

August 20, 2017

Hillcrest Farm Homeowners,

On behalf of the board members, thank you for your response to the recent survey regarding the possibility of exploring a pool. We had a tremendous response from homeowners which was helpful in the evaluation process.

The board made a decision to communicate via our letter last month and ask for your input in order to achieve the following objectives:

1. Ensure communication went to the entire neighborhood, there are several that are not participating in social media and this ensures communication to all homeowners.
2. Communicate the decision to incorporate the new homes into the Hillcrest Farm neighborhood. The board went through a Q and A process before making this decision. The current board is aware that previous board members did several years ago when adding new phases to the neighborhood and went through a similar process to make decisions on adding additional homes to the neighborhood.
3. The board was approached by homeowners to re-consider the pool concept/idea based on the fact that land/lots would be available. It is important to note that this request was not driven by board members. The board did determine that we needed more input for home owners. In order to best achieve this objective with as little cost as possible, this is why we decided to ask for your input via the survey.

Based on the survey results, the board has decided to not move forward with exploring the pool options. There are several factors that were used in making this decision and we want the survey results to be transparent and visible to the entire neighborhood. These results and comments are posted on our HOA webpage to allow for your review if desired.

Our neighborhood bylaws and declarations <legal documents> have not changed and these also can be found via our HOA webpage. In order to finance a pool, we would need to change our legal documents which requires a large majority of total homeowners to vote yes. Based on the responses received from the survey and assuming a similar run rate for those that have not responded, it would be very difficult to getting any amendments passed for financing.

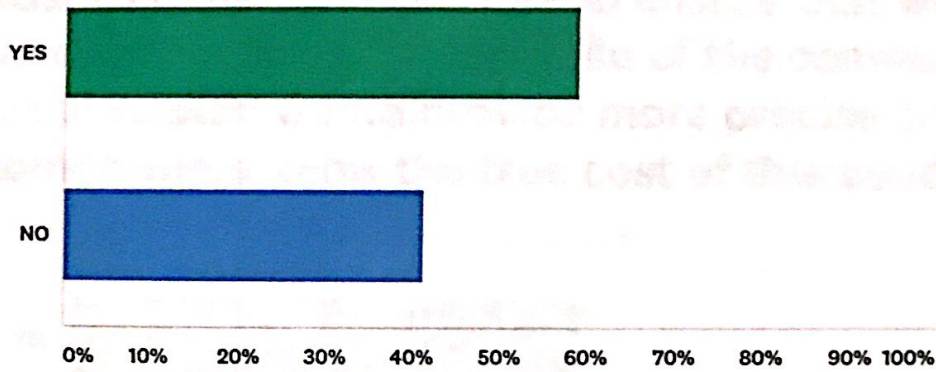
Should you have additional questions or comments for the board, we would ask that you please direct these to our management company (blaine@cmckc.com) so they can be addressed with the board via e-mail or via our monthly agenda. Homeowners are welcome to attend the monthly meetings and are generally held on the 2nd Monday of the month. We would encourage you to check the HOA webpage as there are times we do move the meeting based on scheduling conflicts.

The board understands this is a topic that has supporters that are for and against the idea of a pool. We know there is passion on both sides. Again, we sincerely appreciate the responses and comments as this allowed for us to hear from a majority of homeowners in order to best make decisions.

Thank you,
Hillcrest Farm Board

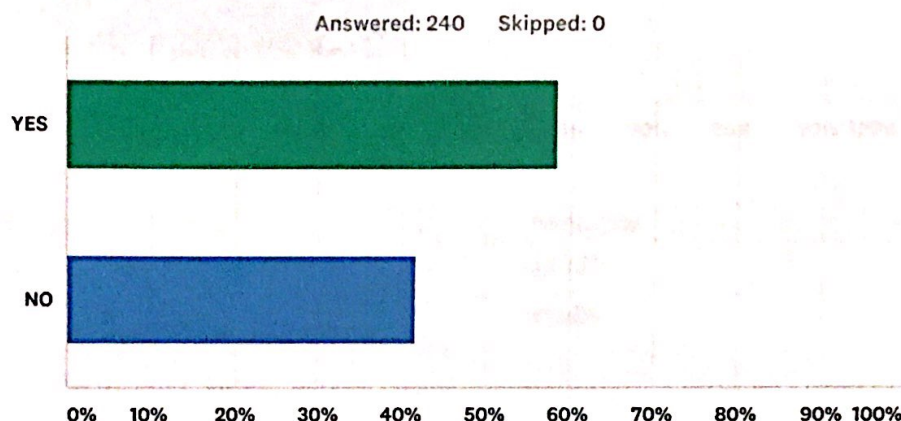
Q1 Based on the inserted map of the proposed new homes in the final phase of Hillcrest farm likely to be built, would you support a pool and parking area to be built in this area?

Answered: 240 Skipped: 0



Answer Choices	Responses	
YES	58.75%	141
NO	41.25%	99
Total		240

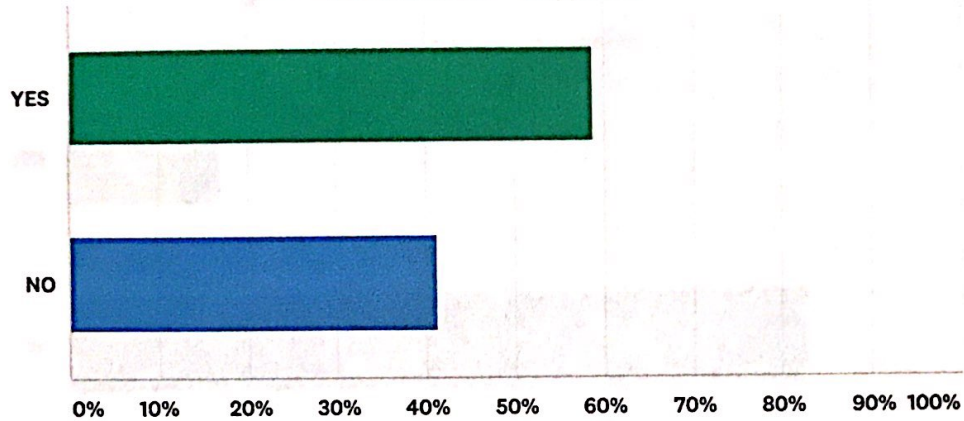
Q2 Based on the ESTIMATED costs presented and the updated planning with a pool being in a more visible area with true parking, do you desire for a more detailed plan to be put together for a vote within the neighborhood? A detailed plan would include several bids from multiple vendors to ensure that we gets the best cost and/or products for the build of the community pool. This detailed plan would provide more precise costs so homeowners know the true cost of this build.



Answer Choices	Responses	
YES	58.33%	140
NO	41.67%	100
Total		240

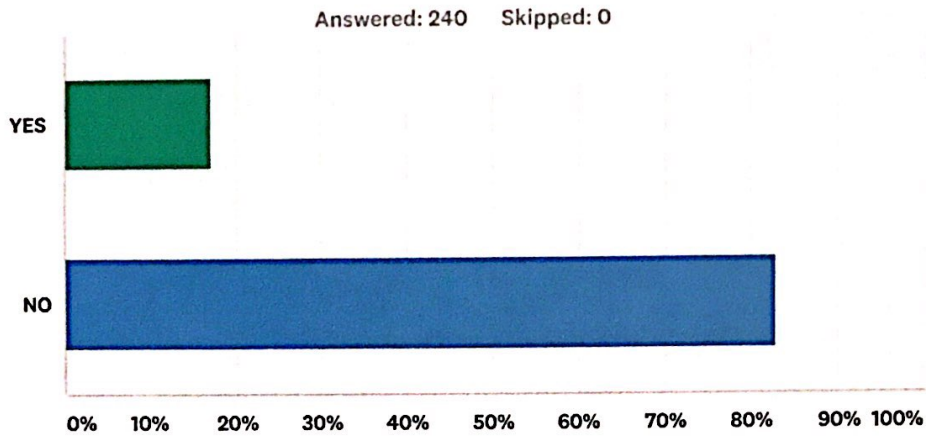
Q3 Based on the ESTIMATED costs presented would you support financing the pool over several years to allow for the building of the pool to be affordable to homeowners?

Answered: 240 Skipped: 0



Answer Choices	Responses	
YES	58.75%	141
NO	41.25%	99
Total		240

Q4 If there is enough interest to move forward with obtain formal bids and planning for a community to take to the neighborhood for a vote, would you be willing to serve as a volunteer to help gather these details.



Answer Choices	Responses	
YES	17.08%	41
NO	82.92%	199
Total		240

Q5 Your NAME (required)

Answered: 240 Skipped: 0

Q6 Your Address (Required)

Answers: 249 Skipped: 0

Q7 Please share any additional comments/questions in the area below:

Answered: 103 Skipped: 137

- 1. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM
- 2. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM
- 3. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM
- 4. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM
- 5. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM
- 6. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM
- 7. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM
- 8. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM
- 9. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM
- 10. I have a question about the pool. I am not sure if the pool is open for the summer. I would like to know if the pool is open for the summer and if it is, when it starts. I would also like to know if there are any special events or activities planned for the pool during the summer.

2/11/2017 10:41 AM

Q7 Please share any additional comments/questions in the area below:

Answered: 103 Skipped: 137

#	Responses	Date
1	I am opposed to any special one time assessment payment as my family, and many other older families like mine, will get little value from a pool. It is those younger families moving in with small children that get the most benefit. I am not opposed to a uniform increase in dues as a result of a pool should it be built, but I do not want to bear the burden of the upfront cost to benefit families just moving to this neighborhood.	7/31/2017 10:11 PM
2	Greenview Ridge has one of the best pools in the area, based on size and amenities. Consider a similar plan. One neighborhood close doesn't go to 5' depth, therefore only small children can enjoy it. Please consider all ages.	7/31/2017 5:58 PM
3	Depends on cost to each homeowner as only about 20% of the neighborhood will actually use it. It may help property values but hard to know if that is enough to justify making a majority of homeowners pay for something they may not use. We have a 5 year old and would use but I want it to be fair and cost effective to all homeowners. Also would like to know if the cost to homeowners drops after so many years once it is paid for, except for ongoing maintenance.	7/31/2017 5:54 PM
4	You gave low and upper end estimates but the one sure thing about the pool is that is that annual .operating cost will always increase	7/31/2017 5:14 PM
5	I have lived in a subdivision with a pool before. I don't feel like the cost to home.owners is worth it. I would rather buy a membership at the city pool	7/31/2017 3:54 PM
6	We purchased in Hillcrest Farm because we had no interest in a neighborhood pool.	7/31/2017 2:12 PM
7	We have lived in this subdivision for nearly 20 years. We moved here knowing there would not be a pool. That was a conscious decision that drew us here and our home values have continued to grow without a community pool. We will not use this pool, and do not want to finance it for others who moved in later. In the last vote there was a large majority of the members who voted no for the pool and we feel that pursuing this option again at this time is not needed. There are 2 excellent city pools available to our residents. We would like to also have the option to not adopt the homes that are being built unless we know that the subdivision can maintain the added common ground without raising current dues. Also, it seems that in the last few years there has been more of a focus on social activities in the neighborhood as opposed to maintaining what we have (example being the deteriorating mailbox posts). If we add a pool there is no guarantee that this trend would not continue and the pool would deteriorate, resulting in more money being needed from the members of the subdivision. We are totally opposed to the pool in any form.	7/30/2017 10:19 PM
8	Does the developer feel strongly that a pool would make marketing the remaining lots and homes markedly easier? If so I'd think he/she would be willing to, at the very least, handle the construction portion. I'd think they could get better pricing. Who is the developer/realtor?	7/30/2017 5:38 PM
9	We are interested in getting more information and are excited about the opportunity for our community to have a pool. The information we were provide with estimated costs was not particularly helpful, however, as it did not break that down into what the costs would be per homeowner. Obviously everything is estimated at this point—but we cannot interpret what impact a \$500,000 community project would have on us as homeowners. We would appreciate if this level of breakdown would be offered in any additional surveys/assessments of community interest, because we cannot weigh the benefits of a pool (for which I think there would be many) against the cost of the pool when we have no realistic sense of what this would cost us.	7/30/2017 11:36 AM
10	See above.	7/29/2017 3:19 PM
11	I did not see the pool area marked on the map online or in the mailing. Also, I believe the new developer should offset some of the pool costs if he wants to join our HOA and subdivision.	7/27/2017 9:53 PM
12	Na	7/27/2017 8:22 PM

13	It is not clear on the map which 'zone' the pool will be in. I assume it will be placed in zone A next to 47th street and Lakecrest Drive. If that is not the case, then my answers above change to 'NO'.	7/27/2017 7:59 AM
14	We are strongly AGAINST the creation of neighborhood pool in Hillcrest Farm. Therefore we are AGAINST any increase in HOA due in relation to construction of a pool in our neighborhood.	7/26/2017 9:04 PM
15	Thank you for seeking feedback on this topic! I wouldn't necessarily oppose a modest increase in annual dues for the ongoing maintenance of a pool of the builder were to add one when developing the land. However, I don't think it's appropriate to ask existing residents to be responsible for a large upfront cost for the purchase of land and construction of the pool. Residents bought in this neighborhood knowing there was no pool, and to ask families to come up with the upfront cost (even if financed and paid over several years) seems like asking too much.	7/26/2017 1:24 PM
16	We are not opposed to having a pool, we just don't want to pay the costs associated with building it. We would not get enough use from it to justify the cost.	7/25/2017 9:39 AM
17	I would support the efforts for a new pool being built but only if it's built to support (fit) the number of families that we have. A pool would be fantastic but if it's too small and crowded to the point it becomes unusable then it would be a waste of effort and money. If it's properly sized then it would be a tremendous addition to an already awesome neighborhood.	7/23/2017 5:26 PM
18	Hoping for a pool. It's hard to compete with other subdivisions when selling a house when we don't have one.	7/23/2017 9:53 AM
19	Can this issue finally die please?	7/22/2017 9:47 PM
20	If homeowners wanted a pool they should have moved to a neighborhood with a pool	7/22/2017 3:40 PM
21	We are not interested in building our pool in our neighborhood because it will increase our HOA and there are many pool options available nearby if we want to use a pool. Thanks.	7/22/2017 12:44 PM
22	A pool would be a great addition. Since we are the only neighborhood around our area without a pool, we feel it would be a significant increase in value.	7/22/2017 9:36 AM
23	Stop the pool inquiry. We already decided against it.	7/22/2017 6:26 AM
24	Thanks for your efforts on this plan that would be beneficial to the community!	7/21/2017 9:26 PM
25	I do not want a pool adding to our HOA fees. It just would not benefit our family.	7/21/2017 9:14 PM
26	This is the only thing missing from this neighborhood, we'd fully support this.	7/21/2017 6:35 PM
27	I believe we just went through this last year and it was overwhelming by the home owners that a pool was neither needed or wanted. It seems the only ones that want a pool are the HOA, and I don't understand why.	7/21/2017 1:10 PM
28	I am very concerned that I will not be able to afford the increase in home owner association dues.	7/21/2017 1:06 PM
29	I moved to Hillcrest Farm 19 years ago, I chose this neighborhood because it didn't have a pool. That's what public pools are for.	7/21/2017 12:49 PM
30	I am not interested in funding a pool.	7/21/2017 12:15 AM
31	I don't like the idea of paying an upfront assessment payment. I understand why it is needed to lower the yearly dues to an acceptable amount, but the lot costs even at an estimate to build the pool is way to high. The cost of the lots are as much as a home. This would raise the cost of adding a pool way to much for most people to afford to pay the upfront assessment fee for the pool. I would love to have a pool but there are some people older that are retired and moved to this neighborhood because the dues were cheap. Resell value could also be hurt due to excessive dues.	7/20/2017 11:15 PM
32	Estimated costs per house for building this would they be due in 1 lump payment ? I don't know too much people who have an extra \$2000 laying around to contribute to this. Please make this the last and final time we hear about a pool. It hasn't passed in The 3 or 4 tries before so please drop it	7/20/2017 7:32 PM
33	Too expensive for 4 months a year.	7/20/2017 6:13 PM
34	Population of this community is aging now is not the time to add a pool	7/20/2017 5:20 PM

35	Enough! This has been voted down twice in the 15 years + we have lived here. If people wanted to live in a neighborhood with a pool they should have bought in neighborhood that had one. Expecting us all to pay for your want is unfair. If you want a pool pay for one in your own yard or move to a neighborhood that has one.	7/20/2017 4:47 PM
36	This has been defeated twice I can't believe we are going through this again.	7/20/2017 2:19 PM
37	Without and estimate of how much dues would go up, I am compelled to not want to proceed and incur expenses in the planning of the pool. Thanks for taking the time to survey.	7/20/2017 12:44 PM
38	With all the negativity from the older area home owners, you should put in an option where we can get the pool while they don't have to pay and they don't get to use it. They could opt in and would have to pay. All new home owners would be required to pay.	7/20/2017 11:20 AM
39	Would love to see a pool in the neighborhood. It would allow everyone a place to get together and socialize.	7/19/2017 8:01 PM
40	None	7/19/2017 5:50 PM
41	None	7/19/2017 6:32 AM
42	Any data that shows how a neighborhood pool affects home values would be interesting to know if this is a good investment even if you have no intent in using the pool.	7/18/2017 10:32 PM
43	Very concerned about the cost. Also concerned about the repeated attempts, given the decisive negative vote last go around.	7/18/2017 8:11 PM
44	Will the pool be on the land that is to be developed with additional homes? If so how many homes will be built?	7/18/2017 7:58 PM
45	We need a vote on the pool along with several bids with actual amounts we would have to pay if voted in.	7/18/2017 4:05 PM
46	Nicely done.....	7/18/2017 3:49 PM
47	Our family would love a neighborhood pool as long as it has adequate parking.	7/18/2017 3:18 PM
48	There was a lot of time spent and a committee formed that meet monthly to collect data and info to get the right info to present. I have all the formal quotes and costs of everything. Of course it's been 2 years so they could change slightly but the budget as pretty dang accurate. Thanks.	7/18/2017 2:22 PM
49	We were one of the first families to build here and did not want the cost a pool then nor do we support one now.	7/18/2017 1:15 PM
50	Thank you so much for all that you are doing!	7/18/2017 10:56 AM
51	I would absolutely love a pool for our HOA. Not only because it would be sooo nice not to have to drive 25 minutes to downtown Shawnee for a public pool option, but I think a pool would increase our property values and home re-sale options. Those are my two cents :) I truly appreciate our HOA leadership for continuing to pursue this important investment in Hillcrest Farm.	7/18/2017 9:58 AM
52	Until we have more information on cost etc. I don't think we can intelligently make a decision.	7/18/2017 9:37 AM
53	Very excited for this! We were so sad to have to vote it down last time due to the lack of formal bid and contract.	7/18/2017 8:13 AM
54	We would have LOVED a pool when our kids were little, but after 15 years in our home and one set back after another and our kids in HS now, we don't want the added expense.	7/18/2017 7:53 AM
55	Many of our neighbors are retired or have grown children and grandchildren. There is a legal responsibility for the safety of those who want and will use the pool. One of our neighbors chose to build his own pool so IF you are dead set on having a pool, please don't ask your fixed income neighbors to help you obtain this.	7/18/2017 7:37 AM
56	If voted in, what would be the ETC for the pool?	7/17/2017 11:05 PM
57	Would love a pool. I have 14, 17 and 19 yr old kids and they always say they wish we had a pool! We are alllll for it!	7/17/2017 10:44 PM
58		7/17/2017 10:43 PM

59	no map is attached. as an Architect, I would be willing to help with development of a site plan and options - working with the developer and pool companies. how strong is the desire to have the pool directly on a street, or could it be in the park (next to the playground/shelter) with adjacent parking (again in the current park area) accessible from the extended Lakecrest? This could save some money and provide an improved park setting with parking, pool, shelter, playground, etc. Happy to share more ideas/thoughts.	7/17/2017 10:17 PM
60	It was just a few years ago the the idea of a pool was voted down. Must we go through this again? This will be the third time that a vote for a community pool will be proposed.	7/17/2017 10:04 PM
61	I do like the idea of proposing the developer picks up part of the pool cost for us to accept the final phase into our HOA. If not, I still support looking into a pool.	7/17/2017 10:02 PM
62	None	7/17/2017 9:39 PM
63	I won't support until I see the individual cost. Sharing the cost of the pool does no good.	7/17/2017 9:34 PM
64	November 2015,tge board said if the vote doesn't pass, we will never vote on a pool again. So much for that.	7/17/2017 9:18 PM
65	Definitely need to see the additional cost per homeowner before making a decision, but I'm interested in receiving more information	7/17/2017 9:09 PM
66	I'm frustrated because I feel like we just voted no on this and now we are right back here. People moved to this neighborhood knowing that it didn't have a pool and knowing what their HOA dues would be. You're asking people to drastically increase what they have to pay in HOA dues with no regard for the fact that some of us can't afford that. This is a LUXURY that not everyone can afford. To threaten to put a lean on someone's house so that people have a luxury is not okay.	7/17/2017 8:55 PM
67	PLEASE GET A POOL!	7/17/2017 8:35 PM
68	I can support this as long as the cost is not too prohibitive. I do appreciate that this is a more organized plan than has been presented previously.	7/17/2017 7:53 PM
69	I've wanted a pool for a long time let me know how I can help. I have project management experience and have built multiple 500,000 as foot warehouses and am familiar with autocad	7/17/2017 7:49 PM
70	I do not know of any neighborhood pools in Johnson county where homeowners paid for the construction cost and land expenses. It is common to divide maintenance costs, but our homeowners fees are currently in line with many of the neighborhoods in the area who are already paying for pool maintenance. This is a ridiculous proposal that will drive our fees so high for our home price point that it will decrease demand for home sales.	7/17/2017 7:46 PM
71	This is the 4th time this has been brought up in the last 20 years and it has never passed. When will this be a done deal - no more entertaining the idea of a pool???	7/17/2017 7:44 PM
72	im not interested in increasing the hoa due or a 1 time assessment. Also... it also seems irresponsible to finance. What happens if we default? Who is liable?	7/17/2017 7:39 PM
73	I see the low and high end estimates, but I do not see what the average homeowner might pay. (I read this quite quickly, so I may have missed it.). Also, when would the pool be done? How many years would it be away?	7/17/2017 7:33 PM
74	Too expensive, cant afford for dues to increase.	7/17/2017 7:09 PM
75	I loved a neighborhood pool when growing up but it had a lifeguard staff to take care of issues, 25 m, and had swim team. I might have been open to a pool when we moved to the neighborhood 17 years ago, but my kids are grown and it would be useless now. We are a pool loving family as my kids have/ and do swim for a club team. (I did not have any attachment appear in regards to the first question). As I drive by the other neighborhood pools, there seems to be a great underutilization. As I come and go throughout the day, there might be one family or group of people . Neighbors say they do not use their pool, as they feel it is taken over by one or two families, and they do not feel welcome. I have supported the YMCA in Bonner springs and the Shawnee pools over the years to meet our activity needs, and would be glad to support the proposed rec center for Shawnee on Woodland drive.	7/17/2017 7:02 PM
76	A pool is a terrible idea for Hillcrest Farm. If you wanted a pool, move into a neighborhood WITH a pool. For the few families that would use this pool, the entire neighborhood should not have to pay. Also, I am tired of there being an agenda to try to push a pool on Hillcrest Farm. We VOTED already, and said NO POOL.	7/17/2017 6:58 PM

77	n/a	7/17/2017 6:33 PM
78	We moved into the neighborhood about a year ago and are happy to be able to have a say in this new proposal. Would love to have a neighborhood pool!	7/17/2017 6:31 PM
79	Really hoping it will be walking distance from the Estates of HCF. I want a pool! Thank you for your hard work.	7/17/2017 6:24 PM
80	We do not want a pool. This question was answered and put to rest many years ago. Tell the people who desperately want a pool to move to a community that has a pool.	7/17/2017 6:23 PM
81	We purchased our home in January 1996 knowing full well there would be no pool. Everyone moved here knowing there is no pool so it was their choice to move to HF. Hillcrest Farms has always offered a good value in our homes which most are still well kept showing pride in ownership. I would like to see numbers on whether we should even add these homes to our neighborhood to see if it benefits our HOA. As an Example, when I served on the board for 9 years in the beginning when we never had any money and had to do everything ourselves. Our original section was all west of Mund just the circle with the 2 cul-de-sac streets. The 200 homes that were added came with so much common area that it tripled our mow budget and we had to have a large increase in HOA fees. Our original section was able to fund our section, then all those homes were added and we had to increase our dues a significant amount to mow it all.	7/17/2017 6:11 PM
82	We have always supported a neighborhood pool, even though our kids are older and wouldn't use it as much. It would be a wonderful addition to the neighborhood, and this seems like the perfect opportunity to put one in.	7/17/2017 6:05 PM
83	We absolutely do NOT want to finance a pool.	7/17/2017 5:56 PM
84	Very much would be willing to increase our HOA dues to finance this	7/17/2017 5:51 PM
85	We would love to have a neighborhood pool and are happy the thought is being entertained again!	7/17/2017 5:35 PM
86	I am glad we are re-addressing this.	7/17/2017 5:28 PM
87	I think a pool is a great idea, and way to bring the neighborhood together.	7/17/2017 5:25 PM
88	See comments to initial post on NextDoor Neighbor	7/17/2017 5:17 PM
89	Thank you & looking forward to more detailed plans.	7/17/2017 5:14 PM
90	We have lived almost 20 years without a pool and don't think it will bring value to the community for the cost.	7/17/2017 5:05 PM
91	Have the builders build the pool as part of their development plan at no cost to the home owners. I will support maintenance if the pool is in place.	7/17/2017 5:04 PM
92	My husband Brian is an architect and drew up an additional site planning for a pool. He will be happy to help in any way needed.	7/17/2017 5:01 PM
93	I think a neighborhood pool would be an awesome addition to our community!	7/17/2017 5:00 PM
94	Thanks for your work on this!	7/17/2017 4:56 PM
95	None	7/17/2017 4:50 PM
96	Is there a way to get the builder to offset some of the cost of the pool with the higher prices they will be able to charge on the new houses? Pool = more expensive price tag on new homes. No pool = lower price. Seems they should be able to offset some of the initial cost or price of the lots needed to build.	7/17/2017 4:49 PM
97	NA	7/17/2017 4:49 PM
98	this subdivision was never intended to have a pool. If it was, the original builders would have added it in phase 1 or 2 of the original plans and I'm sure the new land owners aren't going to want to sell off two lots that they are going to build on and make a hefty profit with. If this proposal keeps getting pushed every year, the board may want to tell the home owners what liability they face if someone gets hurt or dies in a neighborhood pool. As the HOA board has no income other than to cover costs, a lawsuit could include every house in the neighborhood. Just a thought someone might want to explore and share.	7/17/2017 4:48 PM

99	Very in favor of a community pool. Have worked in the construction/project management field 15+ years and am very willing to lend any help I can with designing or construction planning.	7/17/2017 4:47 PM
100	Our experience since moving here in February has been that the majority of the homeowners in our neighborhood are roughly ten+ years older than us (we are in our late 20s). I hate to speak for my entire generation, but I do feel a pool would do wonders in increasing property values as those in my age group begin purchasing homes. We have a four year old that would greatly benefit from the accessibility of a pool near our home.	7/17/2017 4:45 PM
101	Very interested in community pool.	7/17/2017 4:42 PM
102	A formal vote should be taken to see if the neighborhood pool should even be considered to stop wasting resources and money on it. Put our dues to better use like landscaping, maintenance of entry ways etc. The last time the pool was not wanted and it wasn't just due to the parking issue.	7/17/2017 4:41 PM
103		7/16/2017 6:58 PM