

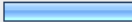

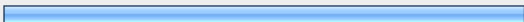
## Survey Results


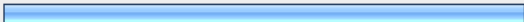

In May and June of 2008, the Cimarron posted a survey on its website to get feedback from residents about its activities and, in particular, its recent increase in CC&R enforcement. The results are shown below.

Overwhelmingly it shows the diversity in opinions about expectations of the board and what they want for their neighborhood. Since fully meeting the needs of all residents is not possible, perhaps a balance has been found. That is certainly our goal.

Not surprisingly, those who were cited in the past for CC&R violations provided the majority of negative feedback. In fact, there was a wave of new survey responses each time we sent out a new back of violation letters. Even so, it seems that residents mostly agree with the standards that have been set and with the current action of the board.

Thank you to everyone who participated. The board will continue to do its best to promote a positive community and foster a great neighborhood. As always, your feedback and input is always appreciated!

1. How many years have you lived in Cimarron?			
		Response Percent	Response Count
Less than 1 year		0.0%	0
1 to 3 years		13.6%	3
3 to 5 years		31.8%	7
More than 5 years		54.5%	12
<i>answered question</i>			22
<i>skipped question</i>			0

2. Have you ever been notified for a CC&R violation?			
		Response Percent	Response Count
Yes		40.9%	9
No		54.5%	12
Uncertain		4.5%	1
<i>answered question</i>			22
<i>skipped question</i>			0

3. How do you believe Cimarron rates compared to other Sammamish neighborhoods in terms of:						
	Poor	Below average	Above average	The best	Rating Average	Response Count
Maintenance of common grounds (park, etc.)	0.0% (0)	15.0% (3)	85.0% (17)	0.0% (0)	2.85	20
Maintenance of resident homes	0.0% (0)	23.8% (5)	71.4% (15)	4.8% (1)	2.81	21
Maintenance of resident landscaping	10.0% (2)	25.0% (5)	65.0% (13)	0.0% (0)	2.55	20
<i>answered question</i>						21
<i>skipped question</i>						1

4. How would you rate the board's enforcement of CC&R's?								
	Inadequate	Could be better	About right	Little too strict	Way too strict	N/A	Rating Average	Response Count
Past Enforcement	13.6% (3)	18.2% (4)	<b>54.5% (12)</b>	13.6% (3)	0.0% (0)	0.0% (0)	2.68	22
Current Enforcement	0.0% (0)	22.7% (5)	<b>40.9% (9)</b>	22.7% (5)	13.6% (3)	0.0% (0)	3.27	22
Additional comments: <a href="#">view</a>								9
<b>answered question</b>								<b>22</b>
<b>skipped question</b>								<b>0</b>






## COMMENTS RELATED TO QUESTION #4


Comment Text	Response Date
<a href="#">Find</a> 1. Review with an attorney the HOA is violating certain Washington State Ordinances with respects to fine and interest. As well it has been photographically recorded the inconsistent enforcement of outlined cc&rs. overnight parking is an example of none enforcement, as well violation of public use laws. HOA does not own public roads, and fall under city ordinances!	Thu, 6/12/08 9:31 PM
<a href="#">Find</a> 2. We feel the maintenance of homes is about average however we were not given that to choose from so we said below average.	Thu, 6/12/08 3:47 PM
<a href="#">Find</a> 3. Some residences really need to clean up weeds and gutters. Would also like to see more people removing trash bins from in front of their house and clean up the clutter a bit.	Tue, 6/10/08 8:11 PM
<a href="#">Find</a> 4. You sent us a letter because our garbage can was out for more than 24 hours (two days and we were out of town). I think that's ridiculous!	Fri, 6/6/08 1:39 PM
<a href="#">Find</a> 5. You've become quite draconian. It's comical how the slightest infraction 'earns' a letter. I left my trash can out for TWENTY minutes while I used the restroom, came back out, and put it away, and I received a 'violation'. It's gotten incredibly out of control, and without exception, all my surrounding neighbors AGREE.	Wed, 6/4/08 10:52 PM
<a href="#">Find</a> 6. Don't let anyone give you a hard time about enforcing the rules! We want a NICE neighborhood!!!!	Wed, 6/4/08 6:48 PM
<a href="#">Find</a> 7. Great Job. I think as an aging community it's important to keep the grounds and front areas in excellent condition. They are building beautiful homes in our surrounding area, w/that we do not want to see or properties becoming the next slum area.	Thu, 5/29/08 2:20 PM
<a href="#">Find</a> 8. For chronic offenders, a more aggressive and immediate action should be taken.	Thu, 5/29/08 2:19 PM
<a href="#">Find</a> 9. Past enforcement: prior to 2004	Thu, 5/29/08 2:19 PM

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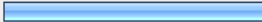

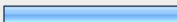

5. Tell us if you agree with the following standards for the neighborhood.							
	Strongly disagree	Disagree	Somewhat agree	Strongly agree	No opinion	Rating Average	Response Count
Trash bins not viewable from street	4.5% (1)	9.1% (2)	31.8% (7)	<b>54.5% (12)</b>	0.0% (0)	3.36	22
Trash cans removed from street within 24 hours	9.1% (2)	9.1% (2)	22.7% (5)	<b>59.1% (13)</b>	0.0% (0)	3.32	22
No overnight parking on the street	27.3% (6)	<b>31.8% (7)</b>	<b>31.8% (7)</b>	9.1% (2)	0.0% (0)	2.23	22
No boats and RV parking	13.6% (3)	18.2% (4)	22.7% (5)	<b>45.5% (10)</b>	0.0% (0)	3.00	22
Remove weeds from property	0.0% (0)	4.5% (1)	36.4% (8)	<b>59.1% (13)</b>	0.0% (0)	3.55	22
Grass less than 2" long	13.6% (3)	18.2% (4)	31.8% (7)	<b>36.4% (8)</b>	0.0% (0)	2.91	22
Roof clean and moss-free	4.5% (1)	27.3% (6)	27.3% (6)	<b>40.9% (9)</b>	0.0% (0)	3.05	22
Trees and brush trimmed	0.0% (0)	22.7% (5)	<b>40.9% (9)</b>	36.4% (8)	0.0% (0)	3.14	22
Dogs on leashes	22.7% (5)	9.1% (2)	22.7% (5)	<b>45.5% (10)</b>	0.0% (0)	2.91	22
Other (please specify) <a href="#">view</a>							5
<b>answered question</b>							<b>22</b>
<b>skipped question</b>							<b>0</b>

## COMMENTS RELATED TO QUESTION #5


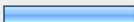
Comment Text	Response Date
 Find 1. There's a lot of gray areas and you need to enforce and remember you are not the homeowner or the police.	Fri, 6/6/08 1:39 PM
 Find 2. Again, the HOA has overstepped its bounds. Keep the houses from being painted PURPLE or bright BLUE (thank you for that) Keep the junker cars off the LAWN.. But for gods sake, if a family has the FLU over a Thursday, Friday, Saturday, DO NOT send a violation notice if the trash cans are not brought it.. that is the height of insensitivity.	Wed, 6/4/08 10:52 PM
 Find 3. 2" for grass may be too stringent, but I would agree that anything more than 3.5" needs to be cut	Wed, 6/4/08 6:34 PM
 Find 4. It is not the business of the Board to enforce city leash laws. Also, enforcing moss-free roofs is going too far. Same with trimming trees and brush.	Wed, 6/4/08 2:43 PM
 Find 5. If you have company, you may not have the driveway space to allow them to use it. If this is the case, they must be able to park someplace. With regard to dogs, the biggest problem being people not cleaning up after their dog, that will not change based on the leash rule-with the exception of wondering dogs w/o an owner.	Thu, 5/29/08 2:20 PM

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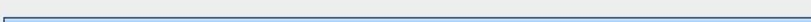


### 6. What do you feel is an appropriate fine for violations not corrected within 30 days?

	Response Percent	Response Count
None 	27.3%	6
\$25 	36.4%	8
\$50 	18.2%	4
\$100 	18.2%	4
\$250	0.0%	0
More than \$250	0.0%	0
<b>answered question</b>		<b>22</b>
<b>skipped question</b>		<b>0</b>






### 7. Where you aware that all exterior improvements must be approved by the board?


	Response Percent	Response Count
Yes 	86.4%	19
No 	13.6%	3
<b>answered question</b>		<b>22</b>
<b>skipped question</b>		<b>0</b>



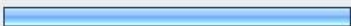
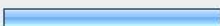
### 8. What action do you feel is appropriate when residents do not get approval for exterior changes/improvements?


	Response Percent	Response Count
None 	5.0%	1
Notify them to get approval and fine if non-responsive 	85.0%	17
Issue a fine each month until they get approval 	10.0%	2
File a law suit	0.0%	0
Other (please specify)  view		5
<b>answered question</b>		<b>20</b>
<b>skipped question</b>		<b>2</b>

## COMMENTS RELATED TO QUESTION #8







Comment Text	Response Date
 1. Need greater specification on what defines exterior improvements. For example, does it pertain to landscaping (e.g., removing overgrown bushes, planting others, repainting house or portions of it the same color).	Tue, 6/10/08 8:11 PM
 2. How about a hearing rather than unilateral action by one member of the board? That way the individual has a chance to explain him/herself. I don't believe monetary fines are the answer. They just make people angry.	Wed, 6/4/08 2:43 PM
 3. You could file a lawsuit, but our HOA account doesn't have the funds for a long trial, nor do we have the funds if we lose. In a lawsuit w/homeowners is about 50/50. So I would use this as a last resort. I would suggest a lein on the property first.	Thu, 5/29/08 2:20 PM
 4. Talk to them. Most people are very responsive with communication in a non-threatening way. Are exterior changes improvements: paint, roofs, garage doors, fences or does it pertain to other things such as: landscaping tree removal fence removal sheds	Thu, 5/29/08 2:19 PM
 5. Notify them.	Thu, 5/29/08 2:18 PM

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9. Overall, how would you rate the quality of the board?			Response Percent	Response Count
The worst			4.5%	1
They try			36.4%	8
Pretty good			36.4%	8
The best			22.7%	5
<i>answered question</i>				22
<i>skipped question</i>				0

10. What areas do you feel the board should do more (or less) in?						
	Less	Just right	More	Undecided	Rating Average	Response Count
CC&R enforcement	36.4% (8)	31.8% (7)	27.3% (6)	4.5% (1)	1.90	22
Recreational activities	4.8% (1)	52.4% (11)	38.1% (8)	4.8% (1)	2.35	21
Neighborhood improvements	0.0% (0)	50.0% (11)	50.0% (11)	0.0% (0)	2.50	22
Other (please specify) 						6
<i>answered question</i>						22
<i>skipped question</i>						0

## COMMENTS RELATED TO QUESTION #10

Comment Text	Response Date
 1. CC&Rs should *ONLY* be investigated if it is a CHRONIC and ONGOING problem brought to the attention of the board by at LEAST 2-3 neighbors.. the whole point *IS* community.. not fascism	Wed, 6/4/08 10:52 PM
 2. We very much appreciate the efforts of the volunteer board and feel they have displayed good judgement in enforcing the CC&Rs	Wed, 6/4/08 6:34 PM
 3. Promoting neighbor interaction	Wed, 6/4/08 2:43 PM
 4. The areas between the street and peoples homes are always in GREAT need of work. The park also needs to be kept in safe order.	Thu, 5/29/08 2:20 PM
 5. Opportunity for resident participation in improvements	Thu, 5/29/08 2:19 PM
 6. community outreach	Thu, 5/29/08 2:18 PM

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