

Survey Results Regarding the
Solar Hills Ranch
Architectural Control Committee
September, 2025



Total number of surveys mailed – 41
Total number of surveys returned – 25 (61%)

NOTE: Below is a sample of responses for questions 11, 12, 15 and 16 received formatted to fit the poster.

1. Which of the following values are most important to you regarding our community? (Please rate your top 5 in order of importance, with 1 highest and 5 lower importance).

Question 1	1	2	3	4	5	Total
A. Preserving neighborhood character	5-20%	1-4%	3-12%	3-12%	4-16%	16
B. Well maintained properties and mature landscape	2-8%	7-28%	3-12%	2-8%	4-16%	18
C. Environmental sustainability (e.g., native landscaping, water conservation)		1-4%	3-12%	2-8%	2-8%	8
D. Privacy and flexibility to use lot space as individually desired	6-24%		2-8%	1-4%	2-8%	11
E. Safety (Low crime rate)	1-4%	3-12%	3-12%	4-16%	3-12%	14
F. Preserving peace, tranquility, and dark skies		4-16%	5-20%	3-12%	1-4%	13
G. Viewsheds	2-4%			2-4%	3-12%	7
H. Functional neighborhood irrigation system	7-28%	7-28%	3-12%	4-16%	1-4%	22
I. Other not listed						

2. How much do you take notice in the appearance of other all other residents’ properties?

Question 2	Tally
Utmost interest	1
Interested	11
Somewhat interested	11
Not interested	2

3. How interested are you in other residents’ property use and improvement projects (e.g. construction, landscaping, recreational or business use of property):

Question 3	Tally
Utmost interest	4
Interested	9
Somewhat interested	7
None	4
Other	0

4. Have you ever submitted a request to the Architectural Control Committee (ACC)?

Question 4	Tally
Yes	18
No	6

(If No, then skip to Question 9)

5. Was your ACC request written/emailed or online?

Question 5	Tally
Written/Email	15
Online request	6

6. What type of project did you submit? (Check all that apply)

Question 6	Tally
Landscaping	2
Fence installation	7
Exterior painting or siding	7
Roof replacement	7
Additions of major renovations	7
Exterior structure (shed, chicken coop, RV trailer screening	6
Other	0

7. How satisfied were you with the review process?

Question 7	Tally
Very satisfied	6
Satisfied	8
Neutral	3
Dissatisfied	1
Very dissatisfied	0

8. If your request was denied or delayed, were you given a clear reason? And what covenant amendment did it pertain to? CCR Amendment_____

Question 8	Tally
Yes	1
No	0
Not Applicable	14
Other	1

CCR Amendments listed -

9. How confident are you that the ACC makes fair and consistent decisions?

Question 9	Tally
Very confident	2
Somewhat confident	4
Neutral	8
Not very confident	3
Not confident at all	4
Other	4

10. How transparent is the ACC decision-making process?

Question 10	Tally
Very transparent	2
Somewhat transparent	3
Neutral	8
Not very transparent	5
Not transparent at all	2
Other	4

11. What do you think works well with the current ACC process?

- a. Like the online process
- b. ACC works to a point, but powerless to enforce violations
- c. Online submissions consistent, improves CCR’s requirements
- d. ACC review or deny, if denied, then Board to review and decide
- e. Consistent record keeping, status updates and follow-up to owners
- f. Guidelines need improving, transparency for all

12. What improvements would you suggest for better oversight or communication with the ACC process?

- a. Merger Board and ACC together for consistency
- b. Board should make all ACC decisions, minor ones left to owners
- c. Change so Board makes final decisions, not ACC
- d. Have an example online of what is wanted for submissions
- e. Annual list of projects so all neighbors can learn what’s going on
- f. If approval or denial of a project is questioned, let impacted neighbors decide

13. Do you think the HOA’s covenants, conditions and restrictions (CCRs) the ACC is responsible for are enforced appropriately?

Question 13	Tally
Very satisfied	1
Satisfied	9
Somewhat dissatisfied	8
Dissatisfied	6

14. Do you think the HOA should hire a property management company to enforce the HOA’s covenants, conditions and restrictions (CCRs) knowing this would increase HOA dues?

Question 14	Tally
Yes	2
No	23

15. Do you think the HOA’s covenants, conditions and restrictions (CCRs) need revising and if so, what amendments should be changed/ updated and why?

- a. Covenants need revisions to show changes, several items seems to be buried in addendums
- b. Rewrite CCR’s but don’t change meaning, remove obsolete items
- c. Enforcement of violations, homeowners do what they want, believing Board will not force them
- d. No
- e. No livestock, poultry, horses or cows,...., No selective enforcement, solar panels on roof only
- f. Too many amendments already

16. Additional Comments

- a. Property management is the way to enforce CCR’s
- b. Covenants are not consistent or clear
- c. ACC needs to focus on CCR’s. It is not entitled to dictate design of property or landscaping
- d. Should we hire a person to control, monitor and maintain the irrigation system?
- e. Love the neighborhood and our neighbors, never had a complaint from a direct neighbor
- f. Should not be anyone else’s business, i.e. new door, roof, deck, etc.
- g. Thanks for the survey
- h. Good Luck!