

Are you happy with the existing green and cream color scheme?

	Responses
Yes	13
I prefer a different color scheme	10
I trust the board's judgement	6

Comments:

I would prefer a more neutral paint scheme, possibly 3 shades of brown, complimentary to one another, blending in with the more natural surroundings. I think this color scheme would give the buildings more texture and interest, while not

I like the green, but wouldn't call the body color cream, it looks more brown. I would like to see other suggestions and then decide what color would be better.

Current color is gold. Cream color would be better.

The green trim is OK but I hate the base color of the cabins. Very dated and not attractive. Does not show well among other developments around us. If we are serious

Look to modernize exterior appearance

Love the green trim. Perfect for a cabin in a forested area. Would like some variance (even if subtle) on the cabin-condo colors. Why do they all have to be the same color?

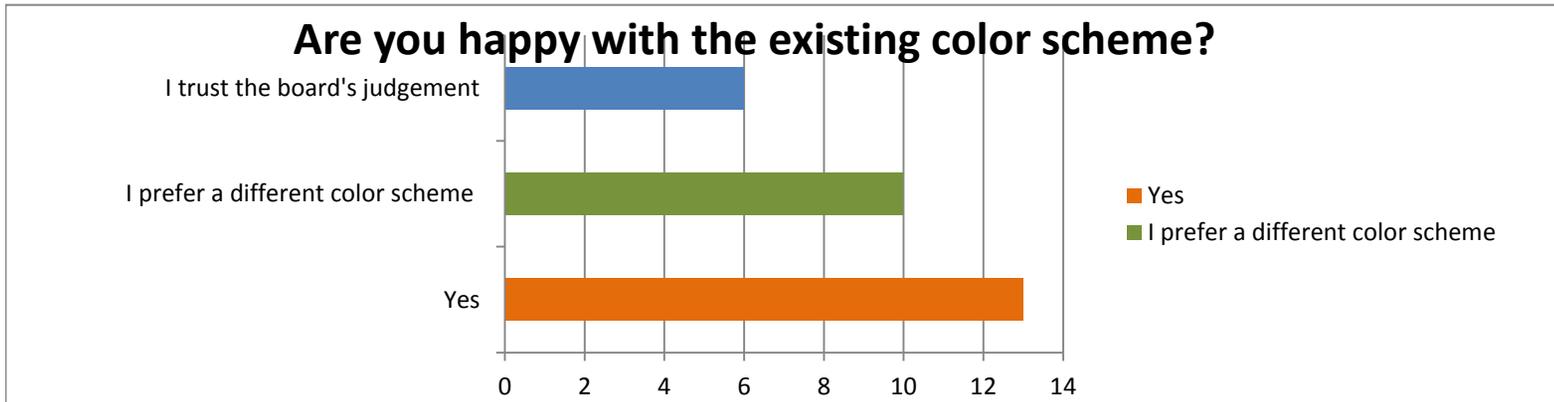
I like the green, I think the creme is kind of ugly. What are the other options? Can we go lighter in color without violating whatever the Tahoe laws mandate?

That said, a "cream" color with less yellow would be preferable.

sand or light grey/ green trim

I like the forest green trim. Would like the baby poop brown to change to a light brown? However, I know there are many considerations that the Board needs to take

Brown trim with beige or lighter brown siding. Board chose last time....really ugly!



Are you satisfied with the board's selection and palette for exterior finishes?

	Responses
Yes	18
I prefer different materials	1
I trust the board's judgement	5

Comments:

For the most part, the current siding is fine. I think a different siding on the bottom 3 or 4 feet of the buildings would again give more interest and texture, giving the Fran

The window trim width & color should remain the same as it is now. The siding, decking, roofing & concrete choices are good.

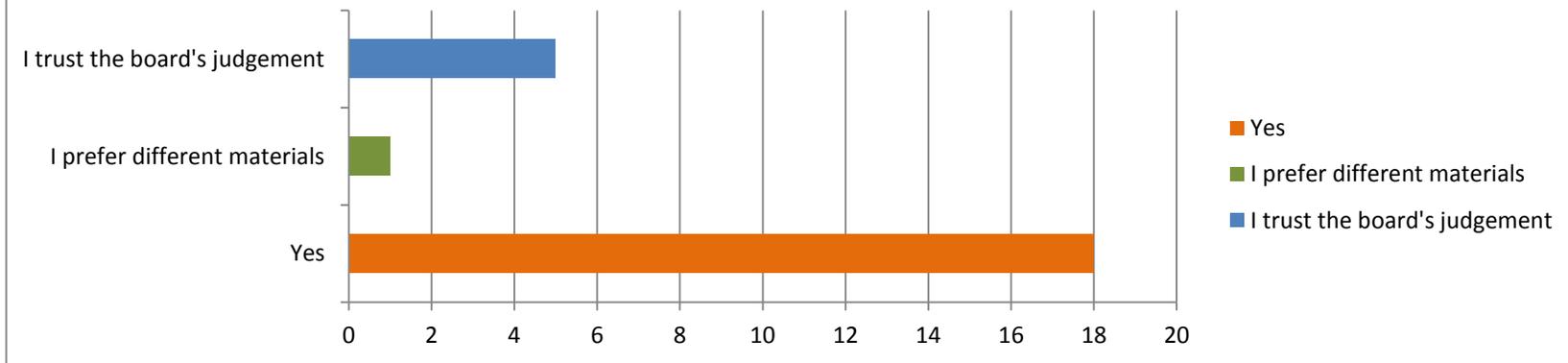
I feel low maintenance materials are best.

I don't see us spending monies to change these any time soon so am not commenting

If i saw this first I wouldnt have made the comments in #1. I like the light brown much better the the baby poop brown.

It all depends upon the cost and how it is rolled out. To present an idea without a proposal/cost is something I don't care to comment upon.

Are you satisfied with the board's selection of finishes?



The existing landscape is haphazard, not drought resistant, and not welcoming. Are you interested in improving the overall experience at the Franciscan Lakeside Lodge by featuring Tahoe-friendly and drought resistant landscaping to provide a more welcoming experience for guests and residents?

	Responses
Yes	19
I prefer something different	7
I trust the board's judgement	2

Comments:

The examples call one to participate in this beautiful property. Lends itself to "eye candy" instead haphazard landscaping.

Grass is not drought resistant, but think the example looks too overgrown.

Anything planned would be better. Need advice of a professional landscaper.

I don't feel that lawns are in the best interest for the lake and maintenance. Don't over do the scrubs or you will need to thin them in 2 years.

Please please include real grass & not artificial turf. Please get consults with local landscaping company thats aware of what works best with. Tahoe climate for landscaping. The management has left the landscaping not cared for grass or trees this past summer. It's in terrible condition. If we have new landscaping someone needs to pay attention & care for the new plantings & lawn areas.

Not to spend money on this

We need something that is not labor intensive if we don't add some landscaping maintenance people to keep the place looking kept. I feel like we are wasting monies everytime we try to spruce up the landscaping in June. We plant only annuals, pull weeds, do general clean up in one specific area and no other areas ever get touched. Then the weeds grow back and the temporary flowers die from lack of water and no mantience. If we are serious about this, let's budget in some landscape help and slowly start putting in long term landscaping that gets attention. Pruning, watering, deadheading etc makes a difference to longevity on plants and attractiveness of the property. Having homeowners work once a year on the property is not the way we should be dealing with landscaping.

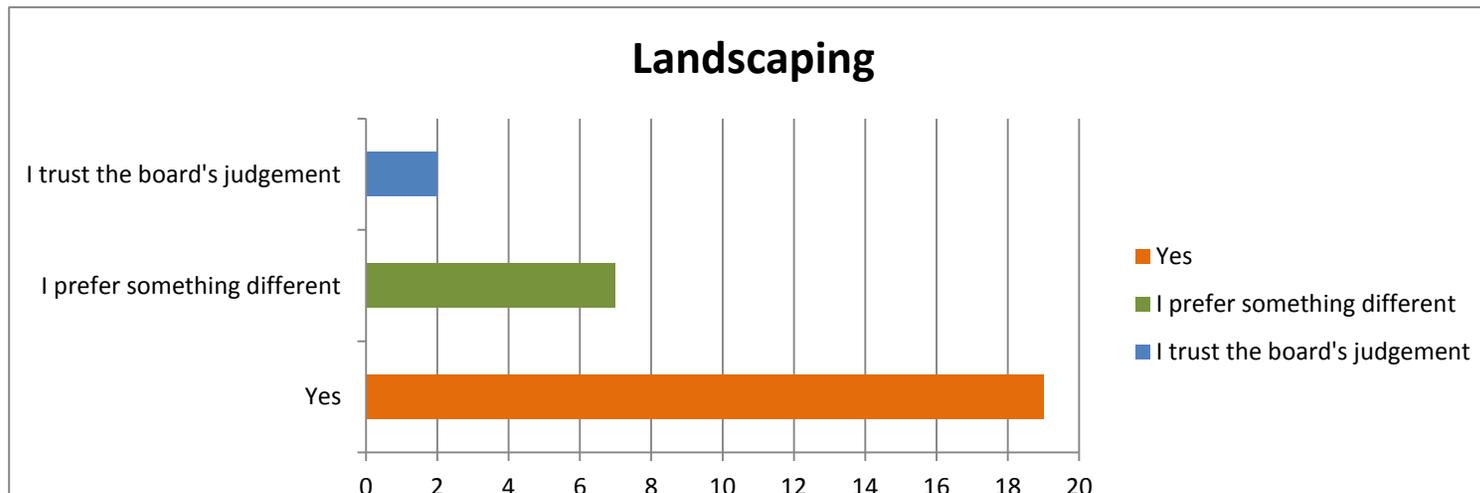
While we would love a new look, we would like to know how much this is going to cost each unit.

Landscaping need to be: Low maintenance Drought tolerant Snow resistant Native to area

Would prefer a proposal, not just photos.

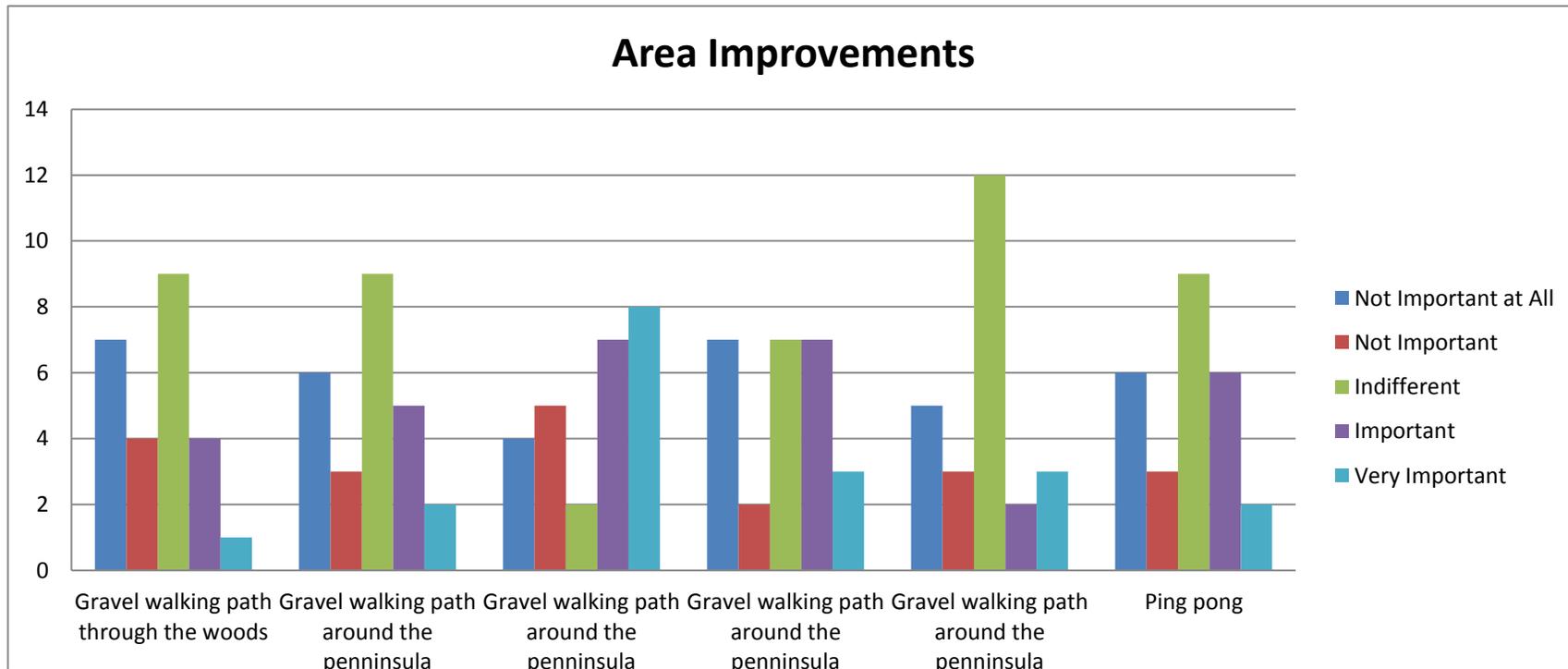
sufficient. "Less is more." Not as much upkeep is needed also.

Wonderful examples throughout the Tahoe area. I like the examples.



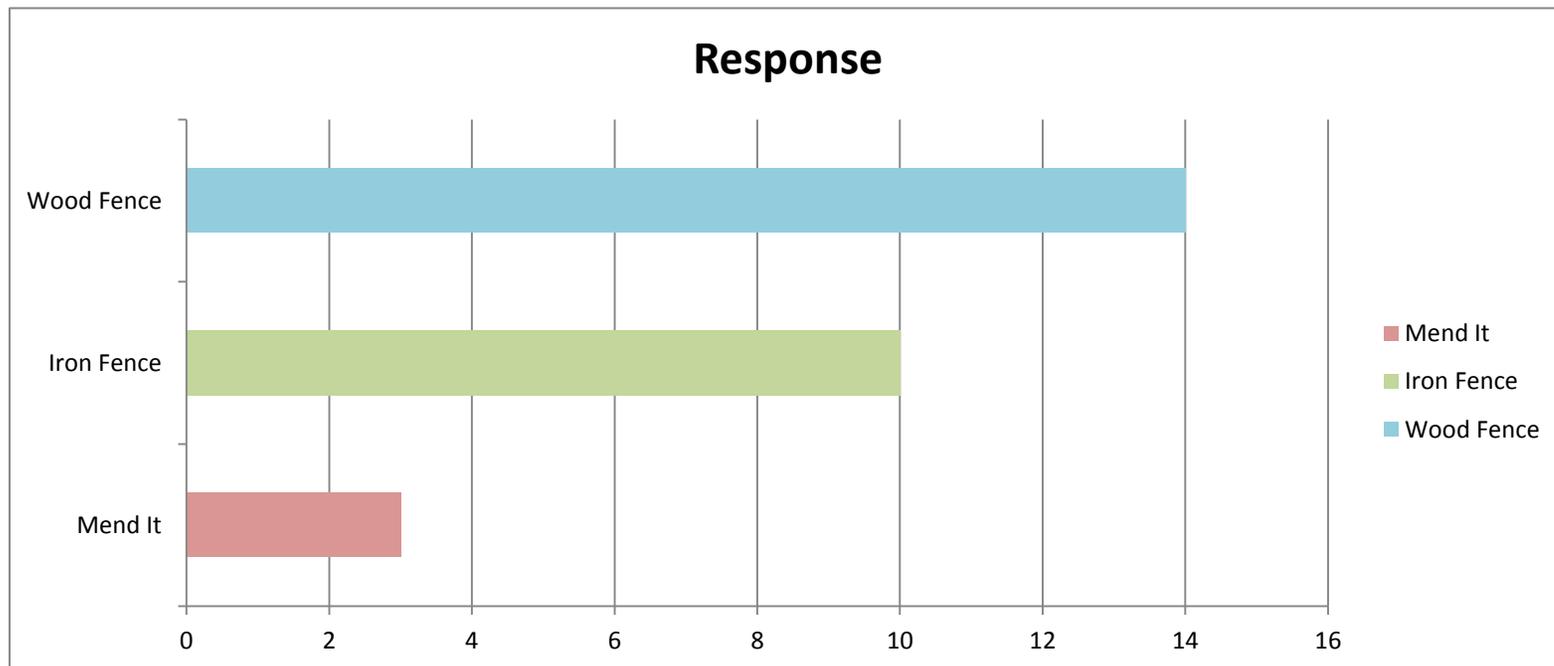
Landscaping: The current lawn and gathering areas are difficult to maintain. Please tell us what alternatives are most important to you.

	Not Important at All	Not Important	Indifferent	Important	Very Important
Gravel walking path through the woods	7	4	9	4	1
Gravel walking path around the peninsula	6	3	9	5	2
Gravel walking path around the peninsula	4	5	2	7	8
Gravel walking path around the peninsula	7	2	7	7	3
Gravel walking path around the peninsula	5	3	12	2	3
Ping pong	6	3	9	6	2



The existing street-front fence is falling down and is scheduled to be replaced as part of the street frontage mandate issued by the TRPA. Please indicate your preference below.

	Response
Mend It	3
Iron Fence	10
Wood Fence	14



The fence also needs to be replaced between adjacent properties (Martis Camp and recreation areas). Is a chain link fence satisfactory for these areas?

	Response
Yes	14
I prefer another option	10
I trust the board's decision	5

Comments:

A wood or trek fence will offer our owners that back up to those adjacent properties a better sense of privacy, but more importantly a better sense of security.

Wood fence not chain link fence.

Why not stay with the wrought Iron?

There was no place to make another suggestion on the street fences which I would like to address. I think we should loose the wood fences all around the property as they need to constantly be painted, should be sanded, and fixed especially after having the snow plow throw snow on them. The ones between the property boundaries have needed to be fixed and painted for years, they never get touched. Really makes our property look old and shabby, not well kept. I know it costs more up front but some sort of stone or pre-fab concrete panels with rock face or concert fence boards would last much much longer and no maintenance and would help with the traffic noise too.

I hate chain link fences. They look cheap and unattractive.

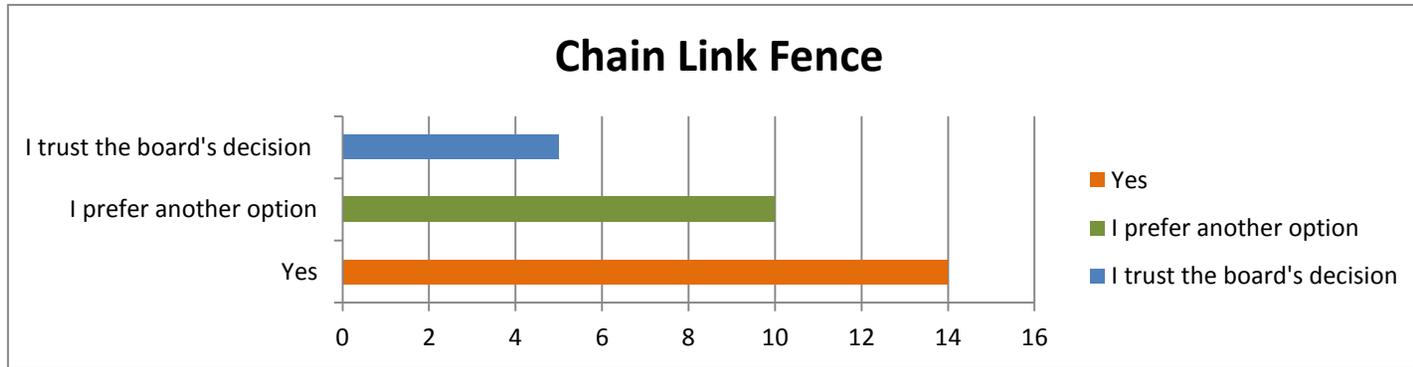
Chain link fence is pretty ugly. Could we consider wood options please?

wood

Something more attractive

Please only consider a chain link fence in black or brown.

Wood between Martis (both sides). Chain link between us and Sandy beach. Wood and chain link between us and boat launch (wood where the units are and chain link

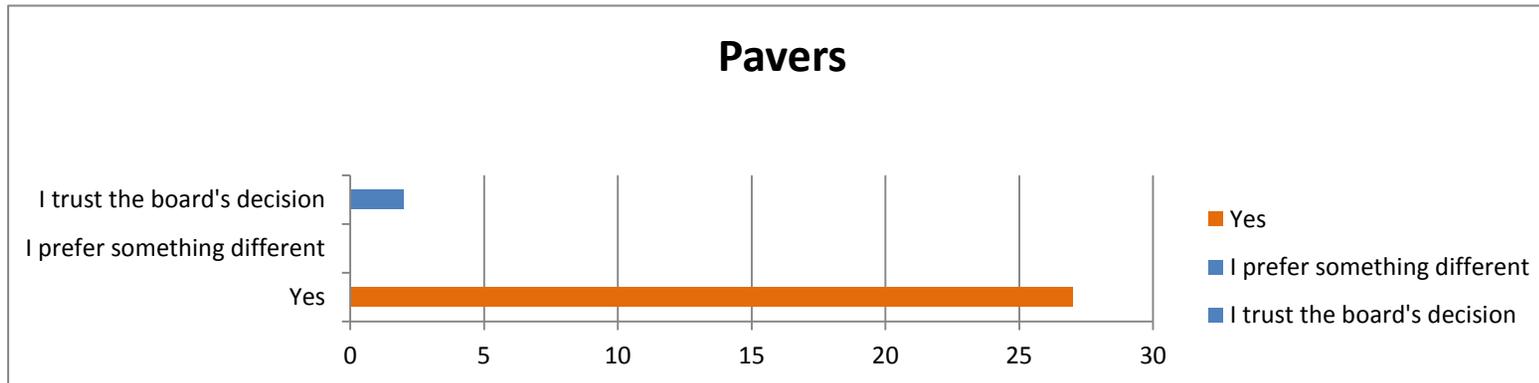


Pavers help with drainage and runoff. Are you satisfied with the board's selection of pavers?

	Response
Yes	27
I prefer something different	0
I trust the board's decision	2

Comments:

The location of where these pavers would be is unclear. They look nice but there is a concern with maintenance, especially with regard to ice removal.



Are there any maintenance or property improvement suggestions or comments you would like to share?

It is time for the Franciscan to upgrade its exterior appearance to a more inviting, appealing, well maintained property. As well as the changes that need finances, the Fran needs to reflect the gorgeous lake it sits beside by being maintained at a new level.

Shower at the pool & bathroom facilities.

Entries need to be improved. Need to clear snow piled up by the plow. Entries need to be lighted, perhaps overhead lights. Visibility is poor now.

Paint that which needs to be painted.

Any improvements need care & watched carefully for maintenance issues especially landscaping. Money is wasted if not maintained.

Dues have gone up dramatically. I would like to find a way to save money on these items. This property is not even a break-even property when it is never used by the owner, if dues do not go down I will not be able to keep the property.

I think we should complete the improvements to the front of the property, i.e., sidewalk and fences. Even if we have to borrow money to complete the project, it should allow us to then get the \$\$ that TRPA is holding back, which could payback the loan.

We would like to be involved in the decision. Since not everything can be undertaken at the most expensive option, it seems that being presented with the trade offs would be appropriate. Wrought Iron fencing vs. pavers as an example.

Overall, I think improving the appearance is good marketing. Let's bring in experts to advise us on how to make the Fran more visually appealing.

repair the windows

More proactive in ice removal and application of ice melting products on walkways and parking areas in the winter.

Can we get the small rock build up at the edge of the lake removed and used as drainage rock where water runs off the parking lot between cablins?

Some siding repairs are needed at the base of some units due to snow and moisture

Again, how does this fit within the current reserve study? We are new owners (unit 18) and find the costs high already.

not at this time