

# Village at Alum Creek 9-Acre Survey

## Do you have any additional ideas as to how the 9-acre parcel can be utilized by the HOA?

1. This area can contain all these: One normal size Swimming Pool, Tennis and Basketball Courts and Four Room-Community Hall. This will allow majority of VOA Homeowners to utilize these facilities on regular basis.
2. Thank you to the committee for your hard work!
3. A park with a playground for the kids, possible water playground.
4. My preference would be to leave the land green. A small playground or walking path would be the only other options I would consider. My option 2 above is a garden but my feeling is we cannot even keep up the ponds and other common areas so how could we add a garden area.
5. For less cost than a community center/building, we might want to consider a picnic shelter with grills and use the green space for activities and play. Low maintenance option once construction costs were covered.
6. Do nothing and let it remain green space
7. LEAVE IT ALONE!!!!!!!!!!!!!!
8. Leave it alone. Anything done with it will take money to maintain and a million additional "opinions" on why we should or should not spend the money.
9. I do think an all-inclusive pool/fitness/community center could be an option if the yearly costs to operate were reasonable. I'm not sure if that is possible.
10. Make it a green space that requires no mowing , no chemicals, no upkeep by use of native grasses, wild flowers etc. if you don't allow a library.
11. Could we look at other neighborhoods in central Ohio to see what they did with similar areas? Are there any state or local govt agencies we could talk with that might have ideas?
12. It would be nice to have a small community center where neighborhood events could be held. The area surrounding the center should have nature walking/biking paths that could lead into other Orange Township paths being constructed.
13. Picnic area with baseball field, etc. Can be used for family reunions/get togethers.
14. Can't believe that this is an issue. Green space is the most valued piece of property.
15. You could block up the stream and make a pond. The rest of the neighborhood has ponds and open areas that the front doesn't have. This would make things more equal in the neighborhood.
16. How about developing the area as a community garden and trails. You could also place several pavillians with nice grills (brick or stone) in the area that people could reserve and use for outdoor gatherings. There could be volleyball pits, horseshoes, etc. near the pavillian areas for use as well.
17. We feel it should be left alone for now. Having open unused land is never a bad thing.
18. Keep costs down on the space, whatever is decided to do with this area.

19. It would be nice to have a gazebo and walking/bike paths. (A park instead of strictly garden.) The paths could hook up with other paths in the township.
20. This survey is misleading since the items have to be ranked in order of preference. We have a strong preference to leaving the land the way it is. Also, we have a strong preference to NO library, NO community pool, NO daycare or NO other public building. Even though our preference is equal among the latter, we are forced to tier them therefore creating a notion that we like one even slightly better than the other and that isn't so.
21. Maybe just a very simple walkway through the property so that the property can be enjoyed but keep maintenance to a minimum.
22. Build a Fountain
23. Park with picnic tables, shelter house, horseshoe pit, tennis courts, swing sets, park benches, and other recreational ideas for the use by residents for community block parties, and other community social events. Plant trees for shade. Maybe get parks and recreation involved like Oak Creek to relieve land tax burden. Maybe even include a walking path that eventually would connect with the new park being built at orange and South Old State. This may already have been considered. If a community center is constructed, the outdoor activities and community pool ideas could be incorporated into the community center idea. I don't know anything about the funding for such a project or who would take on such an expense. Just a few brainstorming ideas that may have already been considered.
24. I would suggest we plant some nice oaks and maples there. That way, I believe it would be aesthetically more pleasing.
25. I think we can maintain community garden and build play area for the kids.
26. Build Fitness Center, Tennis Courts and Game room specifically for community members.
27. Community Park w/ Tennis Courts (sort of like Ro Park)
28. Playground and/or park
29. Greenspace.
30. Tennis Courts with lights. Low maintenance.
31. Build a playground and walking/bike trail
32. Park, possibly connected to the bikeway in Orange Township.
33. Small ampitheatre with park and splash pad (similiar to Powell).
34. Since it is a drainage area for Phase One, why don't we build a pond so it will be like the other green spaces?
35. Could a library also encompass a community room?
36. Leave it alone
37. My top 2 ideas are to either Create a walking trail or build Tennis courts (could even do both together). It would be a great way for familys to get together for excercise & activities.

38. Tennis Court/Basket ball court or Recreational area for kids would be a good option.
39. As a pathway to Orange Park pathways or to be just enjoyed as is to preserve the natural balance of nature amidst shrinking animal habitats. We'll miss the birds and wildlife if it is completely developed.
40. Let Orange Twp. utilize some of the space to make a pathway to connect the Glen Oak subdivision and our subdivision.
41. Make a small park area like what has been done over in Glen Oaks. Just a small area where parents can walk to with small children and swing and play on a big toy.
42. Put a path through it that connects to the Park paths.
43. Sometimes doing nothing is the best thing to do. Why is there a feeling that just because there is land available...something has to be done with it. Leave it alone and let's enjoy some green space instead of becoming another land locked cement village.
44. Do nothing and maintain the land as green-space
45. What about a park?
46. A playground area with both intermediate and toddler/baby equipment. Along with a nice seating area for neighbors to gather and visit.
47. Make it similar to RO Park for OYAA to use.
48. Plant more tree's on it.
49. Declare it a wildlife sanctuary and stop mowing it.
50. Family Outdoor Play area. Playsets, basketball courts, sand volleyball, slides, swings, etc.
51. Has anyone suggested a recreation park/playground? Is that included in the community center/building?
52. Sell 1/2 the land to a library and take the proceeds to help build a community pool. Sell all the land and put the proceeds in an interest bearing account to reduce / eliminate our community fees.
53. The community garden or some low-maintenance walkways would be good. Don't sell it; it will decrease our home values as it will look congested and it would be only a short term monetary gain with a longterm value loss.
54. It could be deeded to Orange Township for the construction of a pool or other specified amenity (the Villages at Oak Creek did this with the land at the corner of Old State and Orange, and the township is making it a park) - this would remove the liability and financial responsibility from the homeowners, but allow us to enjoy the land. Also, offer the library a discount/incentive to build on our site. I support most any idea that does not change the zoning to "commercial."
55. I was wondering if there was any discussion of a library & park like the one in Powell at the front of the entrance to Liberty Lakes development.

# Village at Alum Creek 9-Acre Survey

**Comments about the Nine Acres that you wish to convey to the trustees and Nine Acre Committee. These comments will be posted on the VAC HOA Website**

1. We should certainly keep the land within our home-owners association. Selling it to either the county or a builder makes no sense to me as we would lose it forever. We do not need the money we would get for selling it if there is no land to improve upon. I think interest in the day care center is likely limited to those who have preschool age children. Also, with a preschool already at the church adjoining the neighborhood, I would not favor a preschool. Something we could all use like a community center or pool would be the best use of our community property.
2. All the above ideas goes for one or the other option in big way. Keeping in mind the variety of homeowners and the number of homeowners(>400), it is advisable to have more than one of many options. That's why I propose one complex to contain the following: This areea can contain all these: One normal size Swimming Pool, Tennis and Basketball Courts and Four Room-Community Hall with optional Private Library for Homeowners only. This will allow majority of VOA Homeowners to utilize these facilities on regular basis.
3. I'm ranking 1 is the most important. Thanks for your effort.
4. While a pool is a great idea, the Orange township pool has so many nice options it would be hard to compete with.
5. We need more information to make a decesion. We need a breakdown of how much each option will raise our HOA dues.
6. Thank you for the opportunity to comment.
7. Do nothing and let it remain greenspace
8. From seeing how homeowners react to increases in our annual dues, it seems as if many in our development are unable to portion a larger amount of their spendable dollars that some of these recommendations would entail. The library option will only increase traffic in and around our development. The pool/daycare options seem to be fraught with liability which again will require a substantial increase in our homeowners association dues to cover the insurance premiums and why should I pay for that construction when I do not have children that would use the facility? I'd rather pay maintenance fees/taxes than incur a substantial increase in my dues. Besides, we already have difficulty maintaining a nice clean appearance around the other areas of our community and do not properly maintain the ponds. Green space is at a premium -what's wrong with just leaving it alone?
9. Large pool, with lifeguards. If our neighborhood isn't enough to fill it, all the other neighborhoods will be happy to buy memberships.
10. Do nothing! Leave the land as green space! No more buildings and certainly no more MI homes in that small space.
11. We feel the 9-acre parcel should stay the way it is. Do NOT build on this land. Whatever you put upfront will allow outsiders to come into our neighborhood which will have a negative impact on all of us. With the state park right up the road and the high populated area we live in, we will have strangers around our homes and children. Why would anyone encourage outsiders to filter through our neighborhood and have a greater access to our children when at play. I personally spoke to Deputy Ron Vogel of the Block Watch program and he agrees with this. Crystal Valley down by the dam continues to have thefts, it is because people see what is in their garages while

at the park and come back to rob them later. A playground is not a good idea, Ro park at Glen Oak has had a number of teen fights and drug problems. If they were able to build homes, MI would have already capitalized on this. There is no way the majority of the people that live at the back of the neighborhood would walk up to the South front of the neighborhood to walk a trail or see a garden. It would be a waste of money. As far as a community center or pool, it is too expensive and we do not need a building of any sort at our front entrance that needs upkeep. With peoples busy schedules it is hard to find volunteers to participate on the VAC homeowners association now. Having one more thing that needs upkeep would not be a benefit to the community. If you want to do something with our open land look at some of the other pieces of land. We have approx. 20 acres of open land, do something with the other additional 11 acres. Build on Beaumont Square where it is open and in the middle of the neighborhood and away from the local traffic. Put the walking paths back around the ponds that some homeowners requested MI take out! There were benches and nice trails to walk around. Of Course, why were they removed? They were taken out for the same reason the residents around the 9-acre parcel do not want to see anything go in! They did not want people walking behind their property! I don't blame them. Maybe we should stop trying to spend money on things that will slowly be a burden to the homeowners and start thinking of fun events to bring our community together. We moved here when the land was owned by Bill Bonner NOT MI, and Independent contractors were the builders. We were informed the 9-acres was to be open green space unless the homeowners wanted to build a pool. This is what our deed restrictions read. We did not purchase our home with the promise of a pool, or in dreams of a Day Care, other homes, or library. Lets put this all behind us. Don't change the look of our beautiful entrance, this is what sets us apart from the other developments around us! Leave it alone!

12. I would hate to see the area sold to a developer
13. the land should only be developed with the villages at alum creek in mind. No business should be allowed to build on the land so as to limit congestion, traffic and business-type problems that commercial development will bring to our communities entrance.
14. You were "voted in" to represent the concerns of the community. Where in the world did the community stand up and say that this land needs anything to be done with it?
15. I tried to consider the financial implications while ranking the above options. However, it is difficult to fully comprehend the financial costs of each option versus the other.
16. With so much development around us, I would like to see the green space preserved and left alone.
17. I truly like the idea of a library in the area above all others. If we could have input on the construction plans, it could serve multiple purposes for our community.
18. The proposed first-class Delaware County Library would be very useful and convenient for everyone in the Village at Alum Creek. Most of us could reach the library on foot or by bike, with no need for an Automobile trip. 2. The existance of a library in such close proximity to our subdivision would have a substantial positive impact on the value of our 445 homes. When seeking a new residence, prospective buyers often ask their real estate agents for a location near good schools, libraries, parks, leisure trails, recreation centers and shopping. 3. Contrary to the information distributed by the "Nine Acre Committee", both Mary Jane Santos, the director of the Delaware Library System and P.K. Tudor, General Manager of Del-Co Water have personally advised me that they would be willing to allow the entrance to the library to be from the current water reservoir access drive on Old State Road. This would keep Parklawn from further congestion. 4. Libraries generally attract the best elements of a community. A library near the the Village at Alum Creek should, in fact, attract the most positive people of all the alternatives presented by the 9 Acre Usage Committee. 5. The 9 Acre Usage Committee has clearly advised us that the adjacent 13 or 14 property owners like the land as it is- a green extension of their

backyards that is used by no one else but them, even though all 445 V A C homeowners own the entire 9 acres. 6. It is important to note that the selling of 5 of the 9 acres to the Delaware Public Library System would still leave a 4 acre buffer plus a landscaped buffer the library is planning between it and our closest homeowners. All of our residents would gain: A. Excellent access to a first-class library with meeting rooms, study areas, technology access, and reading programs to help give our young ones a head start. B. At least \$250,000 for V A C from the sale of 5 acres. C. A substantial reduction in V A C maintenance costs and property taxes. Respectfully submitted, Leonard Fisher V A C resident and Past President of our Homeowners Association.

19. I can't afford the upkeep of another swimming pool since Orange Twp. already taxes us for that one. So library is my #1 choice and Swimming pool isn't even a choice. Thanks
20. What's to keep pedophiles away from a swimming pool? Its silly to think they present a problem for the library but not for the pool. You won't be able to control this sufficiently in either facility. And they are a small problem compared to the potential liability from drownings at the pool. MI didn't develop the nine acres because they thought it was going to be used by the HOA. Look at all the other green space they could have filled up with homes and chose not to. If we can put 3 houses per acre everywhere else, a developer can certainly put 20-27 homes in there. That's \$120,000+ in additional property taxes. Earthmovers can flatten that parcel in a few days time (like they did with the rest of the development). Perhaps we could talk with MI or Virginia Homes and get some background regarding why they let that section go. I'm in favor of anything that puts money in our coffers and keeps our annual dues to a minimum. If a community center can be profitable, I believe that is a good choice. I just wonder who is going to operate such a facility. And the costs will be much more than the \$54,000 in the report. However, something like the Clintonville Women's Club on High Street or Villa Milano might work. Maybe we should contact them. Leaving the property as is does little to make our neighborhood more attractive. Its a useless parcel of land. At the very least we should put walking paths through there and maybe some offstreet parking (gravel) so people could park and walk around. Its current state does nothing to invite people in. When you drive past you assume its privately owned and not to be enjoyed . . .which might be a good thing. Hats off to all commitee members. This is a time consuming task. And an emotionally sensitive subject for many people. Good job.
21. the pool cost can be lowered, by NOT including the "mushroom" and extra baby pool area etc.
22. Please Please! Please!! Keep as green space. Green space is the most valued piece of property.
23. I think that any effort to sell any of the land will only cause problems and divide the neighborhood. The sell would result in a lot of money which would have to be divided up in a fair manner. Finding a way to make even most of the neighborhood happy would be nearly impossible. I think that it will create a division between the neighbors in the front and those in the back. Having said that, I believe that a portion of the annual dues should be set aside for each section of the neighborhood to do with as they want. We now have enough in the kitty to be able to do this. I believe there are 5 sections. Each section would have a neighborhood rep who would hold meetings with those neighbors in their section. They would vote to decide how to spend their money or save for future improvements/expenses. For example, if a section wants a fountain in their pond, then they could pay to have it installed and maintained. It would not be the responsibility of the homeowners association. The association would be responsible for mowing and general upkeep of the entrances and common space. But anything else which would benefit only a portion of the neighborhood would be spent from their funds. So the 1st section would decide how they want to spend their monies in improving the 9 acres site. One last comment, is there any provision which would outline how often this item may be up for consideration. I mean, if and when this is finally decided, can it be brought up all over again in a couple of years. Whatever is decided should be final for a long, long time.

24. Traffic on South Old State near our development is bad enough as it is. Adding a library will generate even more traffic and can make the area more dangerous for all of the children living in our development.
25. I really think that we need to consider the traffic impact that a community type facility would bring at the entrance to the community. The benefit of having such a facility close by would have to weighed against possible traffic headaches. In addition, what would our legal liability be for a community pool?
26. Please leave it alone. It is not broke, please do not fix it. I have lived here on Morningside for 10 years now - the green space at the front of the development is nice. There is no need to do anything with it. The owners of homes along Morningside purchased their homes with the assumption that the green space would be left as green space or possibly a pool. Please respect this and leave it alone.
27. Thanks for the input on possible ideas/choices for this space.
28. I do not support any idea that would generate more traffic in or around our neighborhood such as Day Care center library.
29. Leaving it alone seems like the best for everyone including the environment.
30. It's beautiful the way it is for a small cost. We have other green space that few people use and we're not discussing what to do with those properties. Also, VAC can't seem to get enough support for community event (golf club, picnic) so why pay to construct a community area that someone needs to maintain. We're a good but busy community! As Old State widens, the land will be a nice buffer.
31. I believe that any structure or establishment (library, pool, meeting house, etc) will increase traffic flow and the number of non-VAC people coming into our development, which is a bad thing. We have too many children in the neighborhood to be concerned about to invite in more cars and strangers.
32. I belive we need to create as much green space as we can in order to keep our environments livable. As one who is currently experiencing the unbearable consequences of unplanned and reckless development in Bangalore, India (where we moved a year ago, though we still consider our home as 6656 Morningside Drive), in terms of a host of health problems starting from breathing troubles, I very strongly urge the HOA to consider leaving it as greenspace and in fact planting more oaks and maples to create greater aesthetic appeal.
33. Please consider preserving this green space. It is becoming increasingly rare and a treasure as development continues in this area. Lets keep commercial activity on Polaris Pkwy.
34. We will find out how much our assoc. dues will go up for the following ideas before we vote on them?
35. Are their members of the 9 Acre committee that don't live within 100 yards of the area in question?
36. There doesn't appear to be clear direction at this time. None of options appear to reduce the cost of keeping the green-space without increasing other costs (and possibly increasing traffic congestion) to the home owners. My opinion is that we keep the area as green-space until a clear direction is uncovered.

37. Do to the declining state of the economy, we would strongly urge that land remain green-space at this time.
38. I think it is horrible that the thoughts and opinions of the people on Morningside are getting priority....as their words were made part of a report from the 9 acre committee. Although, I'm not surprised considering 3 trustees live on that street. And...maybe it's time to start worrying about the existing neighborhood rather than these 9 acres. Have you driven around? Many homes do not keep up their landscape as there are dead lawns, landscap beds with excessive weeds and even a basketball court in someone's side yard. Our neighborhood is going downhill fast. Please do something about it.
39. Please leave as greenspace.
40. Ranking prioritizes which minimizes the impact of traffic, so either keep the green space or sell to a local builder
41. With the economy in the shape that it is in and the rising cost of everything we would prefer that nothing is added that would increase our cost for homeownership.
42. My main concern would be using it for any purpose that would bring extra traffic and noise to the area, and I don't live near that area.
43. We lived in the NW part of Columbus and were thrilled when the NW Library was built. It was a wonderful addition to the community and even though the neighbors nearest the land where the library was built were initially against it, they came around and were happy to have it there once it was built and they realized it did not create problems for them.
44. Small ampitheatre with park and splash pad (similiar to Powell).
45. The nine acres has been green space since the subdivision was formed. Why do we need to do anything with it? If we kept it mowed and cleaned up, more people would be inclined to use it. Can we spend more money on mowing of the nine acres?
46. The library is nice family option. The presence of a library provides a positive family environment. A place for everyone!
47. My first choice is pool like orange pool. If pool not in plan, then sell as a church site. I have a contact. With profits purchase into the group that is proposing private docks at Alum Creek Lake or improved current pond and green areas in our subdivision.
48. If the proposal of a community building is passed I don't think a pole barn would be the ideal option. We should take the time and expense to make it a viable option for more upscale events to be held in the facility, which in turn would bring in more revenue to offset maintainence and operational costs.
49. Why is there a need for more asphalt, noise, traffic congestion, luring people into our development who do not live here, sharp increase in theft, vandalism, litter, etc. Is the beautiful green space we have offensive to some?
50. Do we want to open the door to possibly rezoning this area for some of the choices? We also have a relatively safe and low traffic neighborhood, which is why we bought here. Why would we want to change that with traffic stops/buildings in the front.



51. I'd like us to consider another option: Create a walking trail or build Tennis courts (could even do both together). It would be a great way to promote families to get together for exercise & activities.
52. I Would like a pool. I would be interested in how much it will cost homeowners and if we would do some sort of fund raising to pay for the construction?
53. I think that leaving some open space is a good thing with all the developed that is in our area. Just because a space is there, doesn't mean it should be developed.
54. We should utilize the space for sure. Not doing anything with such a big piece of land would not be a good idea. We need to think about the community and how we can benefit from such a big asset that our community owns.
55. The question still remains as to why anyone feels that something ever needed to done with this 9-acres of land in the first place??? When the 1st phase of this subdivision was built and homes purchased, that land was to be left as green space. This direction is the same as the land in Beaumont Square or any other green spaces in various parts of the development. If someone feels that something needs to be done with the 9-acres, then in all fairness, we should be looking at what can be done in the other open spaces as well!!!
56. We definately do not need more houses. Don't we already have 450 homes in this subdivision?
57. Do nothing and maintain the land as green-space
58. I believe that a library along with the school and church will help to make our community desirable for attracting families and thus desireable/marketable for resell of our homes.
59. We would like to see dues not increase for any of these options.
60. Can there be any open green space that is not absorbed in the rapid growth!
61. Comment about the community pool: I don't think that we need to be concerned about taking into consideration schools, swim clubs etc. How about a simple but nice pool that all children can use ( Mt. Vernon, Ohio opened up a community water park -- may want to explore that (Dick Mavis is the mayor) Also I believe that a reasonable annual membership fee could be asked of families who will be using it.
62. I think it's best to leave it alone! :)
63. Please considering combining the day care center, community center and a community park into one option. One multipurpose building that could be used for day care during the week and community functions during evenings and weekends would maximize our neighborhood's use of such a building. Adding a community park on part of the land would help preserve the nature setting while providing an outdoor area for the daycare children to enjoy during the day. Flexible options for daycare of younger children to after school activities for older children will always be in demand for working parents in a neighborhood of our size.
64. leave it alone. that's why it's called green space
65. We are in favor an any proposal that would generate revenue for the subdivision, and against any that would cost us more money. Seems like people always want someone else to pay for their wants. How about we do everything we can to keep everyone's fees lower.

66. It's tough to develop anything on the land because of the terrain. That's why M/I gave it to VAC HOA. They couldn't do anything worth value on the property. And everyone thinks they were being nice! Any development on the land will require A LOT of ground work (leveling), not to mention utilities brought to the site (if not already there). A pool is a bad idea because it can only be used 3-4 months out the the year (raindays, tempatures, and Ohio weather in general).
67. 400+ homeowners cannot afford and should not have to pay for a swimming pool at almost a million dollars for 25-50 households to swim in. With the new tax levy, this would cause a number of homes to become too expensive to own cause people to go into foreclosure. There are a variety of swim clubs and county clubs in the area for people to join to suit thier swimming needs. If people cannot live without a pool, then the HOA should form a LLC and sell the property to the LLC. The new company would then be able to charge for memberships and do its own financing to fund the pool while those who are not interested do not have to pay for it. Plus, it gets the land out of the HOA hair. Its a win-win as those who would not benefit from a pool do not have to pay, and those that want it have that option. Otherwise you are asking for the rest of the neighborhood to subsidize a small group of households that want a pool. Also, any perceived value added to the property will be diminished with the extra costs of ownership that will occur by maintaining a pool and insurance. Plus, does the HOA really want to deal with the lawsuit that happens when someone gets hurt or drowns in the pool? Why on earth would you take on an expensive headache will very little advantage?
68. Awesome survey and attention paid to the subject. Whoever put the time in, it is much appreciated.
69. To maintain the integrity of the neighborhood we feel that this area should remain green space and have the by-laws and/or deed restrictions amended accordingly. One of the over riding factors here is to maintain control of the property. If we don't then we have no control over what happens with it and that has the potential to dramatically effect the neighborhood.
70. Selling land in a buyer's market would be foolish. If the consensus is that it should be sold, at least do it in a better economy and housing market.