

# North Shore Community Survey

## Exploring a Possible Merger of North Shore HOA-1 & HOA-2

### Purpose Statement (Place at the Top of the Survey)

This survey is intended to understand homeowner priorities, concerns, and expectations regarding a potential merger of North Shore HOA-1 and HOA-2.

No decisions have been made. Your feedback will directly shape next steps.



Estimated time: 5–7 minutes



Responses are anonymous (unless you choose otherwise)

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## Section 1: About Your Household (Optional & Non-Identifying)

1. **Which HOA are you currently part of?**
    - ☐ North Shore HOA-1
    - ☐ North Shore HOA-2
    - ☐ Not sure
  2. **How long have you lived in North Shore?**
    - ☐ Less than 1 year
    - ☐ 1–3 years
    - ☐ 3–5 years
    - ☐ 5–10 years
    - ☐ More than 10 years
  3. **Do you live in the home as your primary residence?**
    - ☐ Yes
    - ☐ No (rental / second home)
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## Section 2: Current State of the HOA(s)

4. **Overall, how satisfied are you with the current HOA operations?**
  - ☐ Very satisfied
  - ☐ Somewhat satisfied
  - ☐ Neutral

- ☐ Somewhat dissatisfied
  - ☐ Very dissatisfied
  - 5. **Which areas work well today? (Select all that apply)**
    - ☐ Landscaping & maintenance
    - ☐ Financial management
    - ☐ Architectural Review process
    - ☐ Communication with homeowners
    - ☐ Covenant enforcement
    - ☐ Community leadership
    - ☐ None of the above
    - ☐ Other: \_\_\_\_\_
  - 6. **Which areas need improvement? (Select all that apply)**
    - ☐ Rising costs / dues
    - ☐ Communication clarity
    - ☐ Speed of issue resolution
    - ☐ Board or committee availability
    - ☐ ARC consistency
    - ☐ Long-term planning
    - ☐ Volunteer burnout
    - ☐ Other: \_\_\_\_\_
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### **Section 3: Awareness & Initial Views on a Merger**

- 7. **Before this survey, how familiar were you with the idea of merging the two HOAs?**
    - ☐ Very familiar
    - ☐ Somewhat familiar
    - ☐ Heard about it but unsure
    - ☐ Not familiar at all
  - 8. **At this stage, how do you feel about exploring a merger?**
    - ☐ Supportive
    - ☐ Open but cautious
    - ☐ Neutral
    - ☐ Skeptical
    - ☐ Opposed
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### **Section 4: Desired Future State of a Merged HOA**

9. **If the HOAs were merged, which outcomes matter most to you? (Select up to 5)**

- ☐ Lower operating costs
- ☐ Slower or more predictable dues increases
- ☐ Stronger financial reserves
- ☐ Fewer boards and committees
- ☐ Better vendor and maintenance services
- ☐ Clearer communication
- ☐ Reduced volunteer burnout
- ☐ Consistent ARC decisions
- ☐ Higher property values
- ☐ Long-term sustainability

10. **How important is reducing duplicate boards and committees to you?**

- ☐ Very important
- ☐ Somewhat important
- ☐ Neutral
- ☐ Not important

11. **How important is protecting existing ARC approvals (grandfathering)?**

- ☐ Extremely important
- ☐ Very important
- ☐ Somewhat important
- ☐ Not important

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## Section 5: Concerns & Barriers

12. **What concerns you most about a potential merger? (Select all that apply)**

- ☐ Loss of neighborhood identity
- ☐ Increased dues
- ☐ Unfair financial burden sharing
- ☐ Stricter rules or enforcement
- ☐ Loss of homeowner voice
- ☐ Architectural approvals being revisited
- ☐ Poor communication during transition
- ☐ Lack of trust in leadership
- ☐ Other: \_\_\_\_\_

13. **Which issues would need to be addressed for you to support a merger? (Select all that apply)**

- ☐ Clear cost-savings data
- ☐ Guaranteed ARC grandfathering
- ☐ Fair board representation

- ☐ Legal and financial safeguards
  - ☐ Gradual implementation
  - ☐ Homeowner vote protections
  - ☐ Independent financial review
  - ☐ Other: \_\_\_\_\_
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## Section 6: Governance & Participation

14. **Would you be more or less likely to volunteer in a merged HOA with fewer board and committee positions?**
- ☐ More likely
  - ☐ About the same
  - ☐ Less likely
  - ☐ Not interested in volunteering
15. **Which participation options appeal to you? (Select all that apply)**
- ☐ Committee service
  - ☐ Surveys and feedback forums
  - ☐ Town halls
  - ☐ Online meetings
  - ☐ Email updates only
  - ☐ Minimal involvement
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## Section 7: Communication Preferences

16. **How would you prefer to receive merger-related information? (Select all that apply)**
- ☐ Email
  - ☐ Mailed letters
  - ☐ HOA website
  - ☐ Text alerts
  - ☐ Town hall meetings
  - ☐ Small group sessions
17. **How often would you like updates?**
- ☐ Only major milestones
  - ☐ Monthly
  - ☐ As needed
  - ☐ Frequently

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## Section 8: Open Feedback (Most Valuable Section)

18. What would make a merged North Shore HOA successful in your view?

*Open response*

19. What is your biggest concern or hesitation about a merger?

*Open response*

20. What question do you want answered before supporting a merger?

*Open response*

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## Section 9: Optional Follow-Up

21. Would you be willing to participate in a focus group or information session?

☐ Yes

☐ Maybe

☐ No

22. If yes, you may leave your contact information (optional):

*Name / Email*

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## Closing Statement

Thank you for sharing your thoughts. Your feedback will directly influence whether and how a merger proceeds.

**No decisions will be made without homeowner input and a formal vote.**

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## Next Steps (For Board Use – Not in Survey)

- Segment results by HOA-1 vs HOA-2
  - Identify top 3 concerns
  - Align messaging to survey data
  - Publish a “What We Heard” summary
  - Address barriers before any vote
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