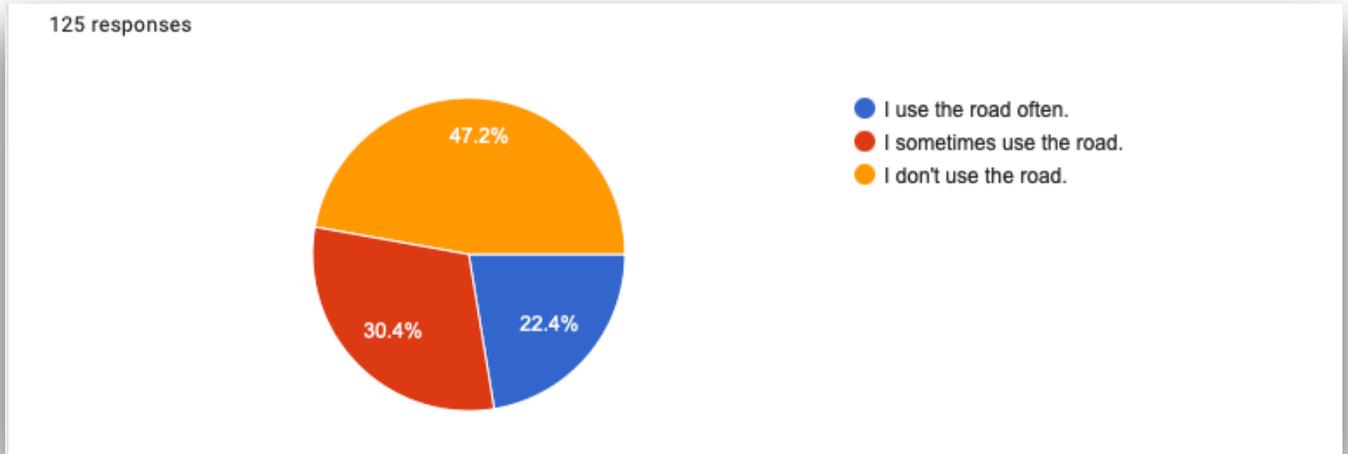


Silver Shekel 2023 Survey Results

Survey conducted February 18 through March 1, 2023

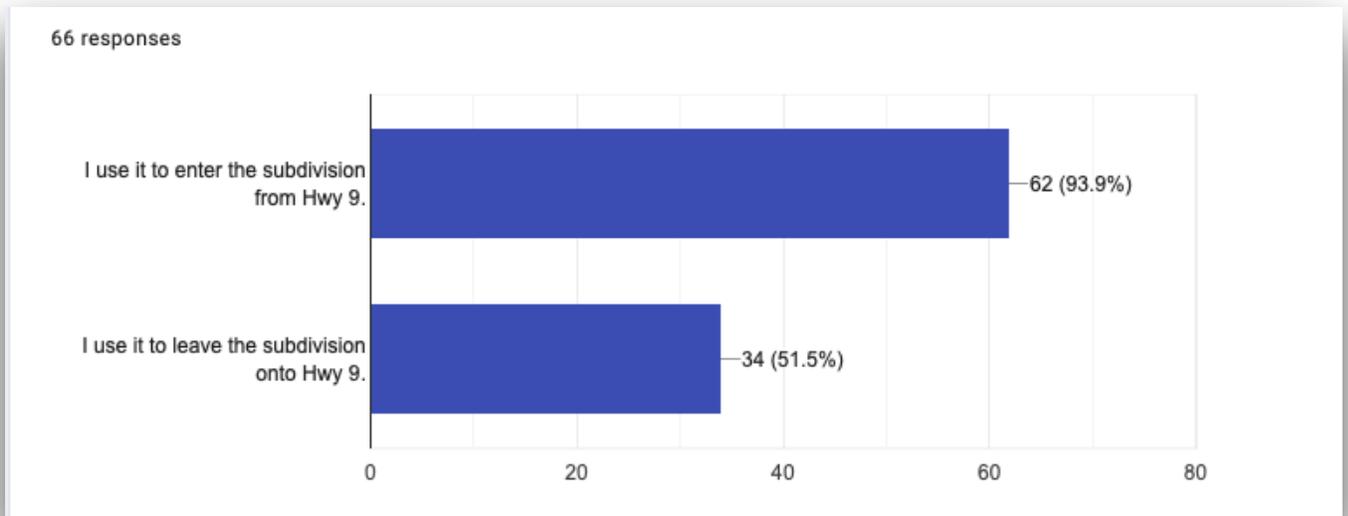
Question 1: Do you use the Summer Road?

77% use the road often or sometimes



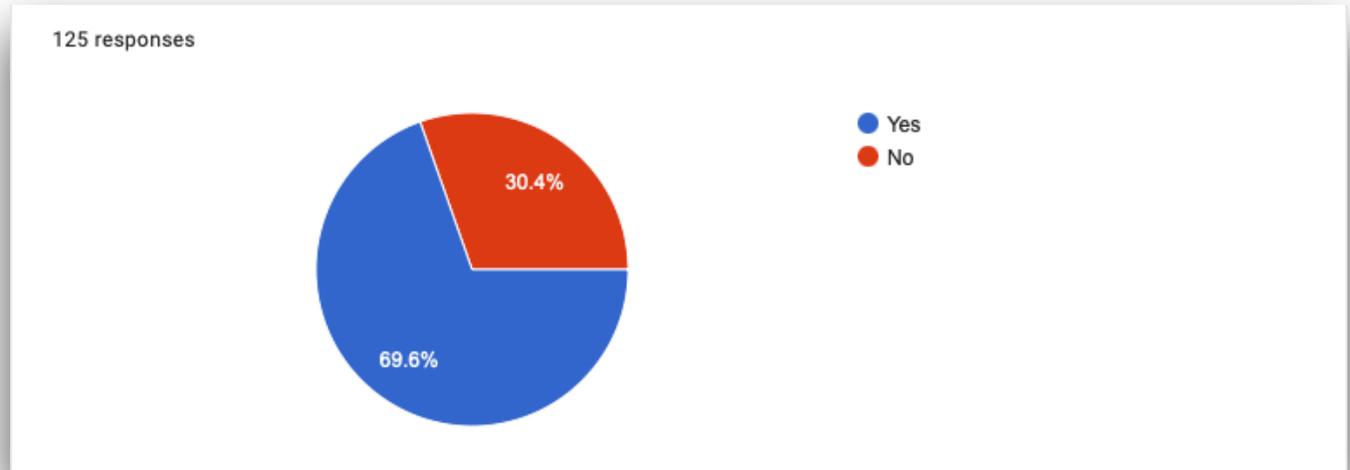
Question 2: How do you use the road?

94% of the users use the road to enter the subdivision.



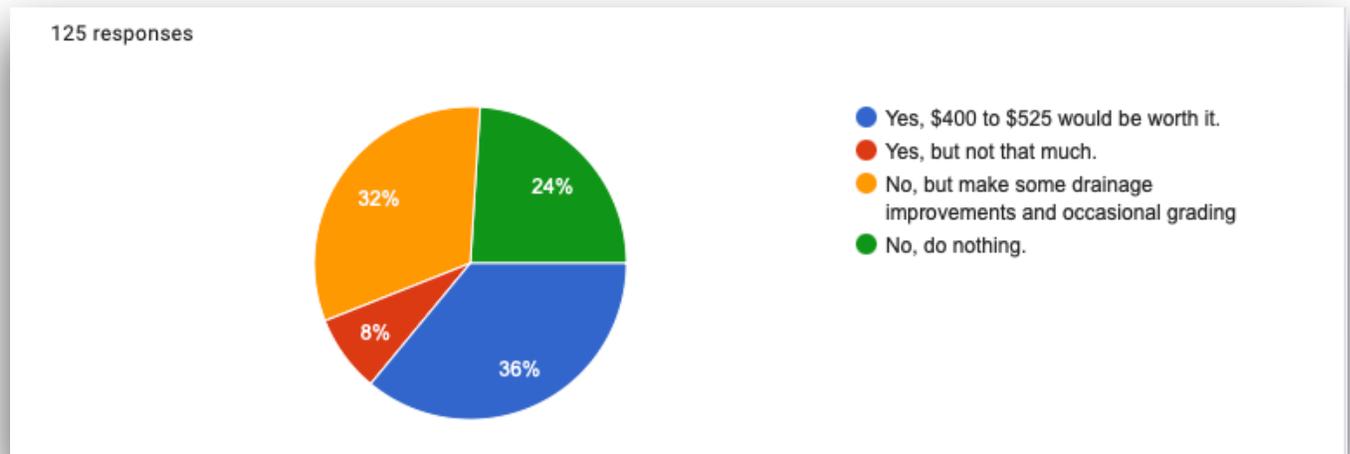
Question 3: The design of a two-way paved Summer Road was completed and submitted to Summit County. We've been told by the County that we will **not** get approval unless it is a **one-way exit only road for emergency egress**. Are you OK with a one-way exit road?

70% are OK with a one-way exit road.



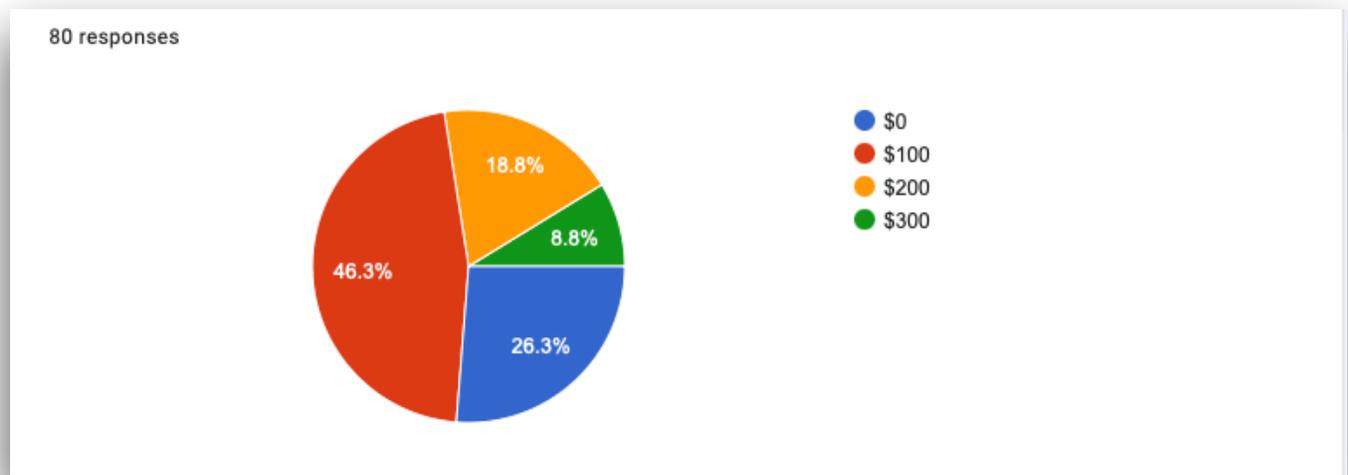
Question 4: Construction costs would be about \$258,000, and we would apply for a grant that could cover a large portion leaving \$78,000 to \$103,000 for us, or about \$400 to \$525 per lot. **It could be more or less, depending on the grant amount.** Would you be willing to pay an assessment that would be required for our share?

36% would be willing to pay \$400-\$525.



Question 5: What amount would you be willing to pay in an assessment as your lot's share?

73% would pay \$100 or nothing.



Summer Road Comments:

1. We are on Silver Circle. Never use the road
2. No assessment for a road
3. It's very important to have this road open and usable. I use it every single day multiple times a day. It is also important to have it open in case of an emergency!
4. It could have been done already
5. I've never used the summer road in 20+ years. I cannot move past next question, I would not pay any voluntary assessments for the road as I would never use it. Next question forces you to answer you would pay something for the road, I would not voluntarily.
6. We need an egress in case of emergencies...fire or other natural disaster, but grading and regular maintenance should be good enough
7. I don't see the necessity and I've noticed increased numbers of fast vehicles on Shekel Lane whenever the road is graded of people heading to silver circle
8. As an exit from the subdivision it would have no utility. The only use should be as an exit from the northbound lane of hwy 9. If this will not be allowed then scrap the entire thing.
9. I live in the upper circle so I don't use this road.
10. I never use that road and do not want to pay anything. It provides no benefit to me and others can drive around. It is unnecessary.
11. I am not in favor of the summer road being for "emergency egress" only. What does that mean.... when is it an emergency? I would assume NOT usually. Also, what is the problem with turning right off Hwy 9 to enter the subdivision? We have been doing so for over 50 years. The road should be right-in, right-out from the highway. I would like to see pavement, but not at the expense of being able to use the road.
12. Spending anything on the summer road is a waste of money.
13. The road is much more important to keep open than even non users believe. Egress in case of a wild land fire, toxic contamination from a Chinese balloon spill or such, or whatever unheard of or unthought of natural and human caused disasters happen in this world.
14. I have used the road only 4-5 times in 10 years.

15. not worth the money for a bad road thats not ever going to work
16. I never use the road.
17. We live on Silver Circle and never use the summer road. I am not clear why these design changes are even necessary. It seems like the road serves its purpose in its current state and some light periodic grading already provides the emergency egress needed. Perhaps further explanation from the board would help me understand why this project is necessary, but under the circumstances I see no reason to commit special assessment funds to a project that does not seem critical, at least from my family's perspective. I understand this project means something much different to the families on Fairview and Shekel Lane, however, and respect their opinions, whatever they may be.
18. And plow it in the winter
19. The access to BOTH leave and enter from HWY 9 is critical for us. We would be open to additional costs that include drainage and grading vs. paving if the paving means that it becomes an exit only. Whatever it takes to keep it both ways, even if it means not paving it. Also open to a higher cost to pave, as long as it remains two way.
20. Would prefer summer road remain 2 way
21. Emergency use would be best
22. The emergency egress is important but we don't need to spend the money to pave it for that purpose only.
23. I have used the summer road occasionally in the past, but only once last summer.
24. It's not a necessity at all. And as an "exit only",
25. option? it just doesn't make sense to spend that much effort and money.to save a couple minutes!
26. The road is not sustainable for residence use. Summer road is for Fire and EMS use if the primary entrance is blocked. Is the county requiring Silver Shekel residents to improve the road for emergencies? Then that should be the discussion.
27. This road has been in the subdivision a long time. Part encroaching in the highlands and the grade way too steep. A great road in the summer time, hence summer road. After the widening of hwy 9 and a no left turn available it should be an exit only from the neighborhood . Coming close to being rear ended a few times when turning right off 9 it seems to be more of a traffic hazard especially when all of our illustrious guests are here. I think best to have it graded periodically and leave it like it is.
28. i do think we need emergency access even though I do not use it. I am willing to pay a small amount, or a spread out amount...
29. I never use it. I'm tired of paying piecemeal for it every year. Make it a safe egress and be done.
30. I don't think enough people would use it, to make it worth the extra expense (and fight) to make it two way.
31. I see it as an emergency escape in the event of a fire, but I mainly use it for convenience, coming from Breck. It is simply not worth \$400+ for that reason. I'll take my chances.
32. It is important to have this road available during emergencies and it should be better maintained.
33. Need another exit in case of fire
34. I think the road should be maintained to provide what is needed from a safety standpoint, especially with wild fires in mind. Otherwise I don't ever need to use the road.
35. We use the road to enter off of Highway 9 and I don't see the cost benefit of only using it as an emergency exit road
36. I think it is necessary to have another exit out of our neighborhood, especially in an emergency situation.
37. yes, willing to pay because who knows if we will need to ever evacuate this community.
38. summer road, with periodic grading, should be sufficient as an emergency access road for first filing. we live in third filing and could be cutoff from first filing, so our interest is in an emergency route via the Highlands from the very top of the third filing.

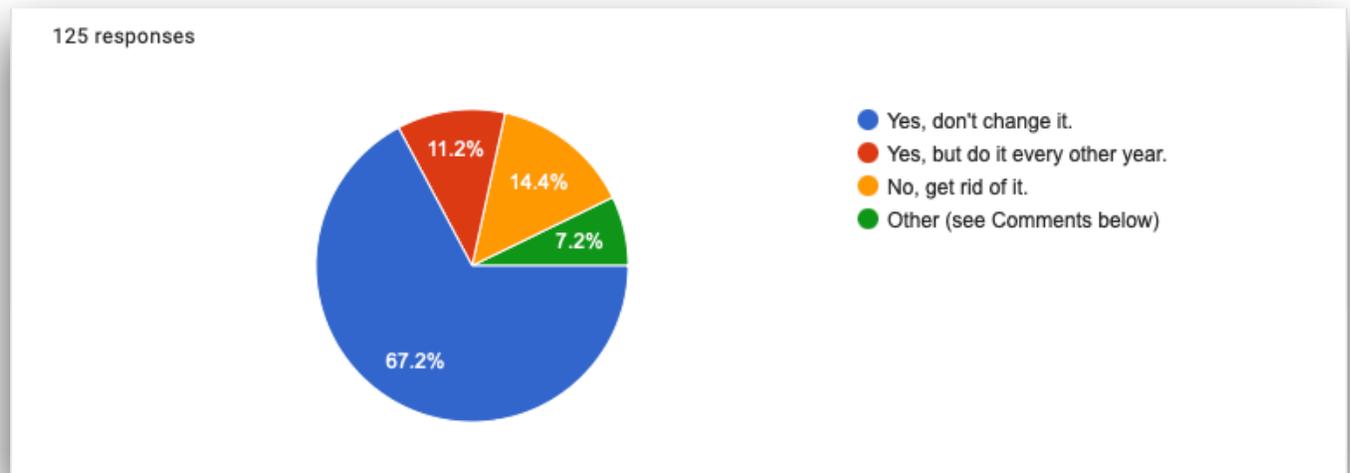
39. I enjoy being able to use the road going up and down and think it would be a loss if it was one way. I think some maintenance would go a long way to make it drivable in a sedan without the city requiring it's one directional.
40. Emergency egress one way only, seems to solve all problems.
41. I would like to see the county pay costs to maintain as cost effectively as possible as an emergency exit road only. I would never use the road for other purposes
42. Never use.
43. We really appreciate your efforts to get this road upgraded.
44. I would support paying extra for it, but I would like to be for entering the subdivision too.
45. Maybe close it in the winter. That's when all the damage happens. It called the summer road for a reason!
46. Not necessary, that road had been there since the 1960's. There is no reason why we need to improve it.it would be a waste of money. The only way I find this acceptable is if the county pays the whole bill.
47. I feel the road should be maintained as primarily an emergency exit
48. Being we don't use it at all, it seems the filings that do should pay more.
49. May be willing to pay \$400 to \$525 for a paved road there, but need to be able to access when coming from Town of Breck
50. It's an emergency exit road. Not a normal everyday road.
51. I don't use the summer road but it should be maintained for emergency access. If I lived at that end of the neighborhood, I would probably use it all the time and want it fully improved.
52. I am in favor of keeping all one-time and ongoing maintenance costs of the road to a minimum.
53. The second egress (important for emergencies) would be worth the estimated cost.
54. If it's only a one way emergency exit road the cost is not worth it.
55. In 23 years I have never used the road.
56. Would not favor paying for leaving subdivision only. If that is the only option, would prefer cheaper option like grading only.
57. Intersection changes if made one way would make it more dangerous, since some people would still turn right off of Highway 9.
58. I feel that we need a second egress route.
59. It only makes sense to pave if it's two-way. Spending that money to make a one-way road, when we have a two-way road currently that is functional when it's properly maintained each year, is wasteful and silly.
60. Would it be possible to spread the assessment over two years ? It would be nice for the road to be wide enough for safe walking (while a car is driving down) and lighted during the evenings. Thanks for looking into this !
61. I think paving the road properly is all we need and will end up being the least expensive option. Then it stays a 2-way road like everyone wants and will last for over a decade
62. It's good to have another exit out of the SS neighborhood.
63. I am on the third filing, the summer road is completely irrelevant to us...
64. It is nice for those of us not close to the Fairview Blvd. Hwy. 9 intersection on occasion, namely when entering Silver Shekel from Breck, and really then only in summer, but not useful for exiting toward Breck or Frisco, so its utility is pretty minimal. If it can't be maintained in the summer without major ruts, at a small cost, I think it should be closed completely.
65. Agree with it for egress safety reasons
66. I use the road all the time year round and would like to continue to do so. Why can't we improve drainage put a better roadbed material and grade it once a year instead of a paved road?

- 67. I would not be willing to pay an assessment if it's only for an exit out of Silver Shekel. I would pay for some more limited improvements to the road that allowed it to continue to be used in both directions.
- 68. Making this a one way, downhill only road makes the most sense!
- 69. I understand needing that road for emergency egress but it does not seem necessary to have a two way paved road when there is another exit so close. There is rarely backed up cars at the round about. It seems like other than emergency use it is a convenience for only a handful of homeowners in the proximity to that area. I never use it.

Question 6: Clean-up Day

The cost has been increasing each year to about \$2800 this coming year. We have it budgeted and can afford to do it. Are you in favor of keeping the annual Clean-up Day as it is now?

67% would leave Clean-up Day as it is now.



Clean-up Day Comments:

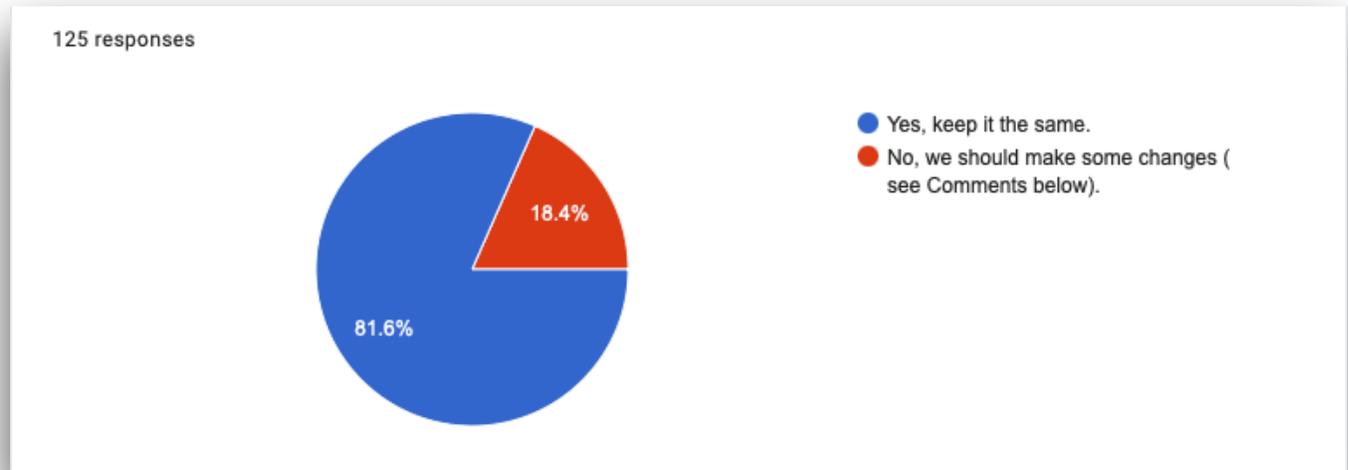
1. People can take their trash to the dump. I don't want to pay
2. Dumpsters are always filled before I can use them so I have to go to Keystone anywar.
3. We don't typically take advantage of this but I guess it's good to have
4. At \$15 per household this is a worthy project
5. It is the only benefit I get from the Dues.
6. People just dump construction waste.
7. It's worth it even if it requires raising annual dues by \$10.00 or more per lot.
8. We are always traveling in the summer so have never gotten to take advantage of clean up day.
9. It's a nice benefit to being in the neighborhood.
10. Every year but later in the summer so we have more time to be ready and summer projects have been completed.
11. We were using it originally for thatch and other debris. We are told that only appliances etc

12. I don't take advantage of this benefit so don't have an opinion.
13. Makes sense to offer this option for neighborhood
14. clean/up.
15. i have NEVER used it, I live next to the WORST neighbors and they have NEVER used it. NO BENEFIT
16. I have a trailer, so I can dispose of debris fairly easily, so I'm biased. I can do without it, but I still appreciate it
17. Important ... continue to do it.
18. Yes, if the dumpsters are getting filled up. If not, maybe go to 2 dumpsters instead of one.
19. I would love to see some type of recycling component. Electronics, mattresses, metals, fabrics are all items that can be recycled. Maybe we can figure out a way to have a few smaller dumpsters that sort separate these type items. And just have one location for the dumpsters instead of on each filing.
20. nice, but not necessary
21. very much appreciated. please continue
22. I think it people have major trash it makes sense for them to take it to the dump. I can't imagine waiting around for a year to throw things out when I can just rent a truck and get rid of it right away.
23. fire remediation should be increased
24. Allow disposal of weeds from the start.
25. Thank you for encouraging us all to remove 'trash' from our properties!
26. This is an excellent perk in our neighborhood; I would be unhappy about any change
27. I don't use it but am willing to pay for my neighbors to use it.
28. After road expenditures, if it is in the budget yes. Every other year.
29. A great day for everyone to clean up their yards of trash. Also for many residents it is the only tangible benefit of living in this neighborhood.
30. This is a great benefit for the neighborhood even if you don't use it every year.
31. It's a great service to residents.
32. Continue to monitor if all dumpsters are filled. If not, look at reducing the number of dumpsters or going to every other year.
33. Helps keep the neighborhood clean.
34. I haven't used this amenity but wonder if two dumpsters could work instead of three, saving a little bit still offering the amenity.
35. I do like the clean up day but maybe we put it on hold for a couple years to build up our monetary resources until we figure out the summer road
36. I don't use this service
37. People should manage their own recycling and trash
38. I don't use the dumpsters why should I have to pay for other people usage.

Question 7: Annual Meeting and BBQ

We are required to have an Annual Meeting. Are you in favor of the present practice of combining the meeting with a catered BBQ?

82% like the meeting and BBQ as it is now.



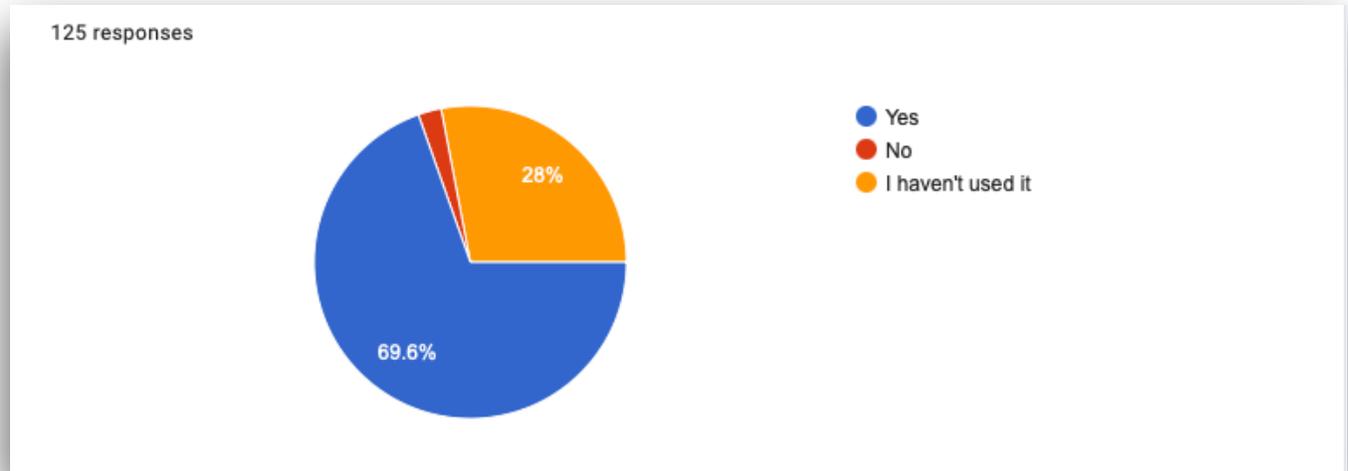
Annual Meeting and BBQ Comments:

1. Everyone bring a dish
2. Like the community interaction, the opportunity to meet neighbors
3. I don't typically participate as I'm too busy in the summer with work and it's usually on a Saturday, busy day for my business
4. We have never been able to make it, but would like to keep it in hopes of matching up our schedule someday
5. I haven't made it, but think it's a good idea.
6. pot luck. No cost to the HOA
7. There are a few excellent chefs and BBQers who live within the association's boundaries. Open it up to allow them to prepare a menu and submit a bid. Put out a request / open
8. nomination wherein persons can offer their expertise to be considered.
9. Great opportunity to meet neighbors. Thanks
10. Again we're always gone for the meeting but either way is fine.
11. What is the date this year?
12. Make it a potluck
13. I would be happy to help out with preparing the BBQ should help be needed
14. wasteful. Lived here since 2006 and have never been. I do not give a crap about the 3 year long neighbors.
15. More people will come if food is involved! And it's a great way to meet neighbors.
16. Do it this year, then make it tequila & soft drinks only.
17. It's great to have a social setting for all the neighbors to gather.
18. it has been well done and fun the last couple of years

19. We've never been able to make this and don't see the benefit
20. I've never been able to make it, but I hope to one of these years!
21. Love the community building of this event!
22. Hold the annual meeting without the bbq
23. Bring a dish to pass. Save the money for the road maintenance.
24. The meetings are an excellent way to connect with neighbors in a world that is too heavily online. The information at the meetings is beneficial to all. I wouldn't change a thing.
25. It keeps the sense of community that is important
26. Cost per attending resident sounds high
27. More vegetarian options please.
28. This is my main opportunity to meet new neighbors, catch up with old neighbors, and get up to speed on the neighborhood as a whole. I think it's a great way to spend a few hours. One thing I love about Silver Shekel is we actually know a lot of our neighbors because many of us are full time. Plus the food is amazing! Please keep this tradition.
29. a potluck sign up would be fine as well
30. An informative and pleasant gathering.
31. Do not spend dues on a social event.
32. Pot luck was in addition to purchasing the BBQ. It was discontinued at first in-person meeting after COVID. Ask this year if people want to go back to pot luck with purchased BBQ.
33. Liked the "old system" when BBQ was catered and everyone brought a side dish.
34. I think it's great and wish we had more than 1 annual neighborhood "get together"
35. Add another! A fun block party!
36. It's the only chance to meet the HOA leaders, and neighbors not close to us, so I think it fosters a feeling of community.
37. It's a good way of having our annual meeting and a way to meet the neighbors.
38. However nice, the BBQ might be a place to save some monies and just have a zoom meeting.
39. I am curious how many people attend. I don't really have a problem with it but it might be nice to have something less elaborate with a lot of encouragement to come but doesn't feel like you have to stay for a meal - like more of a beer/wine and some snacks and brief socializing - but I am not a BBQ person so maybe biased!

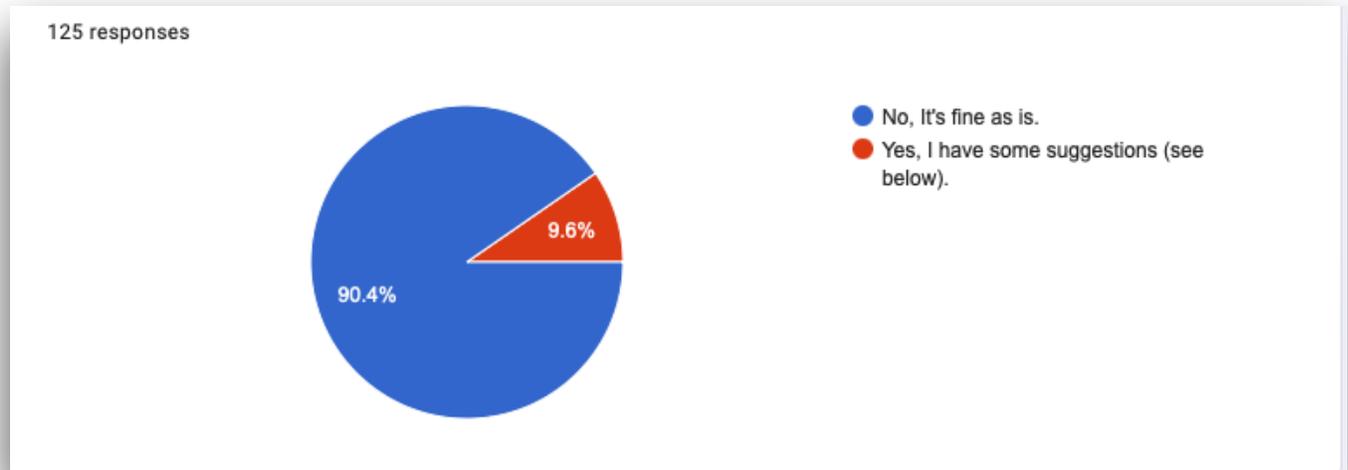
Question 8: Do you find the information on the SSOA website useful and/or informative?

69% find the information useful and/or informative.



Question 9: Would you like to see changes or additional content to the site?

90% would leave it as is.



Website Comments:

1. I don't use the website
2. I've never accessed the website.
3. Somebody (s) has done some great work on this and deserves a big shout out.
4. This opportunity for homeowner input is good, hope the Board uses it.
5. Create a human interest corner of the newsletter. Sort of spotlight some of our notable residents in a way to get to know our famous residents. Feature more than one per month and open it to those who are willing to

share their life experiences, stories, accomplishments, as an inspirational human endeavor. Ask a writer to interview and screen the vignettes.

6. I know we have Next-door - but it would be nice to have a way to ask your neighbors when you need a service, have a question, or something to sell. It just feels safer and more convenient. ie. Maybe kids for a job - babysitting, mowing, weed pulling, etc.
7. Let us know when it's been updated. Such as when the clean-up and HOA Annual Meeting is in the year.
8. HOA docs should always be free, and public knowledge.
9. Maybe something about wildlife in the area (i.e. Moose) and need to be careful.
10. Information regarding recycling and trash would be helpful.
11. I've never looked at it
12. I haven't used it so I don't know
13. Bring back the member directory
14. Add trash pickup options available in this neighborhood. Also the sheriff dept. phone number and also other important numbers.
15. I think the website is very well designed. Thank you for putting it together.
16. Trash information, Would be nice to set up a singular trash service for the neighborhood and possibly get a group rate. A directory
17. Renters don't follow guidance in many ways
18. I would like to use it more so I think frequent prompts when there is new information or suggestions (ie invasive weeds) is a good way to maybe get homeowners more involved.

Other Comments:

1. You asked about an assessment but didn't give an option of \$0.00 .
2. The response choices provided were inadequate and will not provide you with a clear picture of how this community feels about these issues.
3. The northern end of Shekel and the hill coming down from Silver need speed limit signs. People drive incredibly fast down these roads and put pedestrians and pets at great risk.
4. On how much willing to pay should have had zero
5. This survey was effect for gathering feedback from those that will invest the time. Thank you for producing the survey and collecting the feedback
6. I'm not sure of the issues with the emergency access road. I have used it a few times over 15 years and it seems okay for emergencies. What about the road at the top going into The Highlands? If there is a fire below, we could be stuck up top it seems.
7. This is a voluntary HOA and I feel people are getting carried away trying to do too much.
8. Silver Shekel is special and the newsletter is valuable as is the summer road. I'm glad to see the dues were raised to be more realistic to get things accomplished rather than just minimal maintenance. Face it, communities need to keep up their properties and this costs money. If you own property here you can certainly annually contribute a hundred dollars (double current dues) or even more to make an impact.
9. I think this is a great way for the board to hear from the SSOA owners. Thanks for setting up this survey. I think it would great to do these periodically, and highly recommend for the benefit of the rest of the owners that you publish the answers to these surveys, or at least a summary, to the SSOA website.
10. Don't let the county bully us!
11. Haven't checked to see if there is a directory on the website, but would be in favor of one. Would be great if neighbors could reach out to each other.
12. the subdivision spend money on wasteful things like the garbage day that is NOT used by the people we wish would use it, and the BBQ for the newbies.
13. Thanks for all your work for us.
14. We appreciate your service. This is a great neighborhood!
15. Thanks for your hard work to make our neighborhood a great place to live!
16. Thank you to the Board of Directors for your hard work and keeping us updated!
17. Thanks for taking the time to send this out.
18. we need to get the HOA behind the removal of the car at the — — — — home
19. I see so much dog poop along the sides of the road and would like to see more awareness or some way to encourage people to pick up after their pets.
20. We really need to focus on the dangers of the roundabout. We need blinking lights to tell people to slow down before someone gets killed. It is so hard to even try and get out to travel southbound.
21. Thank you!
22. Thank you for reaching out on these issues! We appreciate your work on behalf of Silver Shekel!
23. Speeding on Fairview Blvd seems to be an increasing problem, particularly on the south end. Can we get another electronic speed sign like the one on the north end?
24. We appreciate the board members for their effort, time and support, Thank You.
25. We appreciate your work and time spent on projects, improvements, and communication.
26. I think the website it great, and I appreciate the Board's careful attention to the Summer Road issues and always trying to save money with grants. This is the first owner survey since I moved to the neighborhood in 2005 and I think it was very well done.

27. I appreciate that the Board is trying to understand how owners feel about the road and other issues, and I applaud making everyone clearly aware of the costs involved - no one wants a crazy high special assessment and no one wants a surprise like that. Please also get an understanding of annual maintenance costs after work is done on the road as I'm sure no one wants dues increases every year either. This is an HOA without much expense and we should try to keep it that way.
28. Thanks to the Board volunteers for all you do!
29. Nice Neighborhood!
30. I would like to see the unsightly utility lines buried. However, we lost that fight years ago.
31. Please simply use annual HOA dues to properly maintain the summer road, each and every year. It ain't broke, don't fix it--just keep it in decent condition each year!
32. Let's increase the annual dues again so the HOA can do more!
33. If we really think we need to an emergency egress, we should seek an agreement with the Highlands to connect a (dirt) road for emergency use only, perhaps between Silver Cir. and Highlands Dr., using the bike path right of way, maybe with a lightweight barricade that could be easily opened if such an emergency occurs.
34. Thanks for asking
35. I think you are doing a fine job, keep up the good work.
36. Information availability and communication is much better than it has ever been. Keep it up!