Increase dues if added objectives are voted [indecipherable]. What do they offer? Raise the dues enough to retain a real estate lawyer to help enforce HOA covenants!

No [the HOA should not increase dues].

Filing liens seems extreme and hostile, especially in light of the fact that many homeowners don't feel the Board's issues are their own issues.

Remember that Sage Port HOA does not maintain any real property such as a rec center which might justify mandatory dues. Although I respect the Board's rights to collect dues, I don't feel I get anything in return.

[enforcing and collecting dues is] a waste of everyone's cash & time.

[Leave dues the way they are] unless there are projects that warrant increase.

Increase dues to build reserves.

Last year was the first year we paid our dues because I felt threatened, as I did this year. I don't feel you've done anything.

No dues. Disband the HOA.

## **Merging with other HOA's**

Regarding merging with other local HOA's: Possibility. Which HOA? Sterling Point may be good idea.

Just more people trying to tell others what to do. Get a life!

Merge with other local HOA's or leave things as they are.

Merge with other local HOA's in the Larkspur area.

Merge with other local HOA's? Never, never ever! Very loose association would do.

Do not merge (with other HOA's), but pursue other forms of cooperation.

Do this [merge with other HOA's] & we would move.

How are different covenants enforced if HOA's merge?

No. [merging with] Other HOA's.

Should we merge with other HOA's? PPE has a good HOA, but whatever you think is best (our HOA is fine).

Absolutely merge with the other HOA's. First, the current HOA shows no interest in enforcing our covenants so maybe another HOA will abide by the law. Resolves "border" issues

Merging with other local HOA's could cause legal problems - our HOA would inherit positives and negatives. We live in an area with an HOA that associates with two others for more clout in the county for issues that could affect any of our neighborhoods. E.g. building a stadium!

I am not qualified to answer this [whether the HOA should merge with other HOA's]. Other HOA's in more urban areas may have entirely different agendas.

[Merge with other HOA's?] No Way!

Join with other HOA's to gain political clout with the county.

No merge - Our area is unique to us and of no concern to other areas. Leave things the way they are and disband the HOA.

[Merge with other local HOA's?] Sterling Pointe & PPE only, or leave things the way they are

### **Trail, swimming pool and rec center comments**

Where is the open-space trail? Where would the money come from for a swimming pool/rec center?

Better trail markers-eventually a rec center & community pool would be great!

Mark trail; work together with area HOA's and Larkspur where is it? On community pool.

Pool sounds good.

Should we mark the open space trail better? Yes. Swimming pool or rec center? No. If people want a clubhouse, pool etc ... let them fund it with their own money and charge a membership for belonging. We would never use a pool or club house and would not like to fund other peoples recreation. This was not a planned community for that type of development, please don't turn it into one.

Yes to the trail issues. Extensive searching resulted in the purchase of our site in Sage Port for the construction of our home. None of the amenities in item #5 were a prerequisite. I will strongly oppose the creation of what some would like to become a "mini private recreation district" and the expense of supporting it.

Didn't know we had an open space trail? Pool would be great-would be open to opening to other HOA's (local) if we got these type of services.

I have lived here since 1990 and am not aware of any trail. Where is it? I would support establishment of a rec center & pool & join with other nearby HOA's to get this done. The early 1990's I proposed purchase of open space, but received no support from HOA or Douglas County.

A community pool or rec center would be great. I would support increased dues to fund these type additions to the community.

Better mark trails, no on the pool and rec center

Open space? What open space? I was not aware that Sage Port had open space for residents use. I would like to see/know where this space is and I think trail markers are a great idea along with signs pointing out the flora/fauna or points of interest



along the way. A recreation center with a swimming pool would be nice for our community. However, I worry about the true costs of operating such an endeavor and who would really be paying for the upkeep/overhead costs. Would it be paid for entirely by admission costs? Or, would we be taxed (voter approval)? I would need more information before making an informed decision on if I would support a recreation center.

A community pool would be a nice addition.

What open space trail?

A community swimming pool “would be nice” if other HOA's in the area joined in and shared the cost.

Pursue the idea of building a community center.

Post signs where trails begin and end and maintain established trails developed by Ashcroft homes in open space. Not interested in community swimming pool, rec center, etc.

I like the idea of a community center with a pool & rec center.

Did not know about our open space trail. Swimming pool would be nice but don't raise the annual dues.

Where is the open space trail?

What trail? Forget the pool-rec center. If we wanted all that junk we'd move to Highlands Ranch.

No rec center! No pool! This area must stay with it's rural tradition.

Yes. Signs and Identification signs would be great. No. Pool & Rec Center.

No pool, no rec center, stronger reinforcement. Keep Larkspur a small town atmosphere.

Mark the trails! A rec center would be great. A pool would be frivolous considering the short usage time. An indoor pool at the rec center could be used all year round.

I would like to see our open space marked. I think we should “float” the possibility of a pool or rec center or both and find out if other HOA's have a similar interest.

Should we mark the trail? Yes. No to swimming pool & rec center.

How many days a year could a pool be in use and does it justify the maintenance costs and insurance liability costs? If the latter are in a positive light then charge the uses of the pool-many people would not use it.

Placing flora and fauna information would be educational and almost everyone could profit from it. Perhaps CO has funds to match efforts in education of natural resources in the state. (Ecology groups, conservation groups.)

Recreation centers can be very beneficial for almost every age range. However, maintenance, insurance liability are issues here. Young people may benefit with proper supervision of activities or they can also have a place to congregate for negative activities - drugs, gangs.

[Swimming pool] No! This is not a condo development. If you want a pool buy your own. Don't screw up the neighborhood or trails with signs!

No swimming pool. No rec center. Cost is my reason for saying no.

For now support [marking trails with signs identifying flora, fauna and history]

I think marking the trail would be a great job and increase the beauty of the community. I think the rec center & pool is a little premature.

Work jointly with other HOA's & Douglas County on the trail. No to swimming pools and rec center. Too hard to manage and would cost too much.

Join with other HOA's to build a community pool.

Where do we have a trail? No pool. No rec center. Let people go to castle rock, we didn't move here to live in the city.

[Rec center and swimming pool?] Great. Only if you raise dues can this happen

### **Negative Comments**

Disband the HOA. Now! Now! Now! Disband Now! You are liars-your dues are voluntary. You are a\*\*holes, especially Hesse & Manka. Disband before you get sued by pissed builders. You are f\*\*\*ing a\*\*holes! Nobody buys here because of you s\*\*\*heads. F\*\*\* you.

A small forest community such as Larkspur does not need the prejudice control of an HOA!!! NAZIS!!!

Note: Mark Hesse, what makes you think you can come into a town & take over after only living here a year and ½?

Do nothing. Disband.

This is not Highlands Ranch. Disband HOA!

Disband. No pool; no rec center. This is not Highlands Ranch! Do not try & turn Sageport into HR! If that is what you want-move there. We moved here to escape from HOA's with power zealots and their nazi-like strongarm tactics and threats. The homeowners want to be left alone! If I cut down a tree, it is because the fire dept or the forestry service recommended it, to eliminate disease or to lessen fire danger. I do not need the HOA watching over me to maintain my property value!! Disband & make everyone happy!

If you have specific problems with your neighbor you can take them to court yourself without dragging the whole community in! Do not subject our small community to the same issues we moved away from. We do not need to build funds to sue our neighbors-covenants can be enforced without a HOA. I would like to see our community return to the "country feel" that I moved down here for. If you want to live in community with more covenants and control there are plenty of communities around Colorado that can accommodate you! We moved down here to get away from these kind of communities-not to develop one! Please move elsewhere if that is what you need!

Turn over all funds to the ACC, the only authorized entity in the covenants. We don't need all of these extras, only the ACC to monitor the new construction. If you can't collect dues on a voluntary basis-the way it has always been done-then stop altogether. ABSOLUTELY NOT!!!

Disband the HOA. This Board's behavior has been an embarrassment to all Sageport residents. Grow up first ... then we can talk about other things.

Back off-If I wanted to live in Highlands Ranch I would have bought a house there!!

Disband!

Leave things the way they are only if the HOA is not disbanded. Stop assessing mandatory dues. Placing liens on homeowners without first sending notice of

intent and without their knowledge was illegal and unconscionable. Do not require dues; make it optional so only dues-paying members can vote. The HOA should stop acting like an autocracy and act more like neighbors. For 15 years we got along (for the most part) just fine. The HOA "newsletter" reads more like an opinion column. It seems clear to me that the HOA has an activist agenda and a very busybody attitude. The liens placed on homeowners is a perfect example of the HOA trying to be powermongers and force their will on the neighborhood. The HOA claims to only have the best interests of the community in mind when it harasses homeowners about paint colors, tree removal and automobiles in driveways. Why do you think people move here? To cut down all their trees? How stupid would that be? Yet the HOA hassles a builder and actually takes him to court. Did the builder actually cut down, or attempt to cut, any trees just for the hell of it? Use some common sense-unless someone is trying to clear-cut their lot, or paint their house purpose, the HOA should back off and quit harassing people who are just trying to live their life and who are harming no one. Got off your high horses and get a life.

The reason that the HOA should be dissolved is: as a group the board of directors is too dictatorial and caustic! (reference a former board member's remark "bring it on".) You seem possessed with being authoritarian with the legal process through legal actions and liens. The current covenants are sufficient and any enforcement should reside with an ACC disassociated with any HOA.

Disband HOA's.

No value ... no direction...biased members...Judge your own lives. Leave everyone else alone! What is wrong with you people? Get a hobby and leave your neighbors alone!!!

Remove the current Board!

Suggest having an architectural Control Committee only as was listed in our covenants & no HOA.

Resign

Does it ever make you wonder why more people don't show up to the meetings? If your point of view differs from the board you're sol! You won't be heard or will be told you're not on the agenda.

We used to do just fine without an HOA years ago and feel there is no improvement now.

Mosquito abatement program - what is this? Barbecue? Big deal. Newsletter? Big deal. Everyone should take care of their own slash. What is being done with the \$50,000 wildfire grant? Spend the money hiring someone to trim dead branches off everyone's trees to decrease fire danger.

Also, a chance for mail-in voters to revote should have been given due to the fact of new names appearing on the officer's election ballot-election unfair!

Down the sewer w/ HOA