

La Solana Homeowners Association Long-Range Plan



Developed by the Long-Range Planning Standing Committee.

April 10, 2024

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Introduction to La Solana’s Long-Range Plan

The Framework

The Long-Range Plan was developed on behalf of the residents of La Solana who share the common goals of retaining the value of their La Solana investment along with the benefits of living in a resort-like community. La Solana has historically utilized a reserve study, which is revised every three to five years, to assist with planning. This study focuses on maintaining La Solana’s structures and general property. La Solana has not had an identified process to plan 5+ years into the future, which would accommodate new trends or opportunities. Considering that many things are changing around us (e.g. water shortage, weather, and technology to name a few), it was felt that La Solana could benefit from a broader look at what possibilities might lie ahead.

The committee began research in May 2022 with an extensive exploration of La Solana’s strengths and weaknesses, both internal and external. This activity was modeled after SWOT analysis, a strategic planning tool that helps identify an initiative's strengths, weaknesses, opportunities, and threats. That exercise revealed the community’s shared values, which were then formalized as the project's core principles, guiding the path forward.

The committee then solidified the framework of the project by:

- Describing La Solana’s **Core Values**

- Setting out a **Mission Statement**, and

- Defining the **Scope of Work** to be followed

(Please see page 5 for specifics)

Information Gathering – the Survey and the Focus Groups

Next, the LRP Committee established the “building blocks” which provided the structure from which to proceed.

The prime strategy was to reach out to the community for their ideas and opinions on both the current status of La Solana and a look to where the future might lead. Hence, the 25-question Survey was developed to gather both demographic information and more importantly, suggestions and opinions on residents' vision for the future of La Solana. Many of the questions were therefore open-ended and the results were both thoughtful and proved very helpful to the committee in moving forward.

The committee then utilized both the survey results and general community feedback in moving to the Focus Group phase. In this phase, key points were discussed in depth and prioritized by small groups of interested residents. It was a valuable exercise and focused information leading directly into the final phase of the project – goal development.

Goal Development

The goals have been developed around six key topics - all of which are germane to La Solana's current existence and key to the development of the community over the next few years. All suggestions are based on input from community members. Some of these Goals and their Key Points involve little or no cost, while others could be quite costly. If selected for implementation, they would need to be prioritized and budgeted into future years.

Please note that the Cost levels are guesstimates on the part of the committee members. Costs are fluid and dependent on a variety of factors, including the chosen level of implementation.

Priority levels were somewhat subjective on the part of the committee. They were gleaned from the levels of interest expressed by residents in the Survey, in Focus Groups, and in various conversations with community members over the course of the past two years.

It is hoped that the findings of the Long-Range Planning Committee can provide direction as we plan for the future of the unique community that is La Solana.

Core Values

Values supporting the uniqueness of La Solana include....

- the inviting features of La Solana and the thoughtful, safety-conscious utilization of the property.
- the positive sense of community spirit, social interaction, and our governing independence.
- the additional amenities available as members of “The Grand” community and the civic, cultural and recreational opportunities available across the region.
- fiscal security achieved through focused planning and prioritization.

Mission Statement

Develop comprehensive goals which support the core values of our unique community, while being responsive to the evolving lifestyles of current and future residents.

Scope of Work

Development of a Long-Range Plan for La Solana which will serve as a base for the Board’s decision-making process. Specific categories to be addressed include: safety and security, socialization, use of space, communication, technology, and environmental issues.

Synopsis of the Survey

In June 2022, the committee began work on the Survey structure and questions. The previously created Core Values served as the basis for designing the survey questions.

The “La Solana Long-Range Planning Resident Survey” was created using the Survey Monkey application. It consisted of 25 questions. The survey was conducted from January 13, 2023 through January 23, 2023. It was accessible through the La Solana website or by paper copy.

There was a resident participation rate of 66%. All resident responses were included in the results so that unique ideas could be considered.

The demographics of respondents’ length of time living in La Solana included the following:

- 8.22% less than 1 year 12 owners
 - 40.41% 1 to 5 years 59 owners
 - 24.66% 6 to 10 years 36 owners
 - 26.71% over 10 years 39 owners
- 146 total owners**

After the results had been analyzed and put into an operational format, the Long-Range Planning Committee hosted two Survey Results Town Meetings with residents to share the information on March 30, 2023 and April 6, 2023.

The survey results helped solidify the following broad categories into which Focus Group questions could be developed and goals could be formulated and categorized:

Safety and Security	Communications
Socialization	Technology
Use of Space	Environmental

Synopsis of the Focus Groups

Work began on the Focus Groups structure and questions shortly after the last Survey Results Town Meeting on April 6, 2023 and continued through the summer on Zoom. The six broad categories previously developed served as the basis for planning the individual focus group topics and questions.

On August 4, 2023, the committee developed the actual design of the focus group meetings. The Focus Groups were structured as follows:

- Initial full group session with all participants present to review format and committee expectations (Groups were determined by participants counting off by threes. A person from each group was selected as leader and another was selected as scribe).
- Break-out into small groups of five to seven participants to discuss 4 to 5 questions and record their top two ideas for each question.
- Return to full group to share the break-out group's best 2 ideas and any further discussion on points of interest.

On December 13, 2023, the committee welcomed the La Solana Board of Directors as a test-run Focus Group on the topic of Socialization. Upon deciding that the format was successful, the committee scheduled the six Focus Groups to be held at 6:30 pm in the Clubhouse. This timing was decided upon to maximize the residents' availability to participate. The schedule was as follows:

<u>Dates</u>	<u>Topics</u>
• January 18, 2024	Safety and Security
• January 25, 2024	Socialization
• February 8, 2024	Communication
• February 15, 2024	Use of Space
• February 29, 2024	Technology
• March 2, 2024	Environment (Cancelled)

Approximately 75 residents participated in the Focus Group meetings. The information gathered from these residents proved to be very valuable. New ideas were obtained which supported and added to those previously generated through earlier exercises. The accumulated Ideas were invaluable for the next step of developing the long-range goals.

TOPIC		A. SAFETY AND SECURITY	High, Med, Low	<1K, <10K, >10K
GOAL		KEY POINTS	PRIORITY	\$\$\$
1	Appoint an Ad-hoc committee to develop and implement a formal Emergency Response Plan (ERP).	<ul style="list-style-type: none"> * Work with the City of Surprise to develop ERP. * Muster points, periodic evacuation drills, emergency escape situations. * Post-able emergency signage for each unit. * Encourage measures for personal safety, including lock boxes and fire extinguishers. 	High	<1K
2	Develop a permanent Safety Committee to encompass a Neighborhood Watch Group.	<ul style="list-style-type: none"> * Two contacts per building. * Clear procedures for reporting a concern. * Periodic informational talks about Neighborhood Watch. 	High	<1K
3	Research and enhance security measures.	<ul style="list-style-type: none"> * Surveillance cameras both inside and outside residential buildings. * Investigate securing the mechanical and utility rooms. 	High	>10K
4	Initiate accommodations for the disabled regarding safety and security.	<ul style="list-style-type: none"> * Automated entrance exit doors -1 per building adjacent to muster point. * Work with the Surprise Fire Department to customize evacuation procedures for disabled residents, including smoke detectors for the deaf. 	Medium	>10K
5	Improve interior and exterior lighting.	<ul style="list-style-type: none"> * Emergency lighting in residential building. * Expand lighting on bottom floor of residences and in stairwells . * New lighting in "dark" areas of the campus. 	Medium	>10K

NOTE: What is the difference between Safety and Security?

- A. Safety usually implies protection for accidents and security usually implies protection from threats. Or to put it another way,
- B. Safety refers to a nature-based situation while security refers to a man-made situation.

TOPIC		B. SOCIALIZATION	High,Med,Low	>1K,<10K,>10K
GOAL			KEY POINTS	PRIORITY
1	Appoint an Activities Director.	Responsibilities to include: * Develop framework to aid residents in initiating various activities. * Work with residents to initiate health-related activities. * Promote group volunteer activities. * Supervise the Activities budget and scheduling.	High	<10K
2	Improve communication with residents about events and encourage participation.	* Establish a "dynamic" calendar on the La Solana website by a resident liaison (Office Staff and Resident Building Captains could be involved). * Utilize a monitor in the clubhouse for posting all important information and upcoming events.	High	<1K
3	Increase participation of both current and new residents in community activities at La Solana.	* Provide food at the events. * Develop a formal welcoming program for new renters/owners. * Provide orientation and information to newcomers via packets and monthly coffee events. * Provide information about new residents in the La Solana newsletter ("Town Crier").	High	<1K
4	Improve indoor common spaces to accommodate new activities.	* Consider moving the computer station into the Library. * Add LED lighting in the Clubhouse rooms. * Remove the carpet in the Clubhouse and replace it with a hard surface and sound-deadening flooring for exercise and dancing. * Update media in the Movie Room for the livestreaming .	Medium	>10K
5	Improve outdoor common spaces.	* Add tables and chairs in gathering areas, like the proposed Gathering/Sports Area . * Install sails at appropriate areas near the Pool. * Install a fire pit with seating. * Add a covered gathering place on property - pergola, pavillion, gazebo, sails, etc.	Medium	>10K

TOPIC		C. USE OF SPACE		High,Med,Low	>1K,<10K,>10K
GOAL		KEY POINTS		PRIORITY	\$\$\$
1	Make additions or alterations in the Pool Area to make it more functional/comfortable.	* Provide shade in the Pool Area with the use of sails which could be adjusted seasonally.		High	<10K
2	Improve vehicle parking areas.	* Evaluate current parking spaces for visitors, 2nd cars, golf carts, etc. * Implement appropriate parking space signage for visitors, handicapped, and short term parking near mail room.		High	<1K
3	Add space for additional outdoor activities in strategic places to meet the needs of La Solana's active adult community.	* Add benches and tables at suitable locations for gathering between buildings. * Add a social gathering area between Buildings 4-5 (near the wall) with amenities such as picnic tables, grills, games and sports, along with a type of shade or shelter, such as a pergola, a pavillion or sails.		Medium	<10K
4	Enhance current room usage at the clubhouse to accommodate additional activities/uses.	* Remove the carpet and install hard-surface, sound-deadening flooring. * Update the Media Center in the clubhouse by providing streaming capabilities. * Reconsider uses of the smaller rooms in the clubhouse to accommodate changing resident requirements.		Medium	>10K
5	Develop plan for interior courtyard improvements.	* Restore or replace courtyard fountains. * Replace the elevator floors. * Remove the concrete benches from the interiors.		Medium	>10K

TOPIC		D. COMMUNICATIONS		High,Med,Low	>1K,<10K,>10K
	GOAL	KEY POINTS	PRIORITY	\$\$\$	
1	Provide emergency response contact numbers to all residents of La Solana.	<ul style="list-style-type: none"> * Information should be on post-able document and laminated. * All residents should receive emergency contact numbers. 	High	<1K	
2	Encourage resident participation in community meetings with the ultimate goal of promoting involvement in La Solana governance.	<ul style="list-style-type: none"> * Have short pre-announced informational talks by resident experts at the beginning of each meeting. Topics might include PORA, City of Surprisesuch as Aly Cline, the clubs at Grand, Helping Hands SCW, public library services, museums, etc. * Board meetings should be hosted on Zoom year-round so that residents can participate on a regular basis. * Board meetings should be recorded and available on the La Solana website. 	Medium	<1K	
3	Information on the La Solana website or App should include dynamic (up to the minute) information as well as the static (historical, legal, etc.) that is currently available.	<ul style="list-style-type: none"> * Include events/news of the day, dynamic calendar, urgent notices, links to PORA, City of Surprise, The Grand, Maricopa County, etc. 	Medium	<1K	
4	Enhance residents' enjoyment and appreciation of the many events and activities in the surrounding area and The Grand through timely communications.	<ul style="list-style-type: none"> * Promote local activities in a La Solana "group application" on Facebook Good Neighbor app, Nextdoor, or the like. Provide training so that residents are able to access. * Send out Blast once a week on what's happening in the area. * Provide links on the La Solana website to The Grand, City of Surprise website, and Maricopa Cty website. * Write monthly articles to include in <i>The Grand Lifestyles Magazine</i>. 	Medium	<1K	

	TOPIC	D. COMMUNICATIONS	High,Med,Low	>1K,<10K,>10
	GOAL	KEY POINTS	PRIORiTY	\$\$\$
5	Improve communication with new residents and encourage their participation in community events and community governance.	<ul style="list-style-type: none"> * Develop a "welcome wagon" group of residents (on a per building basis). * Hold a Newcomers' Orientation event regularly - make it a social event along with an informational event. * Provide a directory of local services to newcomers. * Include interviews/bios of new residents in the La Solana newsletter. * Provide realtors with accurate information. 	Medium	<1K
6	Make improvements to the Lasolanaliving website	<ul style="list-style-type: none"> * General information for prospective buyers. * Build a password-protected area of the website to include: <ul style="list-style-type: none"> - A resident directory -Work orders - Resident photos with names 	Medium	<1K
7	Have a consistent method of communication to residents	<ul style="list-style-type: none"> * All important and/or timely information should be sent out in an email or text (even if posted, included in Did You Know, or on the website) . * Utilize a monitor in the clubhouse for posting all important information and upcoming events. 	Medium	<1K

TOPIC		E. TECHNOLOGY	High,Med,Low	>1K,<10K,>10K
GOAL		KEY POINTS	PRIORITY	\$\$\$
1	Take advantage of existing and emerging technologies in order to ensure personal safety at La Solana.	<ul style="list-style-type: none"> * Automated entry doors. * Surveillance cameras at building entrances. * Increased lighting, both regular and emergency, within buildings and on staircases. * PA system for emergency notifications. * Ring Doorbells. * Lock the entrance doors at night. 	Medium	>10K
2	Enhance security of the La Solana campus with existing and emerging technologies.	<ul style="list-style-type: none"> * Surveillance cameras at key areas of the property. * Drop-off points for delivery of packages after hours rather than in the residential buildings. * Notification of security issues to residents (see something, say something). 	Medium	>10K
3	Take advantage of technological solutions to upgrade La Solana's communications shortcomings.	<ul style="list-style-type: none"> * Develop La Solana App for up-to-minute information. * Dynamic calendar on-line. * Clubhouse monitor with scrolling current information. * Neighborhood group on-line using available software, such as Nextdoor, Good Neighborhood, or a Facebook Group for subscribers. * Use Zoom for hybrid Board meetings and post a link to recordings of the meetings on the website. (see Topic: Communication). * Implement streaming in movie theater. * Consider using text messaging to communicate important messages, as most residents have cell phones readily available. 	Medium	<1K

	TOPIC	E. TECHNOLOGY	High,Med,Low	>1K,<10K,>10
	GOAL	KEY POINTS	PRIORITY	\$\$\$
4	Evaluate and plan for solutions regarding alternate-fuel vehicle charging in the coming years.	<ul style="list-style-type: none"> * Investigate upcoming electrical and location requirements for alternative-fuel vehicles, including charging stations. * Monitor The Grand and the City of Surprise plans for accommodating alternative-fuel vehicles. * Monitor available rebate and incentive programs about the use of alternative-fuel vehicles. 	Low	>10K
5	Research and evaluate ways to reduce costs using technological solutions.	<ul style="list-style-type: none"> * Consider solar solutions to reduce electrical costs. 	Low	>10K

	Topic	F. ENVIRONMENT	High, Med, Low	>1K, <10K, >10K
	GOAL	KEY POINTS	PRIORITY	\$\$\$
1	Assess heating and air conditioning systems in the clubhouse in order to maximize energy efficiency.	<ul style="list-style-type: none"> * Balance zonal efficiency--according to resident usage. * Install sun screen in windows adjacent to the pool. * Consider using solar panels for use in clubhouse and pool area energy needs. * Monitor upcoming opportunities for energy-reduction incentive programs (city, state, federal). * Install an energy-efficient lighting system in the clubhouse. 	Medium	<10K
2	Reduce energy costs for heating/cooling of the pool and/or the spa.	<ul style="list-style-type: none"> * Consider automated solution for covering the spa at night to conserve energy. * During light-usage months (December, January) , consider closing the pool and/or the spa to conserve energy. * Place a sail, shade or sun screen over a portion of the swimming pool. 	Medium	<10K
3	Improve lighting systems in the residential buildings – interior and stairwells.	<ul style="list-style-type: none"> * Install motion-sensor lighting in lightly-used dark areas. * Use energy-efficient lighting (LEDs) in all areas. * Install emergency lighting fixtures in each building and in the stairwells. 	Medium	>10K
4	Utilize various landscaping methods to reduce water consumption.	<ul style="list-style-type: none"> * Continue program of turf reduction. * Plant low-water usage native plants. * Increase the planting of trees around the property. * Implement a program to promote the planting of donated memorial trees. 	Medium	<10K

	Topic	F. ENVIRONMENT	High,Med,Low	>1K,<10K,>10k
	GOAL	KEY POINTS	PRIORITY	\$\$\$
5	At the resident level, encourage the adoption of energy-efficient and water-efficient appliances and fixtures.	<ul style="list-style-type: none"> * Promote darkening shades for residences and ARC guidelines on energy-efficient appliances/fixtures. * Distribute ARC guidelines and promote the adoption of energy-efficient and water-efficient appliances and fixtures. 	Medium	<1K
6	Improve the use of recycling at La Solana.	<ul style="list-style-type: none"> * Post list of recycling do's and don'ts adjacent to the recycle bin. * Provide an on-line community bulletin board for buy-sell-trade of used items. * Book a space at the Grand Garage sale for donated resident items, with profits to be used for enhancing the La Solana property. 	Medium	<1K
7	Have a periodic "Junk Removal" day.	<ul style="list-style-type: none"> * Hire a local junk removal company to pick up no-longer-used items from residents. * Have a dumpster parked on the property for a short time to receive junk from residents. 	Low	<1K
8	Prepare for the adoption of alternative-fuel vehicles.	***This subject is covered in the Technology #4 Goal***		

Acknowledgments

The La Solana Long-Range Planning Committee would like to express its sincere gratitude to the following individuals who played a vital role in the creation of La Solana's Long-Range Plan:

- **Residents:** Thank you to the 146 residents of La Solana who participated in the Survey process, and to the 75 who participated in Focus Groups. Your input and feedback were invaluable in shaping the plan's vision and goals.
- **Board of Directors:** Our sincere appreciation goes to the La Solana Board members for their leadership and guidance throughout the planning process, especially for serving as the test case for the focus groups. Their professionalism and support throughout were instrumental in moving the plan forward. Their commitment to the future of La Solana is commendable.
- **Contributors:** Over the past two years, committee members have had the opportunity to speak with several interested residents who have been generous in sharing their ideas for the future of La Solana. We also want to acknowledge several individuals who were able to work with the committee for a limited time. They were:
Deannie Price David Wrona Bob Sylvester Debra Conway
- **Staff:** Our sincere appreciation goes to Patti Farrell for her steadfast assistance to the committee throughout the planning process.

We believe that the Long-Range Plan will serve as a valuable roadmap for the future of La Solana. With the continued cooperation of all residents and the Board of Directors, we are confident that La Solana will remain a vibrant and desirable community for years to come.

Your La Solana Long-Range Planning Committee,

Bob Adams

Linda Carr

Martha Scott

Jean McBrien, Chair

Karen Gablesen, Board Liaison