

## 2007 What should GMCA do next year

- 1 RV's, boats on trailers, trailers and such parked in Yards, driveways and streets. Also unkempt yards.
- 2 No development / keep open space
- 3 Ticket residents who trash the community, their lawns, keep trash in front lawn exposed to everyone.
- 4 If our community is becoming old and dated. Why and how bringing in a new development improve green mountain?
- 5 Keep up the good work
- 6 (OHIO PROP) Which ever enhances our property value as home owners and maintains the safety of the neighborhood
- 7 Help maintaining / enhancing property in the neighborhood
- 8 Voice in control of what is being built
- 9 I would be very mad if you tried to enforce no RV in front yard. Ours doesn't fit anywhere else other than our side yard  
We've lived here since 1964 and have tried to be good neighbors but that would be a hardship for my family  
and I'd resent it very much.
- 10 Continue programs
- 11 Push Lakewood council to [ass & enforce a property maintenance code. This should be our highest neighborhood priority.  
Get the bums to maintain or leave.
- 12 No offices  
Shrink the size of Hibernias development  
Are these single family homes or patio homes? Why do we need a gated community in our area?  
What is the average size & cost of these homes? HOA dues?
- 13 Perhaps we should create some few covenants
- 14 Improve the appearance of the neighborhood
- 15 Move signage @entrance and entrance to Green Mt. Park areas. Incorporate open space as a benefit.  
Understand the impact of a changing community! Most people have lived here 35 years.  
How do we incorporate new neighbors into this community?
- 16 Better clean up days. We sometimes have more trash
- 17 Remain vigilant to the threats to the integrity of this neighborhood
- 18 Provide more information about what is happening in the Green Mtn open space
- 19 I have a three year old and another on the way. We need a better park for toddlers
- 20 Ugly rows of double wide looking housing. Surely the slum of the future. Should not be built  
Try to enforce existing covenants. They do exist contrary to what the newsletter says.
- 21 Minimize development  
Developing parks. More sense of community efforts beyond current scope
- 22 Both bad options! Why does it have to be developed at all? Making Ohio Ave. vacant lot a park  
making group homes abide by the law and reintroducing covenants that clean up peoples yards.
- 23 Not aware of a proposal. Thought a significant portion of this property was dedicated for a city park
- 24 Encouraging pride of ownership in homes. Make sure renters are aware of shoveling requirements and keeping property kept up
- 25 Tell me why someone can park a monster RV in their driveway without regard to neighbors.
- 26 Ticket cars on the street with out dated licenses

- 27 No development. What about a population swell at Foothills Elementary  
 No development. Clean up neighborhoods!!!  
 Clean up yards, clean up all boats and trailers parked around trash cans in front of houses.
- 28 Turn signal at cedar / Van Gordon. Get rid of speed bumps on Center Drive
- 29 Some approach to getting boats, RV's, trailers out of front yards and off the streets
- 30 Great services, I simply have no time  
 Fix up. Help property values. Even awareness campaign is good
- 31 Suggestion to help fix up neighborhood  
 I notice a number of older retirees people walking or in their yards. They probably have lived in their home 30 years and it is paid off but on Social Security cannot keep up with repairs.  
 perhaps a neighbor could sponsor that person and submit a picture and explanation of what could be done to fix (broken branches paint exterior or leaks on the interior) Submit with permission of home owner  
 We could have a spring fix up week (like Habitat for Humanity) and volunteers could work on selected projects.  
 Maybe Habitat for Humanity outlet centers would offer reduced cost of supplies (overstock) they have.  
 {lease do not ask me to organize as I am starting a new business. But I would offer a 1/2 to 1 day of my time to help fix up.
- 32 Open space
- 33 I think it is important to focus on ways to ensure the neighborhood retains its property values. Of specific concern is the condition of the properties. I moved to Green Mountain Estates last year, and during my house search I found many properties in the neighborhood that were in horrible condition inside and out. My husband and I found one house that we really liked, but could not bring ourselves to purchase the house because one of the neighboring houses was a complete dump. The home we did buy was somewhat of a dump itself, but we were looking for a place to fix up )although, we found the house was in considerable worse condition than we thought. And somewhat regret purchasing the home.  
 With so many well-kept properties available, and so many new, affordable properties available, it is important to ensure that our properties are in good shape, and that the neighborhood as a whole is inviting to home buyers. Without covenants, I know it is impossible to enforce anyone to maintain a property. My impression is that there are many aging homeowners who are simply unable to maintain their homes. As for the home owners who intentionally let their properties go, paint their homes Bronco orange (in all fairness, this house is well-kept), park RV's in front, ect., we;, there's not much anyone can do, except hope they come to their senses and or move. With the addition of St Anthony to the Federal Center area, I am sure they will be many people interested in living in this area, and we need to make sure that they do not pass over Green Mountain Estates due to it being full of unkempt yards and rundown houses.
- 34 Either SFH homes w/low density or, better than high density housing.  
 Overall keep neighborhood cleaner. Impact of neglect, non maintenance on housing values.
- 35 Lack of covenants problem. Is there another way to improve property upkeep.
- 36 Yes but why are the homes priced so high and why is it a gated properties.
- 37 Make sure that they don't develop the open space to the north of GM Estates
- 38 Many people like older homes with their unique styles, larger lots and mature landscapes.
- 39 (Easter) Lots of kids - a little sparse this year.  
 (Landscape) Need a Xerescape category  
 (Sign) No longer a high priority

(Annual Meeting) Candidates debate need to be separate. There isn't time for both

We need a debate regarding changes in traffic ECT.

The park to attract young families. Direct, address the "property values" article. Nor only are homes getting older there is little to attract young families. Catering to the older homeowners does not help our community.

Look at yourselves.

40 (Ohio) This may be the best development option that we could hope for. Better take this while we can. Hope the city can/will accept the park swap & will maintain it.

41 (Ohio) Develop park

No more commercial development for land.

42 New President

43 To GMCA. As a homeowner I am disgruntled with the direction "Green Mountain Estates" is going. Mr. Reynebeau hit the nail on the head with his article this fall in "Homes on the Hill"! The homeowners for the most part show no pride in their properties. My wife and I even walked by the properties of our association board members and some of you certainly don't lead by example.

The most recent snows point out the need for establishing and posting of "snow routes" in our neighborhood. The derelict vehicles parked on Beech Dr. just west of Alameda limit us as homeowners entering or exiting the neighborhood to one lane. The homeowners on the southeast corner of Beech Dr. and Mississippi is another disrespectful individual. And what about the 24 hour snow removal for sidewalks?

What does it take to reach some of these low life's? My wife and I, who moved here in 1979, are at the point of moving out of a community that has great potential with nothing progressive being done, and into a community that has covenants and the will to keep its neighborhood and property values up. It costs nothing to abide by those very laws of the City of Lakewood. The problem is no one is enforcing these laws: i.e. weed control, derelict vehicles, licensed vehicles that are not moved every 48 hours, vehicles stored in backyards too close to the street to be legal and numerous other eye sores.

Somehow my annual association dues should go toward enforcing these laws, which are already on the books. If the association doesn't have the power or fortitude to enact a few effective covenants to improve our property values, financially and cosmetically, then my wife and I, who maintain a very respectable property and home, need to consider relocation. Then someone can move into our property and possibly let it go downhill to reflect the general appearance of the neighborhood, further reducing property values.

44 Dear GMCA

I was very pleased to see in the last newsletter a paragraph regarding our home values. I am a real estate agent living and working this area for the past twenty years and completely agree with what is happening. (Or lack of) **IT IS A PROBLEM** when we have listen to questions from buyers like "Is that boat parked there all year?" or "Is that camper always there?" or "I don't want to spend all this money and have to look at the neighbor's camper all year." Needless to say these buyers choose to go elsewhere even if it means spending more. These comments are justified and this issue **DOES** hurt **all** of our values. (In the community news section of the last newsletter the Holiday lights contest and Santa coming to town had highlighted titles and yet something so important as our home values gets no special recognition.) The Babysitters even got first page highlighted attention.

I don't know what the answers are however I would like to see a similar "**reminder/property value**" type paragraph in every newsletter, on the front page where homeowners can't help but see the article before tossing it out. My hope is that the people with commercial vehicles, boats and campers will eventually do something about how unattractive they make our neighborhood

- 45 Continue protecting open space and limiting development
- 46 Your last newsletter had mention of campers and boats parkrd in front yards. I also do not appreciate looking at such eyesores
- 47 Trail marking, signage, dog waste bags
- 48 Neighborhood cleanups and offer senior help services.
- 49 Some of our senior citizens might need help with yards and house upkeep. Maybe a group of volunteers need to do a spring clean up for them. I'd be willing to spearhead a committee. Sherrie Urban 303.988.8262
- 50 Access from S Deviny/ W Exposition to Mountainside park trail. Just a steep dirt trail now

## 2008

- 1. GMCA board
- 2. I have lived on Foothill Dr since 1968. I feel our area has gottn worseand worse. There is a duplex by me on Beech & Arbutus, as many as 15 cars are parked there at one time.
- 3. Pet control
- 4. Is there any way rhat eye-sore properties on Alkire can be improved. They are a blot on the neighborhood
- 5. Information regarding development affecting Green Mountain.
- 6. I think this association is terrific! Unfortunately I usually have prior commitment that prevent me from participating!
- 7. Clean up Center Drive - A Large number of properties ruin what could be the appearance of a well - kept and beautiful neighborhood. Cotton from female trees can ruin the beauty of yards, health of asthmatics and motors of air conditioninf fans, ECT. Sent back codes " Aren't these inceedibly lenient restrictions for a city neighborhood.
- 8. Do you even have a domain name
- 9. Web site, do we have one?
- 10. Thanks for all you do.
- 11. We still need to vote on a paid covent to eliminate boats & RV from street. Put them behind fences.
- 12. Keep up the good work! Thank You for all you do.
- 13. Thank you for a job well done (Perhaps I can volunteer later but I have not been healthy this fall
- 14. Like the idea of the summer picnic but have never attended event. Never heard of helmet safety, Never heard of second wind fund Events should not be connected to a specific religious holiday. Love ideas that promote property values & maintenance, but not sure what the helmet dafety \$ teen funds are about. Lakewood is an inclusive community.
- 15. You are doing a good job
- 16. Keep up the good work
- 17. Keep up the good work. I've seen some improvements in the landscaping and exterior of homes
- 18. All of you, Good Job!