

Introduction

The Bodega Harbour Board of Directors requested Members to help improve your homeowner's association by completing this survey about BHHA improvements, services and amenities.

Response was requested by parcel. We received 374 responses. The response rate is 52%.

All responses were tabulated and reported anonymously.



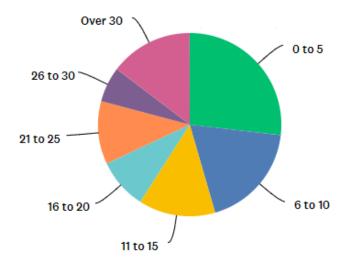






How many years have you owned a parcel in Bodega Harbour?

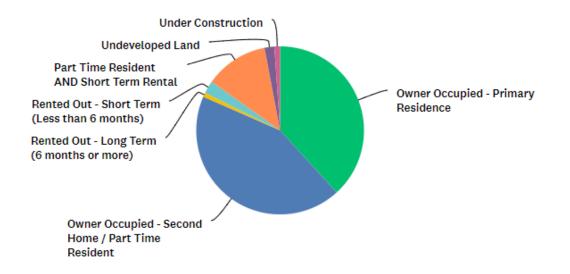
Answered: 369 Skipped: 2



ANSWER CHOICES	▼ RESPONSES	•
▼ 0 to 5	26.83%	99
▼ 6 to 10	18.70%	69
▼ 11 to 15	13.55%	50
▼ 16 to 20	8.94%	33
▼ 21 to 25	11.11%	41
▼ 26 to 30	6.23%	23
▼ Over 30	14.63%	54
TOTAL		369

How do you currently use your parcel?

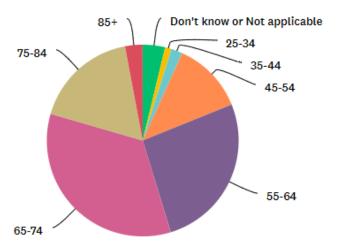
Answered: 369 Skipped: 2



ANSWER CHOICES ▼	RESPONSES	•
▼ Owner Occupied - Primary Residence	38.21%	141
▼ Owner Occupied - Second Home / Part Time Resident	43.36%	160
▼ Rented Out - Long Term (6 months or more)	0.81%	3
▼ Rented Out - Short Term (Less than 6 months)	2.44%	9
▼ Part Time Resident AND Short Term Rental	12.20%	45
▼ Undeveloped Land	1.90%	7
▼ Under Construction	1.08%	4
▼ Developed but not Occupied (Vacant)	0.00%	0
TOTAL		369

Average Age of Adult Residents

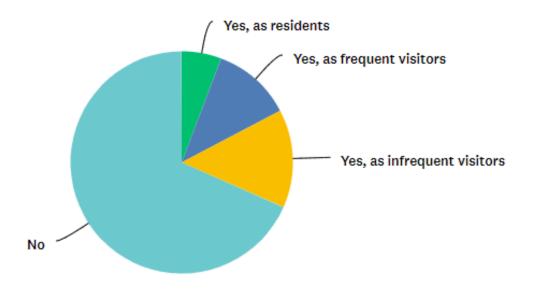
Answered: 371 Skipped: 0



ANSWER CHOICES	▼ RESPONSES	~
▼ Don't know or Not applicable	3.77%	14
▼ 18-24	0.00%	0
▼ 25-34	1.08%	4
▼ 35-44	1.89%	7
▼ 45-54	12.13%	45
▼ 55-64	26.42%	98
▼ 65-74	34.23%	127
▼ 75-84	17.52%	65
▼ 85+	2.96%	11
TOTAL		371

Are there children (under the age of 18)

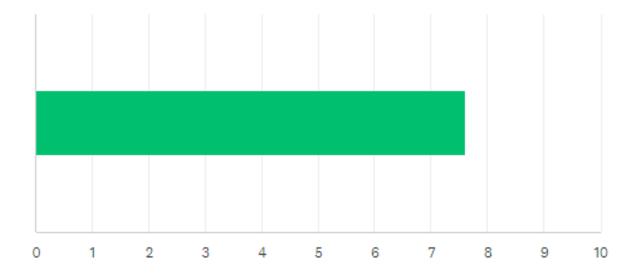
Answered: 364 Skipped: 7



ANSWER CHOICES	▼ RESPONSES	•
▼ Yes, as residents	5.77%	21
▼ Yes, as frequent visitors	11.54%	42
▼ Yes, as infrequent visitors	14.29%	52
▼ No	68.41%	249
TOTAL		364

On a scale of 1 to 10 (with 10 being Very Satisfied) how satisfied are you with your overall experience at Bodega Harbour? Drag the slider to the preferred position, or enter a numerical rating in the textbox.

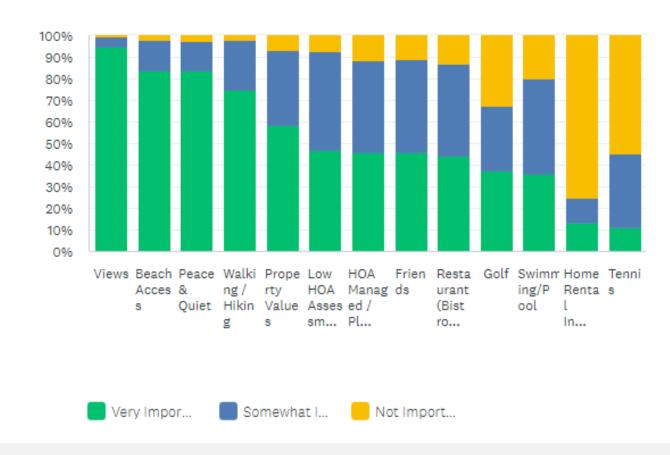






What are the most important things to you about owning property in Bodega Harbour?

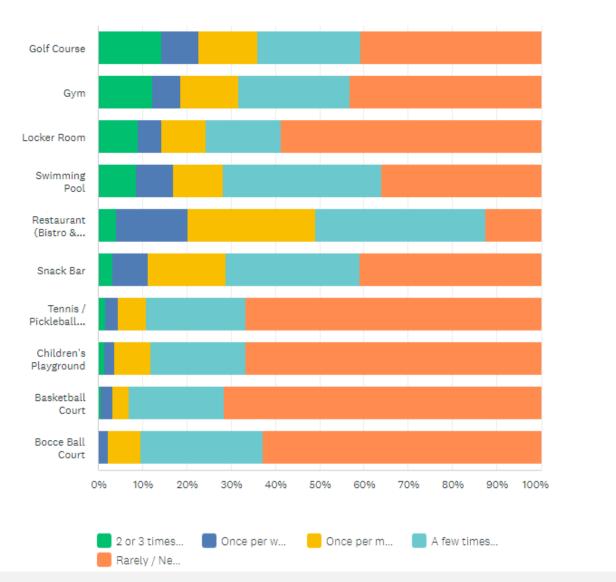




*	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL ▼	WEIGHTED AVERAGE	•
▼ Views	94.79% 346	4.93% 18	0.27% 1	365		1.05
▼ Beach Access	83.84% 306	14.25% 52	1.92% 7	365		1.18
▼ Peace & Quiet	83.75% 304	13.77% 50	2.48% 9	363		1.19
▼ Walking / Hiking	75.00% 270	22.78% 82	2.22% 8	360		1.27
▼ Property Values	58.45% 211	34.90% 126	6.65% 24	361		1.48
▼ Low HOA Assessments	46.93% 168	45.81% 164	7.26% 26	358		1.60
 HOA Managed / Planned Community 	45.81% 164	42.74% 153	11.45% 41	358		1.66
▼ Friends	45.92% 163	42.82% 152	11.27% 40	355		1.65
▼ Restaurant (Bistro & Lounge)	44.04% 159	42.94% 155	13.02% 47	361		1.69
▼ Golf	37.47% 136	29.75% 108	32.78% 119	363		1.95
▼ Swimming/Pool	35.65% 128	44.57% 160	19.78% 71	359		1.84
▼ Home Rental Income	13.08% 45	11.92% 41	75.00% 258	344		2.62
▼ Tennis	11.20% 40	34.17% 122	54.62% 195	357		2.43

How often do you (and/or those in your household) use the following amenities?

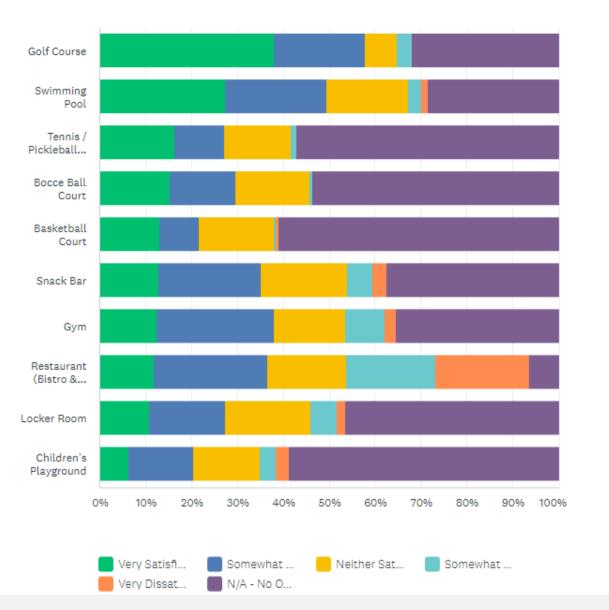
Answered: 364 Skipped: 7



	•	2 OR 3 TIMES PER ▼ WEEK	ONCE PER ▼ WEEK	ONCE PER MONTH	A FEW TIMES PER ▼ YEAR	RARELY / VEVER	TOTAL ▼	WEIGHTED AVERAGE
•	Golf Course	14.36% 52	8.29% 30	13.26% 48	23.48% 85	40.61% 147	362	3.68
•	Gym	12.26% 44	6.41% 23	13.09% 47	25 . 07% 90	43.18% 155	359	3.81
•	Locker Room	8.94% 32	5.31% 19	10.06% 36	17.04% 61	58.66% 210	358	4.11
•	Swimming Pool	8.59% 31	8.31% 30	11.36% 41	35.73% 129	36.01% 130	361	3.82
•	Restaurant (Bistro & Lounge)	4.16% 15	16.07% 58	28.81% 104	38.50% 139	12.47% 45	361	3.39
•	Snack Bar	3.36% 12	7.84% 28	17.65% 63	30 . 25% 108	40.90% 146	357	3.97
•	Tennis / Pickleball Courts	1.68% 6	2.80% 10	6.44% 23	22.41% 80	66.67% 238	357	4.50
•	Children's Playground	1.38% 5	2.21% 8	8.29% 30	21.55% 78	66.57% 241	362	4.50
•	Basketball Court	0.56% 2	2.78% 10	3.61% 13	21.39% 77	71.67% 258	360	4.61
•	Bocce Ball Court	0.28% 1	1.94% 7	7.48% 27	27.42% 99	62.88% 227	361	4.51



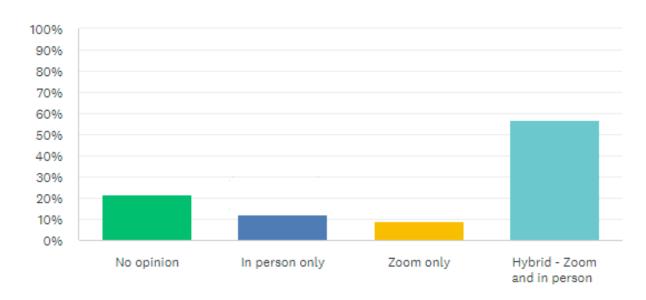
Answered: 363 Skipped: 8



	*	VERY SATISFIED	SOMEWHAT SATISFIED	NEITHER SATISFIED NOR DISSATISFIED	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	N/A - NO VOPINION	TOTAL ▼	WEIGHTED ▼ AVERAGE
•	Golf Course	3 7.95 % 137	19.94% 72	6.93% 25	3.32% 12	0.00% 0	31.86% 115	361	1.64
•	Swimming Pool	27.37% 98	22.07% 79	17.88% 64	2.79% 10	1.40% 5	28.49% 102	358	2.00
•	Tennis / Pickleball Courts	16.43% 59	10.86% 39	14.48% 52	1.11% 4	0.00% 0	57.10% 205	359	2.01
•	Bocce Ball Court	15.36% 55	14.25% 51	16.20% 58	0.56% 2	0.00% 0	53.63% 192	358	2.04
•	Basketball Court	12.99% 46	8.76% 31	16.38% 58	0.28% 1	0.56% 2	61.02% 216	354	2.14
•	Snack Bar	12.85% 46	22.35% 80	18 .72% 67	5.59% 20	3.07% 11	37.43% 134	358	2.42
•	Gym	12.50% 45	25.56% 92	15.56% 56	8 .6 1% 31	2.50% 9	35.28% 127	360	2.43
•	Restaurant (Bistro & Lounge)	11.91% 43	24.65% 89	17.17% 62	19.39% 70	20.50% 74	6.37% 23	361	3.13
•	Locker Room	10.83% 39	16.67% 60	18 .61% 67	5.56% 20	1.94% 7	46.39% 167	360	2.46
•	Children's Playground	6.42% 23	13.97% 50	14.53% 52	3.63% 13	2.79% 10	58.66% 210	358	2.57

Once it is advisable to hold large gatherings again, what is your preference for attending Board meetings?

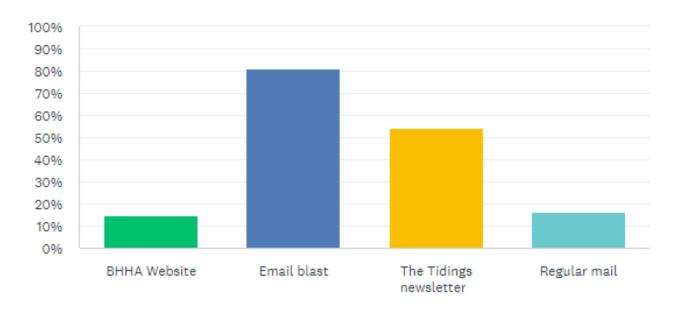
Answered: 361 Skipped: 10



ANSWER CHOICES	▼ RESPONSES	•
▼ No opinion	21.61%	78
▼ In person only	12.19%	44
▼ Zoom only	9.14%	33
▼ Hybrid - Zoom and in person	57.06%	206
TOTAL		361

How do you prefer to receive communications from BHHA? (Choose up to 2)

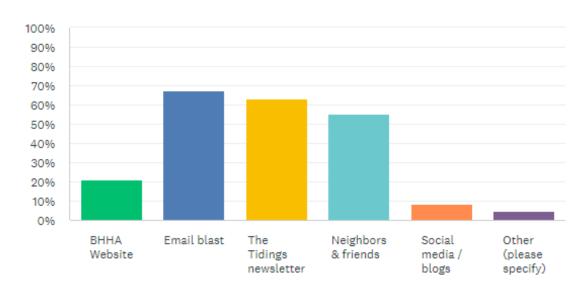
Answered: 362 Skipped: 9



ANSWER CHOICES	▼ RESPONSES	~
▼ BHHA Website	14.92%	54
▼ Email blast	80.94%	293
▼ The Tidings newsletter	54.14%	196
▼ Regular mail	16.30%	59
Total Respondents: 362		

How do you usually learn about what is happening around the Harbour? (Check as many as apply)

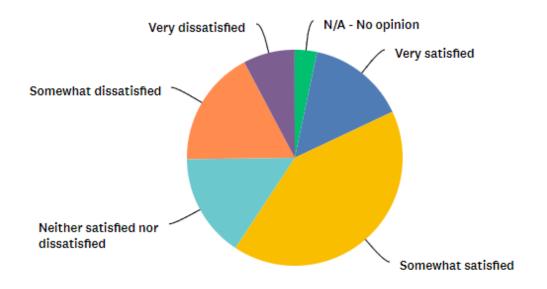
Answered: 360 Skipped: 11



ANSWER CHOICES	•	RESPONSES	•
▼ BHHA Website		21.11%	76
▼ Email blast		67.22%	242
▼ The Tidings newsletter		63.33%	228
▼ Neighbors & friends		55.28%	199
▼ Social media / blogs		8.61%	31
▼ Other (please specify)	Responses	4.72%	17
Total Respondents: 360			

Rate your overall satisfaction with BHHA communications to members.

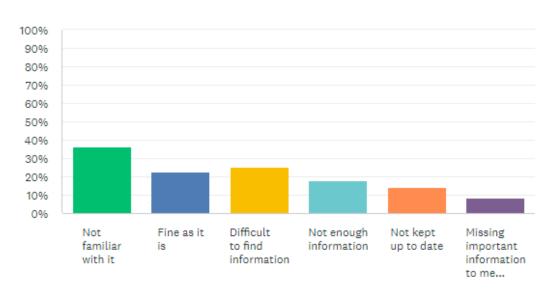
Answered: 361 Skipped: 10



ANSWER CHOICES	▼ RESPONSES	•
▼ N/A - No opinion	3.32%	12
▼ Very satisfied	14.68%	53
▼ Somewhat satisfied	41.27%	149
 Neither satisfied nor dissatisfied 	15.51%	56
▼ Somewhat dissatisfied	17.45%	63
▼ Very dissatisfied	7.76%	28
TOTAL		361

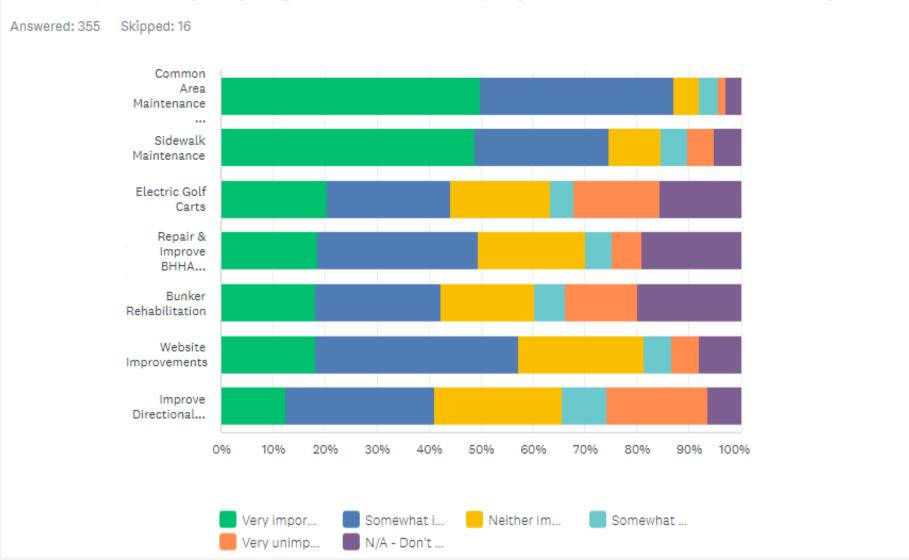
With reference to the Members section of the BHHA website, choose from the following & use the Comments section for additional ideas.

Answered: 347 Skipped: 24



ANSWER CHOICES	•	RESPONSES	•
▼ Not familiar with it		36.31%	126
▼ Fine as it is		22.48%	78
▼ Difficult to find information		25.07%	87
▼ Not enough information		17.87%	62
▼ Not kept up to date		14.41%	50
 Missing important information to me (specify in comments section) 		8.65%	30
Total Respondents: 347			

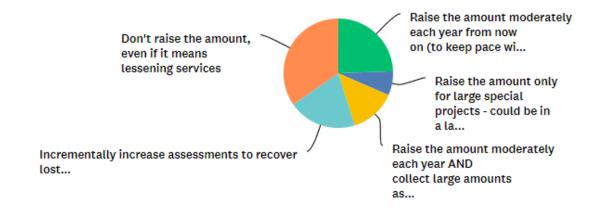
The recent BHHA Interim Strategic Planning Report identified priority projects. Those selected for immediate consideration are listed below. Rate how important you judge each of these projects are to our community.



•	VERY IMPORTANT ▼	SOMEWHAT IMPORTANT	NEITHER IMPORTANT NOR UNIMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	N/A - DON'T ▼ KNOW	TOTAL ▼	WEIGHTED AVERAGE
Common Area Maintenance / Landscaping	50.00% 176	37.22% 131	4.83% 17	3.69% 13	1.42% 5	2.84% 10	352	1.65
Sidewalk Maintenance	48.87% 173	25.71% 91	10.17% 36	5.08% 18	5.08% 18	5.08% 18	354	1.86
Electric Golf Carts	20.40% 72	23.80% 84	19.26% 68	4. 53% 16	16.43% 58	15.58% 55	353	2.68
Repair & Improve BHHA Maintenance Facility	18.52% 65	31.05% 109	20.51% 72	5.13% 18	5.70% 20	19.09% 67	351	2.36
Bunker Rehabilitation	18.18% 64	24.15% 85	17.90% 63	5.97% 21	13.92% 49	19.89% 70	352	2.67
Website Improvements	18.23% 64	39.03% 137	24.22% 85	5.13% 18	5.41% 19	7.98% 28	351	2.35
Improve Directional Signage	12.50% 44	28.69% 101	24.43% 86	8.52% 30	19.60% 69	6.25% 22	352	2.94

The quarterly assessment for BHHA has not been increased for at least 15 years (reducing our purchasing power significantly). Which of the following statements best represents your opinion?

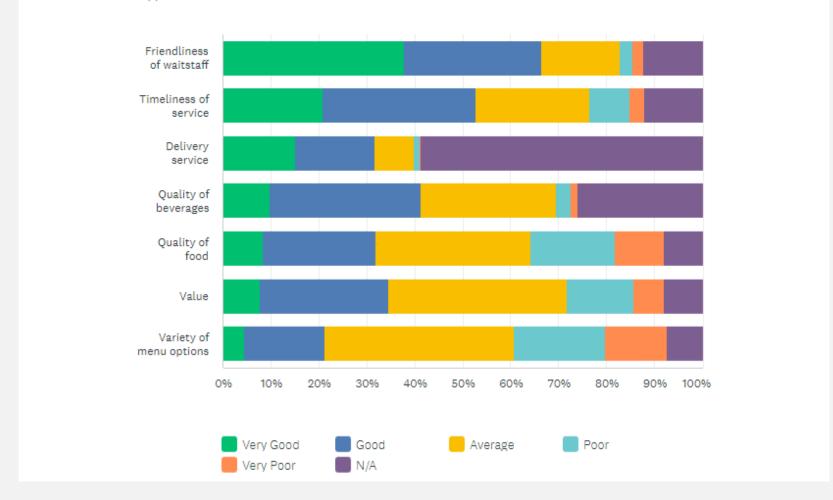
Answered: 352 Skipped: 19



ANSWER CHOICES • F					
 Raise the amount moderately each year from now on (to keep pace with inflation) 		24.43%	86		
 Raise the amount only for large special projects - could be in a large amount in a single year 		7.10%	25		
 Raise the amount moderately each year AND collect large amounts as needed for special projects 		13.64%	48		
 Incrementally increase assessments to recover lost purchasing power and then adjust annually (to keep pace with inflation) 		20.17%	71		
▼ Don't raise the amount, even if it means lessening services		34.66%	122		
TOTAL			352		

Considering the current restaurant services: Rate each of the following aspects of your experiences at the Bluewater Bistro restaurant & lounge, thinking back to your most recent experience (within the past 2 years).

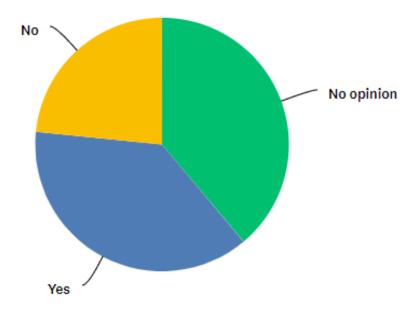




	•	VERY GOOD •	GOOD ▼	AVERAGE ▼	POOR ▼	VERY POOR	N/A 🔻	TOTAL ▼	WEIGHTED AVERAGE
•	Friendliness of waitstaff	37.89% 133	28.49% 100	16.52% 58	2.56% 9	2.28% 8	12.25% 43	351	1.89
•	Timeliness of service	20.86% 73	32.00% 112	23.71% 83	8.29% 29	3.14% 11	12.00% 42	350	2.33
•	Delivery service	15.23% 53	16.38% 57	8.33% 29	1.15% 4	0.29% 1	58.62% 204	348	1.91
•	Quality of beverages	9.80% 34	31.41% 109	28.24% 98	3.17% 11	1.44% 5	25.94% 90	347	2.39
•	Quality of food	8.29% 29	23.71% 83	32.29% 113	17.43% 61	10.29% 36	8.00% 28	350	2.98
•	Value	7.69% 27	26.78% 94	37.32% 131	13.96% 49	6.27% 22	7.98% 28	351	2.83
•	Variety of menu options	4.56% 16	16.81% 59	39.32% 138	19.09% 67	12.82% 45	7.41% 26	351	3.20

During COVID, we established restaurant delivery service. Do you think food delivery service should be continued?

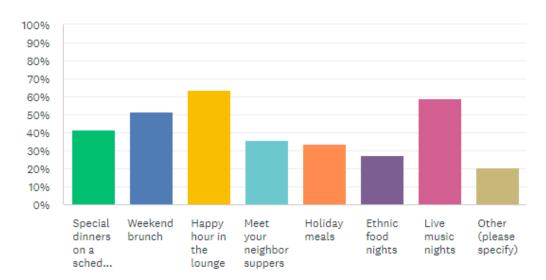
Answered: 355 Skipped: 16



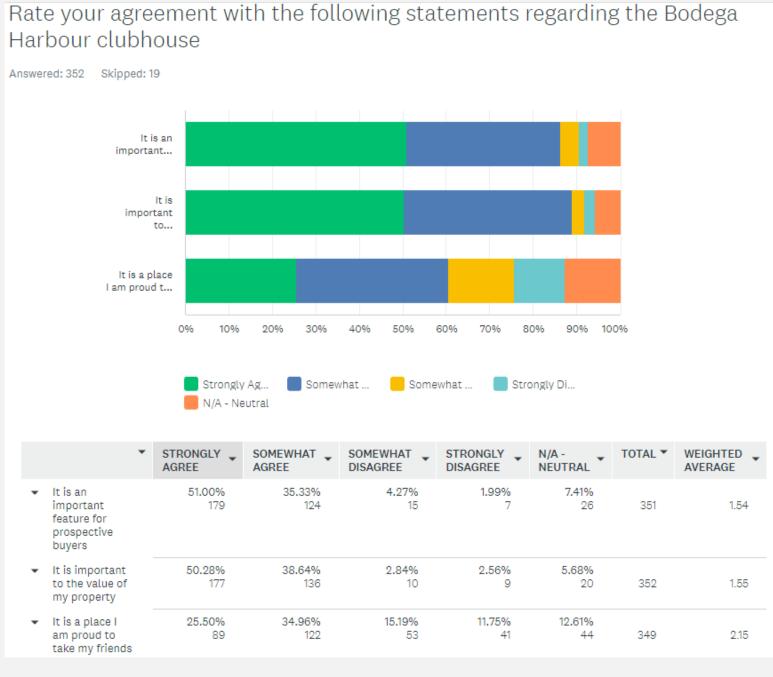
ANSWER CHOICES	▼ RESPONSES	•
▼ No opinion	38.87%	138
▼ Yes	37.75%	134
▼ No	23.38%	83
TOTAL		355

After COVID restrictions are removed, what type of restaurant events would you prefer & support? (Check all that apply)

Answered: 337 Skipped: 34



ANSWER CHOICES	•	RESPONSES	•
▼ Special dinners on a scheduled basis		41.84%	141
▼ Weekend brunch		51.63%	174
▼ Happy hour in the lounge		63.50%	214
 Meet your neighbor suppers 		35.91%	121
▼ Holiday meals		33.83%	114
▼ Ethnic food nights		27.60%	93
▼ Live music nights		59.05%	199
▼ Other (please specify)	Responses	20.47%	69
Total Respondents: 337			

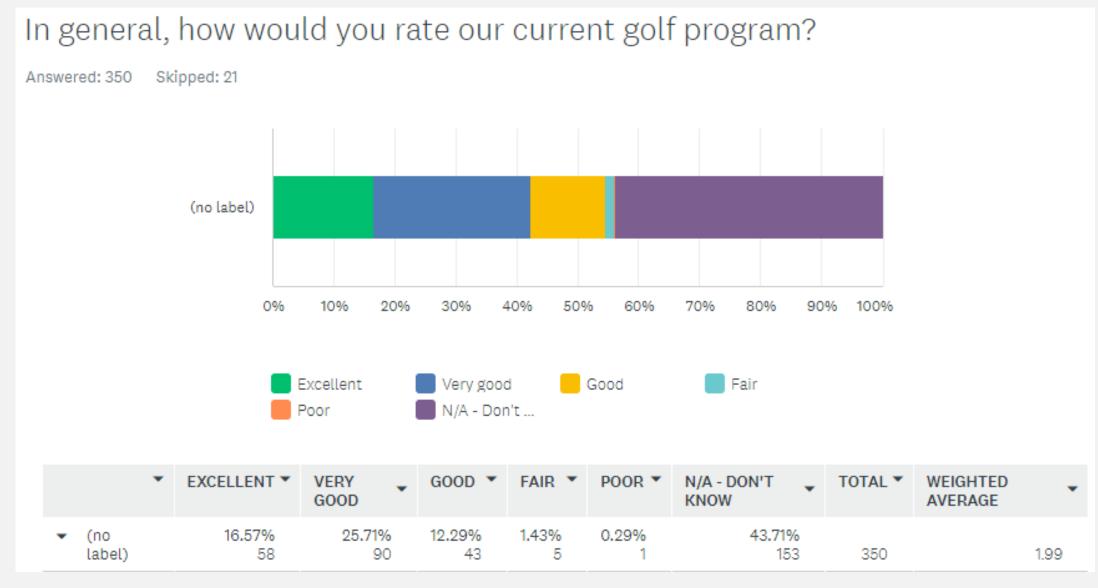


Do you support any of the following modifications for use of the clubhouse space? (Check all that apply)

Answered: 301 Skipped: 70

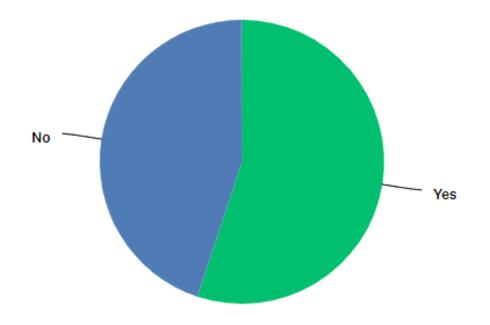


ANSWER CHOICES	▼ RES	SPONSES	•
▼ Increasing the clubhouse deck space	67.1	11% 20)2
▼ Using clubhouse restaurant space (downstairs) for special events, meetings, and private parties	62.	46% 18	38
▼ Locating outdoor meeting / special function space nearby the clubhouse	36.	21% 10)9
▼ Other (please specify) Respo	onses 21.2	26% 6	64
Total Respondents: 301			



Are you or is someone in your household a golfer?(If not, you can skip the next question)

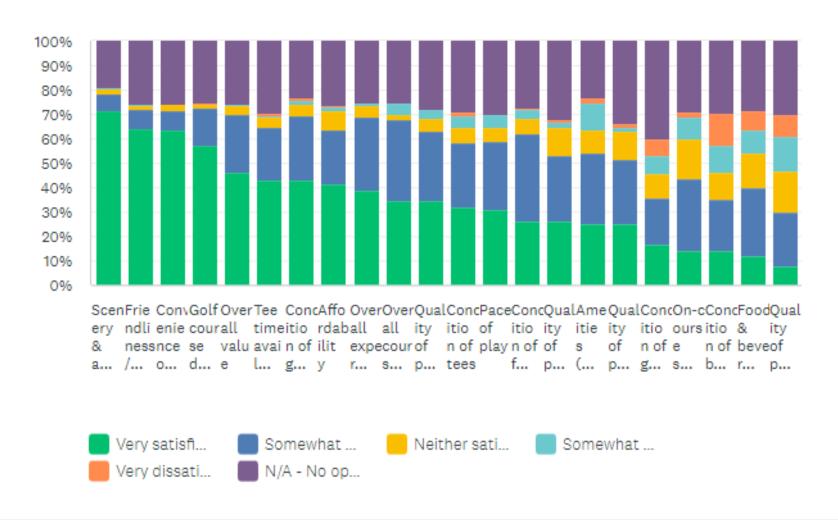
Answered: 343 Skipped: 28



ANSWER CHOICES	▼ RESPONSES	•
▼ Yes	55.10%	189
▼ No	44.90%	154
TOTAL		343

Rate the following features of the golf course



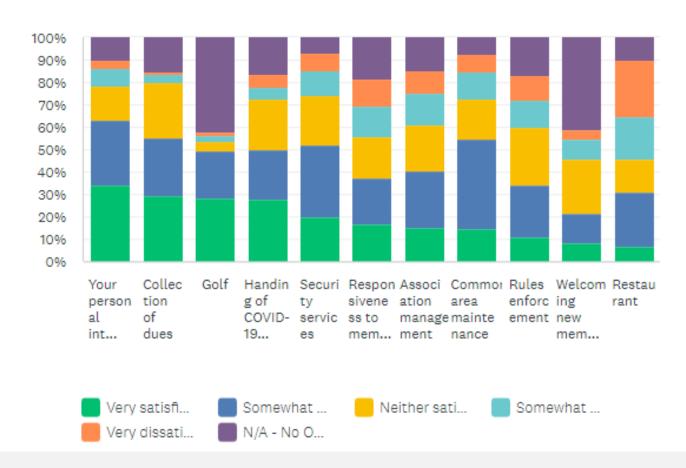


	•	VERY SATISFIED	SOMEWHAT - SATISFIED	NEITHER SATISFIED NOR DISSATISFIED	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	N/A - NO OPINION	TOTAL ▼	WEIGHTED _ AVERAGE
,	Scenery & aesthetics of course	71.54% 181	6.72% 17	2.37% 6	0.40% 1	0.00% 0	18.97% 48	253	1.16
,	Friendliness / helpfulness of staff	64.43% 163	7.51% 19	1.58% 4	0.79% 2	0.00% 0	25.69% 65	253	1.18
•	Convenience of course location	63.49% 160	8.33% 21	2.38% 6	0.00% 0	0.00% 0	25.79% 65	252	1.18
,	Golf course design & layout	57.31% 145	15.42% 39	1.58% 4	0.00% 0	0.40% 1	25.30% 64	253	1.27
	Overall value	46.37% 115	23.79% 59	3.63% 9	0.40% 1	0.00% 0	25.81% 64	248	1.43
,	Tee time availability	43.08% 109	21.74% 55	3.95% 10	0.79% 2	0.79% 2	29.64% 75	253	1.50
,	Condition of greens	43.25% 109	26.19% 66	4.76% 12	1.59% 4	0.79% 2	23.41% 59	252	1.57
,	Affordability	41.67% 105	22.22% 56	7.94% 20	1.59% 4	0.40% 1	26.19% 66	252	1.60
,	Overall experience	38.96% 97	30.12% 75	4.82% 12	0.80% 2	0.00% O	25.30% 63	249	1.56
•	Overall course conditions	3 4.52% 87	33.33% 84	2,38% 6	4.37% 11	0.40% 1	25.00% 63	252	1.70

Quality of pro shop	34.54% 86	28.51% 71	5.22% 13	3.61% 9	0.40% 1	27.71% 69	249	1.71
Condition of tees	31.98% 79	26.32% 65	6.48% 16	4.86% 12	1.21% 3	29.15% 72	247	1.83
Pace of play	30.80% 77	28.00% 70	6.00% 15	5.20% 13	0.00%	30.00% 75	250	1.79
Condition of fairways	26.51% 66	35.34% 88	6.43% 16	4.02% 10	0.40% 1	27.31% 68	249	1.85
Quality of pro shop merchandise	26.51% 66	26.51% 66	11.65% 29	2.41% 6	0.80% 2	32.13% 80	249	1.89
Amenities (clubhouse, pro shop, locker room)	25.40% 64	28.57% 72	9.92% 25	10.71% 27	1.98% 5	23.41% 59	252	2.16
Quality of pro shop apparel	25.50% 64	26.29% 66	11.16% 28	1.99% 5	1.59% 4	33.47% 84	251	1.92
Condition of golf cars	17.00% 43	18.97% 48	9.88% 25	7.11% 18	7.11% 18	39.92% 101	253	2.47
On-course services (restrooms, drinking water)	14.34% 36	29.08% 73	16.73% 42	8.76% 22	2.39% 6	28.69% 72	251	2.38
Condition of bunkers	14.46% 36	20.88% 52	10.84% 27	11.24% 28	13.25% 33	29.32% 73	249	2.83
Food & beverage service	12.30% 31	27.78% 70	14.29% 36	9.52% 24	7.94% 20	28.17% 71	252	2.62
Quality of practice facility	8.06% 20	22.18% 55	16.53% 41	14.11% 35	8.87% 22	30.24% 75	248	2.91

Rate your satisfaction with the current KemperSports management team related to the following items.

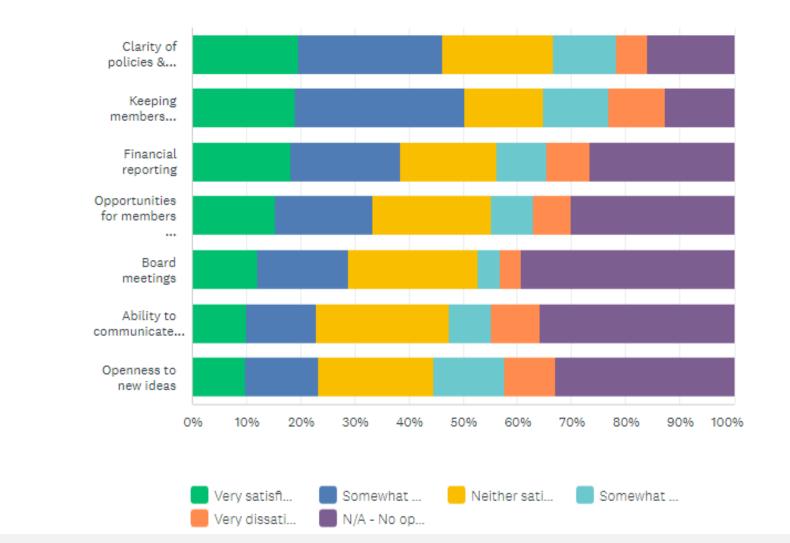




•	VERY SATISFIED	SOMEWHAT SATISFIED	NEITHER SATISFIED NOR DISSATISFIED	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	N/A - NO ▼ OPINION	TOTAL ▼	WEIGHTED _ AVERAGE
Your personal interaction with staff	34.01% 117	29.36% 101	15.12% 52	7.85% 27	3.49% 12	10.17% 35	344	2.08
Collection of dues	29.65% 102	25.87% 89	24.71% 85	3.20% 11	1.16% 4	1 5.41% 53	344	2.06
Golf	28.53% 97	21.18% 72	3.82% 13	2.65% 9	1.76% 6	42.06% 143	340	1.76
Handing of COVID-19 related issues	28.07% 96	21.93% 75	22.51% 77	5,26% 18	5,85% 20	16.37% 56	342	2.27
Security services	19.77% 68	32.56% 112	22.09% 76	10.76% 37	8.14% 28	6.69% 23	344	2.52
Responsiveness to member inquiries	16.62% 57	20.99% 72	18.08% 62	13.70% 47	12.24% 42	18.37% 63	343	2.80
Association management	15.29% 52	25.00% 85	20.88% 71	14.12% 48	10.00% 34	14.71% 50	340	2.75
Common area maintenance	1 4.87% 51	39.65% 136	18.37% 63	11.66% 40	7.87% 27	7.58% 26	343	2.55
Rules enforcement	10.88% 37	23.24% 79	25.88% 88	12.35% 42	10.59% 36	17.06% 58	340	2.86
Welcoming new members	8.45% 29	13.12% 45	24.20% 83	8.75% 30	4.66% 16	40.82% 140	343	2.80
Restaurant	6.80% 23	24.26% 82	14.79% 50	18.64% 63	25. 74% 87	9.76% 33	338	3.36

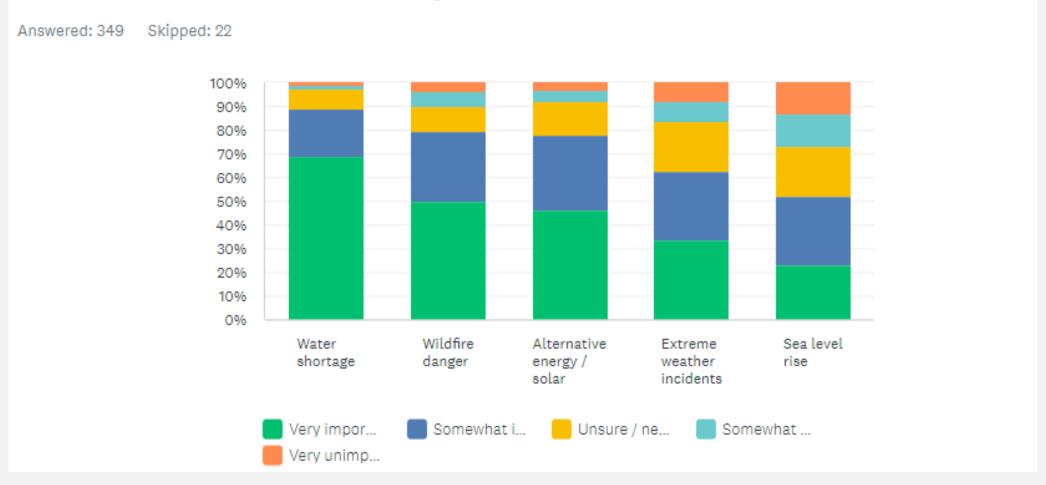
Rate your satisfaction with the current BHHA Board of Directors related to the following items.





•	VERY SATISFIED	SOMEWHAT SATISFIED	NEITHER SATISFIED NOR DISSATISFIED	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	N/A - NO → OPINION	TOTAL ▼	WEIGHTED - AVERAGE
Clarity of policies & rules	19 .7 1% 67	26.47% 90	20.59% 70	11.47% 39	5.88% 20	15.88% 54	340	2.49
Keeping members informed	18.93% 64	31.36% 106	14.50% 49	12.13% 41	10.36% 35	12.72% 43	338	2.58
Financial reporting	18.18% 62	20.23% 69	17.89% 61	9.09% 31	7.92% 27	26.69% 91	341	2.57
Opportunities for members to participate in BHHA governance	15.29% 52	17.94% 61	22.06% 75	7.65% 26	7.06% 24	30.00% 102	340	2.62
Board meetings	12.09% 41	16 . 81% 57	23.89% 81	4.13% 14	3.83% 13	39.23% 133	339	2.52
Ability to communicate with Directors	10.00% 34	12.94% 44	24.41% 83	7.94% 27	8.82% 30	35.88% 122	340	2.89
Openness to new ideas	9.76% 33	13.61% 46	21.30% 72	13.02% 44	9.47% 32	32.84% 111	338	2.98

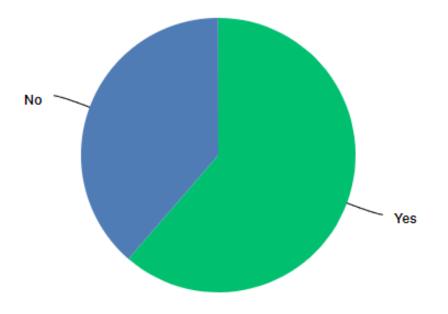
Which of the following issues do you consider to be of importance to the future of the BHHA community?



	•	VERY IMPORTANT	SOMEWHAT -	UNSURE / V NEUTRAL	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	TOTAL ▼	WEIGHTED _ AVERAGE
•	Water shortage	68.88% 239	20.17% 70	8.36% 29	1.73% 6	0.86% 3	347	1.46
•	Wildfire danger	49.86% 173	29.39% 102	10.95% 38	6.05% 21	3.75% 13	347	1.84
•	Alternative energy / solar	46. 53% 161	31.21% 108	14.16% 49	4.91% 17	3.18% 11	346	1.87
•	Extreme weather incidents	33.53% 116	29.19% 101	20.81% 72	8.67% 30	7.80% 27	346	2.28
•	Sea level rise	23.19% 80	28.99% 100	21.16% 73	13.33% 46	13.33% 46	345	2.65

Would you be interested in a series of invited lectures on these topics?





ANSWER CHOICES	▼ RESPONSES	*
▼ Yes	61.36%	208
▼ No	38.64%	131
TOTAL		339

THANK YOU TO ALL MEMBERS WHO PARTICIPATED IN THIS SURVEY

Board of Directors
June 2022