

Introduction

Six hundred surveys were mailed to all Admirals Cove Beach Club property owners. Surveys were mailed May 1 with a May 10 due date. We received 198 responses; 194 considered timely were processed and proofed. The return rate was very high with 33% of the community responding.

This survey is under review by the Long Range Planning Committee who will use the results to prepare a long-range plan for the Board and community.

Summary of Survey Responses

Q. 1. Those responding were predominantly homeowners (84%). Approximately 7% own vacant lots and another 7% own non-perc lots*. *See Neighborhood Map, p.3.*

Distribution Of Ownership By Neighborhood:

Neighborhood	Own home	Vacant lot	Non-perc lot
A	41	5	1
B	20	0	1
C	32	3	1
D	30	3	4
E	38	1	0
Total	161	12	7

Q. 2. Seventy percent of the respondents live in Admirals Cove Beach Club year round and 19% live in their homes part-time. Only 9% responded that they rent out their homes*. *See Neighborhood Map, p.3.*

Residency By Neighborhood

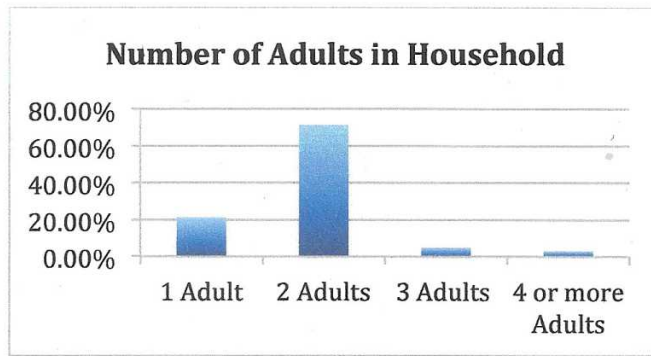
Neighborhood	Year round	Part-time	Rent out	Vacation rental
A	32	7	1	1
B	15	2	3	0
C	27	2	3	0
D	20	5	1	1
E	13	19	4	1
Total	110	35	12	3

**It should be noted that those who rent out their homes or who have vacant lots often did not respond to some or even most of the other questions*

Q. 3. The length of time respondents have lived in the Cove ranged from 0-3 (15%) and 4-10 years (29%) to more than 10 years (55%).

Length of Residency	No.	%
0-3 Years	24	15.48%
4-10 Years	45	29.03%
More Than 10 Years	86	55.48%
No Answer	39	

Q. 4. More than three-quarters of Admirals Cove households responding have two or more adults; single adult households comprise less than 22% of the total. The following table describes the responses:



Q. 5. Of the 157 people who responded to the question about work status, 34% have someone in the home still working full time; 13% work part time, and 52% are retired.

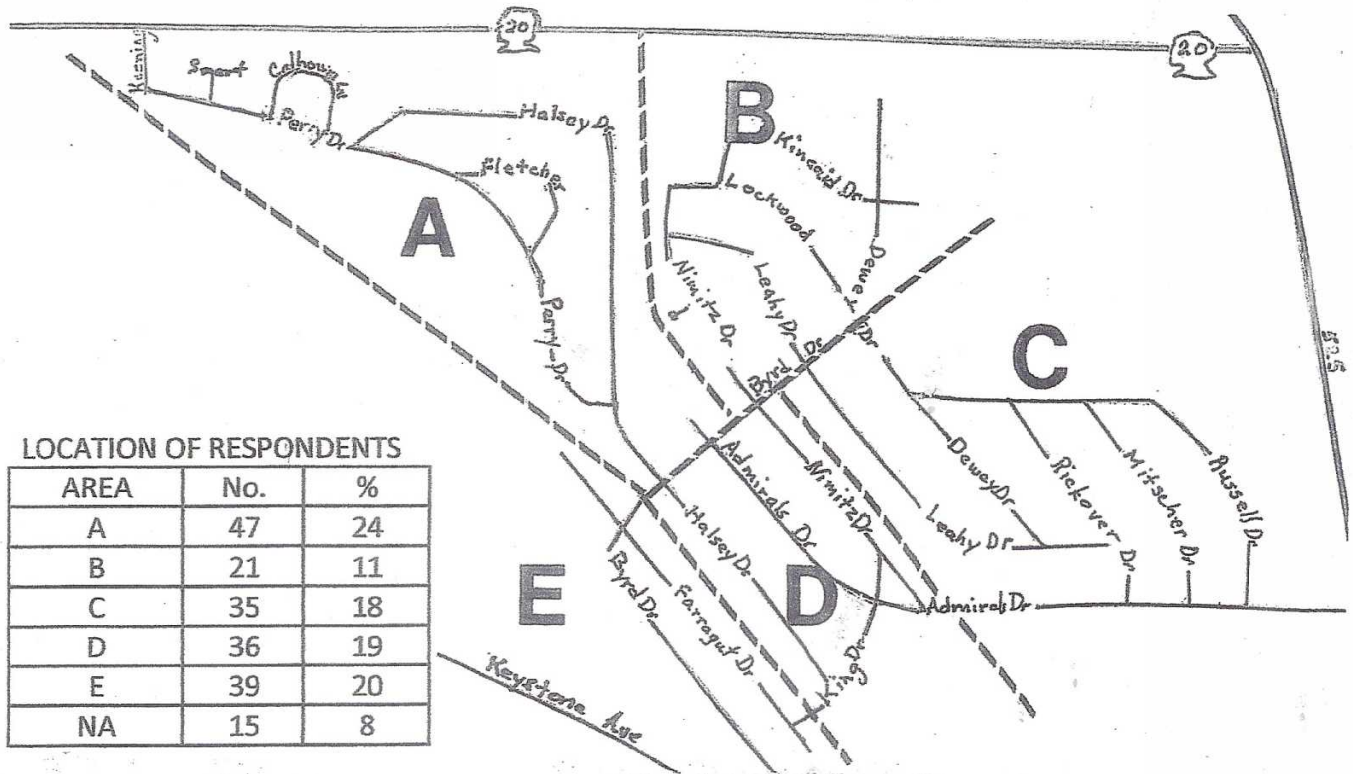
Work Status	No.
<i>Retired</i>	86
<i>Partially retired</i>	27
<i>Still working</i>	67

Q. 6. Two-thirds of respondents identified themselves as 59 or older. Those who did not respond to this question were generally those who do not live within the Cove.

Respondents by Age	
Age group	No.
18 – 24	1
25 – 35	7
36 – 46	11
47 – 58	42
59 - 70+	120
NA	13
Sum	194

Q.7. Eighty-one percent of survey respondents have children (or grandchildren or other visitors) living or visiting Admirals Cove frequently.

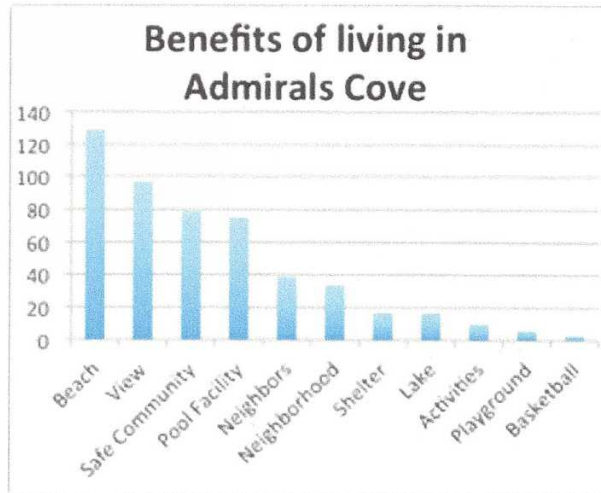
Q. 8 Neighborhoods – Percentage of Respondents by Neighborhood



Qs 9 and 10 asked people how connected they feel to others in the community and whether they participate in ACBC activities. The following table shows the distribution of the responses to the two questions. It is useful to combine 'connected' and 'participate' columns.

Neighborhood	Feel connected	Feel somewhat connected	Participate in Admirals Cove activities	Occasionally participate
A	11	24	5	17
B	3	12	2	6
C	6	17	3	8
D	7	15	3	10
E	8	25	7	14
Total	35	93	20	55

Q. 11 requested the three most important benefits of living in Admirals Cove. The benefits with the highest number of votes included beach access (68%), the view (50%) and living in a safe community (41%). Closely following were votes for the pool (37%).



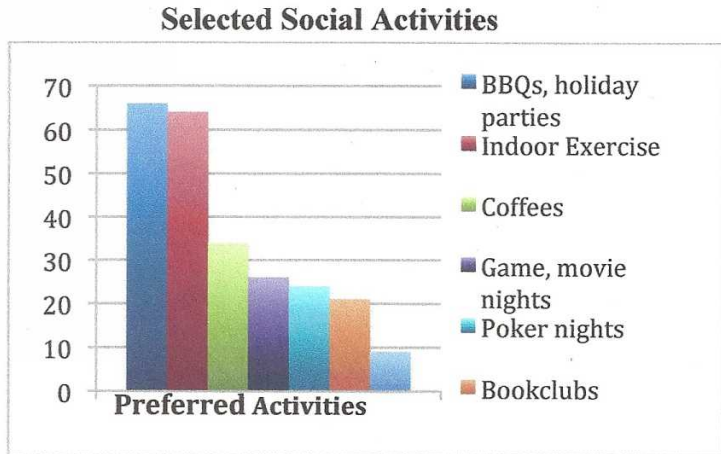
Distribution of the responses for “safe neighborhood” is instructive:

- A – 10
- B - 4
- C – 12
- D - 6
- E – 1

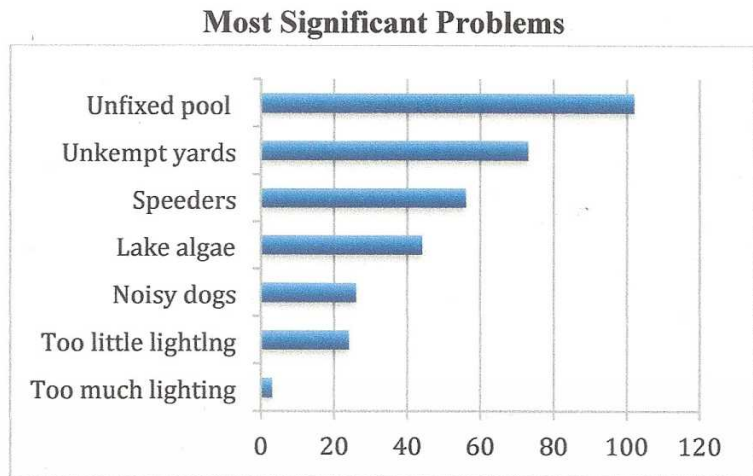
The next question, **Q. 12**, asked for the **most popular outdoor activities** within Admirals Cove. The most common responses were:

- Beach walks (25%)
- Neighborhood walks (16%)
- Swimming (15%)
- Gardening (14%)
- Fishing (12%)

Q.13. Social activities: Respondents suggested they would participate in indoor exercise (32%), BBQ or party nights (30%), and morning coffees (17%).



Q. 14. The **most significant problem** identified was the **“unfixed pool” (58%)**, followed by unkempt yards (39%), speeders (27%) and lake algae (21%). Jet noise and dog do were written in several times.



A few **problems** were reviewed relative to the neighborhood of respondents to see if there was any strong correlation.

- **Speeding** was identified as a problem in A, C, and E with 12 – 15 households each. B and D had only 4 who identified it as problem.
- **Too little light** was noted 23 times, primarily in A and C, but it has been pointed out that the lack of adequate lighting around the shelter and parking lot may be the primary cause of this problem, particularly in the winter.
- Not surprisingly, of the 41 people who identified **lake algae**, as problematic 21 were people in E, near the lake and ten respondents in A live above the lake. The results may be more negative following the necessity to post warning notices of potential toxicity with this summer's algae bloom.

Q. 15

IMPROVEMENTS DESIRED AND PROPOSED FUNDING METHODS

Proposed Improvements:	Restroom upgrade	Enclose Pool	Shelter upgrade	Kitchen	Exercise room	Event space	Playground additions	Lights	Graded game area	Game room	Tot swings	Zip line	Climbing wall
	97	82	80	66	56	47	46	45	39	32	31	21	19
Suggested funding													
Assessments	24	18	22	22	12	13	3	9	7	9	2	2	1
Assessments/fundraise	6	6	3	6	1	1	1	0	1	0	1	0	1
Fundraise	14	17	14	15	22	18	15	16	19	17	8	5	6
Dues	18	7	13	7	7	5	16	9	5	1	10	5	4
Assessments/dues	4	4	6	2	3	0	2	0	0	1	0	0	0
Dues/assessments/fundraise	10	13	9	6	1	3	2	2	1	1	0	0	2
Dues/fundraise	3	3	1	2	2	0	1	2	2	0	0	1	0

The improvements most desired were those that had assessments (alone or in combination with other funding types such as dues *and* assessments) as the suggested funding mechanism. Fundraising was proposed for projects that were less popular. Dues were chosen as the primary funding source only for playground improvements.

Q. 16. "Should the parking area be fenced to protect Admirals Cove Beach Club property and exclude non-members?" Two thirds of people responding to this question were opposed to a fence. Answers sorted by neighborhood did not show any particular trend.

Fence parking area?

Neighborhood	Yes	No
A	9	30
B	2	15
C	9	23
D	9	17
E	12	21
Totals	41	106

Summary – The Community

The 2015 survey depicts Admirals Cove as a stable residential subdivision. Many of its residents are older and retired or semi-retired people. Most respondents live year-round in their own homes. Despite the large number of older residents, 78% have young children who live or visit them in Admirals Cove.

Residents are appreciative of the natural setting of the area and the beach access provided by Admiral's Cove Beach Club. Living in a safe neighborhood and having the pool are considered important assets while the single most significant problem identified was the 'unfixed pool.'

Planning For The Future

Physical improvements suggested by the survey can be grouped into short and longer-range projects. Upgrading dressing and restrooms when the pool is brought into compliance with applicable codes may be accomplished in the near future. Providing adequate light near the shelter is a smaller task that may be accomplished with normal maintenance.

Other facility improvements such as enclosing the pool or adding a kitchen or exercise room need to be a part of longer term facility improvement planning. When and how the shelter might be improved, given new flood plain standards, must also be a part of long term planning. A close look at funding suggestions highlights which desired projects people are personally willing to fund. [Those supported by fundraising are not as 'do-able' unless they are small or have a very active group willing to take on a specific project.]

Playground improvements were not high on the priority list established by the survey, but given the large number of families with small children, an effort should be made to accommodate them if there is sufficient interest in fundraising for identified projects.

There are wide range of actions that may be taken by ACBC and its committees to address other concerns and interests. Distributing information about contacting the sheriff regarding speeders and neighborhood cleanup campaigns are two ideas addressing problems within Admirals Cove. Social activities suggested by the survey might help link people, especially in neighborhoods that currently do not feel connected.

The Long Range Planning Committee will continue to review the results of the survey including the numerous comments and suggestions from respondents. It is hoped that a community plan will be ready by the annual meeting.

Thanks to the many ACBC members who participated in the survey. Your input is greatly appreciated.

The Long Range Planning Committee

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