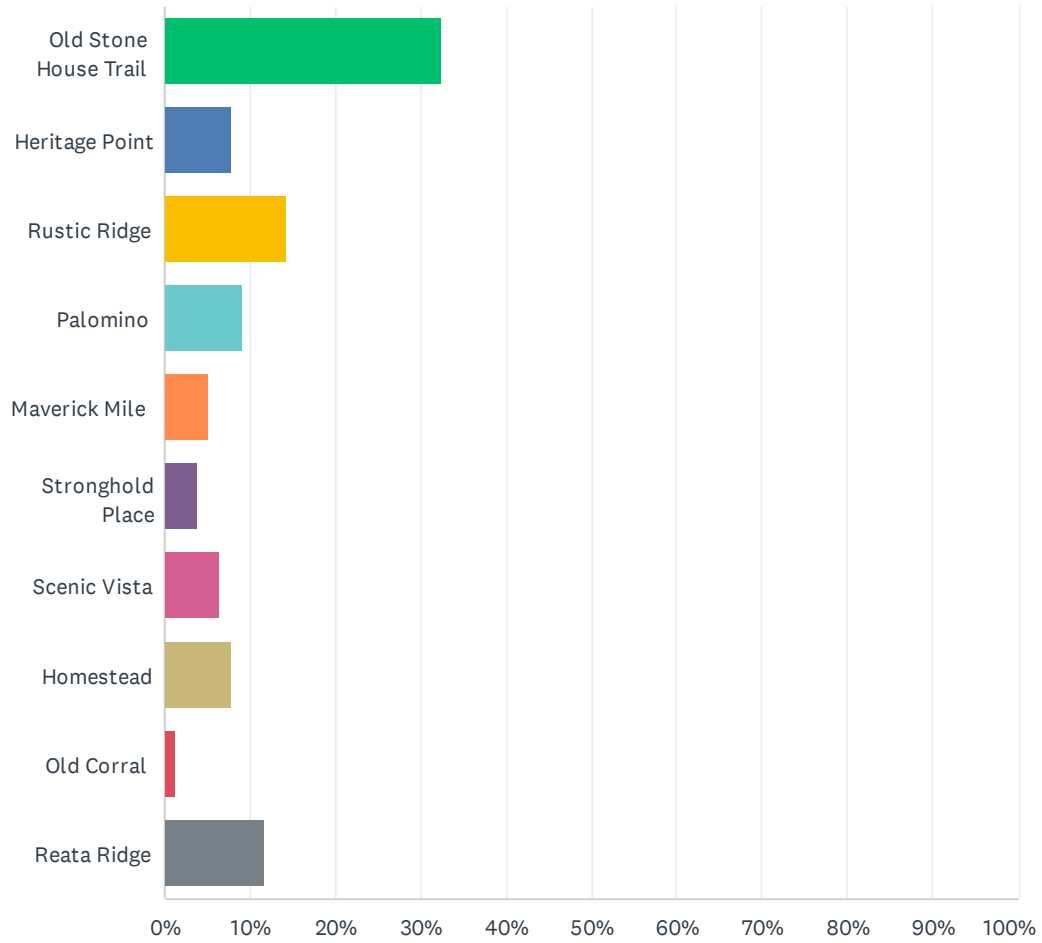


# Q1 Where is your property located?

Answered: 77 Skipped: 1

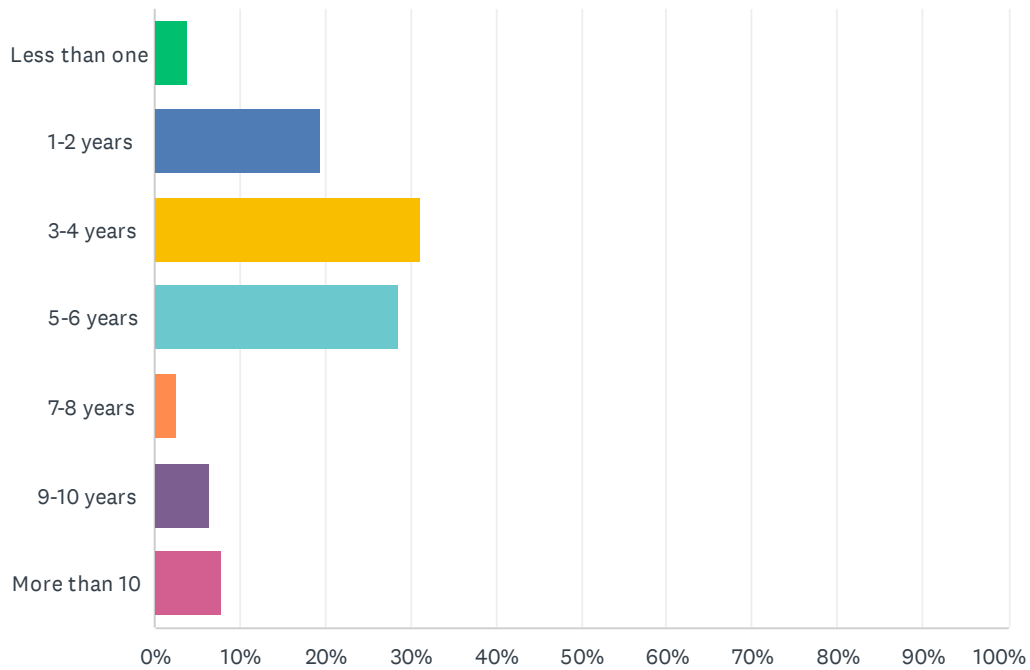


## Stone House

ANSWER CHOICES	RESPONSES	
Old Stone House Trail	32.47%	25
Heritage Point	7.79%	6
Rustic Ridge	14.29%	11
Palomino	9.09%	7
Maverick Mile	5.19%	4
Stronghold Place	3.90%	3
Scenic Vista	6.49%	5
Homestead	7.79%	6
Old Corral	1.30%	1
Reata Ridge	11.69%	9
TOTAL		77

## Q2 How long have you been a property owner?

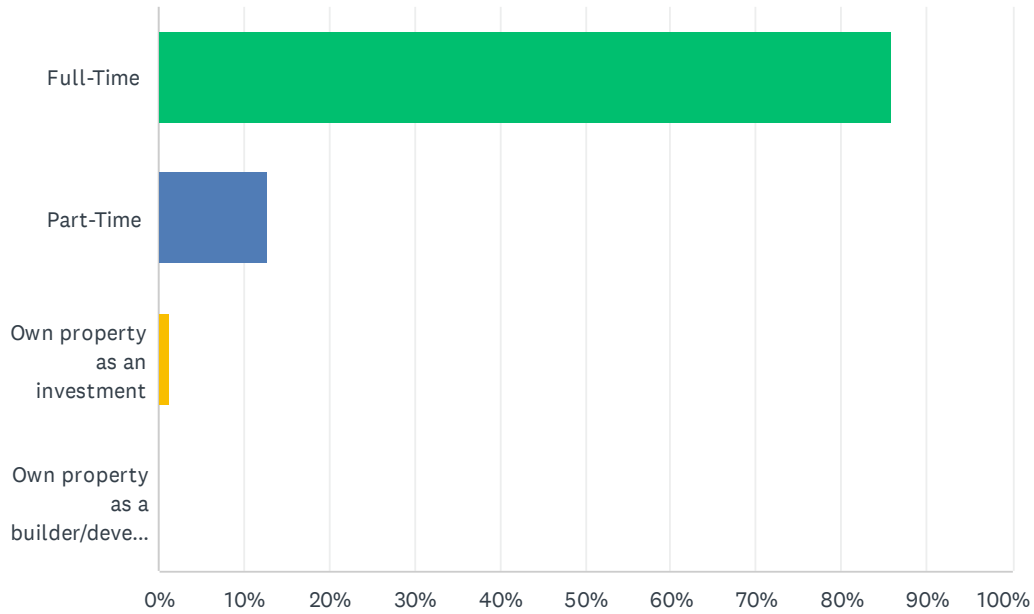
Answered: 77 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than one	3.90%	3
1-2 years	19.48%	15
3-4 years	31.17%	24
5-6 years	28.57%	22
7-8 years	2.60%	2
9-10 years	6.49%	5
More than 10	7.79%	6
<b>TOTAL</b>		<b>77</b>

### Q3 Are you a full-time or part-time resident?

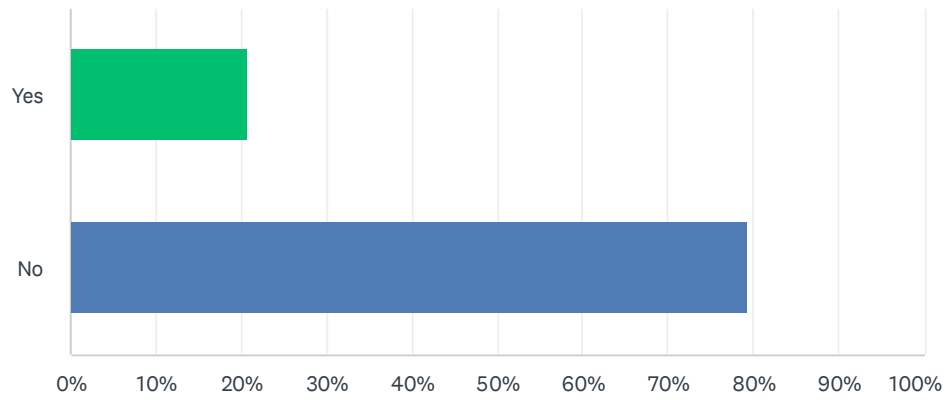
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Full-Time	85.90%	67
Part-Time	12.82%	10
Own property as an investment	1.28%	1
Own property as a builder/developer	0.00%	0
<b>TOTAL</b>		<b>78</b>

### Q4 Is this your first time living in an HOA?

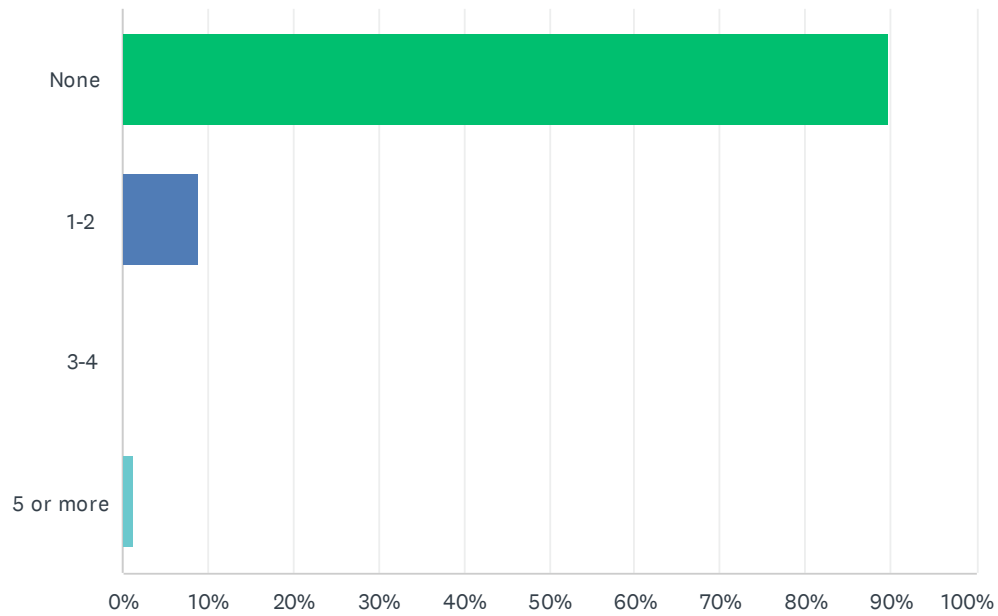
Answered: 77 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	20.78%	16
No	79.22%	61
TOTAL		77

## Q5 How many children live in your residence?

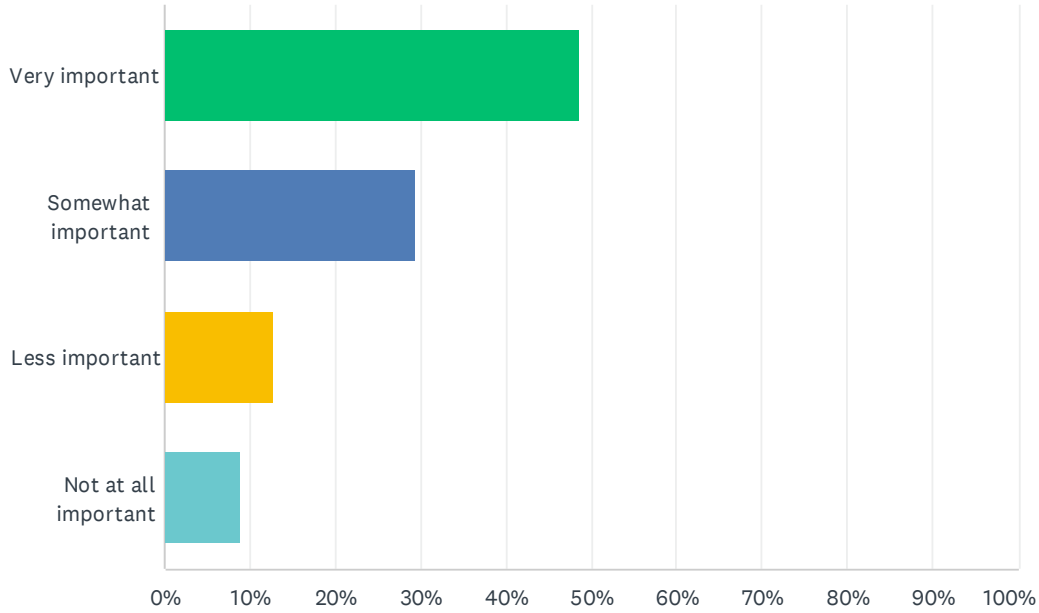
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
None	89.74%	70
1-2	8.97%	7
3-4	0.00%	0
5 or more	1.28%	1
<b>TOTAL</b>		<b>78</b>

## Q6 How important was it that Stone House was gated when you brought your property?

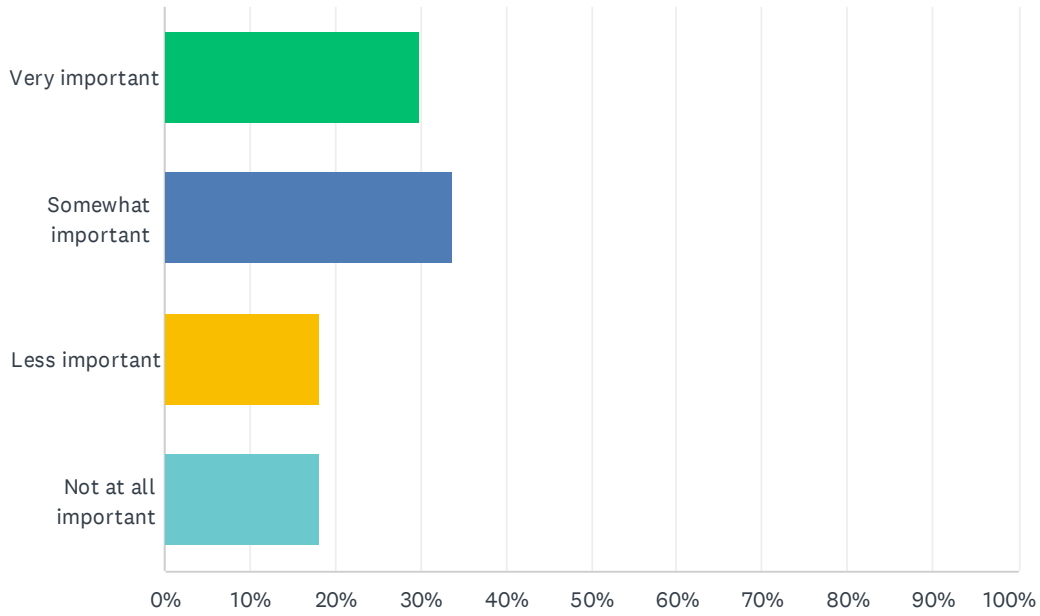
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very important	48.72%	38
Somewhat important	29.49%	23
Less important	12.82%	10
Not at all important	8.97%	7
<b>TOTAL</b>		<b>78</b>

## Q7 How important is the construction entrance?

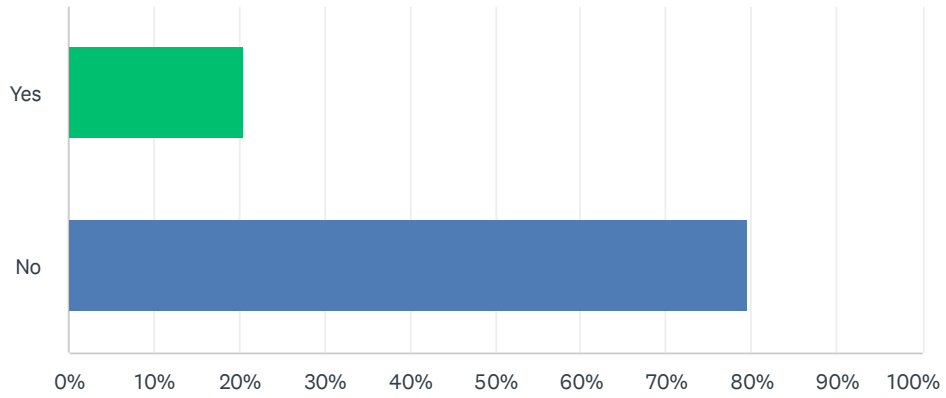
Answered: 77 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very important	29.87%	23
Somewhat important	33.77%	26
Less important	18.18%	14
Not at all important	18.18%	14
<b>TOTAL</b>		<b>77</b>

### Q8 Should the entry gate to Stone House remain open M-F 8am-5pm?

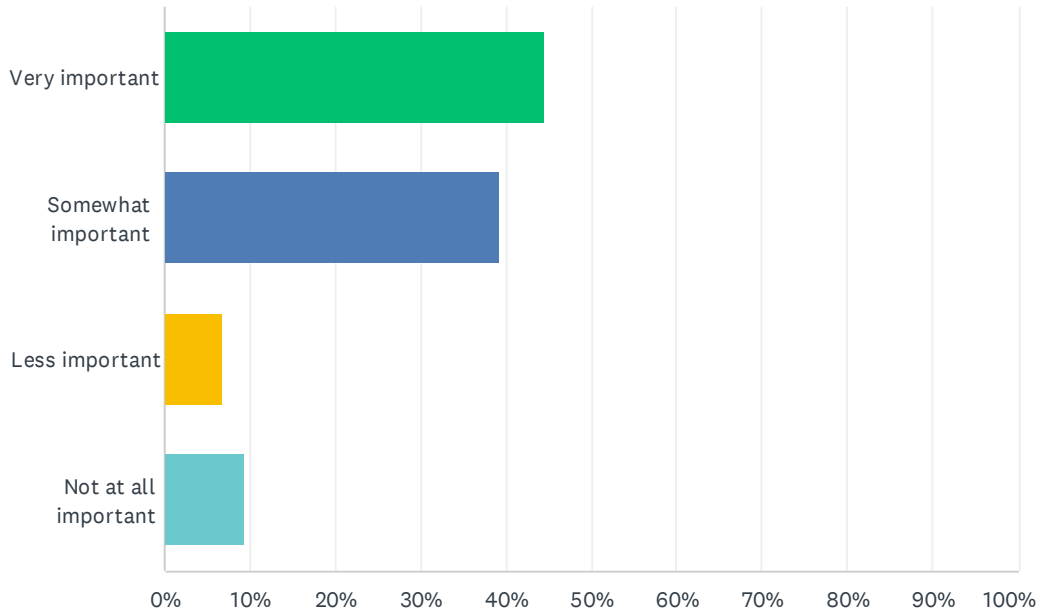
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	20.51%	16
No	79.49%	62
TOTAL		78

### Q9 How important was it that Stone House offered mature trees and plants when you brought your property?

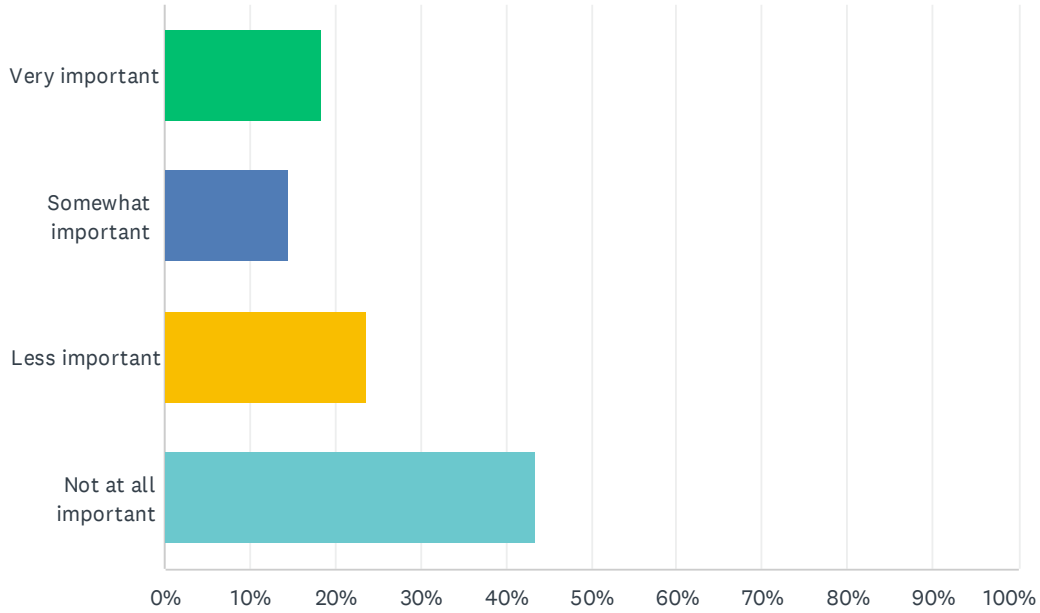
Answered: 74 Skipped: 4



ANSWER CHOICES	RESPONSES	
Very important	44.59%	33
Somewhat important	39.19%	29
Less important	6.76%	5
Not at all important	9.46%	7
<b>TOTAL</b>		<b>74</b>

# Q10 How important was it that the community offered grass when you bought your property?

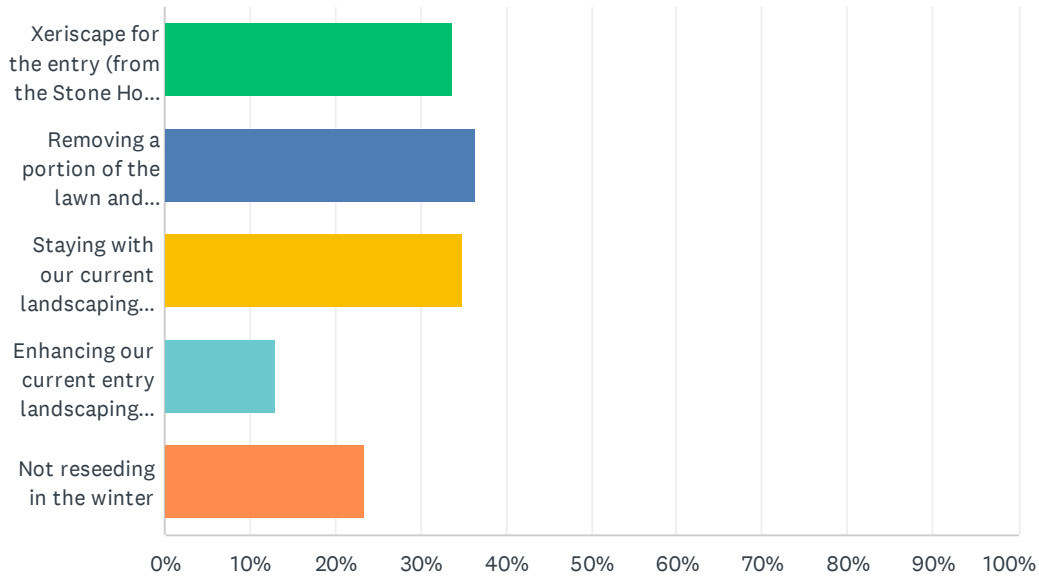
Answered: 76 Skipped: 2



ANSWER CHOICES	RESPONSES	
Very important	18.42%	14
Somewhat important	14.47%	11
Less important	23.68%	18
Not at all important	43.42%	33
<b>TOTAL</b>		<b>76</b>

### Q11 Which of the following are you in favor of? (Select all that apply)

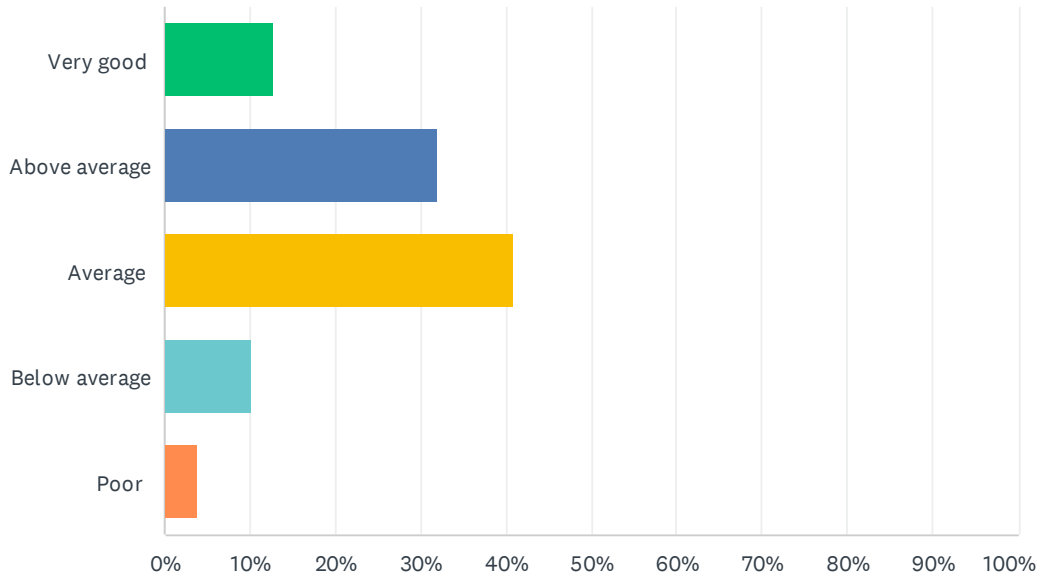
Answered: 77 Skipped: 1



ANSWER CHOICES	RESPONSES	
Xeriscape for the entry (from the Stone House monument to the entry/exit gates)	33.77%	26
Removing a portion of the lawn and replacing with gravel and native plants	36.36%	28
Staying with our current landscaping plan	35.06%	27
Enhancing our current entry landscaping plan	12.99%	10
Not reseeding in the winter	23.38%	18
Total Respondents: 77		

## Q12 The common area landscape inside the community is:

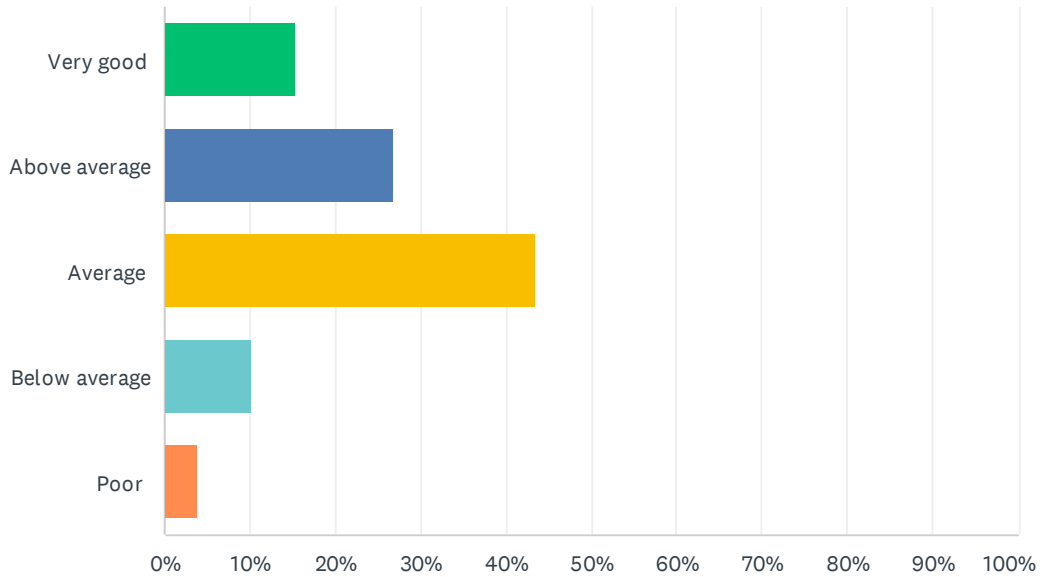
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very good	12.82%	10
Above average	32.05%	25
Average	41.03%	32
Below average	10.26%	8
Poor	3.85%	3
<b>TOTAL</b>		<b>78</b>

### Q13 The amount and type of plants and other landscape materials in these areas are:

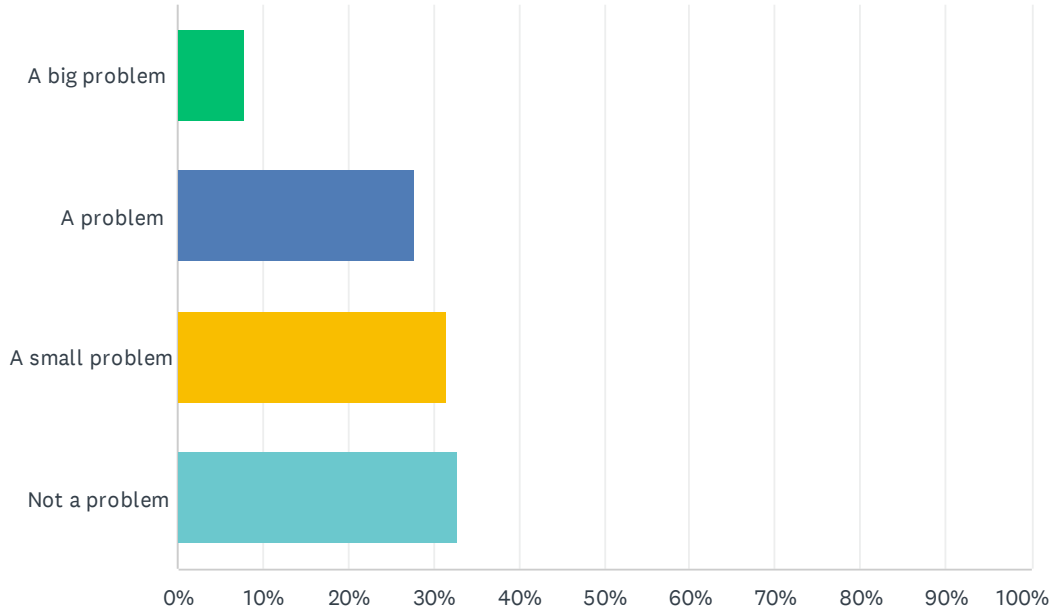
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very good	15.38%	12
Above average	26.92%	21
Average	43.59%	34
Below average	10.26%	8
Poor	3.85%	3
<b>TOTAL</b>		<b>78</b>

# Q14 How would you consider others' personal landscape in the community i.e. noxious weeds, lack of overall maintenance, adherence to design guidelines?

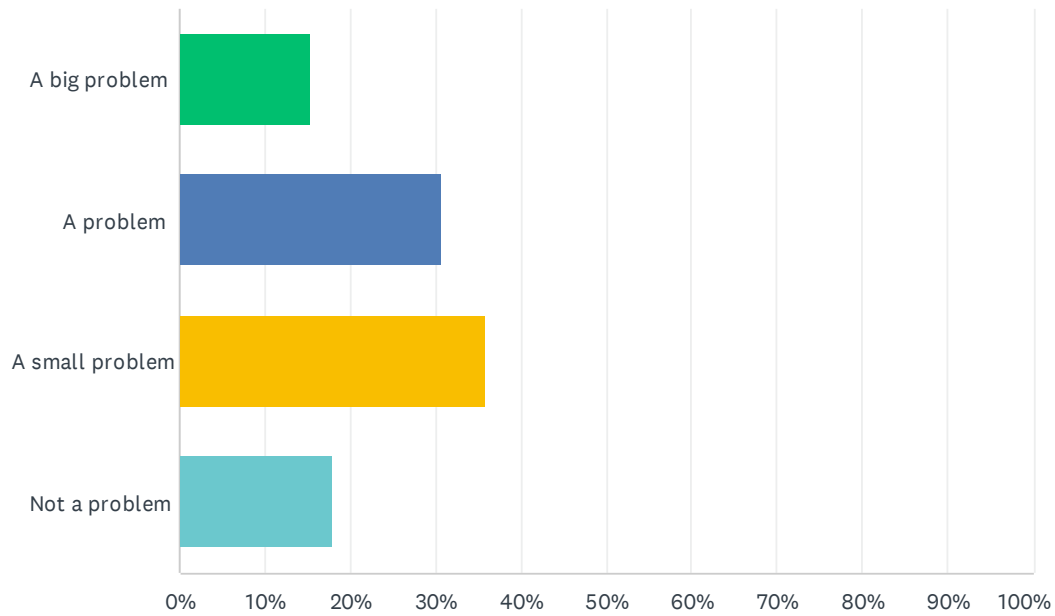
Answered: 76 Skipped: 2



ANSWER CHOICES	RESPONSES	
A big problem	7.89%	6
A problem	27.63%	21
A small problem	31.58%	24
Not a problem	32.89%	25
TOTAL		76

## Q15 Speeding in the community is:

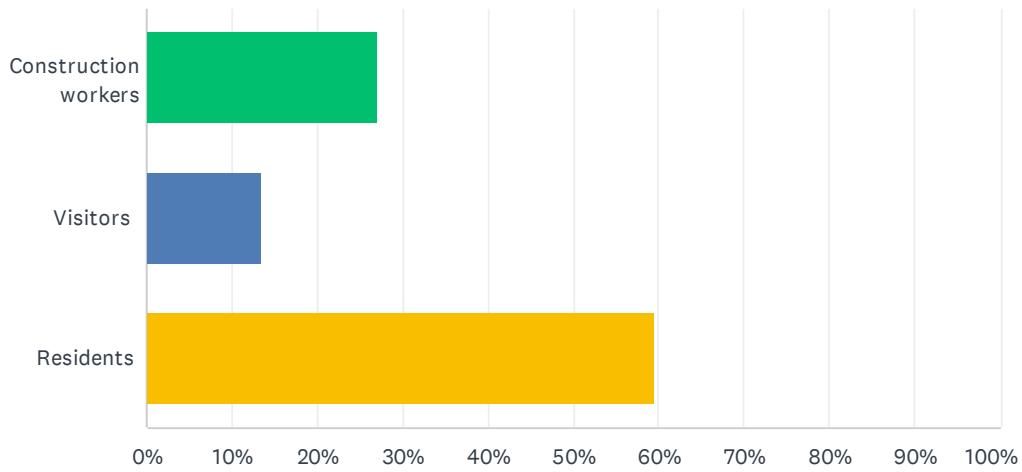
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
A big problem	15.38%	12
A problem	30.77%	24
A small problem	35.90%	28
Not a problem	17.95%	14
TOTAL		78

## Q16 The most significant speed violators are:

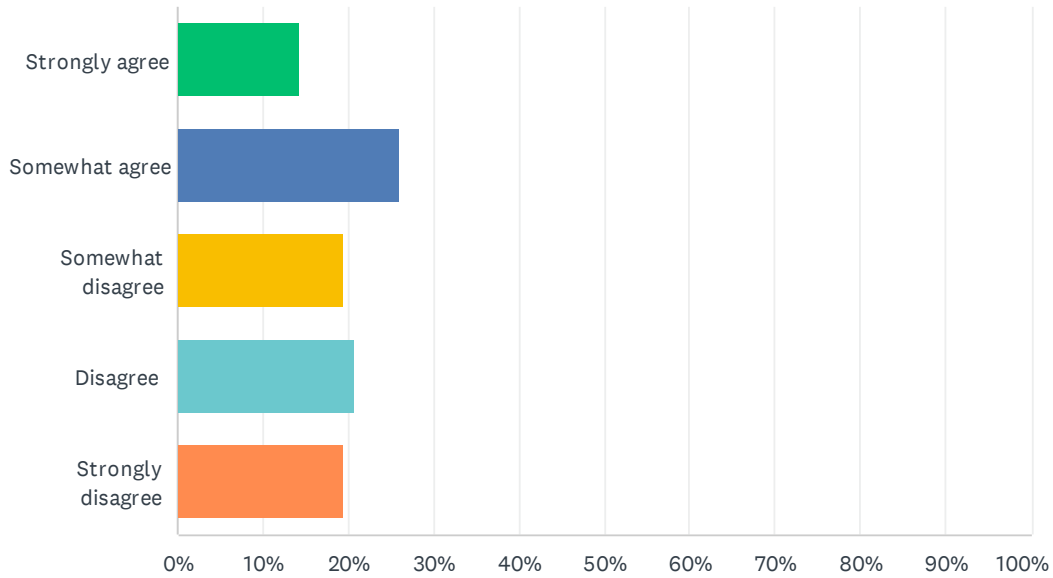
Answered: 74 Skipped: 4



ANSWER CHOICES	RESPONSES	
Construction workers	27.03%	20
Visitors	13.51%	10
Residents	59.46%	44
<b>TOTAL</b>		<b>74</b>

## Q17 Speed control measures should be utilized in Stone House:

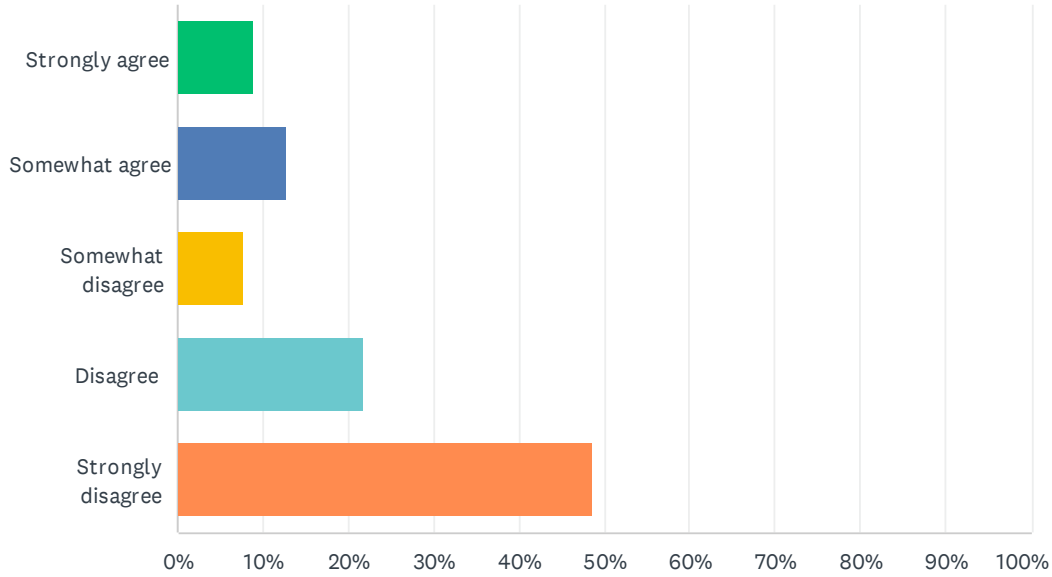
Answered: 77 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly agree	14.29%	11
Somewhat agree	25.97%	20
Somewhat disagree	19.48%	15
Disagree	20.78%	16
Strongly disagree	19.48%	15
<b>TOTAL</b>		<b>77</b>

# Q18 Do you agree that speed humps/bumps should be installed on the roads?

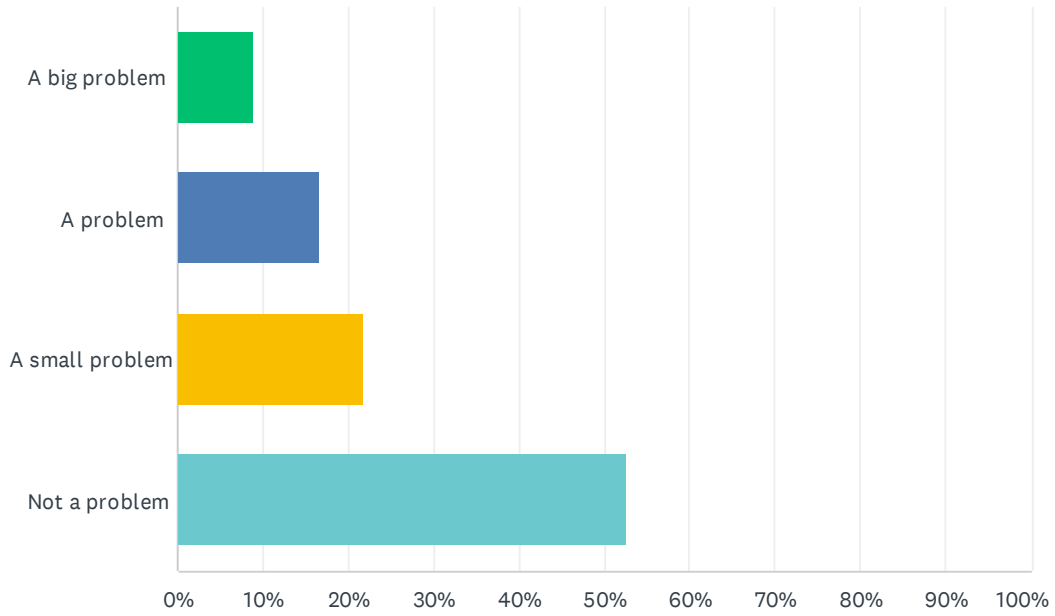
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	8.97%	7
Somewhat agree	12.82%	10
Somewhat disagree	7.69%	6
Disagree	21.79%	17
Strongly disagree	48.72%	38
<b>TOTAL</b>		<b>78</b>

## Q19 Speeding on the road by my property is a:

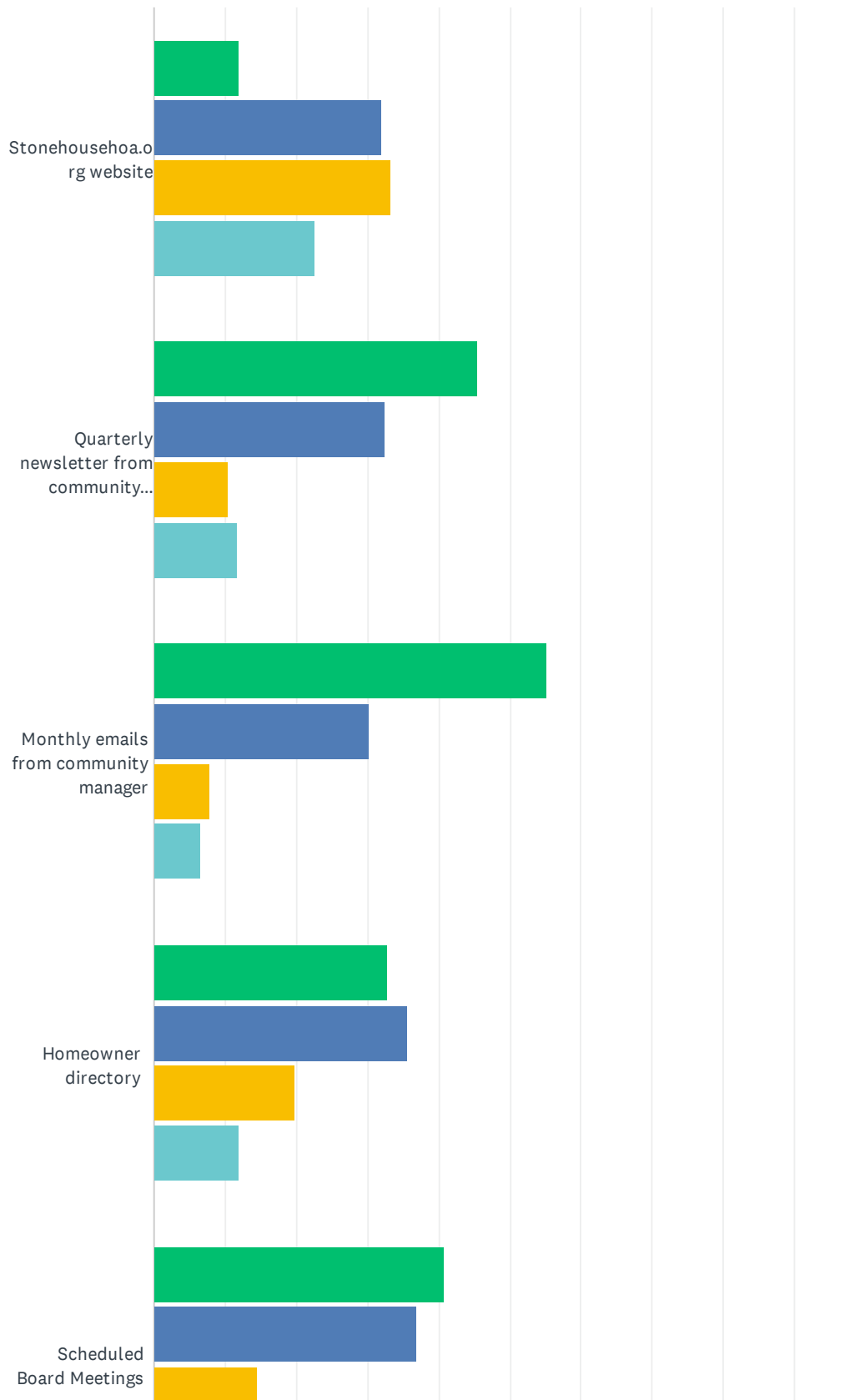
Answered: 78 Skipped: 0



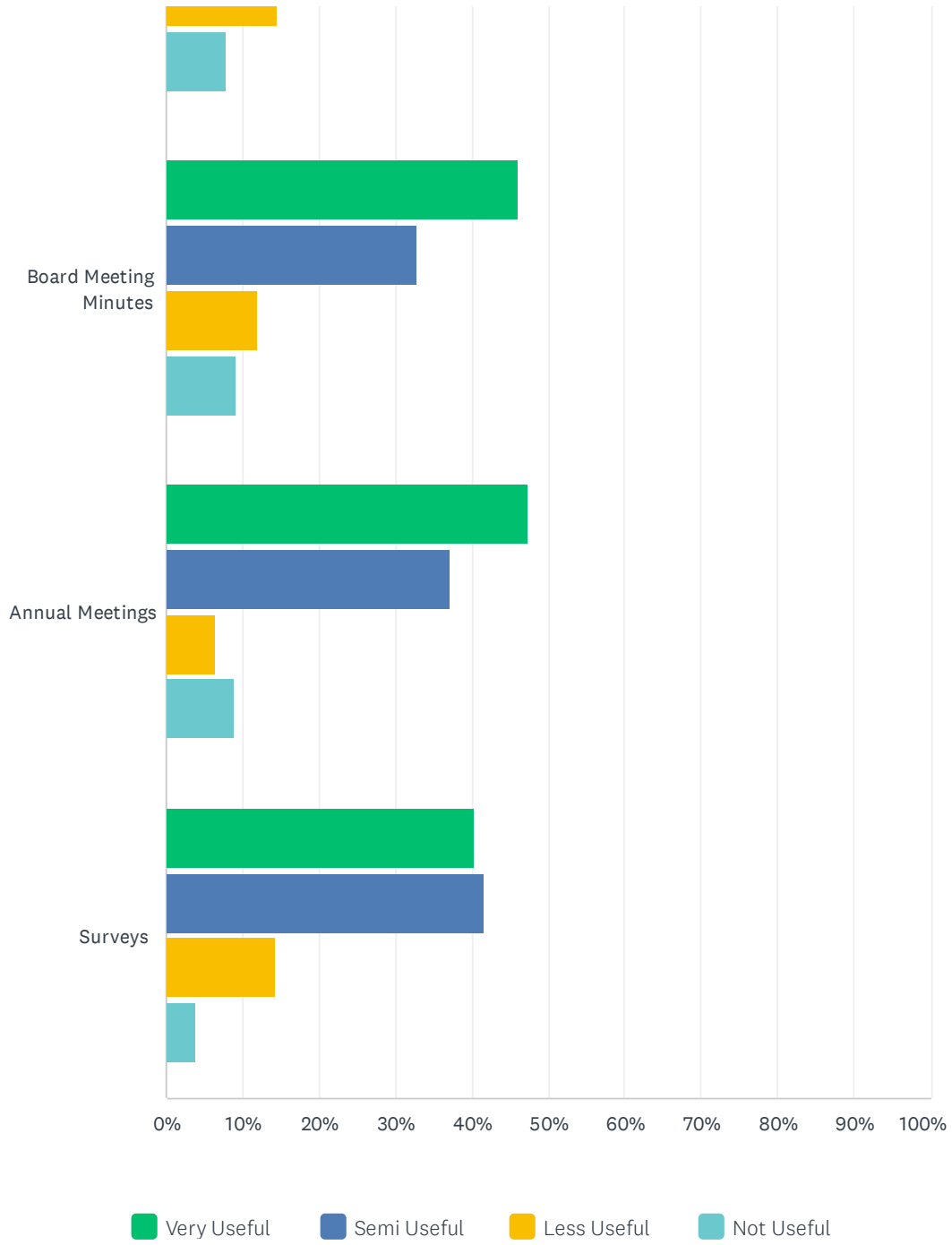
ANSWER CHOICES	RESPONSES
A big problem	8.97% 7
A problem	16.67% 13
A small problem	21.79% 17
Not a problem	52.56% 41
TOTAL	78

## Q20 How useful is each communication method?

Answered: 78 Skipped: 0



# Stone House

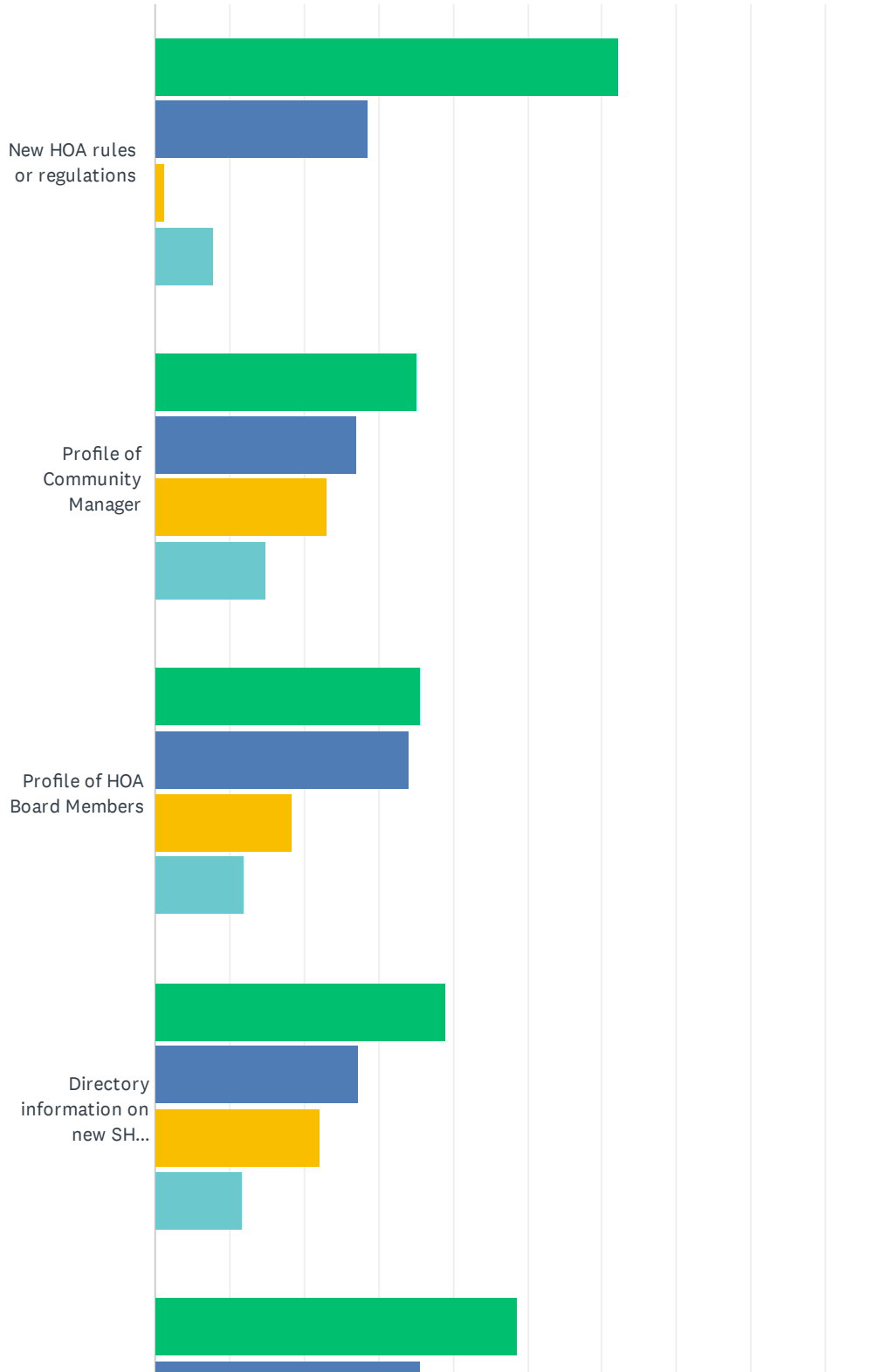


## Stone House

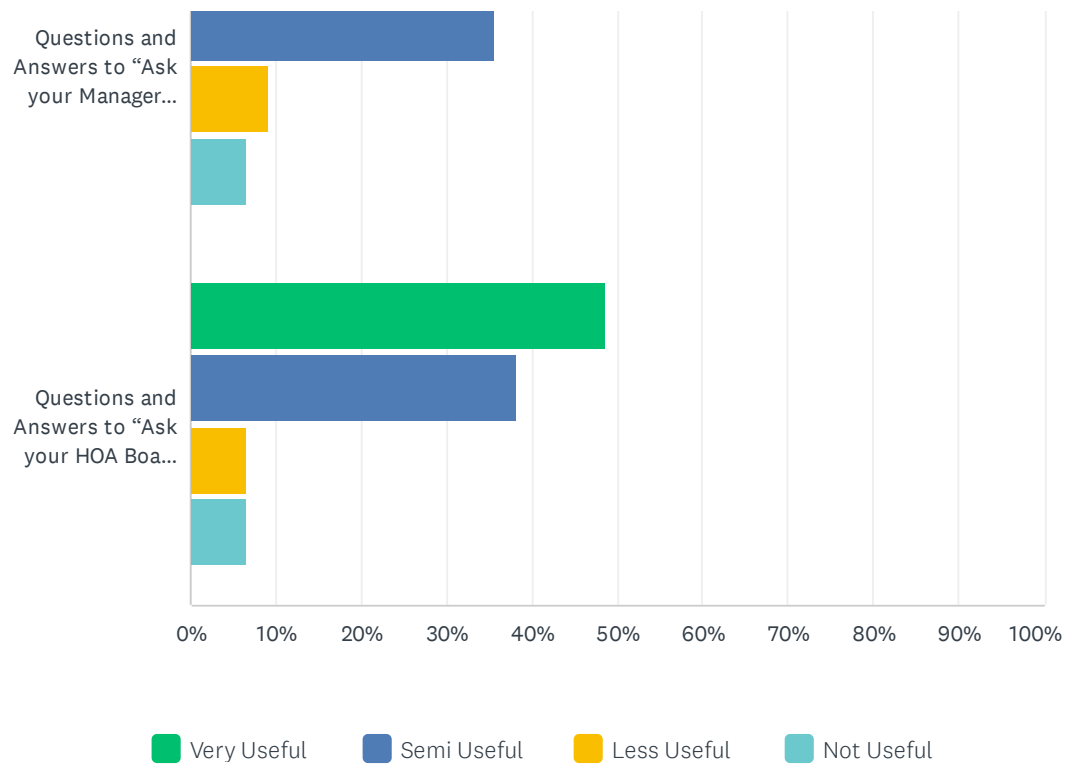
	VERY USEFUL	SEMI USEFUL	LESS USEFUL	NOT USEFUL	TOTAL	WEIGHTED AVERAGE
Stonehousehoa.org website	12.00% 9	32.00% 24	33.33% 25	22.67% 17	75	3.32
Quarterly newsletter from community manager	45.45% 35	32.47% 25	10.39% 8	11.69% 9	77	2.31
Monthly emails from community manager	55.26% 42	30.26% 23	7.89% 6	6.58% 5	76	2.04
Homeowner directory	32.89% 25	35.53% 27	19.74% 15	11.84% 9	76	2.66
Scheduled Board Meetings	40.79% 31	36.84% 28	14.47% 11	7.89% 6	76	2.41
Board Meeting Minutes	46.05% 35	32.89% 25	11.84% 9	9.21% 7	76	2.29
Annual Meetings	47.44% 37	37.18% 29	6.41% 5	8.97% 7	78	2.21
Surveys	40.26% 31	41.56% 32	14.29% 11	3.90% 3	77	2.38

Q21 A wide variety of content is possible for the communications methods listed above. A few of the many are listed below. Please provide your feedback on each

Answered: 77 Skipped: 1



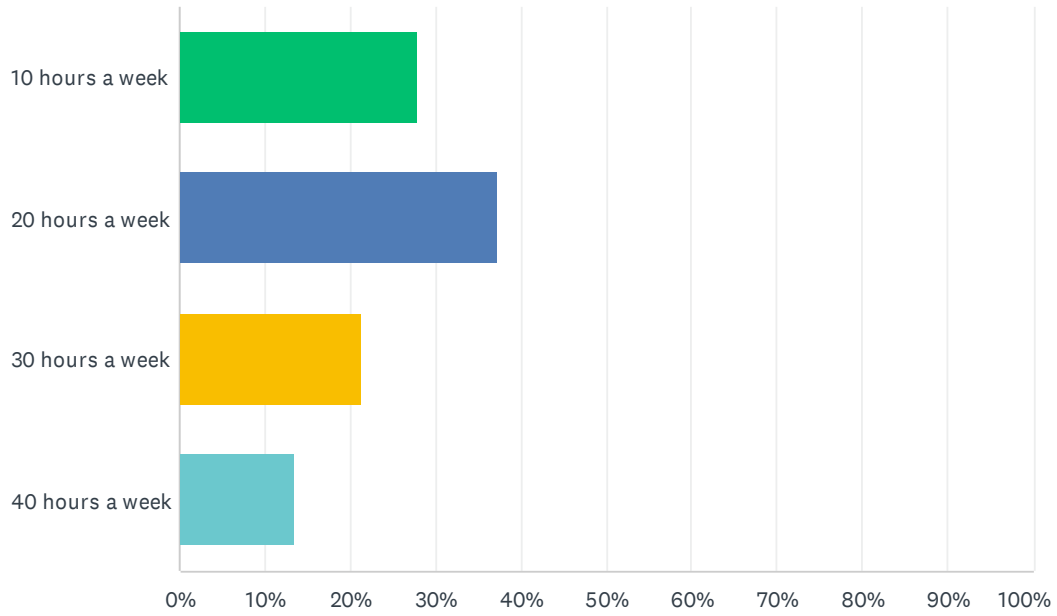
## Stone House



	VERY USEFUL	SEMI USEFUL	LESS USEFUL	NOT USEFUL	TOTAL	WEIGHTED AVERAGE
New HOA rules or regulations	62.34% 48	28.57% 22	1.30% 1	7.79% 6	77	1.84
Profile of Community Manager	35.14% 26	27.03% 20	22.97% 17	14.86% 11	74	2.68
Profile of HOA Board Members	35.53% 27	34.21% 26	18.42% 14	11.84% 9	76	2.59
Directory information on new SH residents	38.96% 30	27.27% 21	22.08% 17	11.69% 9	77	2.56
Questions and Answers to "Ask your Manager a question"	48.68% 37	35.53% 27	9.21% 7	6.58% 5	76	2.18
Questions and Answers to "Ask your HOA Board a question"	48.68% 37	38.16% 29	6.58% 5	6.58% 5	76	2.16

## Q22 How many hours of community management do you think is needed?

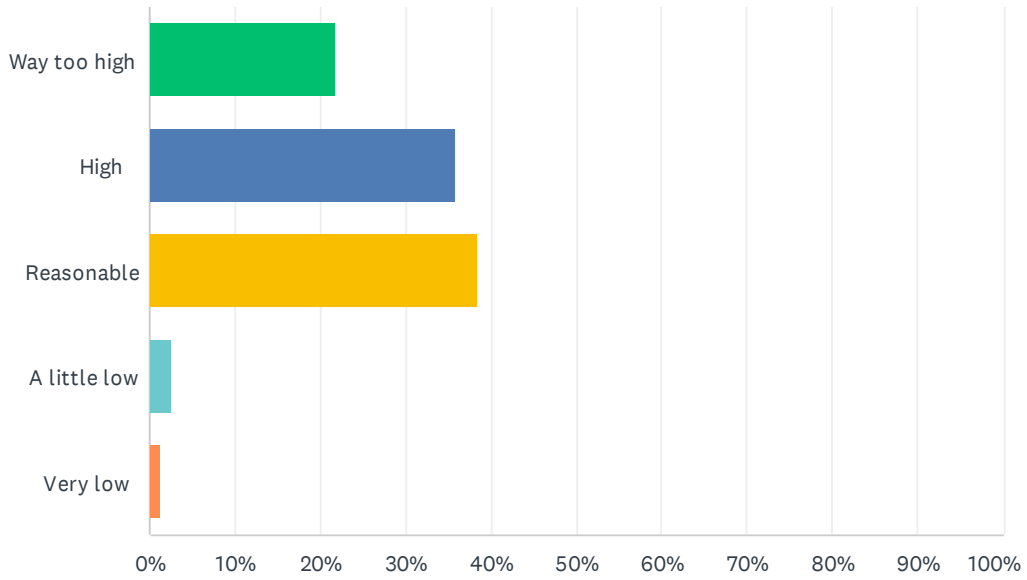
Answered: 75 Skipped: 3



ANSWER CHOICES	RESPONSES	
10 hours a week	28.00%	21
20 hours a week	37.33%	28
30 hours a week	21.33%	16
40 hours a week	13.33%	10
TOTAL		75

## Q23 Our quarterly assessments are:

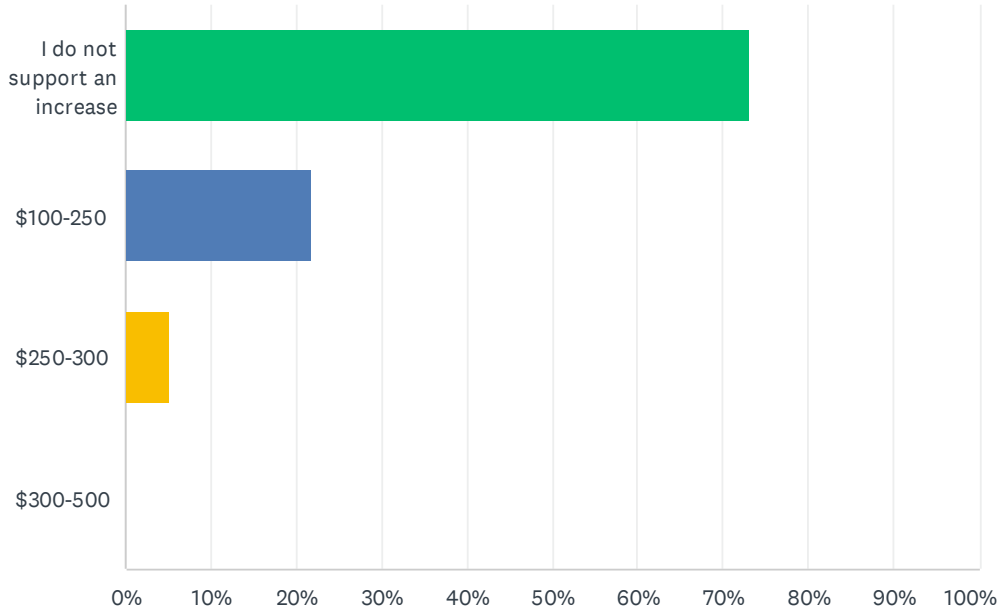
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Way too high	21.79%	17
High	35.90%	28
Reasonable	38.46%	30
A little low	2.56%	2
Very low	1.28%	1
<b>TOTAL</b>		<b>78</b>

## Q24 Would you be willing to increase your annual assessment by the amount below to see additional landscape enhancements, including xeriscape, in the community?

Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
I do not support an increase	73.08%	57
\$100-250	21.79%	17
\$250-300	5.13%	4
\$300-500	0.00%	0
TOTAL		78

## Q25 Please leave any additional comments below

Answered: 54 Skipped: 24

#	RESPONSES	DATE
1	I see Lori is leaving. How will the community be managed going forward?	3/10/2025 8:52 AM
2	We need more improvements in the community.	3/10/2025 8:46 AM
3	Parking could be better managed.	3/10/2025 8:40 AM
4	Overall happy with the HOA	3/10/2025 8:35 AM
5	Please consider more community events	3/10/2025 8:30 AM
6	It is very important to understand, inculcate, and operate under the principle that the HOA must not be an enemy of the residents. All must cooperate, befriend, engage in civil discourse when needed, offer a helping hand, respond in timely manner, pick up the phone, be courteous, treat laborers as children of God, accept and be thankful when offered good will. Let us change and elevate our HOA to be better than the many that are commonly known for being with horrid reputations, with ill intent, and abusers of position. Elevating is refreshing to one's sole and personally gratifying in many aspects. We can do better.	3/7/2025 10:14 PM
7	One of us likes the green grass entry to Stone House, the other would prefer some xeriscape landscaping.	3/7/2025 5:01 PM
8	No mention in the survey regarding cars and RVs parked in driveways. We built in Stone House because of the HOA rules around maintaining a quality neighborhood.	3/7/2025 11:13 AM
9	Our address is on Gunflint Place, which was not one of the options about where do you live.	3/7/2025 10:00 AM
10	I think Lori does a wonderful job.	3/7/2025 9:31 AM
11	Enforcement of design guidelines have been ignored, lax, or arbitrary, especially regarding lighting. According to night sky ordinances in Sahuarita and Stone House guidelines, homes were not supposed to have more than 3-4 40W bulb lights, be completely down shielded to minimize light glare, spill, and skyglow. Lights were not supposed to affect neighbors. Older houses comply but newer homes have been allowed to have 6, 8, 10 lights that shine out blindingly in many cases and are on all night, in addition to 10 - 30 upshining driveway lights with uplighting of plants far in excess of all the night sky rules. Many have bright backyard lights completely outside guidelines.	3/7/2025 8:32 AM
12	keep gates closed for your open houses.	3/7/2025 8:02 AM
13	HOA refs should be enforced. Seems like a lot of lighting violations, garbage cart violations & landscaping violations	3/7/2025 7:56 AM
14	The continual increases in HOA fees is unacceptable	3/6/2025 4:56 PM
15	The wasteful spending is nuts! No need to repave the streets annually. A full-time manager is unnecessary. It's seems a bush-league company installed and/or maintains the gates.	3/6/2025 4:56 PM
16	Stop trying to find ways to spend the homeowners' money.	3/6/2025 4:41 PM
17	i lived in a gated community with 108 units that included part time security personnel at the entrance registering individuals visiting and contractors visiting. the community provided open space maintenance, parks, street illumination, security officer at gate for a total monthly assessment of \$65.00. I think there is room to improve costs by bidding work. We need to evaluate residential lighting to avoid light pollution, some residents have flood lights installed that activate when driving on the road, front house lighting on some residences are not dark sky compliant, maintain and improve pedestrian easements as shown on the plat. Question: Have future phases of the development been subdivided into parcels? if so, then declarant has one vote for each lot, but if it has not been subdivided (as required by Sahuarita Code), then one vote is allowed per property. How many resident votes vs declarant votes exist as of today? need to have a fair representative vote based on properties platted and subdivided.	3/6/2025 3:49 PM

## Stone House

18	Pima Co regulations for Dark Sky has been pretty much ignored by the existing and many current new builds in Stone House. Very disappointing follow up to this issue from the annual HOA meeting, the new board and the management.	3/6/2025 3:48 PM
19	What we get for the assessment is not too clear, and in my opinion for what is done the amount is high. There is not much in the way of landscape enhancement and what has been done is not that expensive to have done. The road sealing is necessary due to the amount of construction traffic and should be covered by the developer. This traffic has decreased given the current real estate conditions. Pick up of yard debris has been spotty, although I do not use this often. Speeding does occur and any of the people noted are guilty. It is primarily on Old Stone House Trail, however my general dislike of speed humps makes me favor nothing. Speed tables are better that still reduce speed but do not force people to essentially stop at each bump.	3/6/2025 3:10 PM
20	Prefer the front entrance as is	3/6/2025 11:26 AM
21	I strongly want the vegetation (limbs, brushes, cuttings, leaves) picked up at least 2 times a month. We have no way to haul this stuff away. This is a high priority for us. If the community manager is not full time, there should be designated time and days, they are in the office on site.	3/6/2025 11:01 AM
22	keep property mgr. full time until such time as all home construction and legal issues associated with turnover of HOA to homeowners....reduce water requirements for front entry....keep construction gate to prevent heavy/large trucks from using main gate....refurbish main entry headboard.....non resident bike riders are a problem...post more No Trespassing/No outside biking allowed...no alcohol/food at HOA meetings...I don't know the full circumstance regarding the conflict at the last HOA meeting with some residents and HOA mgt/Lori....but I do see the affect it has had with Lori and the Community....the Board has a responsibility to step up admonish out of control residents/mgt....such behavior must not be condoned...our community is better than that. I for one have been very pleased with the work our HOA board and HOA mgt/Lori has provided.....As for cost of HOA dues? Buyers who can afford to live in S.H. can afford the dues....but, budget expenses should and must be monitored... Buyers knew there was no playground, park, swimming pool, rec center before purchasing in S.H. and no plans for such.... My thanks goes out to both the Board and Mgt. for taking the time and effort to ask for and consolidate this information..	3/6/2025 7:51 AM
23	I would support increases for reasons other than landscaping (I.e. to fund the manager position / staff) but do not think the landscaping alone is a good enough reason to increase the assessment.	3/5/2025 7:34 PM
24	We don't know how many hours of community management is needed. It's been done well currently with whatever hours have been utilized. We'd like to recognize the good job that current management is doing, especially Lori. Also, we have an HOA in CO; in comparison, this HOA management is far superior and cheaper.	3/5/2025 2:07 PM
25	There is an increasing number of homeowners scrapping desert plants off their lots & replacing with decorator rocks. This clear violation is not being addressed & repaired by homeowners. Schedule board meetings monthly and in the evening so residents that work may attend. Post minutes in a timely manner. Overall, enforce the Design Guidelines that make SH unique and beautiful.	3/5/2025 1:52 PM
26	If we reduce the managers salary we'd have funds to cover improvements such as landscaping etc.	3/5/2025 12:37 PM
27	We bought here b/c of the desert landscape but people are denuding their yards. We liked the dark skies but some are over lighting their homes and have up lighting on their landscape. I don't like seeing RVs in driveways - especially the RV on heritage with the Bible verses that is visible 24/7. Sad to see political signs and flags. Okay with the US and State flags but ALL others are not appreciated. But overall things are good here and the scape and neighbors are quiet and respectful. Don't think I have seen any other places in Tucson area as nice.	3/4/2025 3:39 PM
28	The rapid increase in assessment fees (more than 100% since we moved into StoneHouse) is a major consideration for leaving.	3/4/2025 9:46 AM
29	Due to decrease of builds in the community, we do not need a full time community manager. We could cut assessments drastically if we paid a part time manager an hourly wage. Manager is rude and fails to return calls or emails. Requesting construction entrance to be permanently	3/4/2025 8:09 AM

## Stone House

closed. Waste of money to rent land and leaves our community at risk. Landscapers are not doing their job and need to be replaced and hired at per job not a contract.

30	Find ways to save money, cut back the amount of money spent on quaterly parties and management. Areas of Rustic Ridge landscape is very poor, such as the bridge. Some personal landscapes do not meet HOA guidelines, who is policing this problem?	3/3/2025 3:32 PM
31	Assessment fees currently should cover everything if responsible fiscal management is executed. There is absolutely no need to increase the monthly assessment fee. The need for a full time HOA manager on site is very excessive. The landscaping contractor is also excessive even though it has not increased contract fees in 10 years because the landscaping company continues to itemize landscaping actions at will regardless of and in addition to the contract. No one is saying there should not be an HOA in Stonehouse, but the fiscal management of the community and execution of the landscaping contractor really don't seem to be managed in the best interest of the Stonehouse community.	3/3/2025 3:16 PM
32	Nobody is happy with how our money is budgeted.	3/2/2025 5:22 PM
33	A few of the questions are vague, i.e. What are speed control measures? Where are the "mature trees and plants" located other than the islands?	3/2/2025 5:03 PM
34	This survey does not provide appropriate responses to the questions.	3/1/2025 4:45 PM
35	Removing the grass will help reduce the Javelinas and rabbits at the gate which is a big problem.	3/1/2025 2:27 PM
36	Living with old racist white people is draining and Management only concerned about Trumppers.	3/1/2025 1:55 PM
37	The landscaping at the entrance and at common areas is beautifully maintained and looks nice, a big plus for our neighborhood. Our HOA manager does a great job for community. It's nice to have most of the construction completed after six years of it. Glad to have the front gate fixed and working for security reasons. Only complaint is some other residents that don't seem to know or follow rules (ie. garage lights not on/off at correct time, yard maintenance failures, junk allowed to collect in yard, etc)	3/1/2025 1:17 PM
38	The HOA manager is unresponsive.	3/1/2025 7:45 AM
39	We have zero amenities except for a landscaping company maintaining the 6' frontage area. They do not take care of all community areas	3/1/2025 6:50 AM
40	There is a need for cohesive landscaping enhancements within the community. I do not believe that money should go to completely change the front entry, which I loved when I decided to move here. If anything, the front entry should be enhanced.	2/28/2025 4:14 PM
41	Seems like there is selective enforcement of rules and guidelines.	2/28/2025 9:48 AM
42	Question 24 is misleading and unreasonable. Continued increases are hurting resales, we should be able to make adjustments (for example full time management is not needed by anyone except DVI) without annual dues increases. Dues should equal value...that can be articulated by every resident. Everyone speeds from the fed-ex trucks, building/home improvement crews and residents. Why not since it was made public the police don't enforce speeders. Driving the speed limit is a sign of respect to our neighbors.	2/28/2025 6:22 AM
43	Our website is not user friendly nor does it contain pertinent, real time information that is easy to find or navigate. We have never had a quarterly newsletter and that would be helpful if it contained relative information. Of the communication methods listed above, many of them do not exist or, if they do exist, are very sporadic in delivery.	2/28/2025 5:56 AM
44	Some homes have lighted yard and out of compliance bright exterior lighting. Also, some have too many fixed exterior lights.	2/27/2025 4:35 PM
45	By eliminating costs in other areas ie: water, unnecessary landscaping, salaries should cover cost of xeriscaping front entrance without raising quarterly dues.	2/27/2025 2:42 PM
46	Question 9. Not offered mature trees. 10. Not offered grass. 12. I have requested clean up of the large Island on Reata Ridge for 3 years. This request is " Pending according to Lori". 16. All in this category should be looked at. 20. A better communication system would be helpful. A meeting /round table coffee get together twice a month at the sales office would be of value. 21. Unsure of how to answer these questions with the format provided. 22. Need to know the	2/27/2025 2:21 PM

## Stone House

body of work required to provide outstanding service to my community before I answer. I Never judge what I don t know. 23. Need to have better assessments of what the landscaping cost, and what other items my money pays for at this point to high. 24. I want details on what the \$\$\$\$ will provide before agreeing to increase. Question 7. Unsure how to answer this since you are not stating what you mean. How important is the gate? Open? Closed? Open part time? Closed all the time? Please clarify

47	Reflecting signs must be installed on both sides of each island on old Stonehouse Trail. It is an extremely dark road. If an accident is caused by the islands then the HOA would be subject to a lawsuit.	2/27/2025 2:17 PM
48	Please install the speed bumps. It feels unsafe walking in the community. I would be in favor of a one time assessment to pay for these bumps.	2/27/2025 12:10 PM
49	The largest item (\$115,000) in the HOA budget is for management. A full-time onsite manager is not needed for a community this size with no amenities or 6 or more lots under construction.	2/27/2025 12:08 PM
50	Lori Glazer does an excellent job managing Stone House.	2/27/2025 5:15 AM
51	We do not want xeriscape! The entrance is nice the way it is, with possible enhancements! We are unaware of any newsletters, board meeting minutes or any other communications that are available to us! And when were new HOA rules made! We have not been informed of any! Communication between the community manager and the residents is very lax! We have lived here almost five years and have never received a newsletter, board meeting minutes etc! These should be sent out to everyone so they can be informed of what's happening in the community!	2/26/2025 8:35 PM
52	No	2/26/2025 5:37 PM
53	We have buffelgrass in the development that needs to removed. Fire hazard.	2/26/2025 4:26 PM
54	How are construction crews restricted from getting a code? The gate seems to be open too long allowing tailgating by potential non-residents. Speeding is not restricted to residents, construction crews, bus drivers, delivery vans, etc. need to be included in the violators. Improve information sharing from the board and Dimon's Ventures.	2/26/2025 3:35 PM