

2025 Resident Survey Synthesis

Dichotomous Questions (remaining items from 2023 Survey)	NO OPINION		NO		YES	
Weeds in pavers at pool	16	19%	21	25%	48	56%
Clear planned trails through the (greenspace) Common Areas	11	13%	25	29%	49	58%
Picket fences in Greenways to be replaced	12	14%	36	42%	37	43.5%
Maintain Roads	12	14%	5	6%	68	80%
Increase our Reserves	13	15%	17	20%	55	65%
Not becoming an uptight Gainesville-ish community with more rules and covenants	10	12%	10	12%	65	76%
New furniture in clubhouse	21	25%	46	54%	18	21%
Profession landscaping at entrance and clubhouse	17	20%	30	35%	38	45%
NOTES:	Percentages have been rounded up. All dichotomous totals indicate YES with the exception of Clubhouse furniture. Percentages less than 50% may be influenced by No Opinion responses.					

Open ended prompt: Important Priority and Another Priority			
Clubhouse Area	POOL	REMARKS	STATUS

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1. New Pool Pump Equipment		
2. Empty pool for cleaning		
3. Maintain pool and area		
4. Tiles around pool are sharp, replace tile		
5. Replace the pool. Build a new pool, one for families and one for adults		
6. Add pool heater		
7. Enforce pool rules, use cameras.		
8. Add shade sail over pool		
9. Add splash pad for kids		
10. Make a salt water pool		
11. Assign separate pool times for adults and kids.		
12. Fix pool ladders		
PAINTING AND REPAIR		
1. Update exterior of clubhouse		
2. Paint exterior of clubhouse		
3. New flooring in clubhouse		
4. Adjust and paint crooked electrical & communication pedestals & hydrants		
5. Clean sauna.		
6. Maintain porch floors		

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	FITNESS ROOM AND COURTS		
	1. Maintain existing amenities		
	2. Maintain and repair all court surfaces		
	3. Repair broken gym equipment		
	CLUBHOUSE USE		
	1. Lower cost for residents to rent clubhouse		
	2. Build a new bigger clubhouse and raise the rent/ fee for public use		
Common Areas	LANDSCAPING		
	1. Remove/clear dead trees, limbs from (greenbelt) Common Areas		
	2. Remove overhanging limbs from private lots		
	3. Maintenance of each (circle) round-about, add landscaping		
	4. Repair entrance fountains		
	5. Upgrade irrigation		
	6. Lawn work starts too early		
	7. Mow common areas behind residences		
	8. Mow all common areas including retention pond area		
	9. Clean up nature trails		
	10. Add paved area		

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	between paved trail to Suwanee River trail gate		
	11. Landscaping crew blows leaves onto driveways and into garages.		
	12. Get a new landscaping crew		
	13. Add benches along trails		
	14. Grind stumps in Common Areas		
	15. Don't clear empty lots		
	LIGHTING		
	1. Add front entrance lighting – hard to see at night		
	2. Add lighting into The Preserve.		
	3. Light all roundabouts in Preserve		
	4. Fix Lamp posts and lights in Greenways		
Fencing	GREENWAYS		
	1. Complete all fencing in Greenways.		
	2. Remove all fences except new ones.		
	3. Have Greenways residents maintain own fencing		
	4. Why should Preserve residents pay for Greenways fencing		
	RIVERWALK		

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	PERIMETER		
	1. Fence between RW and new trailer park – should be shared expense with that developer		
	2. Finish aluminum fencing along entrance		
Storage Area	1. Repair fencing		
	2. Limit number of spaces per owner – some use 3		
	3. Purge non-owners		
	4. Provide power to storage area		
	5. Storage area looks junky		
Safety/Security	1. Increase security and LPR cameras		
	2.Pool safety and security. Use cameras to identify vandals		
	3.Communicate with community when dealing with an issue		
	4. Enforce existing rules		
	5. Identify those who vandalize clubhouse porch and grounds		
	6. Enforce no minors driving golf carts/4 wheels		
	7. Speeding cars		
	8. No street parking at night for any reason. Safety hazard at night with no street lights.		

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Unsupervised Children	1. Kids with no parental supervision in clubhouse, fitness room, pool area.		
	2. Notify parents of unsupervised kids they may lose privileges to amenities		
	3. Kids screaming, yelling, using foul language at pool – can be heard by near residents		
	4. Underage children driving golf carts and motorized scooters/e-bikes, skateboards		
	5. Require golf cart insurance		
	6. Kids riding bikes/skateboards on porch deck and pool deck.		
Family Common Area	1. Create a playground or park for kids		
	2. Erect soccer nets for kids to play		
	3. More activities for kids. i.e.: gaga ball, field to play		
Roads, Sidewalks and Parking	ROADS		
	1. Finish seal coating on the rest of the roads through the back		
	2. Remove round-about		
	3. Apron to storage area		

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	– asphalt is crumbling		
	4. Regular maintenance of roads		
	5. Remove white lies near Greenways Lane – there is no stop sign there.		
	6. Add speed bumps to slow traffic		
	SIDEWALKS		
	1. Clean sidewalks		
	2. Add sidewalks and curbing to The Preserve		
	2.Boats/campers/trailers parked too long in driveway or common areas		
	3.Enforce parking in garage and driveway – not on lawns roads or green spaces		
	4. Encourage overflow parking to use clubhouse parking lot		
	5. Allow Greenways residents to vote on parking in coves for extra parking		
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Fiscal Responsibility	BUDGET		
	1. Estimate project values for clarity		
	2. Demonstrate fiscal policy restraint		
	3. Provide itemized bills where funds go each month		
	4. Budget transparency		
	5. Transparent for funds and repairs		
	6. No \$\$ used for pet projects		
	7. Live within our means		
	8. Provide a depreciation schedule/information		
	9. Don't spend money we don't have		
	10. Include homeowners when making decisions on large expenditures		
	HOA FEES		
	1. Be prudent using fees		
	2. Keep cost down		
	3. Lower fees		
	4. Devise a way to pay HOA fees online		
	5. No raised fees for projects we don't need		
The ACC	1. Equal enforcement of rules and by-laws and Board covenants		
	2. Treat neighbors with		

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	respect		
	3. Must be both diligent and thoughtful		
	4. Be tactful. They are creating bad feelings about how issues are handled		
	5. The Board stifles the ACC		
	6. What is the authority – the Board or the ACC?		
	7. The ACC should be allowed to enforce.		
	8. Notify residents of barking dogs nuisance		
	9. Monitor the ACC and their communication with residents		
	10. We don't want the ACC to be a South Florida "Condo Commando"		
	11. Enforce rules on property upkeep: mold, weeds, paint, etc.		
Development of 40 Acres	1. Continue to monitor possible development of the 40 acres across from the clubhouse. Could be a workshop item to get community input on ideas to deal with increase in population and traffic. Consider possibility of losing storage/burn pile area if developed		
	2. Preserve land area for an open space. Take action to control any development		

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Management Company	1. We've grown. Is it time to seriously search for a management company		
	2. Remind residents we are a self-managed volunteer community – if we want to keep fees low		
General	1. Need better cell phone service		
	2. We are a rural community – be relaxed and not uptight.		
	3. Find out why residents are moving – consider an exit survey		
	4. My windshield sticker doesn't work on the gate anymore		
	5. Add more website pictures		
	6. More social activities		
	7. No more rules		
	8. Find 1 lawn service that will provide a discount rate for all residents to use.		
	9. This is not a 55 and older community		
	10. Focus on 1,3, and 5 year plan and growth		
	11. Focus on Community interests		
	12. If picket fence project is abandoned, please provide a		

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	company residents can hire to remove old damaged fencing!		
COMPLIMENTS	1. Continue to be prudent – you’re doing a good job with this		
	2. Like the new gym equipment		
	3. Overall, the Board is doing a good job		
NOTE: Two (2) responses included names of residents. Those will be provided to the Board separately and privately.			