

Q13 What other comments/concerns would you like HPOA to address or be aware of concerning the future of the Golf Course?

Answered: 571 Skipped: 137

#	RESPONSES	DATE
1	Will swamp/ water area encourage mosquitoes to breed?	2/5/2021 8:58 PM
2	Grass fire, maintenance	2/5/2021 6:32 PM
3	Our concern is that on average, home prices in golf communities decrease by 17% after the golf course closes and home prices for properties adjacent to a golf course diminish as well. We would prefer a revenue generating alternative to the golf course, including some of the examples listed above, in order to maintain quality and value of the Hiddenbrooke community. Concerns - What's the cost of all this to the residents? We are already paying so much in property taxes and mello-roos. How to control the number of cars and people (non-resident) coming into Hiddenbrooke will increase, which can also cause traffic, vandalism and out of control littering.	2/5/2021 5:38 PM
4	Th	2/5/2021 3:54 PM
5	None... but there should be no increases.. our property taxes are already very expensive over \$10K a year!!	2/5/2021 2:49 PM
6	N/A	2/5/2021 2:23 PM
7	We need to have entrance gates. Rossmoor in Walnut Creek has City streets maintained by the city yet they have a gate. Why won't Vallejo let us have a gate. Politics???	2/5/2021 8:28 AM
8	None	2/5/2021 2:02 AM
9	Living in a community as secluded as Hiddenbrooke that also happens to be right off of a major highway, it's critical that our community and it's residents feel safe. That's a draw for residents of Hiddenbrooke and especially to myself and others in The Village. As we explore the unfortunate potential of alternative uses for the golf course and club house, we have considerations that greatly increase the number of non-resident traffic, thereby creating a perception of increased accessibility and at worst a vulnerability that emboldens criminal behavior. We have seen an acceleration in petty crime and even some very alarming predatory warnings through our local social media channels. If we are going to make these considerations for the neighborhood, there needs to be proactive planning, resources, and accountability to executing a committed strategy presented to the community to combat those transgressions and alleviate resident concerns. Ex. Access cards for residents (a charge to us) and all non-residents must check in with security. There are ways around increasing security labor due to patrols, breaks, etc. We can certainly limit patrols, or even remove them. There are residents that will prefer a full time watch at the check-in station over patrols. Volunteer neighborhood watch? Just a thought. Overall, we must have a plan to improve security if we have a significant increase in non-resident traffic. Thank you	2/4/2021 10:19 PM
10	NA	2/4/2021 9:43 PM
11	Give discount to home owner	2/4/2021 8:04 PM
12	N/A	2/4/2021 7:47 PM
13	None	2/4/2021 7:02 PM
14	Security of homeowners.	2/4/2021 5:20 PM
15	NA	2/4/2021 3:08 PM
16	Will there be a discount for the residents to play at the golfcourse?	2/4/2021 2:56 PM
17	Safety of Residents / Property Values	2/4/2021 2:52 PM
18	None	2/4/2021 8:45 AM
19	I'm ok with my HOA dues going up, but only if I actually have legitimate perks of being a member. ie, significant discounts on the golf course, updates to the gym, and better maintenance of the ponds on the course. Residents living here already pay a hefty mello roos property tax. Increasing our monthly dues without also increasing the privileges that come along with paying more will likely result in many residents moving out.	2/4/2021 8:34 AM
20	Logistics of managing the golf course and how if HPOA purchase the property will it affect our taxes and when we decide to leave Hiddenbrooke	2/4/2021 7:39 AM

21	Use volunteers for golf course and grounds maintenance in exchange for golf rounds or pool use, etc.	2/4/2021 7:22 AM
22	Try to save the golf course to help keep home Values	2/3/2021 10:18 PM
23	This is a large area of land and it must be maintained in beautiful condition otherwise there's no need to pay these high property taxes & othe fees to live here. Vineyard Drs, daycare, office rentals will reduce the value of the property in my opinion. I'm here because of the quiet, security & beauty. If those values are removed Hiddenbrooke has lost its value.	2/3/2021 10:07 PM
24	Hillside is sliding on the 18th hole causing property damage. It needs to be shored up like it was done a good ten years ago or so.	2/3/2021 7:58 PM
25	I DO NOT WANT TO PAY ANYMORE DUES. I AM 80 YRS OLD. THIS WILL NOT BENEFIT ME AT ALL	2/3/2021 6:27 PM
26	No idea	2/3/2021 6:26 PM
27	None	2/3/2021 5:31 PM
28	don't know	2/3/2021 4:49 PM
29	I can't think of any at this time.	2/3/2021 4:20 PM
30	We shouldn't purchase a golf course in deficit without a clear understanding of the exact plan to turn it around. Simply stating that HPOA members should pay more in dues to maintain a failing golf course is absurd.	2/3/2021 4:04 PM
31	none	2/3/2021 2:15 PM
32		2/3/2021 2:05 PM
33	none	2/3/2021 1:46 PM
34	Not sure	2/3/2021 1:38 PM
35	Golf course need maintenance. For that it needs ownership. Other preference would be that city could take over n turn it to openspace	2/3/2021 1:37 PM
36	Prefers HPOA acquire and manage the Golf Course.	2/3/2021 1:23 PM
37	not sure	2/3/2021 1:18 PM
38	If no buyer and golf course/buildings not occupied/maintained, would want to ensure they are directly monitored for loitering/ unlawful access and use (monitored in addition to what our current security would do). Feel it would be a target otherwise.	2/3/2021 1:06 PM
39	Its beautiful lets keep it that way	2/3/2021 1:02 PM
40	If we buy the golf course and maintain it as open space to be used by the community (with clear guidelines), the research I have seen would INCREASE our property values (given that the golf course runs at a loss - if the golf course were profitable, that would make up for the LOWER value of the land as a golf course). It also decreases the traffic in our community and the influx of non-residents.	2/3/2021 1:00 PM
41	N/A	2/3/2021 12:48 PM
42	Yes	2/3/2021 12:48 PM
43	Don't force any residents into buying this golf course. I'm not willing to pay extra in HOA fees or taxes.	2/3/2021 12:44 PM
44	HPOA should advocate against city of Vallejo taking possession of the fairways and converting them into residential areas. If anything Vallejo, can purchase it only for the purpose of converting it into walkways and/or green / recreation area.	2/3/2021 12:41 PM
45	N/a	2/3/2021 12:28 PM
46	Make sure, city of Vallejo, does not convert to green area fairways into residential (example multi unit, or condos) area. Vallejo, can convert it into walkways and just maintain the grass.	2/3/2021 12:09 PM
47	It is so disappointing that the Golf Course is not being maintained as it once was. This is a	2/3/2021 12:09 PM

beautiful place and we pay lots of taxes and dues...what's happening? We try to do our part...painting our home when needed, keeping our yard both front and back presentable. I realize times are very challenging for some however it doesn't take a lot to mow, paint and clean up after yourselves. Let's work together in keeping our community beautiful and safe. We love it here!!!

48	N/A	2/3/2021 11:50 AM
49	No comment	2/3/2021 11:44 AM
50	If the HPOA takes over, I'd be willing to pay increased dues IF we can put up a gate so that access to Hiddenbrooke will be linked to residents and confirmed guests ONLY to help with the home values and safety of residents.	2/3/2021 11:30 AM
51	Continued maintenance of vegetation on course.	2/3/2021 10:40 AM
52	None	2/3/2021 10:38 AM
53	I don't believe it's appropriate to use next door for HPOA surveys. Don't we pay a management company - why are we using this awful service. (this survey dated Feb 3 supersedes my prior survey).	2/3/2021 10:35 AM
54		2/3/2021 10:30 AM
55	We can not allow the existing golf course grounds to become a place where bad element youths and gangs can hangout i.e. like blue rock springs park.	2/3/2021 10:22 AM
56	Stop adding costs to homeowners. Property taxes have gone up significantly. I don't want to pay more fees for something I don't use. It's expensive to live in my home already. Please do not try to hand over the financial burdens over to home owners	2/3/2021 10:21 AM
57	Na	2/3/2021 10:18 AM
58	NA	2/3/2021 10:09 AM
59	I would like to keep the golf course in tact.	2/3/2021 10:03 AM
60	None at this time.	2/2/2021 5:52 PM
61	no comment at this time	2/2/2021 5:03 PM
62	If the golf course closes, then most of the properties value will decrease and ppl might move out.	2/2/2021 5:02 PM
63	None	2/2/2021 3:03 PM
64	None	2/2/2021 2:27 PM
65	It would be nice to continue as a golf course & walking trails	2/2/2021 12:57 PM
66	.	2/2/2021 10:24 AM
67	Save the turkeys	2/1/2021 5:31 PM
68	n/a	2/1/2021 3:55 PM
69	Land not kept up	2/1/2021 3:07 PM
70	I support increasing HOA up to \$500/yr	2/1/2021 11:19 AM
71	Don't know	1/31/2021 9:15 PM
72	none	1/31/2021 8:09 PM
73	Thank you for doing a good job proactively managing the situation	1/31/2021 7:28 PM
74	not sure	1/31/2021 6:04 PM
75	Please keep in mind to not encourage huge increases in traffic from non locals/ residents to help maintain a safe community.	1/31/2021 5:15 PM
76	Definitely home values	1/31/2021 12:24 PM
77	I just have a comment - part of the allure of living in HB is the green space and serenity. My	1/31/2021 8:39 AM

home is built on a very small plot but I don't mind it because I can go in my small backyard and have a sliver of a view of the golf course. I might lose that view if you build more housing on the golf course land.

78	If there is an increase in the yearly dues, then homeowners should be allowed to play golf at a very minimum cost, preferably free... Maybe HPOA could take ownership for a time being until a new owner comes along. Will need to change management if this happens, the last time we had access to the pool, gym and tennis court, the facilities were POORLY managed & maintained. There needs to be better ACCOUNTABILITY. The layout of the golf course could be changed to make it more playable for high handicapped players (remove bunkers, extend Out of Bound markers). Lower the cost of play & encourage tournament play during the weekdays. The Bar & Grill should extend operating hours to facilitate golfers to eat/drink after rounds.	1/30/2021 6:30 PM
79	None	1/30/2021 6:25 PM
80	None	1/30/2021 3:48 PM
81	We need a better mode of communication regarding important matters such as this.	1/30/2021 3:22 PM
82	N/a	1/30/2021 2:46 PM
83		1/30/2021 1:21 PM
84	home values and crimes	1/30/2021 11:32 AM
85	Help find buyer	1/30/2021 10:58 AM
86	-	1/29/2021 11:33 PM
87	The HPOA has a responsibility to preserve the character of the Hiddenbrooke community. So any proposals that increase population density, increase traffic or reduce open space should be strongly opposed. If the Golf Course was purchased by HPOA, property owners should be able to use the course without additional cost, e.g., HPOA creates the Hiddenbrooke Country Club, extending membership opportunity to the public to offset cost of ownership.	1/29/2021 10:22 PM
88	Be more specific. How much are they losing? What is the impact of COVID panic on this?	1/29/2021 9:12 PM
89	Would our property tax be affected?	1/29/2021 7:50 PM
90	look for a good buyer	1/29/2021 6:32 PM
91	I don't have any other questions.	1/29/2021 6:30 PM
92	?	1/29/2021 6:15 PM
93	0ÿf"K°z x^Æ»ð•i5]øCEaðomäÔ?ù¾47<œýÿj=Wc¯ðÝtîD/™Yc>î¶-ïÒ1¯d¶óÝí¶ê û^_ÛÁÂgWó IçÉ¶1+ÛöœlKf»À fšgCEQn'ø@Û.p²m,íÁCEIÛ³ú\$kdø¥²=ÁýlÇwÛNð]¶G8Û.,íç-Is.F îðH+¾Ô" &û@N8ÔÉvQ'l:-2²-tDw@TÂG{ ðEFÂp°íÿ¹â•s*o\$-š,;qe k u¼>vÝýiäÁË	1/29/2021 4:53 PM
94	What is timeline for the decision to close the golf course?	1/29/2021 4:36 PM
95	Concern that the land would be developed for housing.	1/29/2021 4:18 PM
96	Have all homeowner be a member of the Club	1/29/2021 2:48 PM
97	We used to use the pool and gym, but in recent years amenities have been so poorly maintained, it was no longer worth the cost. The pool was forgotten, and the fitness area is inadequate and too small.	1/29/2021 1:50 PM
98	None at this time	1/29/2021 1:18 PM
99	We prefer the golf course NOT to be converted into low income housing or senior housing development . We'd rather see it an open space.	1/29/2021 12:34 PM
100	The golf course has changed hands a few times even before the pandemic. Is this just an inherent reality of all golf courses - that they run close to the breakeven line - or is there some startegy that could be developed to make this course more sustainably profitable?	1/29/2021 12:33 PM
101	We need to communicate wide and clearly to all the owners that home values will fall dramatically if the course closes and the beauty of the area falls. Without the watering of the grass, natural 'green space' will be 'brown space' most of the summer.	1/29/2021 12:26 PM

102	None	1/29/2021 12:08 PM
103	Do not under any circumstances bring in low income and temporary housing (includes apartments). Preference for the area is to discourage renters. Owners preferred.	1/28/2021 8:18 PM
104	The owner needs to be made to up keep the property until its sold. Homeless may gravitate to abandoned golf course.	1/28/2021 5:31 PM
105	No comment	1/27/2021 7:46 AM
106	Property value would go down if housing is built. Hard to sell homes if high HOA dues are established. If left unattended land will be an eyesore. What about the city help the actual owners of the golf course, before Hiddenbrooke becomes a headache for everybody. HiddenBrooke is the best area in all Vallejo. Don't let it go down!	1/24/2021 6:53 PM
107	If residents are asked to support the Golf Course, they must be given some control over it.	1/24/2021 5:37 PM
108	Raising the dues and thinking having access to the pool makes it ok is ridiculous! I can't remember the last time the pool was even open and operating for a full summer season. The gym doesn't have enough equipment to validate a fee increase of the amount you are suggesting. You could join In Shape in Vallejo with a pool for \$50 a month or less. The amount of HOA dues you are suggesting could have been a deterrent for people to purchase a home in this development. I for SURE would NOT buy a house here if I was looking at those HOA dues. Especially for that type of pool and "gym" you are saying warrants the increase Find another solution. It's not my responsibility as a home owner to make up the cost difference because someone decided to sell the golf course.	1/23/2021 6:36 PM
109	There are many ways to not only make money with the golf course property, other than just traditional golf, but also improve the quality of life in the subdivision.	1/23/2021 12:26 PM
110	don't know	1/22/2021 8:08 PM
111	none	1/22/2021 4:59 PM
112	no Comments	1/20/2021 11:22 AM
113	.	1/20/2021 3:25 AM
114	N/A	1/19/2021 4:38 PM
115	Actual long term costs	1/19/2021 1:15 PM
116	B/a	1/17/2021 5:06 PM
117	None	1/16/2021 6:57 PM
118	Don't involve the city. It'll be poorly managed.	1/16/2021 3:20 PM
119	Lower property values, Hirer crime rate.	1/16/2021 1:21 PM
120	The HPOA should not buy/operate the course. Trying to sell the course during Covid doesn't seem like a very smart idea, if the owner can't sell it now, keep lowering the price.	1/16/2021 11:49 AM
121	Make Hiddenbrooke strictly gated community	1/16/2021 7:35 AM
122	Continued updates and discussions about home value projections.	1/15/2021 11:09 PM
123	Reviee what could replace golf course, hiking trails etc....	1/15/2021 11:04 PM
124	possible corruption in running the ficity	1/15/2021 10:22 PM
125	N/a	1/15/2021 7:46 PM
126	Need think about.	1/15/2021 6:55 PM
127	None.	1/15/2021 6:32 PM
128	Disappointed that the pool and spa have limited hours and spa and showers are often not available. We appreciate the quiet, "gated" environment so have some concern about increased traffic, crime, noise and congestion. We also appreciate the park like aesthetics of the golf course.	1/15/2021 4:35 PM

129	None.	1/15/2021 4:08 PM
130	costs	1/15/2021 3:56 PM
131	Na	1/15/2021 3:14 PM
132	Of course they are losing money! Because of COVID-19. Special events at the clubhouse were a major source of income. Bad time to sell! After Covid restrictions are lifted, things will improve.	1/15/2021 11:39 AM
133	We are willing to contribute more but not permanently. If the golf course starts making money, will the "additional amount" we have to pay to subsidize go away? How often will this be evaluated? Even when COVID is more manageable, people will most likely spend more time in the neighborhood so something that would give us somewhere to go in our neighborhood would be nice to get out, socialize, meet neighbors, etc. also, could we get a discount on playing golf?	1/15/2021 9:22 AM
134	Making it open to general public use outside of Hiddenbrooke residents could potentially be disruptive to the families with properties in the immediate vicinity of the golf course.	1/15/2021 8:54 AM
135	Repair and/or run the fountain at the entrance to the golf club/Country Club Drive!	1/15/2021 8:12 AM
136	If ever you keep the golf course.... lower fees for golfing.	1/15/2021 7:15 AM
137	Improve and renovate. And allow world class tournaments to be done here like before to generate money.	1/15/2021 6:17 AM
138	None at this time	1/15/2021 12:56 AM
139	None	1/15/2021 12:34 AM
140	None	1/15/2021 12:30 AM
141	N/A	1/14/2021 9:13 PM
142	None	1/14/2021 8:50 PM
143	None	1/14/2021 8:39 PM
144	N/A	1/14/2021 7:34 PM
145	Na	1/14/2021 7:14 PM
146	I think these decisions shouldn't be made until we get some normalcy with regards to Covid and economy back on tract if at all possible	1/14/2021 7:03 PM
147	None	1/14/2021 6:47 PM
148	None	1/14/2021 6:27 PM
149	We need to find a way to bring transit closer to hiddenbrooke. Also we could benefit from a really good school	1/14/2021 6:08 PM
150	Make sure to exclude apartment building.	1/14/2021 2:44 PM
151	The Golf course sucks, and always has.	1/14/2021 10:53 AM
152	If HPOA purchases the Golf Course or HPOA members pay fees to support the Golf Course, we should consider to give HPOA members a discount rate to play golf so that we can get more people to pay and get more income for the Golf Course	1/14/2021 10:22 AM
153	If acquired how would the property be managed, would it be open to the public and what happens when or if the value increases significantly. Seems golf is on an upswing and not just because of Covid.	1/14/2021 9:11 AM
154	N	1/14/2021 8:47 AM
155	I do not want the golf course to close and the facilities to lay fallow!	1/14/2021 8:38 AM
156	Hiddenbrooke is a high commodity to visit. With COVid around and people from Bay Area swinging this way to buy home, I'm sure you can find plenty of activities to spruce up the space.	1/14/2021 7:56 AM

157	N/A	1/14/2021 7:30 AM
158	Convert to 9 holes plus a decent driving range. Build senior housing for "age in place". Convert some fairways to nature parks. Offer attractive discounts to HB residents for facility rentals and other services. Residents help in advertising.	1/14/2021 3:27 AM
159	None	1/14/2021 12:38 AM
160	None	1/13/2021 11:13 PM
161	None	1/13/2021 10:36 PM
162	N/A	1/13/2021 9:38 PM
163	just feel strongly that it is UNFAIR THAT WE NO LONGER HAVE USE OF POOL OR FITNESS AS THAT WAS A BUYING ADDED BENEFIT, WHEN WE BOUGHT THIS HOME!!!!	1/13/2021 9:36 PM
164	Keep hidden Brooke in hidden Brooke. I don't like bringing in people who don't live in the community.	1/13/2021 9:13 PM
165	We will support and participate whatever decision will be made.	1/13/2021 9:11 PM
166	Security	1/13/2021 9:07 PM
167		1/13/2021 8:46 PM
168	Our HOA has not shown that it can be fiscally responsible and influential enough to leverage and protect the resources we have or with the responsibilities it has. Rates have already risen with no land even owned by the HOA. And now you want to consider ownership of all those lands.	1/13/2021 8:29 PM
169	none	1/13/2021 8:16 PM
170	There might be a small exiting of residence if the golf course and clubhouse closes.	1/13/2021 7:55 PM
171	Would strongly discourage the consideration of any future use that would negatively impact the semi-private feeling and safety of the community by residents.	1/13/2021 7:40 PM
172	.	1/13/2021 7:33 PM
173	N/A	1/13/2021 7:02 PM
174	Keep it	1/13/2021 6:26 PM
175	Should the HPOA end up with the golf course, we would have to go back to Davis- Stirling. Owning real property for any number of reasons is not in our best interest. In all honesty, getting out of Vallejo and Solano County, and going back into Napa County would make Hiddenbrooke much more attractive to the outside world. I shudder to think how our homeowners insurance fees would be affected by the inclusion of the golf course, etc, and added business operations could create long term confusion to potential buyers of homes as they went on the market.	1/13/2021 6:26 PM
176	None	1/13/2021 6:09 PM
177	No opinion	1/13/2021 6:06 PM
178	None	1/13/2021 5:42 PM
179	I agree the golf course closing would have a negative impact on our home prices.	1/13/2021 5:12 PM
180	none	1/13/2021 5:11 PM
181	This is huge liability that HPOA should stay away from.	1/13/2021 5:01 PM
182	It would be best if a company purchases the golf course to avoid additional HOA fees or any added fees to homeowners as we are all paying so much more in property taxes due to Mello Roos.	1/13/2021 5:01 PM
183	Hiddenbrooke should only utilize HID funds in investments/development that will improve the financial condition of the HOA and property owners. Worse solution would be to sink \$4 million into the golf course only to be in the same situation in a few years from now, and no longer have any HID reserves. Whereas, proper utilization of those funds could result in economic	1/13/2021 4:59 PM

	growth, increase property values, and increased tax base. Maybe we could actual grow the reserve instead of depleting it.	
184	none that i can think of at this time.	1/13/2021 4:59 PM
185	The Golf Course land to be beneficial and enjoyed by all residents of Hiddenbrooke and not just for golfers...hence my ideas above (#11).	1/13/2021 4:46 PM
186	Na	1/13/2021 4:40 PM
187	None	1/13/2021 4:39 PM
188	Hopefully you can find an buyer and save our property value so it won't go down	1/13/2021 4:30 PM
189	N/A	1/13/2021 4:22 PM
190		1/13/2021 4:16 PM
191	Do not get homeowners involve purchasing a golf course. Golf course is not making money. Previous owners losing. Paying already high amount of fees.	1/13/2021 4:16 PM
192	Just close it if it's going for the residents to pay more on our HOA.	1/13/2021 4:11 PM
193	None	1/13/2021 3:43 PM
194	If we pay for operations/maintenance, it would be good to offer discount for us to play the golf.	1/13/2021 3:15 PM
195	Must be well managed and maintained to uphold its world championship status	1/13/2021 1:30 PM
196	I'm concerned about the HPOA thinking that any of this is beneficial to the community. Do NOT use HID money and do NOT think about having the HPOA buy the property.	1/12/2021 9:44 PM
197	lowering of property values	1/12/2021 7:40 PM
198	We are very much against Vallejo running a park here.	1/12/2021 7:00 PM
199	What about checking into a combo type of ownership between HPOA and other parties who could lease parts of the complex—— for example the city might be interested in the actual golf course and other parties might be interested in other parts—— like a fitness studio, the tennis courts, etc.—— then the cost might be lower for residents.	1/12/2021 4:11 PM
200	Questions are too generic to provide a more educated response. Any proposed solution should come with at least a ROM cost/benefit argument, not just cost.	1/12/2021 3:24 PM
201	The maintenance of real estate values are of primary concern. Agreement to construction of senior housing would be dependent on planned location and design of construction. We do not want any low-income housing constructed.	1/12/2021 12:34 PM
202	N/A	1/12/2021 12:31 PM
203	Maintain the beauty and scenery	1/11/2021 7:37 PM
204	Whether residents fees are considered membership and grant access	1/11/2021 7:29 PM
205	Keeping the golf coarse is essential to our community and property value. Increased HOA costs suggested in survey are well worth it considering the consequences of the golf coarse closure.	1/11/2021 6:52 PM
206	TEST	1/11/2021 4:36 PM
207	I am willing to pay a monthly fee to maintain and insure the grounds of the golf course up to an extra \$100 per month. I am not in favor of the HPOA buying the Course as it would be more expensive than estimated especially with rising water fees. I like the alternate uses proposed. I am nervous about adding housing with the limited egress. Ideally I would like to see the City purchase it, use a more reasonably priced management company and add the maintenance cost to the HMD fee with a cap subject to CPI%	1/11/2021 2:56 PM
208	Our biggest concern is loss of property value.	1/11/2021 2:01 PM
209	none	1/11/2021 12:04 PM
210	What is the likelihood that it would be housing?	1/11/2021 10:11 AM

211	Golf course top priority Winery with wine tasting bar and Reaturant; 9 hole golf course with hiking trail where the other 9 holes were.	1/11/2021 10:00 AM
212	I don't like more houses in there. The beauty of Hiddenbrook is the openness.	1/11/2021 7:59 AM
213	?	1/11/2021 7:59 AM
214	The golf course cannot be allowed to go vacant and unattended. It will cause home prices to crash and could cause more crime. The course is our biggest asset.	1/11/2021 7:49 AM
215	In Petaluma, my sister lived on golf course (with an HOA) that closed about 3 years ago. The owners stated they weren't responsible for keeping the weeds down to reduce the fire danger etc.. The City of Petaluma disagreed, the owner was held legally responsible. I'm sure the owner on record is still responsible for fire suppression mitigation even though, unfortunately, the golf course closes.	1/11/2021 7:45 AM
216	We think the golf course could be successfully operated with a major focus on marketing to outside corporations and organizations for tournament play.	1/10/2021 6:24 PM
217	Nothing. Not a golfer	1/10/2021 6:23 PM
218	N/a	1/10/2021 6:12 PM
219	N/A	1/10/2021 5:12 PM
220	How would you control access to any event if the residents are paying?	1/10/2021 5:00 PM
221	no comment	1/10/2021 4:54 PM
222	N/a	1/10/2021 4:15 PM
223	More details on financial implications.	1/10/2021 1:19 PM
224		1/10/2021 1:02 PM
225	If the HPOA purchased the golf course/facilities, what would they do to promote its use and try to prevent it from continuing to lose money? Having only residents using the facilities doesn't sound like a profitable route -- would non-residents be able to either have a membership or pay to use facilities?	1/10/2021 12:05 PM
226	None	1/10/2021 11:45 AM
227	None at this time.	1/10/2021 8:36 AM
228	None	1/9/2021 10:19 PM
229	Maintenance cost of the golf course	1/9/2021 7:47 PM
230	I would not support the use of the property for retail or non-senior apartments. If there were to be a restaurant I would not be in support of a chain establishment.	1/9/2021 6:22 PM
231	I don't want to see a special assessment that would not be affordable for many Hiddenbrooke homeowners. Even with an operating golf course they don't keep up with the grounds and weeds as well as they should, so if there's no working golf course I have no faith that the grounds will be kept up satisfactorily. There's a vacant golf course in Petaluma and it looks like complete shit. Also, if you put in a bunch of high density housing it will tank some people's property values. No one wants to live next door to an apartment complex.	1/9/2021 4:42 PM
232	Very concerned that property values will plummet if there isn't a golf course here. It's a beautiful and challenging course. Would hate to see it disappear!	1/9/2021 4:15 PM
233	my family just moved here and was not able to enjoy any of what we are paying for. Make hiddenbrooke great again.	1/9/2021 2:13 PM
234		1/9/2021 1:45 PM

235	If the City, as a condition for taking ownership of the Golf Course, requires that Hiddenbrooke property group agree to contribute to the cost of operating and maintaining the Golf Course - WOULD PROPERTY OWNERS WHO DO NOT CURRENTLY PAY FOR MELLO ROOS BE SUBJECT TO SUCH? WHAT ABOUT PROPERTY OWNERS IN SUBDIVISIONS WHO ALREADY PAY A MELLO ROOS? If HPOA were to purchase the Golf Course, resulting in increased dues to property owners, WOULD THE STRUCTURE OR CONTROL OF HPOA CHANGE?	1/9/2021 1:45 PM
236	We need to save the golf course!	1/9/2021 11:23 AM
237	Continue to fund interested buyers to invest	1/9/2021 11:14 AM
238	I think it is important to keep the Golf Course alive!	1/9/2021 10:19 AM
239	Na	1/9/2021 9:38 AM
240	NA	1/9/2021 8:31 AM
241	Continue to explore all avenues. Better advertising, online promotions, and competitive golf fees to attract more golfers. Promote the beauty of the course and the Hiddenbrooke community,	1/9/2021 8:18 AM
242	Take on the fight with the city to reappropriate the collected Mello Roos funds back to the Hiddenbrooke golf course, where they belong!	1/9/2021 12:46 AM
243	I think it's important to preserve the landscape and name of Hiddenbrooke. Unfortunately, when opening a new restaurant and sports bar, the community can run the risk soliciting unwanted pollution, vandalism, and higher traffic violations. Maybe the City of Vallejo and HPOA can negotiate a deal together to maintain the Golf course.	1/8/2021 11:49 PM
244	n/a	1/8/2021 11:02 PM
245	Turning this neighborhood accessible to everyone including homeless.	1/8/2021 10:46 PM
246	what is the annual profit margin from the golf course	1/8/2021 10:08 PM
247	Lessons learned from other HOA's like Rio Vista	1/8/2021 9:20 PM
248	.	1/8/2021 7:49 PM
249	shame on the promise that was hidden broke	1/8/2021 6:44 PM
250	None of my family members golf so we don't care about the course other than the fact that it will affect our property values. Turning the course into a private (Residents Only) open space/walking trails would be our preference and would approve HID Bond funds being used for this purpose.	1/8/2021 5:58 PM
251	The uptick in traffic along Country Club, It becoming a homeless encampment .	1/8/2021 5:47 PM
252	If current club owners closed the golf course and no other interested parties are interested in maintenance and operation we will definitely and sadly be selling our property.	1/8/2021 5:19 PM
253	Not happy to hear this. We just purchased our home and chose this area because of the security of the community. We are extremely Unhappy to think that the value of our property will be going down because of this.	1/8/2021 5:04 PM
254	concerned about control of public access and whether the facility can be maintained and managed appropriately; also being subjected to special assessments and increase to dues if fiscal management is not executed properly	1/8/2021 4:45 PM
255	Possibility of petitioning state for assistance in light of the impact to wildlife (pest management, fire control) of letting the spaces go "abandoned" / wild.	1/8/2021 4:41 PM
256	Perhaps a more robust resident fee program to entice a private buyer more.	1/8/2021 3:06 PM
257	There are many residents with the the experience necessary to capably manage our golf course. I am one such and would duly consider so volunteering if the events lead to keeping the course, et al Fred Warren 2749 Overlook	1/8/2021 3:00 PM
258	Backyard privacy	1/8/2021 2:48 PM

259	I have spoken to some residents that feel any increase in dues would be unfair. Many are just getting by financially and an increase would be an extreme hardship. Golf is becoming less and less popular and many courses in the region are closing. I have heard that the owner is planning on closing the facility this year. That would lead to a dramatic dump in our property values. Because of this, my family and I are planning on sell our home and moving to a more stable community.	1/8/2021 2:46 PM
260	The decrease of property values if the golf course isn't sold is terribly concerning	1/8/2021 2:42 PM
261	Can some of the mello roos taxes go into purchasing the golf course or go into maintaining it?	1/8/2021 2:33 PM
262	Keep it open but allow residents to be a member of the golf club.	1/8/2021 2:26 PM
263	Although I do not live on the course my street is adjacent to the course entry and encounters all the sound of the course. So please keep in mind properties that may not be adjacent but would be impacted by noise and traffic.	1/8/2021 2:17 PM
264	I wonder about the value of the houses with out the golf course	1/8/2021 1:54 PM
265	Na	1/8/2021 1:35 PM
266	To improve the maintance and landscaping throughout the golf course.	1/8/2021 1:16 PM
267	N/a	1/8/2021 1:14 PM
268	Highest priority would be the maintenance of existing grass on the current golf course.	1/8/2021 1:14 PM
269	HOA dues should be consistent throughout. Those on the course should be higher	1/8/2021 1:05 PM
270	Establish a gate that only residents can access!	1/8/2021 12:49 PM
271	Our Property Value	1/8/2021 11:52 AM
272	none	1/8/2021 11:50 AM
273	If there are no buyers keep it as open space. Another suggestion would be to establish a Vineyard 2 lower our Mello-Roos through its profits.	1/8/2021 11:48 AM
274	None	1/8/2021 11:42 AM
275	N/A	1/8/2021 11:40 AM
276	N/a	1/8/2021 11:38 AM
277	None	1/8/2021 11:34 AM
278	None	1/8/2021 11:28 AM
279	Traffic	1/8/2021 11:22 AM
280	Advertise heavily for another buyer. Otherwise hold and maintain till a buyer comes along. Cost to be shared as dues till sold.	1/8/2021 11:22 AM
281	N/A	1/8/2021 11:21 AM
282	None.	1/8/2021 11:16 AM
283	n/a	1/8/2021 11:14 AM
284	NA	1/8/2021 11:14 AM
285	None	1/8/2021 11:12 AM
286	Not sure at this time	1/8/2021 11:12 AM
287	None	1/8/2021 11:10 AM
288	?	1/8/2021 11:08 AM
289	Homeless moving in and setting up camps. Easy access to homes sitting on the golf course for burglars and other bad elements in society. Lack of public safety measures to protect against arson, assaults, robberies, vandalism and no means to enforce curfews.	1/8/2021 9:42 AM
290	N/A	1/8/2021 9:24 AM

291	Property values	1/8/2021 2:36 AM
292	Temporary maintenance by HPOA for 2-3 years until a buyer can be found and/or other uses can be explored.	1/8/2021 1:12 AM
293	We don't need to have a golf course. It's not ideal anyway.. but can have some variety of commercial, residential, public use of areas.	1/7/2021 9:38 PM
294	Is it possible the golf and clubhouse etc could turn a profit instead of a deficit and the yearly HOA dues would start to decline? See a lot of golfers on the course, why is it losing money (obviously Covid 2020 is not a good year) and the facility be managed to make a profit?	1/7/2021 6:55 PM
295	We pay double taxes in Hiddenbrooke so city has plenty of money from us, those money should be used for golf course/ park maintenance	1/7/2021 5:44 PM
296	N/A	1/7/2021 4:46 PM
297	We would be willing to assist HPOA to maintain the course, however, once it begins to run in the red, I expect that our dues would reflect this discount.	1/7/2021 4:19 PM
298	It is not fair to impose such a high cost to residents when we bought our home with disclosures about HOA costs that if increased that amount become a financial burden without actual benefit.	1/7/2021 4:06 PM
299	I'm willing to pay higher dues to help the City of Vallejo run the golf course, and I'm willing to support using HID funds for capital improvements if the City owns the course. I am not in favor of HPOA owning the golf course. If a group of residents wish to buy the golf course, I would support using some HID funds to pay for the capital improvements needed.	1/7/2021 11:26 AM
300	If city of Vallejo wants to invest, they can do so without Hiddenbrook residents paying for it. It's Vallejo investment and direct gain, just like additional double taxes they have from Hiddenbrook property owners. Residents of Hiddenbrook are again being used by incompetent Vallejo city management.	1/7/2021 10:52 AM
301	Keep the Golf Course; that's the reason I moved here.	1/7/2021 10:47 AM
302	No additional comments at this time	1/7/2021 9:37 AM
303	None	1/7/2021 9:20 AM
304	no comment	1/7/2021 9:09 AM
305	None	1/7/2021 8:19 AM
306	None at this time	1/7/2021 6:25 AM
307	None	1/6/2021 10:27 PM
308	maintenance is essential	1/6/2021 10:25 PM
309	The city of Vallejo has demonstrated that they cannot economically manage anything so this would concern me. Also due to demographics and political nature of the city, I would see that Hiddenbrooke and Golf Course/Facilities would not be a priority for them.	1/6/2021 10:11 PM
310	n/a	1/6/2021 10:07 PM
311	Property taxes are astronomical! The city of Vallejo should pay to maintain the course but gvrld lacks the resources.	1/6/2021 9:23 PM
312	Amenities should be levied by use and not imposed on all the residents. We love living here and willingly pay the HOA (\$85/yr). Bumping up the HOA to \$1000/yr for things we only see as we drive to and from our house and would never likely use is a deal breaker.	1/6/2021 8:45 PM
313	If the HPOA were to purchase the property what kind of shares would the individual property owners hold? If it becomes profitable, do we share in the profits? If sold again, what percentage are we entitled to?	1/6/2021 8:35 PM
314	None	1/6/2021 5:59 PM
315	I've seen other courses that have closed and then I'd become unsightly, reducing property values and becoming a fire danger. I feel like e need to do whatever we can to ensure this does not happen to our community.	1/6/2021 5:47 PM

316	PrivATE COURSE FOR RESIDENTS SUCH AS IS DONE AT ROSMOOR AND OTHER RETIREMENT COMMUNITIES.	1/6/2021 3:50 PM
317	n/a	1/6/2021 3:20 PM
318	I will not support any of our money going to operate/own HB golf course, nor for GVRD to maintain it!!!!	1/6/2021 3:17 PM
319	None	1/6/2021 3:10 PM
320	None	1/6/2021 2:52 PM
321	We don't want it to be an eye sore in the community if left abandoned. The club house, pool and weight room need to be updated and expanded. This is a great opportunity to turn this piece of property into something nice for the community.	1/6/2021 2:30 PM
322	Maintaining (mowing and weeding) fairways is extremely important for those living along the fairways. The property values for all homes in Hiddenbrooke would decrease without this maintenance regardless of whether or not the golf course stays open. Our number one priority is to maintain the fairways and surrounding areas. This would not require any ownership of the golf club. I'm sure the HPOA dues could be raised just to maintain the beauty of our area.	1/6/2021 1:09 PM
323	Just dont want it to turn into a place for hang outs and more strangers to go into out yards. Why is it not attracting buyers? It looks terrible right now.	1/6/2021 1:04 PM
324		1/6/2021 12:56 PM
325	It's a nice golf course, why is it operating at a loss? Low membership? Are the dues too low? High taxes? Perhaps these problems need to be addressed.	1/6/2021 12:12 PM
326	I don't want our community to turn into a place just ANYONE can visit.	1/6/2021 11:58 AM
327	Can HPOA help build a consortium of private investors to turn HD Golf Course into a private golf club?	1/6/2021 10:13 AM
328	The Golf Course should be kept at all costs or turned into a multi-faceted area. 1. Keep the Tennis Courts and Pool 2. Add a Supermarket (Wholefoods, Safeway, etc.) 3. Add a health and fitness center (Club Sport, 24hr Fitness Elite, etc...) 4. Make walking trails / nature area.	1/6/2021 10:06 AM
329	noise pollution. rude/dangerous/inapropos behaviour of additional persons in the community.	1/6/2021 9:59 AM
330	Can't let it close. Adobe Creek Golf closed in Petaluma, I drive by it everyday and it looks terrible. The property values for the houses in that area must have plummeted.	1/6/2021 9:57 AM
331	What, if any, legal, safety, environmental requirements are there to maintain the land and facilities of the golf course while new ownership is pending?	1/6/2021 9:50 AM
332	HPOA should work with City of Vallejo utilizing the HID funds to purchase the golf course as partners in running the golf course. 50% of HID funds is a good start along with an 30% DP and 70% SBA loan. This is should be another proposal on the table, contingent to City of Vallejo and HPOA approval.	1/6/2021 9:45 AM
333	I'd say find a way to buy it. Everyone loses if there is no golf course here. The appeal of Vallejo on its own is not enough to keep people paying our absurdly high home values without the golf course being a benefit.	1/6/2021 8:25 AM
334	Based on previous lack of responses from residence to just participate in voting, I strongly urge you to communicate how this will impact even residence that don't golf or live adjacent to the golf course.	1/6/2021 8:22 AM
335	n/a - all has been covered	1/6/2021 7:33 AM
336	We would be ok with repurposing first choice, golf course maintained as is by development second choice; w do not favor the city takeover where they put their interests first and where safety is compromised by new entrants to the development! A small part could be high density senior housing (10%).	1/6/2021 5:27 AM
337	We lost the school. Now the golf course. Shame!	1/6/2021 1:09 AM
338	None	1/6/2021 12:36 AM

HPOA Golf Course Survey

SurveyMonkey

339	None	1/5/2021 9:56 PM
340	Continue pursuing a buyer. The present situation, 1QTR2021 is not a smart time to make a decision.	1/5/2021 8:47 PM
341	None	1/5/2021 7:32 PM
342		1/5/2021 7:23 PM
343	This is ridiculous we already pay the highest property taxes in the whole county and we were also...Told the reason we could not close the access was it was public ... This will seriously affect our property values and to ask us to pay \$1000 plus more a month is absolutely ridiculous	1/5/2021 7:05 PM
344	Current golf course owner has not kept up with maintenance next to homeowners' fences and it needs to be addressed in the future.	1/5/2021 6:10 PM
345	None	1/5/2021 5:38 PM
346	I don't want the city to own	1/5/2021 5:32 PM
347	My biggest concern is if the course and clubhouse close, our property values will take a big hit.	1/5/2021 5:27 PM
348	inpact on residential values	1/5/2021 5:21 PM
349		1/5/2021 5:12 PM
350	Old news	1/5/2021 5:08 PM
351	Tough situation	1/5/2021 5:08 PM
352	X	1/5/2021 4:51 PM
353	We paid higher prices for our homes due to the golf course, higher taxes on our homes (due to increased value because of the golf course) and we are still paying Mello-Roos and no school which was promised. Currently, I don't trust the decisions that are being made by the people representing the home owners	1/5/2021 4:48 PM
354	Keeping out riffraff	1/5/2021 4:31 PM
355	None	1/5/2021 4:17 PM
356	upkeep and maintenance of the golf course land	1/5/2021 4:08 PM
357	Strict enforcement of ambient sound levels. (Was forced to check sports bar choice to have survey accented because all choices were acceptable so i checked no other box)	1/5/2021 3:56 PM
358	None thank you	1/5/2021 3:51 PM
359	None	1/5/2021 3:12 PM
360	Not sure. It would be a big loss to let such a lovely course go fallow.	1/5/2021 3:08 PM
361	HPOA hasn't had a very good history with managing the facilities and our dues. The condition of the clubhouse buildings, pool, hot tub and bathrooms/locker rooms really haven't even maintained properly.	1/5/2021 3:06 PM
362	If the course closes, who obtains the land. Is it possible for this land to be sold to real estate developers who can build at their disccussion?	1/5/2021 2:55 PM
363	none	1/5/2021 2:50 PM
364	n/a	1/5/2021 2:40 PM
365	None	1/5/2021 1:56 PM
366	We want our neighborhood safe □...	1/5/2021 1:53 PM
367	n/a	1/5/2021 1:47 PM
368	I have a concern of property values decreasing due to flight of current homeowners.	1/5/2021 1:40 PM
369	Keep the golf course! Lower the asking price - or walk away with nothing? Would devastate the	1/5/2021 1:25 PM

	community to lose it...	
370	Do best to keep the private Golf course. Otherwise, when the city controls the property, we should cancel Mello Roos. So far, the residents have not been receive any promised benefits.	1/5/2021 12:59 PM
371	Na	1/5/2021 12:25 PM
372	Try to form a group of investors to buy Hiddenbrooke Country Club.	1/5/2021 12:17 PM
373	we may sell our property if the golf course goes..	1/5/2021 12:16 PM
374	Weed abatement concerns	1/5/2021 11:57 AM
375	not sure	1/5/2021 11:53 AM
376	I am in full support of retaining home values but I never forget the high cost to live in hiddenbrooke (property taxes) and the thought of substantially increasing HOA dues makes it a little bit harder to stay.	1/5/2021 11:52 AM
377	I feel that with this Pandemic it's probably not attracting buyers. Bad time to sell! Possibly wait for 6 months and try to put out a campaign to attract business who may be interested. I have no idea how you were contacting buyers. Hate to loose course. My husband (now deceased) loved the course but always complained that they never worked with residents to offer a lower rate to play. When we moved here 2002 they had Lady Samsung. Lots of activities. It's a beautiful course. Like to see if interest to buy will improve as we have a vaccine to help end the Pandemic. Wait 6 to 1 yr to attract buyers. (I would see if their foreign investors that may be interested. Good luck!	1/5/2021 11:44 AM
378	We can not let the land for the golf course unmaintained as it will be an eye sore.	1/5/2021 11:28 AM
379	I am concerned about the unknown increased costs to homeowners if HPOA takes over the property. This will heavily impact property values as potential homebuyers may be turned off by \$1,000 and growing annually HOA dues. Homeowners will have little to no say about dues increases over time and may lead to in affordability for dime current homeowners which will lead to lawsuits and liens against homeowners and property. I am very concerned about losing control of the future costs of trying to maintain a golf course and property that has been unsuccessful for many, many years....for nearly 2 decades it seems.	1/5/2021 11:25 AM
380	If homeowners are going to be paying a higher HOA dues then an actual security gate with a guard would be essential in keeping the community safe and hold property value.	1/5/2021 10:56 AM
381	The golf course is running a deficit. It is a terrible investment for the HBPOA. In reality we are going to be asked to keep funding this losing endeavor which I cannot afford. Our taxes are already way too high.	1/5/2021 10:23 AM
382	None at this time	1/5/2021 10:20 AM
383	Should be run like a business with the right staff.	1/5/2021 10:07 AM
384	Love living along the course	1/5/2021 9:28 AM
385	no comment	1/5/2021 9:02 AM
386	none	1/5/2021 8:59 AM
387	I'd like to maintain the peaceful, beautiful, quiet neighborhood that Hiddenbrooke is known for.	1/5/2021 8:56 AM
388	Return easement on property along the golf course perimeter back to property owner. (If golf course closed down)	1/5/2021 8:41 AM
389	n/a	1/5/2021 8:34 AM
390		1/5/2021 8:19 AM
391	Maintenance of unused golf course. Access to people in my backyard who are not golfers	1/5/2021 8:05 AM
392	none	1/5/2021 7:57 AM
393	Our property value.	1/5/2021 7:51 AM
394	None	1/5/2021 7:46 AM

395	N/A	1/5/2021 7:40 AM
396	Money held for school can be transferred to golf course.	1/5/2021 7:14 AM
397	No additional housing if it closes. No City Park!	1/5/2021 7:05 AM
398	None	1/5/2021 7:04 AM
399	N/A	1/5/2021 6:48 AM
400	Reduce the the sale price to find a buyer	1/5/2021 6:41 AM
401	Our concerns are primarily if the facility closes down it will attract homeless, drug users and/or crime.	1/5/2021 6:38 AM
402	I think the HOA should explore all options to keep this as a golf course and maintain the Club House and other amenities,	1/5/2021 4:27 AM
403	It would be a disaster for the city of Leo or the HPOA to engage in the golf industry Neither has any experience whatsoever and it would be nothing but a disaster and a waste of our money Wake upAnd tell them to adjust their price and sell the golf course for what it's worth	1/5/2021 4:01 AM
404	No comment	1/5/2021 3:59 AM
405	The pool is great but needs heater repair	1/5/2021 3:24 AM
406		1/5/2021 2:47 AM
407	The city has several million dollars reserved for the roundabout they were going to build near the Hiddenbrooke entrance. Why can't we use that money for the golf course improvements. Isn't this money from the residents of Hiddenbrooke anyway?	1/5/2021 12:48 AM
408	NA	1/4/2021 11:13 PM
409	N/A	1/4/2021 11:09 PM
410	No comment at this time.	1/4/2021 11:03 PM
411	This sucks	1/4/2021 10:44 PM
412	Facilities more inclusive of all HB residents yet exclusive to HB residents.	1/4/2021 10:41 PM
413	Prefer the option of the city using bond to buy the course, like the option of a sports bar. If the course is 100% gone, lost interested in a hybrid of trails for walking with vineyards on the space. Not interested in housing whatsoever.	1/4/2021 10:41 PM
414	if golf course is to close down, it is going to ruin the beautiful views that the community has	1/4/2021 10:27 PM
415	To avoid the community from becoming run down. Which is what we think will happen if the course closes or the course is turned into any of the ideas listed.	1/4/2021 10:04 PM
416	We already pay so much in taxes so could you build houses on a parts of the course that require more water/ maintenance and keep a smaller course that costs less money to maintain so we can make it beautiful and desirable for more people to use? This way the additional taxes we would pay could be offset with the additional homes built on part of the course?	1/4/2021 10:03 PM
417	N/a	1/4/2021 10:01 PM
418		1/4/2021 9:57 PM
419	none	1/4/2021 9:52 PM
420	Without maintaining the golf course property in some fashion in the future would mean that residents will move away from Hiddenbrooke, including myself. Otherwise this area will become just another part of Vallejo.	1/4/2021 9:49 PM
421	None at this time	1/4/2021 9:48 PM
422	not sure how, but the golf curse should be kept	1/4/2021 9:44 PM
423	What is the current annual loss of the golf course?	1/4/2021 9:40 PM
424	Considering the world is in the midst of a pandemic and the GC had only been for sale for eight	1/4/2021 9:39 PM

	months , it seems wise to be patient and wait for a buyer.	
425	I cannot afford an increase in personal costs.	1/4/2021 9:38 PM
426	It's very important that we do something to avoid a dead course and defunct clubhouse/pool.	1/4/2021 9:31 PM
427	Keeping it a premium golf course	1/4/2021 9:22 PM
428	I am strongly against any scenario where our property taxes/assessments would significantly increase due to taking over ownership of part or all of the golf course. We already pay some of the highest property taxes in the city/county and have very little to show for it. It would be a bad investment and HPOA should not get into the business of trying to run a golf course and make it profitable. It has neither the time/resources to do so.	1/4/2021 9:20 PM
429	I would be concerned about the increase in coyote population if the golf course was not maintained or developed for some other use. I would also be concerned about public access to my back yard if the golf course was converted to a public park.	1/4/2021 9:20 PM
430	N/A	1/4/2021 9:18 PM
431	Covid-19 induced financial hardships will resolve in the next 6 to 12 months. I would not recommend taking any significant action on the failing golf course situation at this time. Better financial options will become available as the covid crises resolves later this year. Your patience will result in a better long-term outcome for all Hiddenbrooke residents.	1/4/2021 9:09 PM
432	No other comments	1/4/2021 8:56 PM
433	We are not a golfing household, so we are less sensitive to the actual sport availability. Our priority is the privacy and beauty of the community. We support the option that best enhances our property values and makes for an enjoyable living environment.	1/4/2021 8:50 PM
434	How much are the cost associated with the golf course? We also tried increasing fees to have access to the pool, etc. That did not work and there was not a good system in place. There's a lot more younger people purchasing homes in Hiddenbrooke. What about getting rid of the security guards to save money there to pay for expenses on the golf course. I would support that. I would not sell to the city.	1/4/2021 8:50 PM
435	use as parks	1/4/2021 8:42 PM
436	N/A	1/4/2021 8:36 PM
437	Appreciate that options are being considered by the HPOA!	1/4/2021 8:35 PM
438	NA	1/4/2021 8:27 PM
439	too much of an increase in HOA, but also worried about substantial loss in property value	1/4/2021 8:27 PM
440	Stay involved	1/4/2021 8:18 PM
441	None	1/4/2021 8:15 PM
442	We do not use the golf course or clubhouse, so we do not feel like it is fair to pay for something that we will not use. We recently purchased here this year because of the location and the privacy of the area. We recognize that the location, privacy, security check in area, are what drives people to find Hiddenbrooke desirable to live in. One of the Next Door app admin group members describe that Hiddenbrooke is one of the safest areas in the Bay Area. I believe these reasons are what really drives up property value and makes this locations ideal to live in - not the golf course. As a new family who recently moved to Hiddenbrooke this is definitely not great to see our HOA dues potentially increasing a substantial amount for something we do not use. If there is no buyer and it closes, it would be good to use the land for the members of our community in a way that preserves the privacy and serenity here. That is why we fell in love with Hiddenbrooke.	1/4/2021 8:15 PM
443	None	1/4/2021 8:14 PM
444	Look at what Rancho Solano did. They added In Shape to their gym facility and it's changed their whole community. Currently our gym is a JOKE. Along with the beat up pool and tennis courts. I wouldn't use them if someone paid me.	1/4/2021 8:14 PM
445	Buy the course, return it to its best form to bring back the LPGA, and other big events...	1/4/2021 8:07 PM

446	N/a	1/4/2021 8:05 PM
447	Your scenarios are not complete, if the HPOA did purchase the golf course and operate it, the fees paid by homeowners have to include membership in the golf facility. The statement was made about the course operating at a deficit, I challenge how the HPOA knows this. I am in favor of the city or HPOA taking over the course IF there is no buyer but it is not clear what threshold must be met before action would be taken. If HID money were used I believe the Hiddenbrooke residents should have some piece of the ownership, the same as if the HPOA purchased the club, HPOA members are part owners. So much still to be discussed before commitments are made	1/4/2021 8:04 PM
448	none	1/4/2021 7:58 PM
449	if we will open more bars and restaurants, health fitness gym.. etc..people from the outside will come and go inside our community. Not a good idea.	1/4/2021 7:57 PM
450	None	1/4/2021 7:53 PM
451	So you just spent 40K in legal fees to get out of Davis Stirling and revise the CC&Rs, and now if you buy the golf course, you'll have to revisit it. : :	1/4/2021 7:41 PM
452	Include a larger green fee discount for homeowners	1/4/2021 7:40 PM
453	Don't want more houses being built over the fairways.	1/4/2021 7:32 PM
454	wineyard	1/4/2021 7:31 PM
455		1/4/2021 7:30 PM
456	None	1/4/2021 7:29 PM
457	There is a lot of dead wood trees around golf course and in creeks that is a big fire hazard and needs addressing. Especially if we take it over.	1/4/2021 7:27 PM
458	Noise	1/4/2021 7:26 PM
459	I am extremely concerned with the impact this could have on HB property values. HIDDENBROOKE is unfortunately attached and operated by the city of Vallejo therefore if this community no longer has the exclusivity that the golf course brings I am concerned that there will no longer be a distinction from Vallejo proper. Vallejo is currently not a desirable city to live in, it is higher in crime and lower income housing. HB has maintained it's value and separation from the issues that occur in Vallejo. Additionally, if the HPOA/city takes ownership of the golf course it will absolutely need to include the pool, gym and tennis court.	1/4/2021 7:18 PM
460	NA	1/4/2021 7:15 PM
461	None	1/4/2021 7:14 PM
462	Pros/cons of a publicly (city) held golf course, versus a privately held one. What do those expenses look like? What do the properties look like (my sense is that the City of Vallejo would not do an adequate job of upkeep as they already have clear money management problems).	1/4/2021 7:10 PM
463	None	1/4/2021 7:09 PM
464	NA	1/4/2021 7:09 PM
465	I do not want our dues increased. That's my main concern. I've only lived here less than a year and my house has been hit with golf balls so many times and it's not even busy with covid. Would hate for amateurs to play. I have to repair a window. I do not play golf but I have nearby relatives in American Canyon that do.	1/4/2021 7:09 PM
466	That is a significant increase in dues that is being proposed. We already pay a ton in taxes to live here in Hiddenbrooke and CA, have the city take it over as a park or wilderness area and stop bleeding us dry.	1/4/2021 7:06 PM
467	N/A	1/4/2021 7:02 PM
468	Having the HPOA purchase and operate the golf course is a TERRIBLE idea. I will not support	1/4/2021 6:41 PM

that. If professional owners/operators cannot make the course profitable, then we cannot. Please do not do this. It will simply make the residents have to pay exorbitant fees to cover costs and to finance the debt.

469	See item above. By getting involved improperly, you could be screwing up a deal.	1/4/2021 6:40 PM
470	Not letting the weeds become fire hazards if the golf course closes.	1/4/2021 6:38 PM
471	N/A	1/4/2021 6:36 PM
472	All options should be exhausted before the Golf Course is closed.	1/4/2021 6:26 PM
473	N/A	1/4/2021 6:24 PM
474	no comments at this time.	1/4/2021 6:23 PM
475	I would like a school in the naborhood.	1/4/2021 6:23 PM
476	good ridence	1/4/2021 6:22 PM
477	Perhaps check with State Fish and Game or Parks to preserve open space as wild life refuge corridor. No to houses, or multi-residential units.	1/4/2021 6:19 PM
478	None	1/4/2021 6:18 PM
479	N/a	1/4/2021 6:16 PM
480	If we go private can we put a gate at the guard shack please.	1/4/2021 6:14 PM
481	The golf course was originally listed at \$3.7mm and now it's listed at \$2.7mm. What are the issues from anyone moving forward on this sale? Can these issues be transparent.	1/4/2021 6:14 PM
482	None at this time	1/4/2021 6:10 PM
483	N/A	1/4/2021 6:06 PM
484	If City gets hold of the golf course they would sell it to developer to build more housing such as multiple apartment complex and low income housing to increase their tax revenues. Their report on how they run the City is very poor . This area and community would change drastically and would be no different from other communities in Vallejo. City officials do not care for their communities they care for their pockets. Vallejo is known for high crime , failing school system and bankruptcy. We don't want that to happen in our hidden jewel.	1/4/2021 6:06 PM
485	N/a	1/4/2021 6:02 PM
486	I would consider higher HPOA dues if we could lose the Mello Roos (not sure if spelled right) taxes. Already paying a lot to live here.	1/4/2021 6:01 PM
487	Deficit or not, deal with it. Paying HOA while leaving in Vallejo and having no good school is already ridiculous enough, so use the current HOA fees to take care of business or let the city do it, they get our terrifically high tax rate every damn year. Try to increase the taxes/HOA or close the course and we r out of here ASAP!	1/4/2021 6:01 PM
488	I bought my house in 2005 and the current value is lower than when I purchased my home. My home's value has never recovered. Having the golf course close would further drop my home's value.	1/4/2021 5:59 PM
489	.	1/4/2021 5:56 PM
490	Prefer to build more houses while market is hot	1/4/2021 5:56 PM
491	I like most of the suggestions. but would prefer to have the homeowners own the golf course.	1/4/2021 5:47 PM
492	Possible reduce value of property	1/4/2021 5:46 PM
493	No senior living	1/4/2021 5:43 PM
494	I think you doing your best	1/4/2021 5:43 PM
495	Our HOA costs are minimal to other HOA costs. Increasing it would be better then any alternatives.	1/4/2021 5:42 PM
496	.	1/4/2021 5:41 PM

497	Keep the golf course with half ownership to the residents (Homeowners) of Hiddenbrooke. A sports complex with fields, indoor basketball/volleyball courts. Tournaments can run by the HPOA, and some of the funds used to maintain and run the facility. An open park with walkways, bike paths and a field.	1/4/2021 5:40 PM
498	Unk	1/4/2021 5:36 PM
499	We need gates we can close so we should also petition the city to make our streets	1/4/2021 5:35 PM
500	None	1/4/2021 5:34 PM
501	None	1/4/2021 5:33 PM
502	Not sure at moment	1/4/2021 5:33 PM
503	None	1/4/2021 5:32 PM
504	Na	1/4/2021 5:29 PM
505	Not sure	1/4/2021 5:29 PM
506	Cost of maintenance	1/4/2021 5:28 PM
507	Not leave for vacant	1/4/2021 5:28 PM
508	None	1/4/2021 5:24 PM
509	I would NEVER pay to keep this golf course! I've learned my lesson when you guys took money for that stupid program and it did what...built another party room!!!! Pools never work! So at the end I will move to El dorado hills instead!	1/4/2021 5:21 PM
510	Glad you are taking care of this	1/4/2021 5:21 PM
511	Do ANYTHING as long as it does not raise my HOA dues or bring in any of the outside community into Hiddenbrooke.	1/4/2021 5:20 PM
512	If there will be more new businesses they might expand the road access to the area, which will cause more traffic, noise pollution and reduce the value of the houses. The best option to keep it as golf course, but expand health/fitness part of it to make it more profitable=sustainable.	1/4/2021 5:18 PM
513	None	1/4/2021 5:15 PM
514	thank you for soliciting community input :-)	1/4/2021 5:13 PM
515	As an original homeowner in Fairway Villas, it is imperative to keep the golf course! If it closes then I would certainly consider selling my home and moving.	1/4/2021 5:12 PM
516	Compared to many other HOA's even \$100 a month in dues to keep the facilities we have is a bargain	1/4/2021 5:11 PM
517	The obscene amount of cash reserves tagged as operating margins should be depleted before any more fees are levied on the membership base	1/4/2021 5:11 PM
518	Not at this time	1/4/2021 5:10 PM
519	Use all available resources e.g. social media, corporations that deal exclusively with golf courses to sell.	1/4/2021 5:09 PM
520	none	1/4/2021 5:08 PM
521	None	1/4/2021 5:05 PM
522	Please make sure all ideas are well thought-out and have all contingency plans, unlike the money paid by homeowners to the club to improve the pool, which wasted all our money	1/4/2021 5:00 PM
523	N/a	1/4/2021 4:56 PM
524	I am not a golfing fan. I would like to open it up to the children to play in. Make the club house a community recreation center. I would prefer if this were run by the city.	1/4/2021 4:54 PM
525	?	1/4/2021 4:54 PM
526	If the HPOA were to use HID funds to buy the course, I do not want to pay for the operation of	1/4/2021 4:54 PM

a facility I have absolutely no use for in any way or form. Turn it into open space or other uses that do not require homeowners to pay for more than we already pay in taxes.

527	I hope you find a buyer	1/4/2021 4:53 PM
528	would Troon be willing to lease it? Where is it being advertised in addition to the Real Estate office?	1/4/2021 4:52 PM
529	None	1/4/2021 4:51 PM
530	none	1/4/2021 4:49 PM
531		1/4/2021 4:48 PM
532	N/a	1/4/2021 4:48 PM
533	None	1/4/2021 4:47 PM
534	Facility access for residents should come with any significant increase in dues. Consider other Vallejo Community Parks. We don't want that in our community.	1/4/2021 4:46 PM
535	Making sure to take care of the land so that property values don't drop considerably.	1/4/2021 4:40 PM
536	N/A	1/4/2021 4:34 PM
537	move fencing to edge of property home owners already pay property tax on, leaving walking trails open for residents only.	1/4/2021 4:33 PM
538	Open land for hiking for residents only.	1/4/2021 4:33 PM
539	Environmental impact of converting the land to other use	1/4/2021 4:29 PM
540	Water logging and the resulting insect infestation	1/4/2021 4:07 PM
541	Not sure	1/4/2021 4:00 PM
542	n?a	1/4/2021 3:57 PM
543	Can't think of anything else.	1/4/2021 3:55 PM
544	na	1/4/2021 3:45 PM
545	-	1/4/2021 3:45 PM
546	none	1/4/2021 3:35 PM
547	None	1/4/2021 3:33 PM
548	What efforts towards helping find a reputable buyer has the HPOA contributed to? What efforts could the HPOA lend to make the purchase of the golf course more attractive to buyers? (expanded putting greens, driving range, bar/dining/patio dining options; larger health club; remote work space/Wi-Fi access, exclusive club options). Given the concerns surrounding the pandemic, golf is one activity that has been allowed to operate. As a permitted activity, even during uncertain times, certainly there is some real estate promotion we could help with to find reputable buyers. Have we reach out to professional golfer organizations?	1/4/2021 3:32 PM
549	Extremely opposed to the residential and commercial development of the land for any use.	1/4/2021 3:26 PM
550	The rising cost to live in Hiddenbrooke	1/4/2021 3:19 PM
551	Don't let the golf course close.	1/4/2021 3:19 PM
552	Avoid suggestions that would allow a reduction in quality of life in the community	1/4/2021 3:12 PM
553	Do not have any suggestions.	1/4/2021 3:04 PM
554	Keep as is	1/4/2021 2:50 PM
555	HPOA doesn't have the expertise / time to run any of the uses discussed. Already a number of Hiddenbrooke residents are in various stages of delinquency with monthly dues. A drastic increase with this non-compliance level would further increase the burden on the rest of us.	1/4/2021 2:39 PM
556	I moved here because of the golf course, if there isn't a course, I would consider relocation.	1/4/2021 2:19 PM

557	Amex with American Canton for better schools and cheaper property taxes since the school and fire station etc never happened, so this will be more affordable and family friendly, then would may consider voting to raise HPOA fees to self maintain	1/4/2021 2:15 PM
558	I believe golf course should remain to keep housing values	1/4/2021 2:09 PM
559	None	1/4/2021 2:04 PM
560	Golf range brings in money. Hiddenbrooke has one of the worst around. They need to relocate closer to clubhouse.	1/4/2021 2:04 PM
561	n.a	1/4/2021 1:54 PM
562	None. Thanks for conducting the survey.	1/4/2021 1:36 PM
563	We should strive to keep the golf course active and in business. I play golf around Northern California and strangers I meet say Hiddenbrooke is a nice community to visit and the golf course is great. However we do know the conditions of the course need improvement, but I understand the current capital expense challenges of the current owner limits improving the course to meet high-end industry standards. . Troon the current course management team is known worldwide and I'm sure they could improve the marketing and make it profitable to a new owner if the course conditions can improve to better meet expectations of a Palmer designed course. The course layout is in the top five in Northern California due to design, challenge, and beautiful views. , Thank you for allowing us to provide input, and hope we can keep our golf course alive and well	1/4/2021 1:21 PM
564		1/4/2021 1:08 PM
565	When will we know the verdict	1/4/2021 12:47 PM
566	Do not get involved with city	1/4/2021 12:45 PM
567	If we had more financial knowledge of the P%L of the golf course we could organize a small group of residents who would be amenable to purchase the golf course.	1/4/2021 12:34 PM
568	none	1/4/2021 12:23 PM
569	N/A	1/4/2021 12:21 PM
570	So much deferred maintenance has been allowed it may be too big of a project to put HPOA money into it. Sad.	1/4/2021 12:21 PM
571	na	1/4/2021 12:20 PM