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Foxridge FGID Follow-Up Fence Project Survey Summary of Findings

February 16, 2017

THK Associates, Inc. (THK) has continued efforts to aid the Foxridge General Improvement District (FGID) in gathering community input for the Foxridge FGID Fence Project. An initial public survey was created and released in September of 2016 by THK to evaluate the community's perception of the existing fence, their desire to replace or refurbish it, as well as feedback on preliminary fence types. The FGID used the comments and results from this survey to guide their next steps. The FIA formed an ad hoc committee, named the Fence Committee, composed of the three GID representatives, several FIA Board members, and other interested community members to research fence options, gather cost estimates, and collect feedback from homeowners and residents.

In January 2017, THK worked with the committee to create the Follow-Up Fence Project Survey to publish the findings of the research, provide the Fence Committee's solution and allow for homeowners to give feedback and final direction for the fence project. The following is a summary of findings for the Foxridge General Improvement District Follow-Up Fence Project Survey. The full survey results have been provided to the FGID.

The Follow-Up Fence Project Survey was provided to community members as a hard copy within the January edition of *Foxtales* (Foxridge's monthly community newsletter) and electronically online through Survey Monkey. The online survey was emailed to a list of Foxridge property owners who had submitted their email addresses throughout the months leading to the initial September survey. In addition to the email blast, the FGID advertised the online survey with ads in the *Fox Tales* newsletter and on the Foxridge Community website.

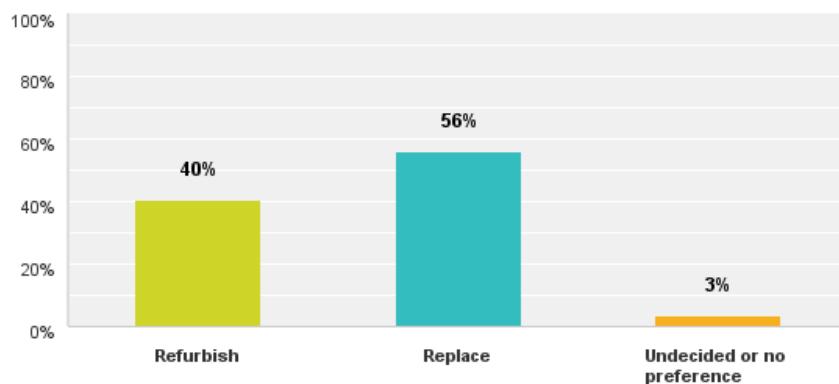
The electronic survey was open from January 1 through January 31, 2017. The final survey data included a total of 346 valid responses; 320 of these were electronic submittals and 26 were hard copies received by the FGID. The surveys collected were manually verified by THK to ensure that repeat or invalid responses were not included in the final results. Survey responses were verified by the name and addresses entered into each survey received. Duplicate names and unverifiable names and addresses were discarded from the final results.

The survey outlined further background information for the project and the Fence Committee's solution. A voluntary fence study was performed by a member of the community to further understand the current state of the neighborhood fence and a link was provided for survey takers to review this study online. Further counterpoint articles stating the pros and cons for fence replacement vs. refurbishment were provided within the survey as well.

The first question on the Follow-Up Fence Project Survey asked homeowners to choose between "Refurbishing the current GID fences over several years using current GID income" or "Replacing the current GID fences with Trex material using increased GID funds". Respondents could also choose "Undecided or no preference". More than half of the respondents chose the option to replace the current FGID fences with Trex material fences.

Q4 Which Plan Direction option do you support?

Answered: 345 Skipped: 1

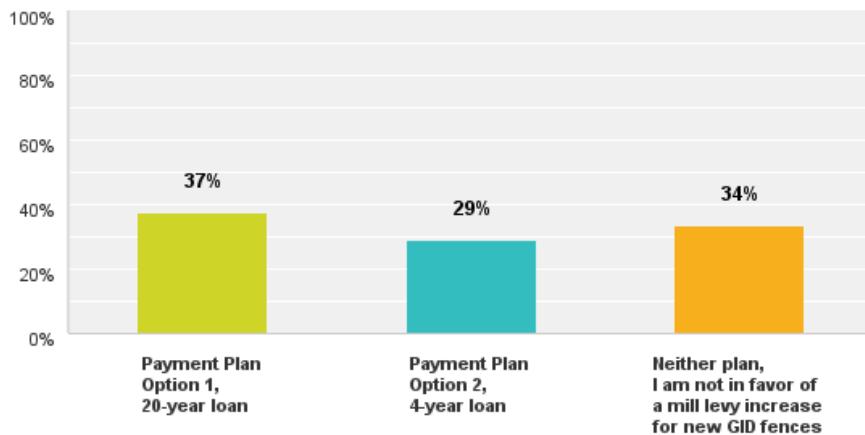


The next question asked for preference between two payment plan options. These payment plan options were determined by the Fence Committee to be the best choices if fence replacement was chosen to move forward for the neighborhood.

37% of respondents chose "Payment Plan Option 1: Finance the new fence with a loan that would be paid over 20 years". This would require increasing the mill levy from today's 1.883 to an estimated 5.265671 for all homes within the District. Respondents opposed to fence replacement could choose "Neither plan, I am not in favor of a mill levy increase for new GID fences". Combined, 66% of respondents chose 1 of the 2 payments plans, while 34% chose neither plan.

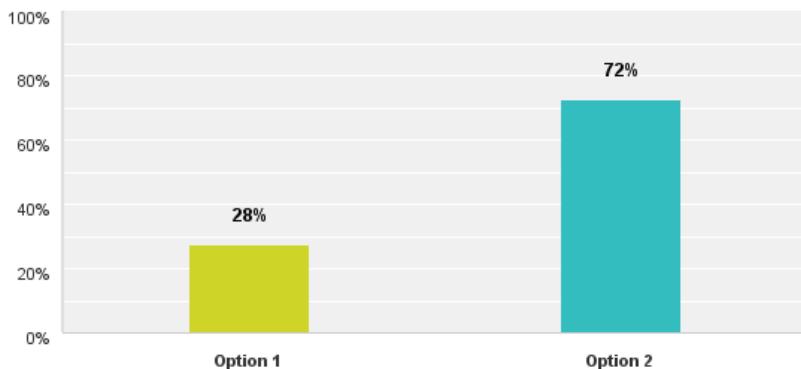
Q6 If Fence Replacement is selected by the community, which payment plan would you most likely support in a general election on November 7, 2017?

Answered: 345 Skipped: 1



Q7 Which Transition Plan option do you prefer?

Answered: 334 Skipped: 12



The final question provided survey takers with two transition plan options to consider the more immediate future of the current fences. The first option was to improve the appearance of current fences by spending an estimated \$40,000 in FGID funding to stain the worst reaches of fence in the springs of 2017 until replacement or refurbishment could begin in 2018. The second option was to keep the \$40,000 in reserve through 2017 until replacement or refurbishment could begin the following year. 72% of survey takers chose Option 2: to keep the \$40,000 in reserve.

Following the questions, the survey allowed for respondents to provide comments on the fence project. Comments were collected even from duplicate or invalid responses. There was a total of 220 comments collected. There were several trends identified in the open-ended comments for the FGID to consider:

Types of Fence Improvements

Around 30 comments, the largest portion of comments, expressed a desire not to continue to refurbish the existing fence and to instead focus on replacing the current fences. However, there was still a variety in what respondents felt the best solution would be to improve the aesthetic of the fence. Several comments questioned why cedar was eliminated as a solution by the Fence Committee and other commenters were wary of the Trex product chosen because of concerns of weather and vandalism-resistance, required maintenance, and concern of matching current fences and future replacements.

The Role of the FGID Fence Homeowner

There was a trend in comments from people who wanted more information to understand the difference between the role of the FGID Fence Homeowner and the role of the FGID. A portion of comments indicated a belief that a homeowner with a FGID fence who receives these resources should be held responsible to pay for the assets provided by the FGID, or at least take on a larger portion of the expenditure. Many respondents also questioned how a homeowner would be held accountable for the proper maintenance and care of the future FGID fences, whether refurbished or replaced.

The survey shows that most respondents (56%) want to install a new fence. Additionally, a lower tax increase to pay off over a longer period of time is the preferred payment plan. An overwhelming 72% do not want to use any FGID funds during 2017 to refurbish the fences and would prefer to save the funds until the project can start in 2018. The FGID should use the comments and results from the Follow-Up Fence Project Survey to guide their next steps and prioritize their actions. Responding to the more common questions brought up in the open-ended comments, and published in the *Fox Tales* newsletter, is recommended.