

QUESTIONNAIRE COMMENTS - ALL AS WRITTEN

LISTED BY RESPONSE CATEGORY:

FULL TIME RESIDENTS

PART TIME RESIDENTS

OCCASIONAL RESIDENTS

- Full time residents
 - ✓ Part time residents
 - Occasional residents

What are major concerns that you have with regard to the operation of the High Valley Country Club?

- I'm afraid they will try to get to uppity up and price us poor people out.
- A. The quality of the water. The last two times that I changed the water in my aquarium several of my expensive fish have died. What are they treating the water with?
- B. People trespassing through my land and my neighbors land to get to the river. Please provide river access soon!
- Find a way that the whole membership is involved in vote counting on new measures so no one is left feeling slighted. All we have to go on is the word "yeh – neh" of the board members.
- Keep golf cars 30' from greens. Restrict use of cars on rainy or wet days.
- Water conditions – quality and supply; underage drivers; fireworks
- I feel that it's run very well and we have a great board of trustees!
- None, so far
- No major concerns – appreciate Rick and Randi's hard work and the board members. Gary appears to be very competent as president.
- Doing a great job!
- Put all animals on leashes!! I bought in 1966 and all the bi-laws have been changed for the worse. (Junk cars, tall grasses, garbage around no fireworks at all – walking thru other peoples lots.
- 1. Lack of enforcement of covenants!! 2. Property violations A JOKE!! 3. All ballots should be counted by a committee outside of High Valley. People with no connection to High Valley. Note by More Covenant Enforcement – Yes, Yes, Yes And do something – stop warning and do something! (Other notes – Golf should pay for itself. Start charging. PS – give us back our \$60 for 2 years. Using it for other purposes is illegal.
- That we continue to keep the prices down on water and other expenses.
- Rise in annual fees, keep the golf course a family course, keep the water aerobics
- Clean up homes and yard
- That water meters not be installed all legal issues have been resolved.
- 1 Installing meters and check valves on every property H2O supply so leaks can be found and fixed to avoid contamination resulting in sickness or a death, which would lead to PUD take over and billings of \$90 – 110 a month per property. 2. Leash law for all of High Valley and prosecution of offenders. 3. Removing meth houses and stopping continuous 3 minute stop of customers.
- Need better control over non-golfers and dogs walking/running across golf course.
- More concerns about the people who live here year round – not just the weekenders we count too and should count more.
- I feel that it's run very well and we have a great board of trustees!
- None, so far

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- More concerns about the people who live here year round – not just the weekenders we count too and should count more.
- Too much attention is given to the golf course, not everyone in High Valley golfs. We feel that the President of High Valley should be a full time resident, not a snowbird, so he can devote more time to the position he upholds.
- Our water system is my major concern. Please update it with check valves to prevent back flow and cross contamination and meters to allow for detection of leaks and wastage of water. Also install those generators so we have water when the power goes out.
 - ✓ Finding active qualified board members
 - ✓ I have not heard of ANY golf course that allows dogs on it.
 - ✓ None, I am pleased. Thank you!
 - ✓ River access since my cabin in HV 4 is right on the river. I thought one of the river access lots was sold and access was cut off. Access paths/trails need to be well marked.
 - ✓ None
 - ✓ That the men’s club takes up the prime hours for golf every day. They should not be allowed to get together for more than 5 days a week, or one weekend day.
 - ✓ Water wells
 - ✓ Upholding enforcement of covenants. I don’t feel as if this is happening. Some lots have many discarded vehicles, garbage and appliances.
 - ✓ Water supply, property security and “state of repair”
 - ✓ Overall HVCC is run and operated very well. A few observations below.

- ✓ Covenant enforcement * letter enclosed detailing concerns
- ✓ Keeping the water system in good working order – property cleaned up – dues paid on time.
- ✓ Neighbors with junk in their yards
- ✓ Enough revenue is generated so that the water system meets all the new state and federal requirements that are coming
- ✓ We feel very lucky you maintain things so well.
- ✓ None
- ✓ Properties in violation of HV covenants. And that is being done to enforce these covenants? Also the time frame that the violations will be corrected. All of us that maintain our property should expect nothing less of others. HV needs to address these violations very aggressively. ***Notation by More Enforcement of Covenants** – property that has sustained damage like fire, storm damage or just unkept need to repair, clean their lots, they know they are in violation and should be held accountable and not let years go by before HV takes action. There is a lot in HV 4 that had a fire burn the house to the ground on Butter Ck. Lot, besides being very unsightly, it is unsafe to wildlife.
- ✓ My wife and I have been owners for 35 years. It saddens us to see how many properties throughout High Valley are not being kept up
- ✓ I believe things are well run
- ✓ The cost of dues going up @ a rate of what 25 – 40% to 150% since we moved in we need to adjust to cost of living or freeze them for 5 years or 10.
- ✓ Concessions should be made to multiple lot owners especially when lots are not developed and cannot be built on. \$260 for a lot that turns into the river in high water is robbery.
- ✓ Need better storm drainage in HV 10; install the additional solar heater for pool if needed
- ✓ The upkeep of properties
- ✓ 1. Not enough enforcement of covenants. 2. Multiple families on one lot – looks like a KOA camp 3. Inefficient collection of guest golf/swimming fees 4. People on golf course w/ dogs should “pick up” after their dogs 5. Dogs in golf carts 6. Men’s group dominating morning golf. 7. Too many golf carts.
- ✓ It is difficult to attend monthly board meetings. I would like to know what our by-laws state regarding a dues increase owner vote? What are the “several items” that caused dues increase? *The board must also realize that property taxes are rising at an alarming rate.-
- ✓ Dues are too high – Golf carts on a 9 hole course
- ✓ We need more enforcement of old cars and junk left on lots. People should be forced to remove junk AND finish unfinished structures.
- ✓ Clean up of “abandoned” properties or ratty looking old trailers that still may be used, rotting fences, etc. Use blower to clean off parking area on Cannon Rd. in front of the clubhouse from time to time, especially after winter.
- ✓ **Letter format addressing ideas and concerns as well as sharing opinions.**
- ✓ No major concerns at this time
- ✓ Since the dues was defeated then you should drop the charge of family to use the pool that are not immediate family member to use pool. Don’t charge them family members to use the pool. Don’t charge them if they are cousin, nephews and nieces.

- ✓ Lots being kept in good condition
- ✓ The people that are running it
- ✓ Over all I am very happy with the way things run. I also think the employees are very friendly and professional. However, my family would really like to see the volleyball area back. We really miss volleyball.
- ✓ I do not want to see this area turned into a “mini city” – the forest, and animals were here 1st. when you move to the forest you must share with the deer, elk and other small creatures. If you want fancy lawns and flowers go back to the city. We have owned property here for 20 years and we don’t want to see it changed by “city” people.
- ✓ Open and frequent communication with its members. In addition to open meetings example = email updates and updated contact info.
 - The rules at the pool are too strict we belong to the Tacoma lawn and tennis club pool and we have visited the Timberline Pool. They allow members to bring in food and drinks and the atmosphere is more fun and relaxed. We have “pool Nazis” at HVCC and it is not a pleasant atmosphere having life guards/supervisors constantly blasting kids and adults for “breaking rules”.
 - None
 - Keeping dues reasonable
 - None at this time
 - I think there has been an improvement in operation over the past five or so years...and appreciate everyone’s efforts thus far.
 - None
 - I am concerned about appears to be a slow move toward greater oversight and costs. The idea of a “property committee” and property inspections is disappointing as I have always appreciated the relatively hands off approach. Though obviously an organized community. High Valley has provided the freedom of ownership I prefer over private campgrounds, etc.
 - Add candy and pop vending machines (inside) for extra revenue.
 - Registering and payment for non property owners using golf course.
 - We are happy with the operation of the High Valley Country Club
 - Fiscal responsibility, maintenance of amenities (pool, golf course, etc.), and infrastructure roads and water.
 - Keep the cost down.
 - The lifeguards are actually very rude they certainly don’t have to have extraordinary customer service skills, but they should have a modicum of friendliness.
 - Maintenance of the excellent water system and the pool.

What additional/improved services or activities would you like HVCC to provide?

- Control drug activities and barking dogs.
- Improve/streamline the cost of operating the golf course, pool and clubhouse. High Valley spends too much money.
- Nothing. We are satisfied with everything.
- Rather than up dues when there is need of something let's have a freakin elk bbq 4 or 5 times a year – build a bbq kitchen for an annual feast such as Packwood Lions Club.
- Have an annual fee for members of the men and women's club who are not residents of High Valley. Example - \$200 annual fee or \$5 each day.
- Repave roads
- River access
- Anything that would involve the older members who no longer golf or swim
- Consider people on fixed income before raising dues
- River (Dike) access
- Wi-Fi services and Popcorn machine
- Wi-Fi in the clubhouse so members can have internet access without having to go into town. Volleyball net, horseshoes, picnic areas (**Note under More Covenant enforcement** – without regard to who it is – everyone must follow the same rules.
- Horseshoes – note by covenant enforcement – Some require more – most are A OK – good job everyone!
- Make sure the “1” groundskeeper is adequately paid as he is doing a wonderful job = one previously done by 2 full time EE's before.
- To have people clean up their lots. Some people even burn their garbage. I have a neighbor that does - to respect other's property. (Having a block watch) Note by covenant enforcement – let's get someone that can enforce these rules.
- If you have by laws and rules and ordinances then stand behind them. Please stop this “letter threats” they do not work. Thirty days clean it up to compliance of High Valley will and you will be charged or a lien.
- Like it like it is
- The Water Systems
- Have golf lessons
- Regarding pool – Limit how many guests you can bring – way too many guests (kids)
- Can the property committee encourage owner to remove dead/dying trees that might fall across power lines, roads or improvements?
- Thank You! Everything is great, except for above 3 items! I might suggest pedestrian/bike walkways on side of road be cleaned/brushed more often and large limbs removed. Would be greatly interested in a hot tub with jets at the swimming pool, or just adding jets to kid's pool for adults!
- Let us know about monthly meeting by letter a week or 2 ahead of time instead of after. That would be nice. *Note by Covenants Enforcement – I am not sure? Sometimes it seems about right and other times there should be more enforcements. You (sic) what I mean. Like trespassing problem. Dogs and owners not caring. Like weekenders their dogs go 1 & 2 on your land, no leads on them – there should be a law on weekenders.

- Have the swimming pool opened longer at least until the end of September, as it's still nice weather. Note by Covenants Enforcement – We need much more enforcement. The enforcement has to be backed up by the board also.
- 1) A leash law to keep dogs under control throughout High Valley, not just on the golf course. 2) An effort to clean up slash and dead debris along roads and on “mud lots” to decrease fire danger.
 - ✓ Snow removal for aged residents
 - ✓ Continual follow up on trashy neighbors/violators. I know it's difficult to monitor.
 - ✓ Tennis courts, covered picnic areas, walking trails or wider shoulders
 - ✓ None
 - ✓ I would like to see pool open for longer season. Memorial through Labor Day is short duration of time.
 - ✓ Security patrol
 - ✓ Please enforce rules that are in place. Dogs on golf course, small children on golf course. Unsightly property with abandoned trailers, cars, etc. HVCC loses credibility when they have regulations but no action is taken against violators. (**Note beside More Enforcement of Covenants** reads, “History shows us a lot of talk but little action.”)
 - ✓ None – we have a good set now
 - ✓ None
 - ✓ Potlucks, Hot tub, More golf tournaments, Bunco Ladies, dances
 - ✓ None
 - ✓ Really enforce our covenants or do something to enforce owners to clean up their properties. Maybe we could enlist volunteers to help owners clean up if health is a problem.
 - ✓ No water meters
 - ✓ None at this time
 - ✓ Become a greener High Valley by letting golf carts operate on the road to and from course by licensed drivers.
 - ✓ Just get the trashy properties cleaned up!
 - ✓ Extend pool opening through September
 - ✓ Bunco games for activity
 - ✓ Love the concept of river access! Expansion of the golf course???
 - ✓ Continued up-keep of the golf course
 - ✓ Life guard at pool; identify the lots that people can access the river so they keep off my property.
 - ✓ 1. Extend the golf course –add to current golf course by taking land across Cannon Road. If necessary charge more dues. 2. Is there any way we can get a group TV cable rate for residents?
 - ✓ We are thankful for what the association already has provided.
 - ✓ More toys outside the pool for kids to play on.
 - ✓ More special golf tournaments
 - ✓ Clean up the mess in people's yard, and make it stick.

- ✓ I would love to see a hot tub open year around but I realize it would be too costly in winter. Just summer would be nice also, though. Volleyball needs to come back also. **Note by Covenants Enforcement** – Also, I notice the clubhouse screening people more than years past which is great to keep people honest on paying for facilities.
- ✓ Tournaments like ping pong/volley ball and golf – also water sports. Note by Covenants Enforcement – (checked “about right”) with the exception of people that have financial troubles that do not get dues paid on time do their kids/grandkids need to be chastised due to this? Does everyone need to know someone has not paid?
- ✓ Services are fine
- ✓ Larger picnic area
- ✓ Perhaps have one pool heated and the other at “room temp” Sometimes the pool is so warm it feels like a tub.
 - I would like to see HVCC buy a lot and build some tennis/pickle ball courts. There are a lot of people who would use them. The only tennis courts in Packwood are private courts in Timberline.
 - Snow Plowing
 - None
 - None at this time
 - None at this time (**Note by Covenants enforcement** “ You are “trying” and that is appreciated.”
 - Just keep up the good work that is being done.
 - I’m happy with the services provided. I suppose asking the persons that plow the roads in the winter to not block driveways would be helpful, but I can see how that could be difficult and time consuming. So, that’s no big deal.
 - We have always felt that High Valley has maintained all facilities to the highest quality. The clubhouse staff is always friendly and welcoming. We appreciate the watchful lifeguards that do a great job keeping good control of the pool area.
 - Pool open to end of September or last weekend in September.
 - Can’t think of anything * **Note under Covenants enforcement** – Not very familiar with actual enforcement incidents. Believe it is important. One of my biggest annoyances is barking dogs but I know it’s not covered in the covenants.
 - A pool table at the clubhouse would be a nice addition.
 - Don’t visit HVP often enough to suggest any.

Other Comments:

- Help keep cost down
- High Valley needs more enforcement of the covenants. People are living full time in travel trailers and RV’s. They are not keeping their properties up and it’s like driving through a ghetto in some parts of High Valley. Please do something.

- The Lewis County Sheriff's Department needs to be more involved in the excessive speeders on Cannon Rd. Since the pathway there's more bikers and soon someone is going to get hit by one of these idiots.
- When the two lots with river access are approved please pass on the exact location. Thank you
- Senior 82 years young
- Noise ordinance – is there one? Weekenders having overly loud drinking parties. Off road vehicles using county roads as racetracks – danger to residents. Pets allowed to roam off leash. Where is the enforcement, who is responsible? Either for High Valley covenants or county law? Where and when is law enforcement ever present in High Valley?
- I feel that everyone is doing the best they can do. Keep up the good work.
- Nice having board minutes online. Why isn't permission slips for golf/pool on the web site? Would be nice to be able to print from home when having guests. More community events – potlucks, game nights, picnics, etc. Motocross and or BMX track
- On 139 Crescent Beach Dr – needs to be cleaned up got a car needs to go to the junk yard from the winter storm. It is total Thank you
- Keep up the good work!
- We greatly appreciate the volunteer board members.
- Great job!
- -regarding the containment of dogs and leash requirements which I would like enacted and enforced! Lewis County Sherriff – dog attack incident # 08c5399 includes dog attack at the front door of my cabin to me. Also 6 plus incidences of aggression by the same dog. Lewis County Sherriff – they took no action – said no county laws for dog control – they said I have the right to defend myself w/ gun even in a no shooting zone. 8 more dog aggressions by same dog on my property. Neighbor bitten by same dog ripped jacket and shirt and had blue and purple bite mark on arm. Not reported, no action taken. My mother bitten on butt cheek by different dog – no action taken. *Something needs to be done before a kid is hurt or fire arm discharged.
- What about the white paint spots and lines that the garbage truck left behind in front of my home. I called LeMay and Lewis Co. roads and you. Nothing. Someone should clean it up and all dogs be on leashes.
- When the waters gone where all gone meters will never be installed power to the Indians in court.
- We do not want a meter for water installed on our property until there is another ruling made by the Superior Court. We feel we are being pressured into a needless expense. The only reason for the new maintenance building was to store water meters after the Fire Dept. insurance company said we couldn't store them in High Valley 8 & 11 fire station. It could have been built by Lonnie Goble, for nothing, but High Valley hired someone instead at a cost to the homeowners with our additional \$60.00. When we bought our lot in 1993 we paid \$75 a year for dues and now 16 years later its \$260 a year. That's quite an increase.
- I will not be attending future annual meetings, etc., if the speakers/participants cannot speak in a civil fashion and drop their cursing. Thank you for sending out these surveys so that we quieter folks have a chance for input.

- ✓ When you did the inspection of the HV property did you walk around the houses? Some property owners stack their junk so it isn't seen from the road, but other property owners can see it. We personally are going to put up a fence to block our view of junk and old mattresses. Plus we are not on the river but resident children ride their bikes across our property instead of using the paved roads.
- ✓ A. I didn't know we have a right to river access – where are they?
B. Keep up the great work!!! We always enjoy our time spent there.
- ✓ I think there is a tendency to consider the golf course to be more important than the pools and children's recreation. I think there is opportunity to increase revenue by charging for golf, even to residents.
- ✓ New solar panels for pools is a great idea and more environmentally consciences. We support the dog leash rule for the golf course.
- ✓ I love the community but am concerned with recent break-ins and homes left untouched for too long. (Example – pile of rubble in High Valley 4 left from fire, poses hazards to environment, water supply, is a liability and eyesore.)
- ✓ Board is doing a great job!
- ✓ High Valley needs to have a coordinated response to the proposed Lewis County Channel Migration Zone. We all need to be putting pressure on Lee Gross. If it passes in the current state we will see a huge devaluation in HVP. Thanks!
- ✓ High Valley residents are concerned with the river migration maps and their affect on property values yet ignore the deplorable conditions of many of the homes and yards that really drive down values.
- ✓ There are some places that look really bad. I'm not completely familiar with the covenants but I do believe they were written for a reason and everyone who lives in High Valley is aware that the covenants exist. Therefore they should be enforced as written. Now if someone is old or poor and has a hard time coming up with the funds to fix something – maybe a letter could go out for help. Instead of fining a person who could not pay maybe we could help our neighbors. Labor is usually the largest cost.
- ✓ On 3 day weekends it would be nice if the men's golf club could cut back on dominating the golf course. Other members have to go very early or late to avoid this large group. Maybe the men's group could start early like 6 am or later than 9 am? It would be nice to get some feedback on this issue and others.
- ✓ Please have your property committee check out the property on Silvertip Lane. It is the 5th place on the right hand side. The owner has just about every square inch of outside space used for storage of all kinds of things. I am afraid this kind of usage presents a fire hazard to the area. Thank you in advance for your prompt attention of this request.
- ✓ So far never have used the clubhouse.
- ✓ **A.** Replace All of the broken lounge chairs at pool. I just visited at least 3 broken – liability. This is wasted space at pool. **B.** New play structure leans toward pool (not level) some of the structure beams already split and cracked through.
- ✓ I think the board and employees at HVCC are doing an excellent job! I realize that the dues have gone up but they are still unbelievably affordable for what is being done with

improvements and maintenance of the HVCC. We are currently building our home in HVCC and the family atmosphere and friendly people are what drew us there. Keep up the good work!

- ✓ It would be nice to have well defined and clear access to the river.
- ✓ Get rid of the camper trailer people use for all year residents. Update somehow the old mobile homes and get more stick built. Also Lewis Co. taxes went way up on my place so please slow down the due increases.
- ✓ Lots 6 & 7 owned by the Hills has/is an absolute dump. The tenants are trashy, noisy and consistently cause problems for my father who lives on our property full time. I have contacted the Hills to no avail.
- ✓ More restrictions on the bur ban as of right now. Dogs that are not on leashes.
- ✓ We love HVP and Packwood. The golf course is in great shape and we value the time and effort of the board members and staff who look after everything. Thank you!
- ✓ Keith does a great job.
- ✓ Who is going to clean up dog poop on the golf course? That is a BAD move!!! No golf course allows dogs – why should we?
- ✓ Keep up the good work!
- ✓ Covenants should be enforced. We appreciate everyones hard work. HV is a lovely place to have a home.
- ✓ Keep up the good work!! Thanks
- ✓ Nice summer place for family
- ✓ Please refund the money that was not used for the water meters. Very upset about that, we were misled.
- ✓ I can't stress how much I like the current employees. They are friendly, professional and make sure things run smoothly. They all treat the kids really nice when I'm not present. I like the sense of security there. Golf course maintenance is awesome! We really like Amanda & husband, Mary, Kathy, Marvin, Keith and others – just not sure of names. There's not one we don't like. All of the board members and property committee that we've had contact with have been really helpful also.
- ✓ I do believe if someone is a guest of another member they should be allowed to pay as a guest and go swimming. (How full or busy is the pool anyway?) Just because they are listed under a grandparent does not mean they cannot go up for a weekend and stay with a friend as well as go swimming with him/her due to grandparent not current on dues. This is taking things a bit far and hanging a lot on a child who has no knowledge of dues unpaid or paid, nor is child responsible for paying. Child or owners do not need to be embarrassed over dues not paid.
- ✓ We love High Valley the way it is; for it's rural, country appeal. We love to watch the deer come graze in our yard. We had a family of raccoons living in one of our trees. What fun to watch. When the animals are gone we will be too!
- ✓ I like the little area for the gift shop items. You need to display more area artists – etc. have a show with the artist there for a couple of hours for questions or a demonstration. I'm positive HVP has numerous and diversified talent. How are we to contact our Property Committee person?

- ✓ This questionnaire is a good idea.
- ✓ Thank you! We appreciate all that the board does!
- ✓ Although we haven't used the facilities because of time limits, I feel they will be a valuable asset in the future and are important.
 - Very pleased – only our 2nd year – weekend visitors
 - Comment by covenant enforcement question “thank you for all you do. My concern is the same as yours all the junk that people collect and never remove.”
 - I would like to take my dog (on a leash) on the golf course with me. Then I could use the golf course more.
 - We love having a place to come and share with our son – a 3rd generation High Valley visitor! We'd hate to see things fall apart, or lose the amenities and services that make HVP what it is. Thanks!
 - Our use is usually Memorial and Labor Day weekends
 - Keep up the good work and the board members are commended for all their efforts.
 - With respect to the covenants and the property committee; my major concern is that a relative few number of complainers may encourage the committee to act in areas that up to this point haven't been a big issue and through “the squeaky wheel” impact an otherwise pleasant and enjoyable place to own property and enjoy a getaway atmosphere. I have witnessed that tendency in other similar situations and it seems to usually be the few that impact the many. Certainly some of the worst cases of junk accumulation could be addressed, but I'm hoping it can continue to feel like it's your own land to do with as you choose.
 - Seems the board is doing an excellent job running and maintaining HVCC. Thanks for the job well done.
 - The pool, club house and play area are nicely kept and add value to the community. We don't golf, but kids and grand kids enjoy the availability of the course. Thank you to all who take the time to oversee everything.
 - Thanks to all the volunteers.
 - *See letter (addresses generators and requests public posting of questionnaire results)
 - Just keep up the good work. Since we bought our vacation place almost 10 years ago, we've seen several lots cleaned up. Only wish there were fewer manufactured homes – it brings down value and desirability factors.
 - Nice paint job on the clubhouse. k