

# Westridge Civic Association

## Community Interest Survey Results

### July 2005

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This April (2005), the WCA distributed a Community Interest Survey to all households in Westridge subdivision in order to gather information about current issues of importance to residents of our community. One hundred ten (110) surveys from homeowners and their tenants were returned representing a response rate of approximately 51%. We thank the households who took the time to complete the survey and express their opinions. The information you provided will be used to direct the efforts of the WCA to improve our community.

Answers from completed surveys were entered into a database and a summary of those responses is provided below. You will notice after each question there is a small table with 3 columns which represents the summary of answers for that question. The left column describes the answers for that given question; the middle column labeled “Frequency” represents the number of households who gave that answer; the right column reflects the percent attributed to that response (out of all the answers given for that question).

For example: 96 households or 87.3% answered “Yes” to question A1A.

A. Do you own the home that you are currently living in?

	Frequency	Percent
Yes	96	87.3%
No	7	6.4%
I prefer not to answer	5	4.5%
Missing	2	1.8%
Total	110	100.0%

*Answer description*

*Percent attributed to that answer*

*How many households provided that answer*

# WCA Community Interest Survey

## A. Household Information

### 1. Ownership

B. Do you own the home that you are currently living in?

	Frequency	Percent
Yes	96	87.3%
No	7	6.4%
I prefer not to answer	5	4.5%
Missing	2	1.8%
Total	110	100.0%

C. Do you rent the home that you are currently living in?

	Frequency	Percent
Yes	4	30.8%
No	4	30.8%
Prefer not to answer	2	15.4%
Missing	3	23.1%
Total	13	100.0%

## B. New Home Construction and Remodeling Work

### 1. Height of Houses

Current deed restrictions state homes shall not "exceed 2.5 stories in height" but do not define the maximum physical height of homes.

A. I believe the current deed restriction on height of homes needs to be amended.

	Frequency	Percent
Agree	41	37.3%
Disagree	53	48.2%
Don't know	8	7.3%
Prefer not to answer	6	5.5%
Missing	2	1.8%
Total	110	100.0%

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B. How would you like to see the current deed restriction amended?

	Frequency	Percent
Amend to allow up to 3 stories	8	24.2%
Limit to 3 stories and define maximum height	1	3.0%
Maximum 1.5 stories	2	6.1%
City should have codes	1	3.0%
2.5 stories of a maximum height	2	6.1%
Increase height restriction	1	3.0%
Each story should be 9 - 10 FT in height	1	3.0%
Limit to 2 stories and define maximum height	3	9.1%
Need a maximum height	4	12.1%
No restrictions	3	9.1%
WCA does not enforce current restrictions	1	3.0%
2.5 or 3 does not make much difference	1	3.0%
Concern for garage apartments being 3 stories tall	1	3.0%
Maximum of 30 feet high	2	6.1%
The WCA does not need to be in control of construction	2	6.1%
<b>Total</b>	<b>33</b>	<b>100.0%</b>

### 2. Building Materials

Current deed restrictions state "all residences shall be constructed of at least 20% brick, brick veneer, stone, stone veneer, concrete or other masonry type of construction."

A. I believe the current deed restriction on building materials needs to be amended.

	Frequency	Percent
<b>Agree</b>	36	32.7%
<b>Disagree</b>	59	53.6%
<b>I don't know</b>	9	8.2%
<b>I prefer not to answer</b>	4	3.6%
<b>Missing</b>	2	1.8%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

B. How would you like to see the current deed restriction amended?

	Frequency	Percent
At least 50%	6	18.2%
Create grandfather clause for existing homes when updating restrictions	1	3.0%
Increase percentage by unspecified amount	2	6.1%
Increase to 80%	1	3.0%

## WCA Community Interest Survey

No brick necessary	1	3.0%
Greater than 20%	1	3.0%
Increase to 75%	3	9.1%
Depends upon what the proposed amendment intends to address	1	3.0%
Any type of building material	7	21.2%
No restrictions	4	12.1%
WCA does not enforce current restrictions	1	3.0%
Excessive restriction	1	3.0%
It is a great neighborhood without all the restrictions WCA wants to impose	1	3.0%
Amend to reflect newer building materials	3	9.1%
<b>Total</b>	<b>33</b>	<b>100.0%</b>

### 3. Proportion of Lot Taken up by Whole House

Other than the defined lot line setbacks, there are no deed restrictions for residential lots on the amount of space a home can occupy.

- A. I believe a deed restriction is needed for residential lots to state the amount of space a home can occupy.

	Frequency	Percent
<b>Agree</b>	43	39.1%
<b>Disagree</b>	51	46.4%
<b>Don't know</b>	9	8.2%
<b>Prefer not to answer</b>	6	5.5%
<b>Missing</b>	1	0.9%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

- B. Comments:

	Frequency	Percent
Increase space between homes	1	5.0%
30-40% yard	1	5.0%
Building up our resources can only make the community stronger	1	5.0%
Setbacks at 10 ft.	1	5.0%
What are the existing setback distances?	1	5.0%
Standard by West University	2	10.0%
Limit to 1/3 of lot	1	5.0%
Single story to back lot line; multiple story 20' from lot line	1	5.0%
6 ft setbacks from property lines	1	5.0%
No restrictions	1	5.0%

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WCA does not enforce current restrictions	1	5.0%
Mainly due to storm run-off concerns	1	5.0%
Retain existing set backs	4	20.0%
Less than 50% of lot to be occupied by the house	1	5.0%
Excessive restriction	1	5.0%
House not to exceed 70% of lot	1	5.0%
<b>Total</b>	20	100.0%

### 4. Elevation of Lot

Many new homes in Westridge subdivision have increased pad heights from those originally constructed in the 1950's. A pad is the soil beneath a concrete foundation.

- A. I believe limits should be defined for pad heights of newly constructed homes.

	Frequency	Percent
<b>Agree</b>	42	38.5%
<b>Disagree</b>	41	37.6%
<b>I don't know</b>	19	17.4%
<b>Prefer not to answer</b>	7	6.4%
<b>Total</b>	109	100.0%

- B. Comments:

	Frequency	Percent
Most of WCA homes are within the 500 yr flood plain; no need for increase pad heights	2	10.5%
No restrictions	2	10.5%
Cannot set different restrictions for new vs. old homes	1	5.3%
Define a standard	1	5.3%
Hard to define due to eng requirements for stable foundations on expansive soils	1	5.3%
City ordinance already regulates pad heights	3	15.8%
Concerned about run-off into lower lying lots	7	36.8%
The street drains are so poor that new homes should be allowed to build pads up taller - until the drain problems in the streets are fixed.	1	5.3%
Promoting higher minimum heights to protect from flooding	1	5.3%
<b>Total</b>	19	100.0%

## WCA Community Interest Survey

### 5. Drainage

The WCA has received complaints about rainwater drainage problems due to runoff from adjacent properties. Installation of adequate drainage infrastructure such as gutters and French drains for remodeled and newly constructed homes would improve rainwater drainage problems.

- A. I believe a deed restriction requiring installation of adequate drainage infrastructure is needed for newly constructed and remodeled homes.

	Frequency	Percent
<b>Agree</b>	77	70.0%
<b>Disagree</b>	15	13.6%
<b>Don't know</b>	10	9.1%
<b>Prefer not to answer</b>	7	6.4%
<b>Missing</b>	1	0.9%
<b>Total</b>	110	100.0%

- B. Comments:

	Frequency	Percent
For new construction only	3	12.5%
Provide a clear definition of the term "remodeled" with respect to drainage infrastructure requirements	1	4.2%
Observation that many homes do not have gutters	1	4.2%
Concerned about run-off into lower lying lots	1	4.2%
City should pay for improving drainage on the streets	1	4.2%
Raised beds along fence lines can also create drainage issues for neighbors and should be considered	1	4.2%
Concerned about poor drainage from streets to bayou	1	4.2%
Opposed to deed restriction amendment but concerned about drainage issues	1	4.2%
Older homes should keep drains clean to allow water to flow to storm drains	2	8.3%
Agree for new constructions but depends upon definition of "remodeled"	1	4.2%
Cannot set different restrictions for new vs. old homes	3	12.5%
Serious draining problem unaddressed on Chatfield	2	8.3%
Many communities (like Bellaire) lost grass to drain towards back, now must drain towards the front & streets	1	4.2%
Require increased drainage engineering on construction plans	2	8.3%
Probably covered by City Universal Building Code	1	4.2%
City ordinance already regulates drainage	2	8.3%
<b>Total</b>	24	100.0%

## WCA Community Interest Survey

### C. Appearance and Maintenance of Property

#### 1. Tree Management

The Westridge subdivision currently enjoys a significant number of trees that provide shade and beauty to the neighborhood. Currently, there are no deed restrictions about tree management (protecting trees during construction, maintaining existing number of trees)

A. I believe a deed restriction about tree management is needed.

	Frequency	Percent
<b>Agree</b>	63	57.3%
<b>Disagree</b>	33	30.0%
<b>Don't know</b>	5	4.5%
<b>Prefer not to answer</b>	8	7.3%
<b>Missing</b>	1	0.9%
<b>Total</b>	110	100.0%

B. Comments:

	Frequency	Percent
Also cutting back dead or falling limbs	1	5.3%
<b>Should not restrict owner from removing damaged / "trash" trees and replacing with new</b>	1	5.3%
Minimum of 2 trees in each front yard.	1	5.3%
Damage to home and surrounding infrastructure. Supports mandatory trimming standard	1	5.3%
Strongly disagree	1	5.3%
Discourage "Trash Trees"	1	5.3%
Excessive restriction	1	5.3%
Trees damaged during construction to be replaced by = or > value at contractor's expense	1	5.3%
Protect existing trees	8	42.1%
Define responsibility for tree roots causing damage to concrete across property lines	1	5.3%
Trees should be protected during construction	2	10.5%
<b>Total</b>	19	100.0%

## WCA Community Interest Survey

### 2. Items in the Front Yard

There have been concerns and complaints lodged with WCA regarding homes in the subdivision that are placing signs, construction materials and significant numbers of children's toys and the like in their front yards.

- A. I believe a deed restriction about maintaining debris-free front yards is needed.

	Frequency	Percent
<b>Agree</b>	64	58.2%
<b>Disagree</b>	27	24.5%
<b>Don't know</b>	12	10.9%
<b>Prefer not to answer</b>	6	5.5%
<b>Missing</b>	1	0.9%
<b>Total</b>	110	100.0%

- B. Comments:

	Frequency	Percent
Depends upon the nature of any proposed amendment	1	5.6%
Toys cannot be seen as debris	1	5.6%
Signs are a 1st amendment issue. Children should be allowed to be children.	1	5.6%
Kids toys and boats only can stay	1	5.6%
Junk in front of houses lowers property value	2	11.1%
WCA would not enforce a restriction if in place	1	5.6%
Political campaign signs should be exempted from deed restrictions not allowing signs in yards	1	5.6%
Within reason - Don't need to be told every time my child leaves a ball in front	4	22.2%
People compliment our neighborhood cause kids play in the yards (with the toys). Don't take the "home" out of our houses	1	5.6%
Concerned about restriction's impact on construction/landscape projects material storage	2	11.1%
Strongly agree	1	5.6%
Concern about how to properly word the restriction to allow normal use of front yards	2	11.1%
<b>Total</b>	18	100.0%

## WCA Community Interest Survey

### 3. Landscaping/Yard Maintenance

Current deed restrictions only address the maintenance of grass and weeds on vacant lots.

- A. I believe the current deed restriction about landscaping/ yard maintenance needs to be amended.

	Frequency	Percent
<b>Agree</b>	39	35.5%
<b>Disagree</b>	49	44.5%
<b>Don't know</b>	13	11.8%
<b>Prefer not to answer</b>	7	6.4%
<b>Missing</b>	2	1.8%
<b>Total</b>	110	100.0%

- B. How would you like to see the current deed restriction on landscaping/yard amended?

	Frequency	Percent
Only maintenance; not landscape design	3	11.1%
Street curb edges to be kept cut	1	3.7%
Wants reminder and fine enforcement system	1	3.7%
<b>Agree if not taken to an extreme - fine to include inhabited homes for grass and weeds only</b>	2	7.4%
<b>Enforce deed restrictions on all lots with or without homes</b>	13	48.1%
<b>On vacant lots only</b>	1	3.7%
<b>Consider restrictions requiring rental property owners to better maintain their properties</b>	2	7.4%
<b>How would WCA enforce such a restriction?</b>	1	3.7%
Call the city if the grass is too high - not the civic association	1	3.7%
<b>Warning letter then contact city</b>	1	3.7%
<b>Concern about potential costs for fixed-incomes from any restrictions</b>	1	3.7%
<b>Total</b>	27	100.0%

### 4. Parking of Vehicles and Boats

Current deed restrictions do not address the parking of vehicles, boats and trailers on residential lots.

- A. I believe a deed restriction about the parking of vehicles, boats and trailers on residential lots is needed.

	Frequency	Percent
<b>Agree</b>	47	42.7%
<b>Disagree</b>	38	34.5%
<b>Don't know</b>	15	13.6%
<b>Prefer not to answer</b>	7	6.4%
<b>Missing</b>	3	2.7%
<b>Total</b>	110	100.0%

## WCA Community Interest Survey

### B. Comments:

	Frequency	Percent
Restriction on time (~30 days); size (tons)	2	6.7%
The real problem is that the WCA is excessive	1	3.3%
Cars parked on Durhill street create dangerous situations for Longfellow Elem. Students	1	3.3%
Cars parked on the streets is a problem. Can we request one-side parking limits?	1	3.3%
On driveway - not on grass	2	6.7%
Cannot build garage space onto older homes	1	3.3%
Boats and vehicles should be permitted, RVs not	1	3.3%
Want no parking zones along all streets at the end closest to Buffalo Speedway for safety	1	3.3%
Cars on street to be moved minimum of once a week. Non-running cars should not be visible from street.	1	3.3%
2 days max on boats/ trailers. No disabled vehicles	2	6.7%
Strongly support	2	6.7%
No need for new restrictions when current ones are not enforced. Home business and illegal parking of commercial vehicles currently on Chatfield.	1	3.3%
That's too picky	1	3.3%
No boats and trailers	7	23.3%
Would be difficult to properly word a restriction	1	3.3%
Trailers, boats and inoperable vehicles not visible from street.	5	16.7%
<b>Total</b>	<b>30</b>	<b>100.0%</b>

### 5. Fences

Current deed restrictions only state that fences cannot be placed beyond the minimum setback lines. There are a variety of types and heights of fences, including some homes that have no fencing in the subdivision.

A. I believe the current deed restriction on fencing needs to be amended.

	Frequency	Percent
Agree	21	19.1%
Disagree	60	54.5%
Don't know	20	18.2%
Prefer not to answer	7	6.4%
Missing	2	1.8%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

## WCA Community Interest Survey

B. How would you like to see the current deed restriction amended?

	Frequency	Percent
Restricted to material type (wood vs. chain)	1	6.3%
Every house must have a fence	1	6.3%
Low fences out front to keep dogs off yard	2	12.5%
Privacy fences for only new constructions	2	12.5%
Concerned with fencing in general, but in particular along Buffalo Speedway. Blank fences give negative appearance to the neighborhood in comparison to the surrounding subdivisions	1	6.3%
Additional cyclone fencing should be banned	1	6.3%
Wooden fences required, height TBD	1	6.3%
No restrictions on fencing	1	6.3%
Define maximum height	2	12.5%
Fences must be kept in good repair	1	6.3%
All new fences must be uniform height and material	1	6.3%
Minimum standards and maintenance responsibility for "jointly owned" fences	1	6.3%
Fixed incomes make this difficult for some residents	1	6.3%
<b>Total</b>	<b>16</b>	<b>100.0%</b>

### 6. Sidewalks

The subdivision originally did not construct sidewalks throughout; however, newly constructed homes have included sidewalks.

A. I believe sidewalks in the subdivision are needed.

	Frequency	Percent
Agree	67	60.9%
Disagree	29	26.4%
Don't know	8	7.3%
Prefer not to answer	4	3.6%
Missing	2	1.8%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

B. Comments:

	Frequency	Percent
City of Houston mandates sidewalks with new constructions	5	21.7%
Will be expensive but see sidewalks as the mark of an open, friendly neighborhood	1	4.3%
Existing sidewalks in disrepair	1	4.3%
Only if the city pays	1	4.3%
Needs debate - who pays?	3	13.0%
Desirable but not required	2	8.7%
Only with no damage to existing trees	2	8.7%
Nice but too expensive	1	4.3%

## WCA Community Interest Survey

Strongly support due to danger of walking on narrow streets	3	13.0%
Each block to share cost and only run down one side of a street, with care not to damage existing plantings	2	8.7%
Strongly disagree - more pavement equals less water absorption	1	4.3%
People do not use the sidewalks already here so why pay for more?	1	4.3%
<b>Total</b>	<b>23</b>	<b>100.0%</b>

### D. City Regulation Enforcement

#### 1. Animal Waste

The WCA has received complaints about individuals not picking up after their dogs while walking in the subdivision. The City of Houston has an ordinance requiring pick up of fecal matter deposited by owned dogs on property which does not belong to the owner of the dog or where the owner has no consent to let his/her dog defecate.

- A. I am concerned about pet owners not picking up their animal's waste.

	Frequency	Percent
Agree	77	70.0%
Disagree	18	16.4%
Don't know	5	4.5%
Prefer not to answer	8	7.3%
Missing	2	1.8%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

- B. Comments:

	Frequency	Percent
Existing city ordinance should be obeyed and enforced.	3	13.6%
WCA should mediate issues rather than turning to law enforcement	1	4.5%
Bothered by dog waste in yard	2	9.1%
Bothered by cat and dog waste in yard	1	4.5%
Has not personally experienced it	1	4.5%
Request Constable begin warning violators	2	9.1%
Strongly agree	5	22.7%
Why is the WCA getting involved in this?	3	13.6%
Notices several dog owners that do pick up after their dogs	3	13.6%
Feels this is a non-issue, that there are other things to be concerned about	1	4.5%
<b>Total</b>	<b>22</b>	<b>100.0%</b>

## WCA Community Interest Survey

### 2. Leash Law Enforcement

The WCA has received complaints about dog owners not keeping their pets on leashes while walking in the subdivision. A City of Houston ordinance requires that dogs and cats must be on a leash when not otherwise restrained by a fence or other enclosure.

A. I am concerned about pet owners not leashing their pets while walking in the subdivision.

	Frequency	Percent
Agree	76	69.1%
Disagree	22	20.0%
Don't know	3	2.7%
Prefer not to answer	7	6.4%
Missing	2	1.8%
Total	110	100.0%

B. Comments:

	Frequency	Percent
Dog off leash killed a cat on Bevlyn 4/4/05. Filed report w/ HPD	1	4.2%
Concern about a specific dog that is often unleashed in the front yard, concerned for children	1	4.2%
Not noticed	1	4.2%
Outbreak of wild cats on Westridge	1	4.2%
Not a WCA issue	1	4.2%
Strongly agree	7	29.2%
Only for dogs not obedience trained	3	12.5%
Bad experience with unrestrained neighborhood dogs	1	4.2%
But what do you do?	1	4.2%
Only enforce against loose dogs	4	16.7%
Concerned about lose cats also	1	4.2%
Especially concerned about neighbor's cats in back yard	1	4.2%
Walks dog without a leash and is asking for a dog park	1	4.2%
Total	24	100.0%

## WCA Community Interest Survey

### 3. Solicitation

The WCA has received complaints about door-to-door solicitation.

- A. I am concerned about door-to-door solicitation in the subdivision.

	Frequency	Percent
<b>Agree</b>	77	70.0%
<b>Disagree</b>	18	16.4%
<b>Don't know</b>	7	6.4%
<b>Prefer not to answer</b>	6	5.5%
<b>Missing</b>	2	1.8%
<b>Total</b>	110	100.0%

- B. Comments:

	Frequency	Percent
<b>Have a "no solicitation" policy in the deed restrictions</b>	6	30.0%
<b>Recent experiences with solicitors unwelcome</b>	2	10.0%
<b>WCA will not do anything about it</b>	1	5.0%
<b>Restriction should ban solicitation</b>	1	5.0%
<b>Allow some exceptions</b>	6	30.0%
<b>If it can be enforced</b>	1	5.0%
<b>Would like to see a No Solicitation sign on the street</b>	2	10.0%
<b>Not a problem now</b>	1	5.0%
<b>Total</b>	20	100.0%

### 4. Heavy Trash

The WCA has received complaints about homes that are placing items in the front yard for heavy trash pickup days and weeks in advance of the next scheduled pickup date. The City of Houston ordinance dictates that heavy trash should be set out between the hours of 6:00 p.m. the Friday before, and 7:00 a.m. on the scheduled collection day.

- A. I am concerned about heavy trash being placed out earlier than allowed by City ordinance.

	Frequency	Percent
<b>Agree</b>	66	60.0%
<b>Disagree</b>	25	22.7%
<b>Don't know</b>	9	8.2%
<b>Prefer not to answer</b>	7	6.4%
<b>Missing</b>	3	2.7%
<b>Total</b>	110	100.0%

## WCA Community Interest Survey

### B. Comments:

	Frequency	Percent
Why is the WCA getting involved in this?	3	16.7%
Concerned about insects being attracted to trash	1	5.6%
A big problem all over Westridge	1	5.6%
Enforce city ordinance	5	27.8%
Should be stronger than city ordinance - only night before	1	5.6%
Concessions should be made for elderly residents who need help with heavy trash	2	11.1%
Tree cuttings should be allowed to put out early	2	11.1%
Weather conditions greatly influence when we can work outside. Should be flexibility on earliest set out time.	1	5.6%
Lighten up! The trash gets removed	1	5.6%
Not seen as issue	1	5.6%
<b>Total</b>	<b>18</b>	<b>100.0%</b>

### 5. Speed Limits

The Westridge Civic Association has received complaints about drivers exceeding the posted 30-MPH speed limit on the subdivision streets.

#### A. I am concerned about drivers exceeding the 30-MPH speed limit.

	Frequency	Percent
Agree	88	80.0%
Disagree	7	6.4%
Don't know	9	8.2%
Prefer not to answer	5	4.5%
Missing	1	0.9%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

#### B. Comments:

	Frequency	Percent
Stop sign violations more of a problem	1	3.2%
Especially on Durhill	1	3.2%
Speed bumps do not slow down traffic on our street	1	3.2%
Very concerned about speeding - including school buses	1	3.2%
Mostly school related in the A.M.	1	3.2%
Wants speed bumps on Elmridge	1	3.2%
UPS, FedEx and the like exceed posted limits	1	3.2%
With existing speed bumps how can a vehicle exceed 30 MPH?	1	3.2%
Change it to 25 MPH and enforce it	1	3.2%
More speed limit signs	1	3.2%

## WCA Community Interest Survey

20 MPH on Westridge and Durhill	2	6.5%
WCA should not act as policemen on this issue	3	9.7%
Concern for children	3	9.7%
No speed humps	4	12.9%
Strongly concerned	6	19.4%
WCA omitted Chatfield from a listing of streets	1	3.2%
Has never seen a posted speed limit sign in Westridge	1	3.2%
Call the city or the constable more frequently	1	3.2%
<b>Total</b>	<b>31</b>	<b>100.0%</b>

### E. Civic Association Structure Changes

#### 1. Security Patrol

Payment of security patrol fees continues to be a challenge for the Civic Association. Less than 50% of households contributed to security patrol fees in 2004.

A. I believe a security patrol is needed in the subdivision.

	Frequency	Percent
Agree	85	77.3%
Disagree	8	7.3%
Don't know	9	8.2%
Prefer not to answer	7	6.4%
Missing	1	0.9%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

B. I am satisfied with the level of service provided by the security patrol plan.

	Frequency	Percent
Agree	63	57.3%
Disagree	20	18.2%
Don't know	18	16.4%
Prefer not to answer	8	7.3%
Missing	1	0.9%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

C. I would be willing to contribute an increased amount to ensure the continuation of this service.

	Frequency	Percent
Agree	36	32.7%
Disagree	44	40.0%
Don't know	19	17.3%
Prefer not to answer	10	9.1%
Missing	1	0.9%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

## WCA Community Interest Survey

D. I would support making security patrol fees mandatory.

	Frequency	Percent
Agree	56	50.9%
Disagree	34	30.9%
Don't know	11	10.0%
Prefer not to answer	7	6.4%
Missing	2	1.8%
Total	110	100.0%

E. Comments:

	Frequency	Percent
Do not see crime deterrent value of single daily drive through of Constable	1	2.9%
Would like to see the Constable more aggressive with speeders on Durhill	1	2.9%
Already have home alarm system and cannot afford both	1	2.9%
Not willing to have someone lose their home over this.	2	5.7%
Make only patrol fees mandatory - not association fees	2	5.7%
Want more visible patrol	4	11.4%
Cannot see how it can be made mandatory	1	2.9%
Add Constable's crime reports to the newsletter	1	2.9%
Mount a campaign to put forth the value/benefit of the security patrol	1	2.9%
Since less than 50% pay there is no consensus to make fees mandatory	1	2.9%
Would prefer 24 hour patrol	1	2.9%
Need more varied hours of patrol. Better responses seen from HPD	1	2.9%
More effort directed at collecting from non-paying households	1	2.9%
Would agree to pay more if were greater participation and consideration to a reduced rate for seniors	7	20.0%
Supports the Constable patrol	2	5.7%
Money is an issue	4	11.4%
Have a fund-raiser	1	2.9%
Do not give out patrol information to households that do not pay	1	2.9%
Owners and renters should agree on who pays the fees	1	2.9%
Wants to see greater contributions but not necessarily mandatory	1	2.9%
Total	35	100.0%

## WCA Community Interest Survey

### 2. Architectural Review Committee

Many homes are being newly constructed or renovated in the Westridge subdivision. However, the WCA does not have an architectural review committee to ensure adherence to current deed restrictions.

A. I believe the WCA should establish an architectural review committee.

	Frequency	Percent
Agree	41	37.3%
Disagree	47	42.7%
Don't know	13	11.8%
Prefer not to answer	7	6.4%
Missing	2	1.8%
Total	110	100.0%

B. Comments:

	Frequency	Percent
Strongly disagree	1	6.3%
Can cost of service be shared with other neighboring subdivisions?	1	6.3%
Only on a volunteer basis - not additional costs	1	6.3%
Continue on with current practice	2	12.5%
How would it be enforced?	2	12.5%
Currently done on ad hoc basis. Strongly agree	1	6.3%
With only a professional architect serving on the committee	1	6.3%
A waste of time	1	6.3%
Too much money and a questionable return	1	6.3%
Who would sit on this committee?	2	12.5%
Leave people alone	1	6.3%
Not adversarial	1	6.3%
It is probably too late	1	6.3%
Total	16	100.0%

### 3. Newsletter

The WCA newsletter is distributed once a month to all households in the subdivision.

A. Do you read the WCA newsletter?

	Frequency	Percent
Yes	100	90.9%
No	4	3.6%
Prefer not to answer	5	4.5%
Missing	1	0.9%
Total	110	100.0%

## WCA Community Interest Survey

Please tell us what you think about the WCA newsletter.

Comments:

	Frequency	Percent
Helpful	1	2.3%
Story on people of neighborhood each month, crime report	1	2.3%
New renters are not given deed restrictions	1	2.3%
Encourage the recycling program	1	2.3%
Use newsletter to encourage view of subdivision from Buffalo Speedway	1	2.3%
Add a directory of services	1	2.3%
Should focus on neighborhood issues and not mainly past meeting minutes	1	2.3%
Informative	13	29.5%
Appreciated	16	36.4%
Double-side print to save money on the newsletter	3	6.8%
Enjoys birthday stories of seniors & kids events announced. Anniversaries and new families	2	4.5%
Content not seen as useful	1	2.3%
Meeting minutes do not provide sufficient details of discussions. There is very little useful information	1	2.3%
Commercial sometimes, does not address deed restriction violations	1	2.3%
<b>Total</b>	44	100.0%

### 4. Website

The WCA has space available for a website which is under construction.

A. Would you visit the WCA website when it is ready?

	Frequency	Percent
Yes	66	60.0%
No	15	13.6%
I don't know	18	16.4%
Prefer not to answer	6	5.5%
Missing	5	4.5%
<b>Total</b>	110	100.0%

Please tell us what you would like to see on the WCA website.

Comments:

	Frequency	Percent
Introduction of new residents	1	3.4%
What actions are taken against restriction violators and what neighborhood improvements have been made	1	3.4%
Not about real estate and making money/property value	2	6.9%

## WCA Community Interest Survey

Tracking all new constructions and remodel work, crime reports, property values	1	3.4%
List of speakers and topics published ahead of the meetings	1	3.4%
Info on houses for sale	1	3.4%
City plans for drainage, streets, etc.	1	3.4%
Questions how many residents would make use of the site	1	3.4%
Information for potential new residents - schools, retail, banks, etc.	1	3.4%
Visited website as heard it was ready but is still a placeholder	1	3.4%
Resident Classified section - garage sales, etc.	1	3.4%
Deed restrictions, offices held, meeting times, copy of current newsletter, chat room for questions/answers.	1	3.4%
Emergency phone numbers, evacuation plans, disaster preparedness	1	3.4%
No home computer to access the web site	7	24.1%
Information on city and county government, real estate transactions in the WCA, property taxes	2	6.9%
Community volunteer projects, beautification projects	1	3.4%
Deed restrictions, current and proposed; this survey document	1	3.4%
A web site would eliminate the need for some paper newsletters	2	6.9%
message board, listserv	1	3.4%
Good alternative for those that cannot make meetings	1	3.4%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

### 5. Association Dues

Currently payment of association dues to the WCA is voluntary. Approximately 38% of households contributed dues in 2004.

- A. I believe a deed restriction requiring mandatory association dues is needed.

	Frequency	Percent
Agree	46	41.8%
Disagree	43	39.1%
I don't know	11	10.0%
Prefer not to answer	10	9.1%
<b>Total</b>	<b>110</b>	<b>100.0%</b>

- B. Comments:

	Frequency	Percent
Depends on use of fees. Do not feel are getting money's worth from Constable	1	4.3%
Pay more - up to \$300 a year	1	4.3%

## WCA Community Interest Survey

Combine both fees into one and continue to use volunteers	1	4.3%
Do not provide reports and information to non-contributing households	1	4.3%
Do not want to take someone's house from them.	1	4.3%
No increases without a vote that is well advertised in advance.	1	4.3%
If less than 50% are paying that should tell us something	1	4.3%
Exempt long time residents that are retired	1	4.3%
Renter in 1st year paid dues; 2nd year received renewal form for previous renter - felt unwelcome	1	4.3%
Encourage households to pay dues	1	4.3%
Work within existing laws and property restrictions rather than creating new ones.	1	4.3%
Strongly supports	1	4.3%
WCA would selectively enforce this restriction	1	4.3%
Does not care to be a part of a group such as the WCA	1	4.3%
Exceptions should be granted for low income / economic hardship	2	8.7%
If all residents paid the amount would drop considerably	2	8.7%
General concern for potential or real overreaching of homeowners associations and the motivations of board members.	3	13.0%
How will WCA get the 62% that are not paying to agree to pay?	1	4.3%
Concerned about cost to individuals that own more than one home in Westridge	1	4.3%
<b>Total</b>	<b>23</b>	<b>100.0%</b>

### 6. WCA Meeting Preferences

The WCA meets the second Tuesday of each month at 6:45 pm in the Linkwood Park Community Center. To build a stronger community organization which serves the needs of our community, we need to improve attendance and participation in the WCA.

Please tell us what day(s) and or time(s) would work best for you to attend a WCA meeting

PREFERRED DAY	Frequency	Percent
Mon or Wednesday	1	3.1%
Monday	2	6.3%
Saturday or Sunday	1	3.1%
Saturday	3	9.4%
Sunday	2	6.3%
Thursday	2	6.3%
Tuesday	16	50.0%
Wednesday	5	15.6%
<b>Total</b>	<b>32</b>	<b>100.0%</b>

## WCA Community Interest Survey

PREFERRED TIME	Frequency	Percent
10:00 AM	1	2.8%
2:00 PM	1	2.8%
3:00 PM	1	2.8%
4:00 PM	1	2.8%
4:45 PM	1	2.8%
5:30 PM	1	2.8%
6:00 PM	2	5.6%
6:30 PM	1	2.8%
6:45 PM	9	25.0%
7:00 PM	10	27.8%
7:15 PM	2	5.6%
7:30 PM	3	8.3%
7:45 PM	1	2.8%
8:00 PM	2	5.6%
<b>Total</b>	36	100.0%

A community organization is only as strong as the members participating in it. The answers provided in this survey serve as a guide for the WCA to address current issues of concern to its households. Building a strong community for our families and residents and stewarding positive growth begins with you. Please attend a WCA meeting and get involved! Meetings are held every second Tuesday at the Linkwood Community Center from 6:45 - 7:45 pm . We hope to see you there.