



Village of  
Lake Isabella

## **2015 Community Survey**

**December 15, 2015**

## **Survey Methodology**

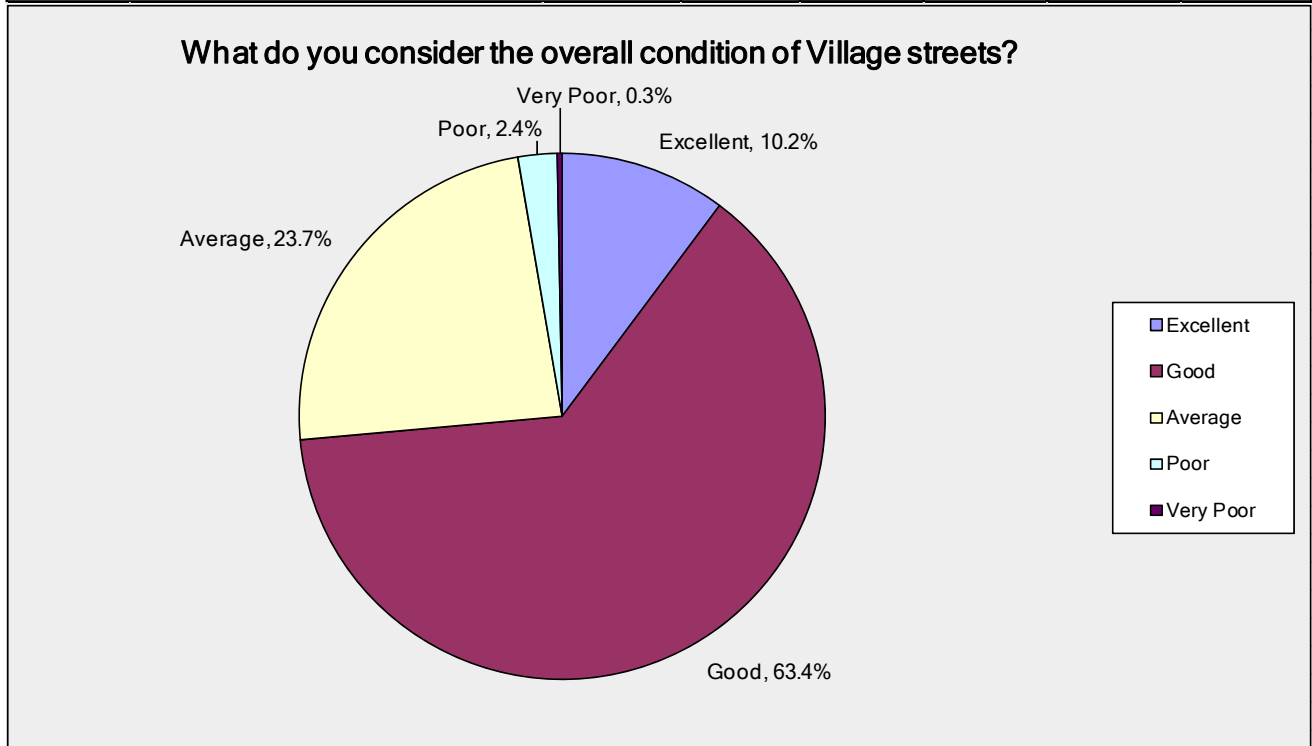
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As part of the Village of Lake Isabella's newsletter mailed to the community during the week of Thanksgiving, a survey was included. This survey asked property owners to take the survey either on-line or return a hard copy to the Village Hall. In addition to this, the Village also purchased an advertisement on Facebook targeted to individuals who identified that they lived in "the Village of Lake Isabella." Samples were collected from the date of the mailing with the on-line collector being active from November 25<sup>th</sup> until 2:30 PM on December 15<sup>th</sup>.

The original newsletter and survey were mailed to 1,539 individual property owners. This is each individual property owner per the Village's tax roll. A total of 49 copies were returned to the Village as undeliverable by the Post Office. By treating the individual property owners as the survey size "population," and the 1490 surveys which were delivered as the sample size, with total surveys taken of 335 the survey has a **margin of error of 3.8%** at the 95% confidence level.

Fall 2015 Community Survey - Question 1

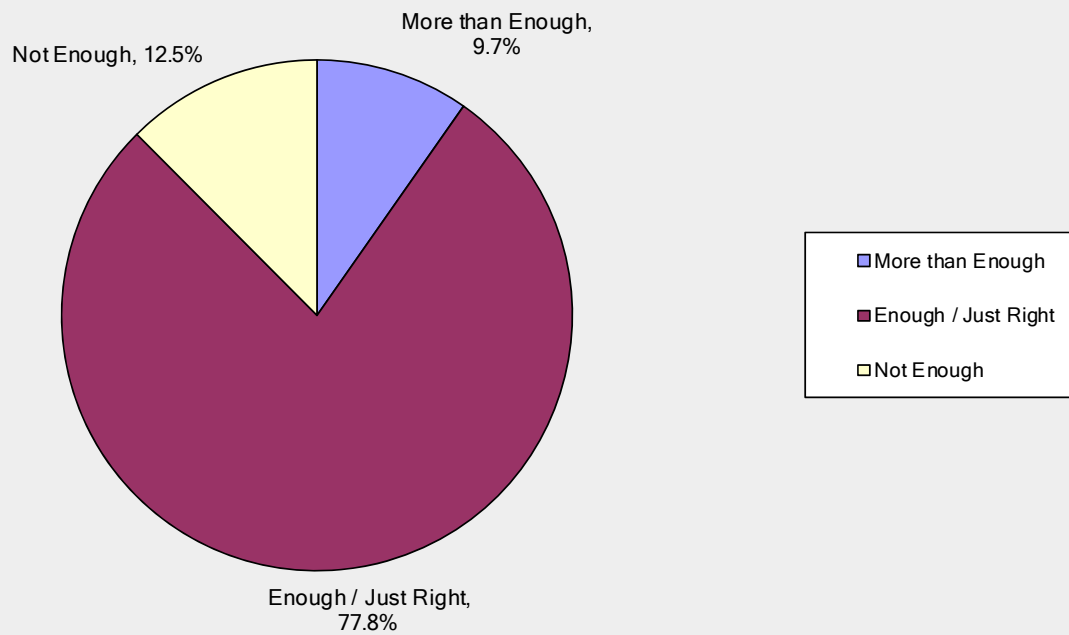
What do you consider the overall condition of Village streets?						
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
Excellent	9.6%	23	11.8%	11	10.2%	34
Good	62.1%	149	66.7%	62	63.4%	211
Average	24.6%	59	21.5%	20	23.7%	79
Poor	3.3%	8	0.0%	0	2.4%	8
Very Poor	0.4%	1	0.0%	0	0.3%	1
<i>answered question</i>		240		93		333
<i>skipped question</i>		2		0		2



Fall 2015 Community Survey - Question 2

How would you rate the level of street maintenance undertaken by the Village?						
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
More than Enough	7.2%	17	16.1%	15	9.7%	32
Enough / Just Right	79.2%	187	74.2%	69	77.8%	256
Not Enough	13.6%	32	9.7%	9	12.5%	41
<i>answered question</i>		<b>236</b>		<b>93</b>		<b>329</b>
<i>skipped question</i>		<b>6</b>		<b>0</b>		<b>6</b>

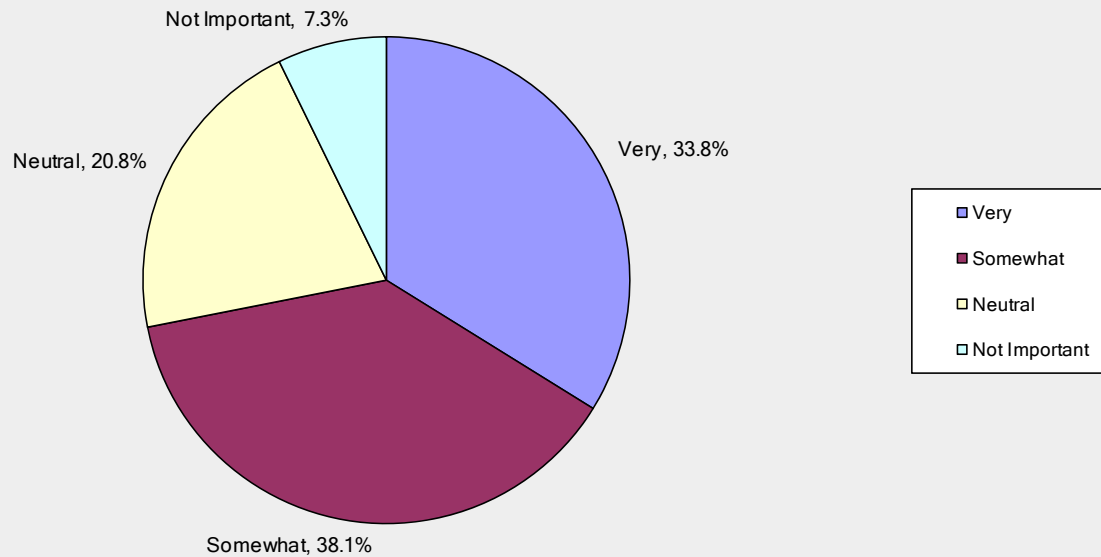
How would you rate the level of street maintenance undertaken by the Village?



## Fall 2015 Community Survey - Question 3

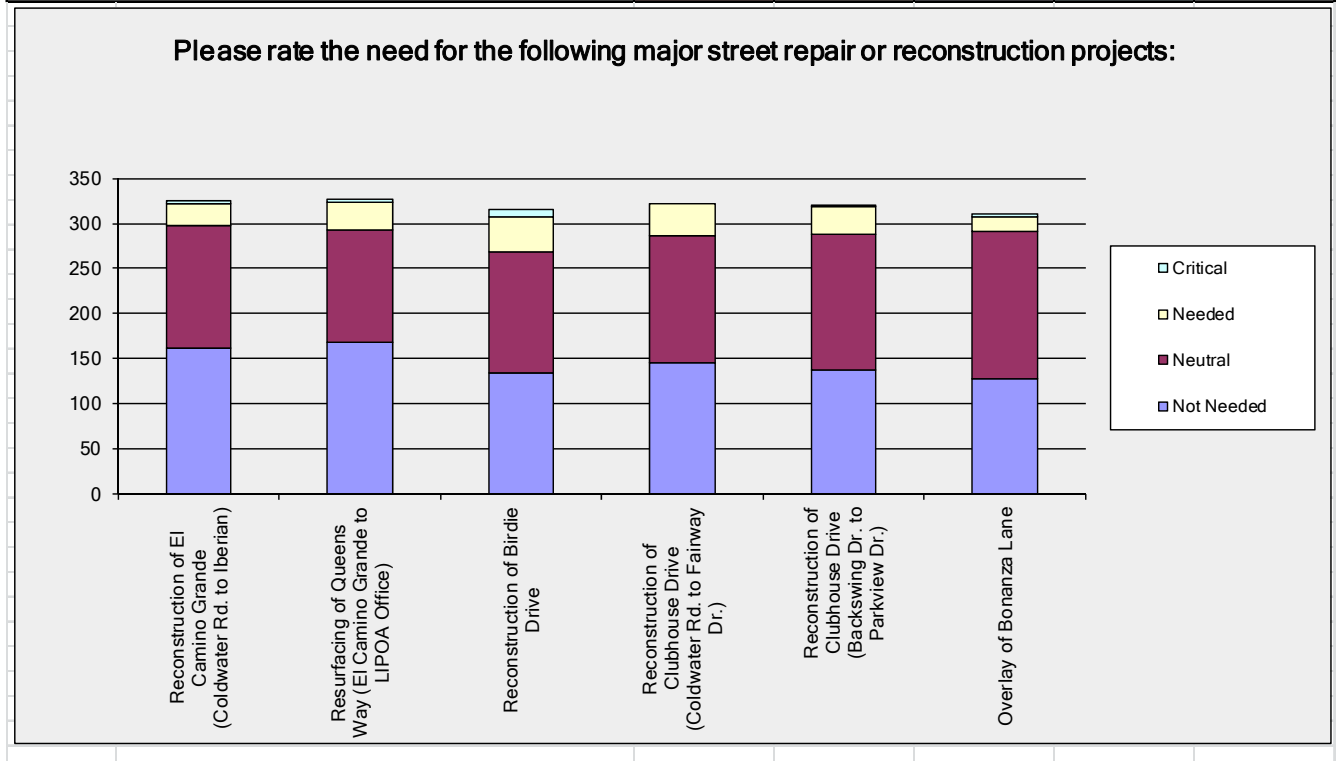
How important do you consider maintaining or improving the current quality of Village streets?						
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
Very	36.8%	88	26.1%	24	33.8%	112
Somewhat	37.7%	90	39.1%	36	38.1%	126
Neutral	18.0%	43	28.3%	26	20.8%	69
Not Important	7.5%	18	6.5%	6	7.3%	24
<i>answered question</i>		<b>239</b>		<b>92</b>		<b>331</b>
<i>skipped question</i>		<b>3</b>		<b>1</b>		<b>4</b>

How important do you consider maintaining or improving the current quality of Village streets?



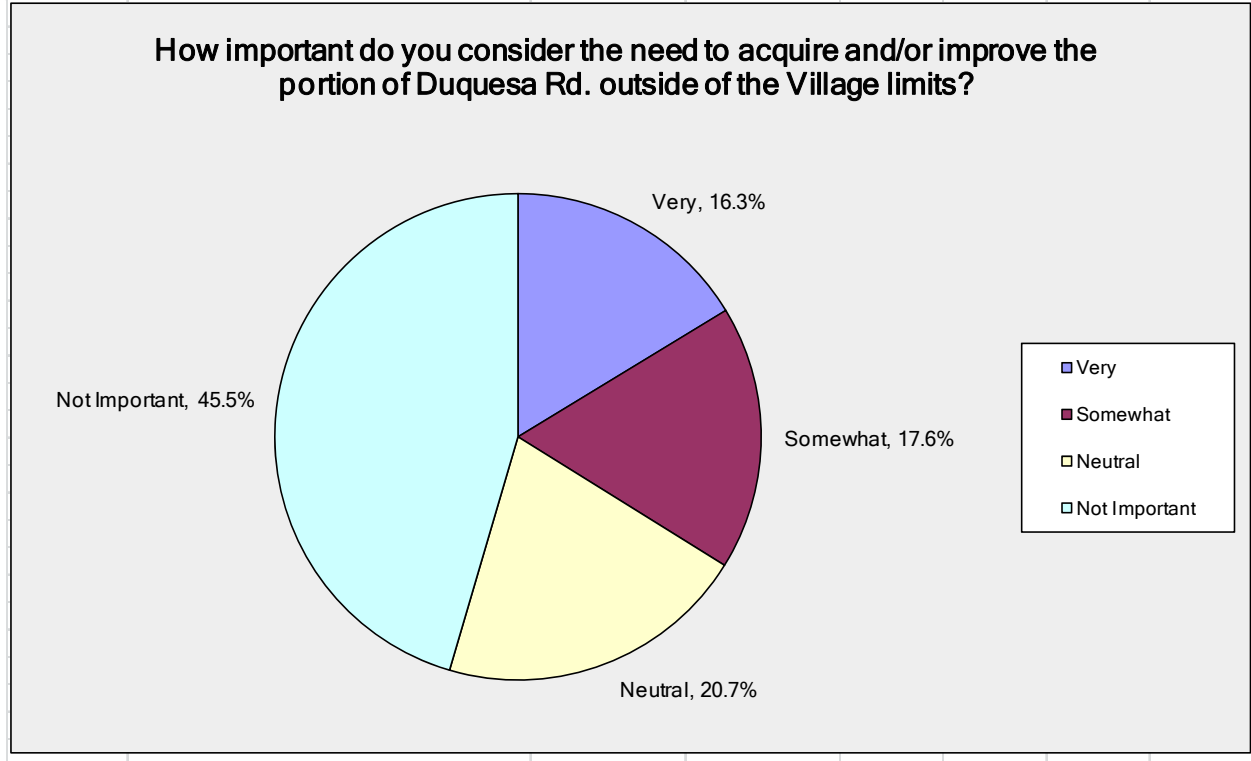
Fall 2015 Community Survey - Question 4

Please rate the need for the following major street repair or reconstruction projects:					
Answer Options	Critical	Needed	Neutral	Not Needed	% "Critical or Needed"
Reconstruction of El Camino Grande (Coldwater Rd. to Iberian)	3	24	136	162	8.3%
Resurfacing of Queens Way (El Camino Grande to LIPOA Office)	4	31	123	169	10.7%
Reconstruction of Birdie Drive	9	38	134	135	14.9%
Reconstruction of Clubhouse Drive (Coldwater Rd. to Fairway Dr.)	0	36	140	146	11.2%
Reconstruction of Clubhouse Drive (Backswing Dr. to Parkview Dr.)	2	31	151	137	10.3%
Overlay of Bonanza Lane	2	17	164	127	6.1%



Fall 2015 Community Survey - Question 5

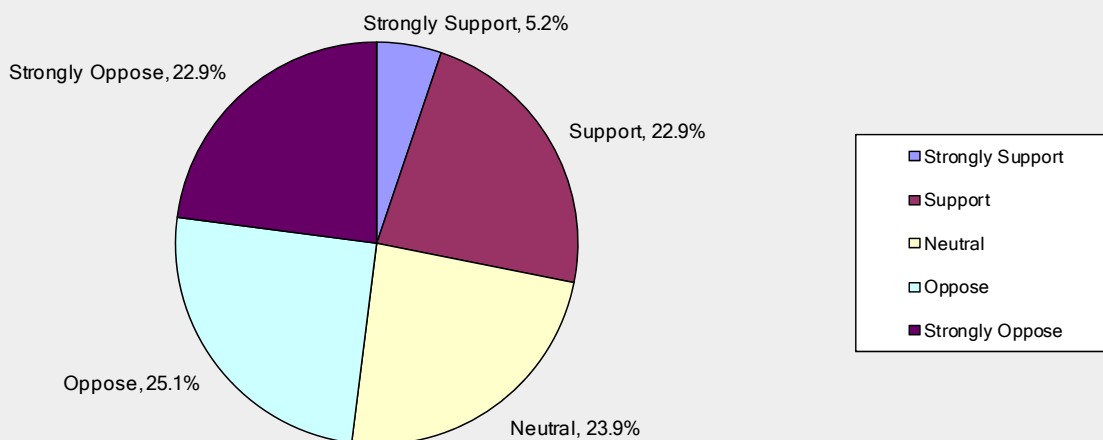
How important do you consider the need to acquire and/or improve the portion of Duquesa Rd. outside of the Village limits?						
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
Very	19.1%	45	8.4%	7	16.3%	52
Somewhat	19.1%	45	13.3%	11	17.6%	56
Neutral	18.2%	43	27.7%	23	20.7%	66
Not Important	43.6%	103	50.6%	42	45.5%	145
<i>answered question</i>		236		83		319
<i>skipped question</i>		6		10		16



## Fall 2015 Community Survey - Question 6

The Village is unable to fund a greater level of street projects with current resources, would you support a dedicated property tax millage for street improvements, including repair and reconstruction?						
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
Strongly Support	5.5%	13	4.4%	4	5.2%	17
Support	22.9%	54	23.1%	21	22.9%	75
Neutral	23.7%	56	24.2%	22	23.9%	78
Oppose	26.3%	62	22.0%	20	25.1%	82
Strongly Oppose	21.6%	51	26.4%	24	22.9%	75
<i>answered question</i>		<b>236</b>		<b>91</b>		<b>327</b>
<i>skipped question</i>		<b>6</b>		<b>2</b>		<b>8</b>

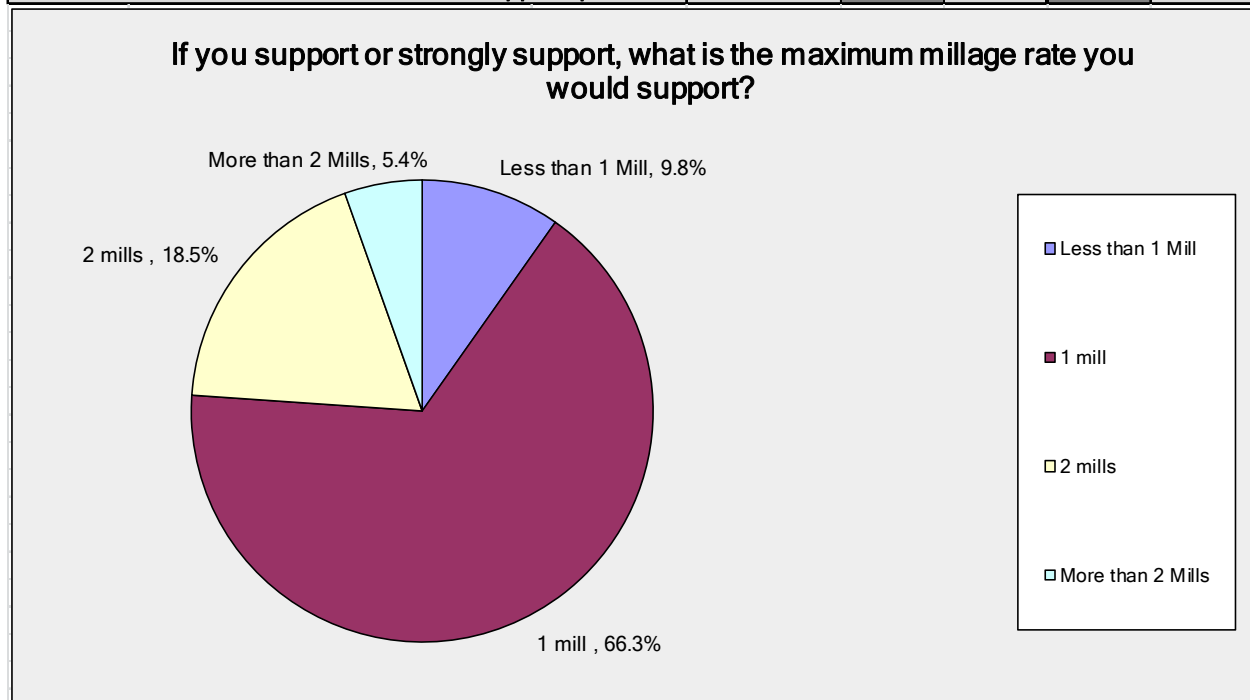
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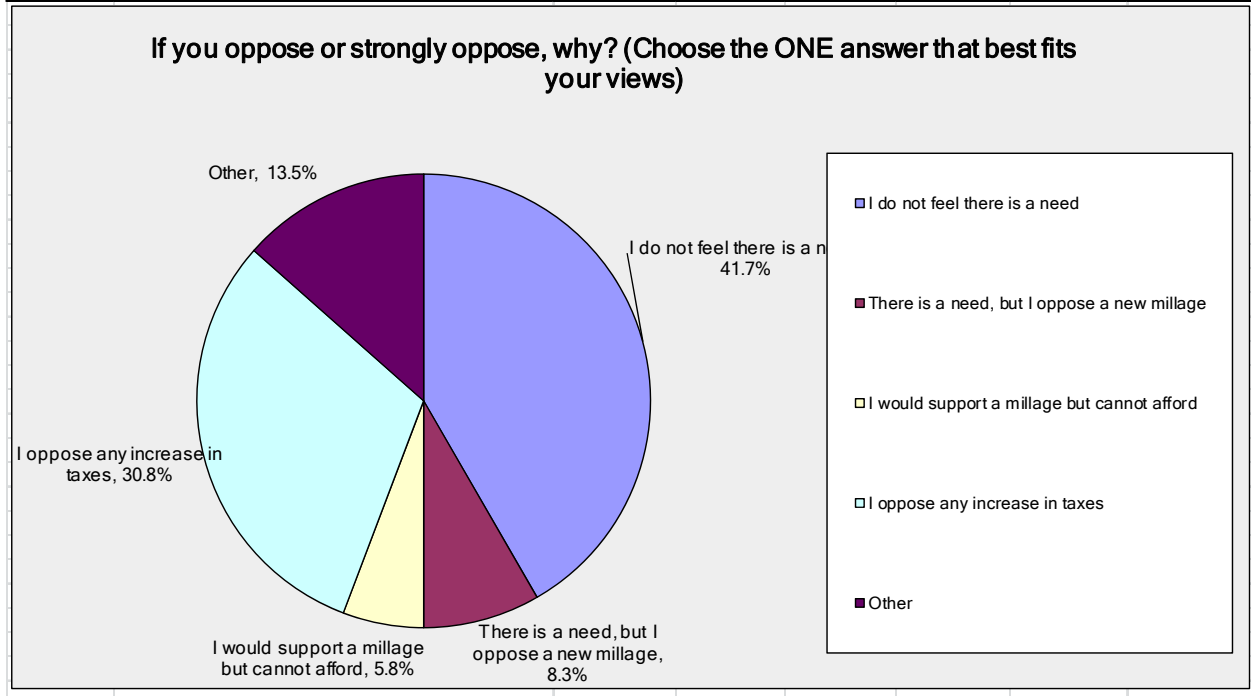
## Fall 2015 Community Survey - Question 6-A

If you support or strongly support, what is the maximum millage rate you would support?						
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
Less than 1 Mill	9.0%	6	12.0%	3	9.8%	9
1 mill	68.7%	46	60.0%	15	66.3%	61
2 mills	17.9%	12	20.0%	5	18.5%	17
More than 2 Mills	4.5%	3	8.0%	2	5.4%	5
<i>answered question</i>		67		25		92
<i>skipped question</i>		173		68		241



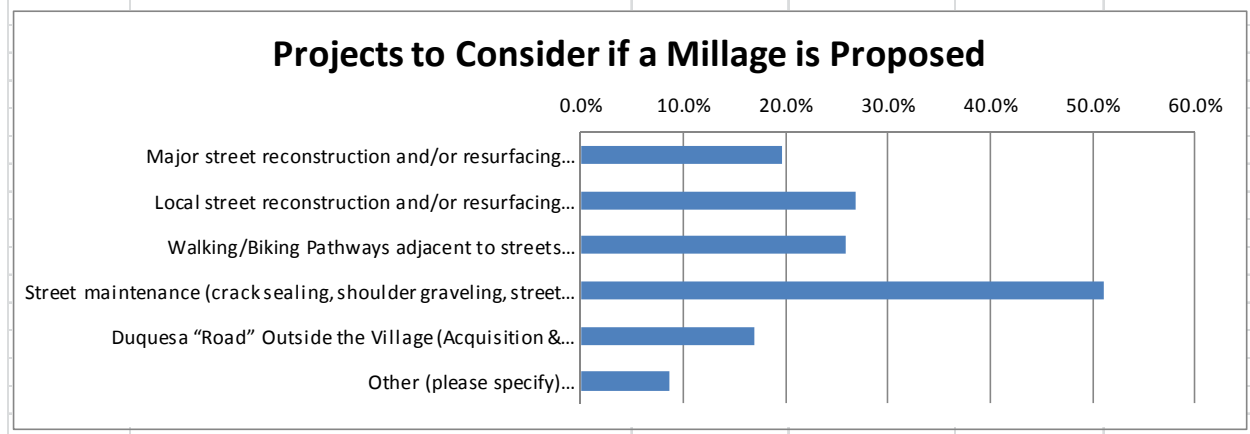
Fall 2015 Community Survey - Question 6-B

If you oppose or strongly oppose, why? (Choose the ONE answer that best fits your views)						
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
I do not feel there is a need	38.7%	43	48.9%	22	41.7%	65
There is a need, but I oppose a new millage	8.1%	9	8.9%	4	8.3%	13
I would support a millage but cannot afford	6.3%	7	4.4%	2	5.8%	9
I oppose any increase in taxes	27.9%	31	37.8%	17	30.8%	48
Other	18.9%	21	0.0%	0	13.5%	21
<b>answered question</b>		<b>111</b>		<b>45</b>		<b>156</b>
<b>skipped question</b>		<b>129</b>		<b>47</b>		<b>176</b>



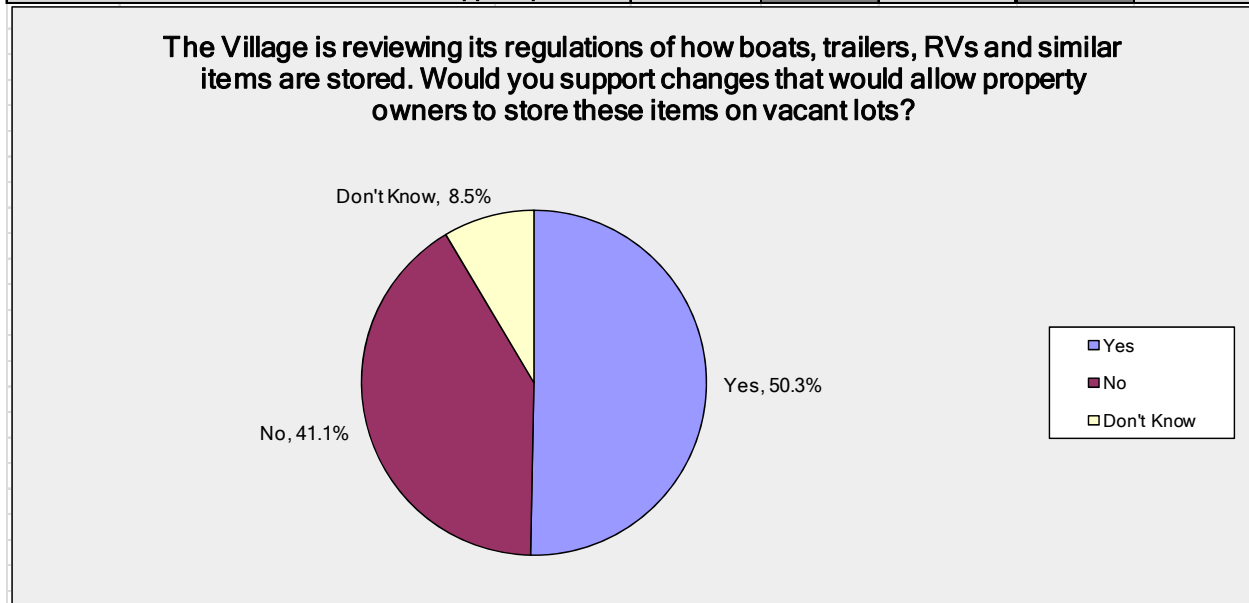
Fall 2015 Community Survey - Question 6-C

If a dedicated millage is proposed, what would you like to see it cover?				
Answer Options	Online	Hard Copy	Total	
	#	#	%	#
Major street reconstruction and/or resurfacing	45	21	19.7%	66
Local street reconstruction and/or resurfacing	63	27	26.9%	90
Walking/Biking Pathways adjacent to streets	67	20	26.0%	87
Street maintenance	103	68	51.0%	171
Duquesa "Road" Outside the Village	39	18	17.0%	57
Other (please specify)	26	3	8.7%	29
<i>Question Asked to:</i>				<b>335</b>



Fall 2015 Community Survey - Question 7

The Village is reviewing its regulations of how boats, trailers, RVs and similar items are stored. Would you support changes that would allow property owners to store these items on vacant lots?						
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
Yes	55.3%	125	37.8%	34	50.3%	159
No	35.4%	80	55.6%	50	41.1%	130
Don't Know	9.3%	21	6.7%	6	8.5%	27
<i>answered question</i>		226		90		316
<i>skipped question</i>		16		3		16

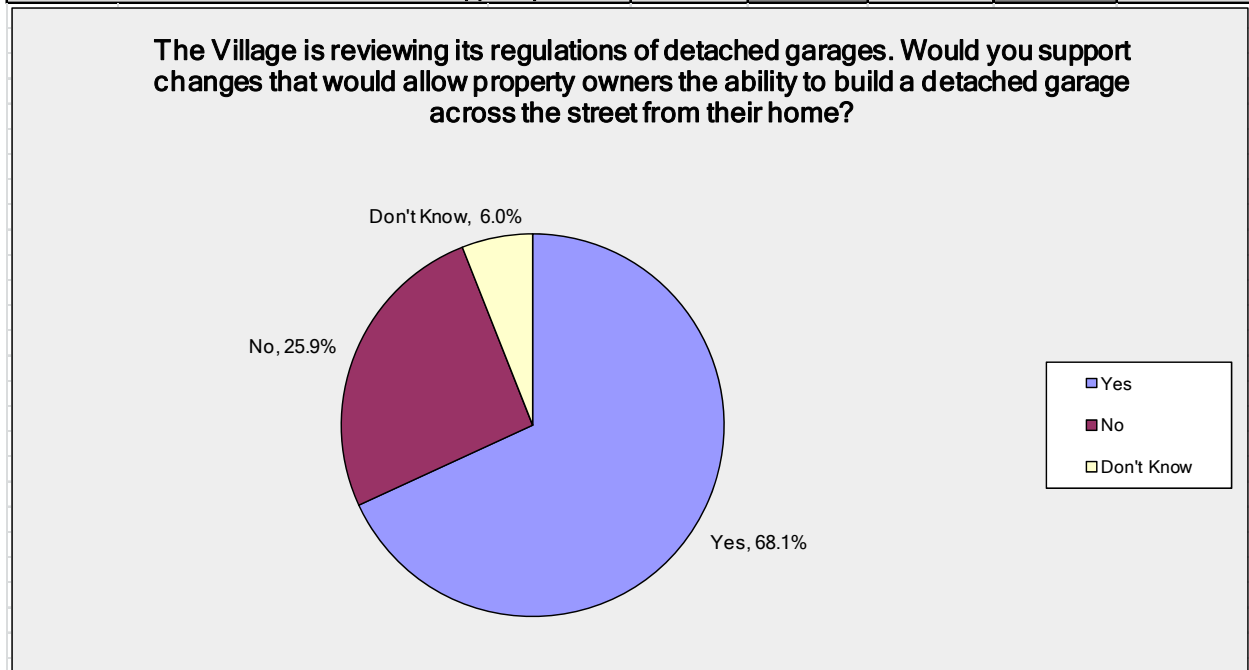


A similar question was asked to the community earlier in 2015 via an online survey. That survey was taken by 129 people, and the results were:

Answer Choices	Response
Yes	56.25%
No	32.81%
Don't Know	10.94%

Fall 2015 Community Survey - Question 8

The Village is reviewing its regulations of detached garages. Would you support changes that would allow property owners the ability to build a detached garage across the street from their home?						
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
Yes	73.7%	165	54.8%	51	68.1%	216
No	20.5%	46	38.7%	36	25.9%	82
Don't Know	5.8%	13	6.5%	6	6.0%	19
<i>answered question</i>		224		93		317
<i>skipped question</i>		18		0		18



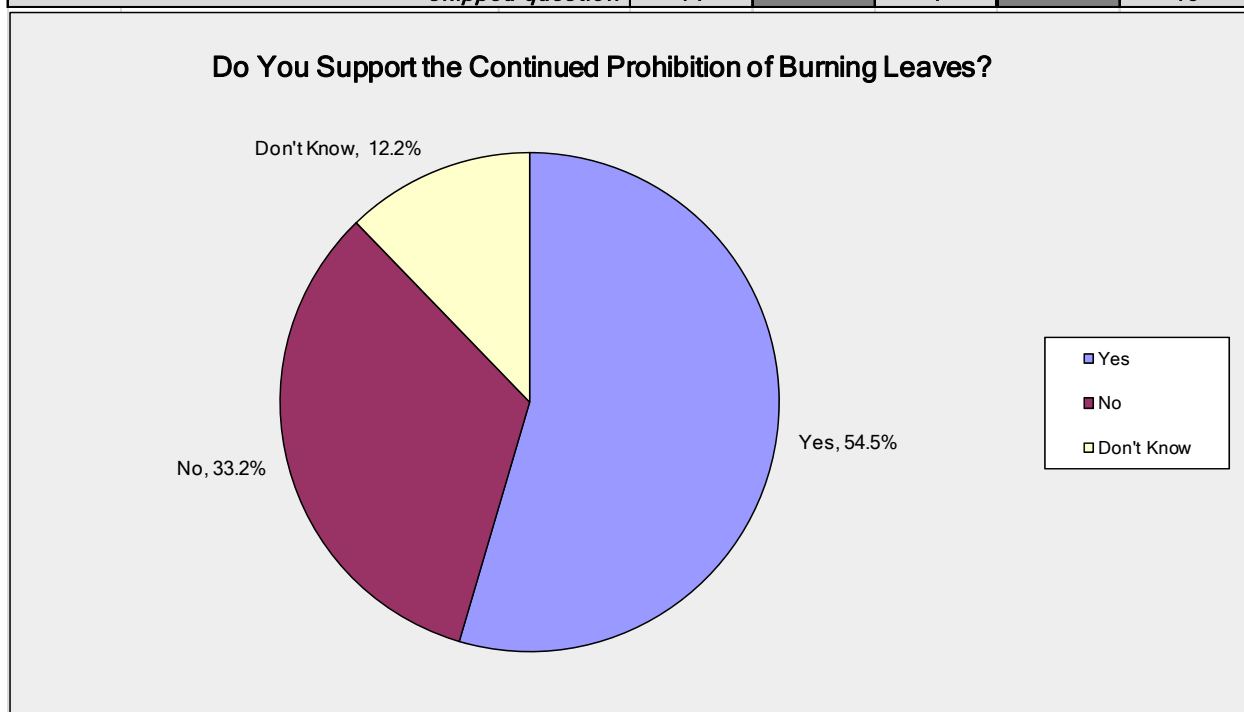
**A similar question was asked to the community earlier in 2015 via an online survey. That question only asked about the ability to place sheds on vacant lots, and not garages. That survey was taken by 129 people, and the results were:**

Answer Choices	Response
Yes	72.09%
No	19.38%
Don't Know	8.53%

Fall 2015 Community Survey - Question 9

Since 2009 the Village has prohibited the burning of leaves in the Village, and has also since developed a yard waste drop-off program for residents to dispose of leaves and other items. Do you support the continued prohibition of burning leaves in the Village?

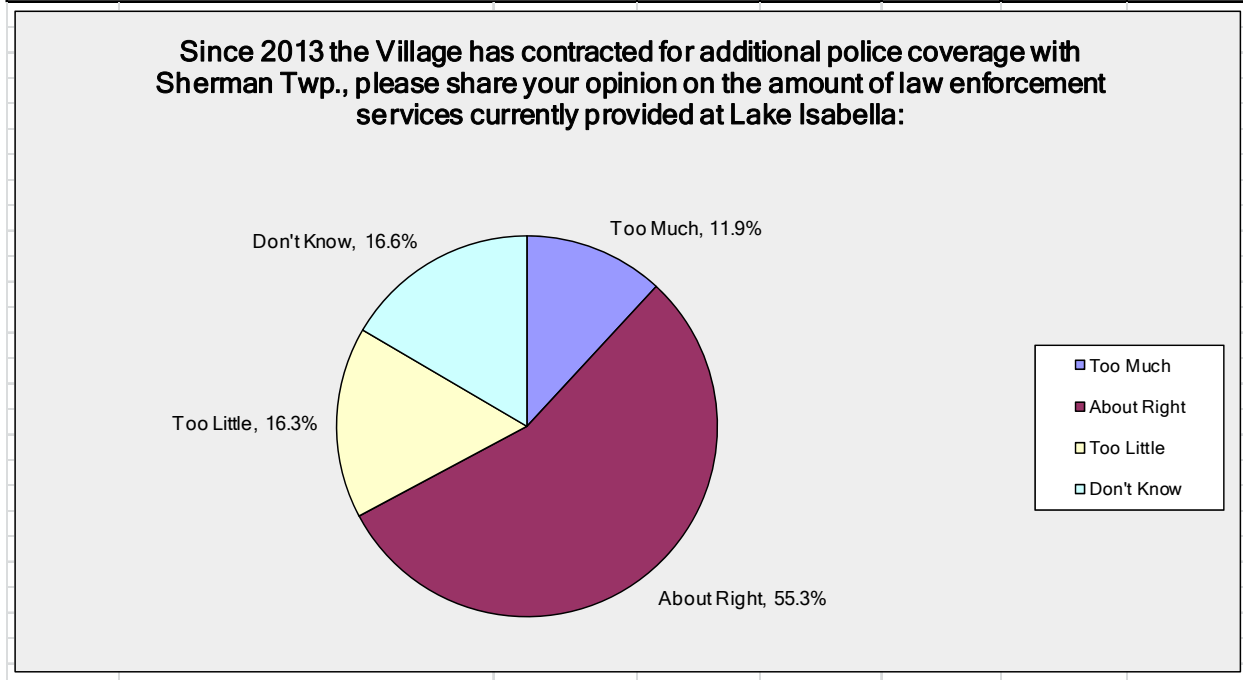
Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
Yes	54.4%	124	54.9%	50	54.5%	174
No	32.9%	75	34.1%	31	33.2%	106
Don't Know	12.7%	29	11.0%	10	12.2%	39
<i>answered question</i>		<b>228</b>		<b>91</b>		<b>319</b>
<i>skipped question</i>		<b>14</b>		<b>1</b>		<b>15</b>



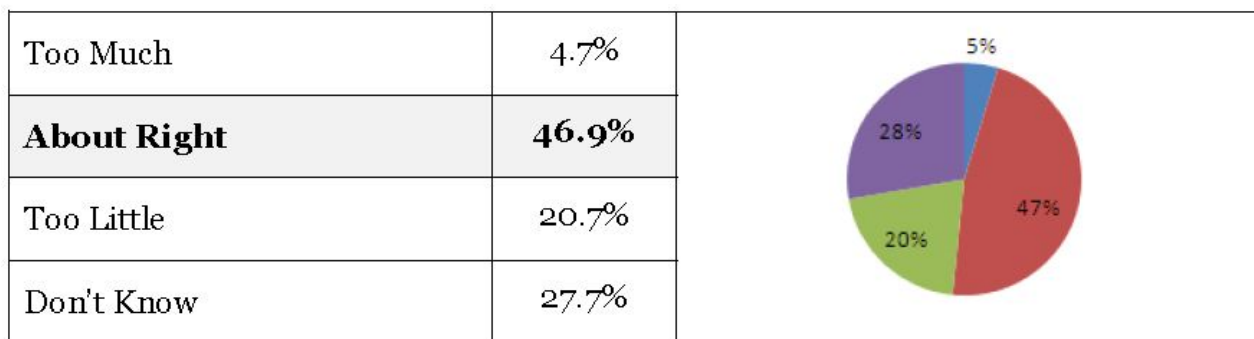
Fall 2015 Community Survey - Question 10

Since 2013 the Village has contracted for additional police coverage with Sherman Twp., please share your opinion on the amount of law enforcement services currently provided at Lake Isabella:

Answer Options	Online		Hard Copy		TOTAL	
	%	#	%	#	%	#
Too Much	12.8%	29	9.7%	9	11.9%	38
About Right	52.9%	120	61.3%	57	55.3%	177
Too Little	18.1%	41	11.8%	11	16.3%	52
Don't Know	16.3%	37	17.2%	16	16.6%	53
<i>answered question</i>		227		93		320
<i>skipped question</i>		15		0		15



This same question was asked to the community in 2010 as part of the Master Plan update. Those results were:



## Fall 2015 Community Survey - Question 11

In 2010 we asked the community about several projects that could be considered in following 5 years, please share your feelings on whether any of the following projects should be pursued by the community in the next 5 years.										
Answer Options	2010			2015				Change In Support from 2010 to 2015		
	Yes	No	Don't Know	Yes	No	Don't Know				
Lake & River Dredging	49.4%	24.3%	26.3%	<b>69.7%</b>	15.9%	14.3%			<b>20.3%</b>	
Developing more Playgrounds	47.7%	31.3%	21.1%	24.2%	<b>60.9%</b>	14.8%			<b>-23.5%</b>	
Community/Senior Center	46.7%	36.4%	16.9%	33.9%	<b>48.8%</b>	17.3%			<b>-12.8%</b>	
Walking & Biking Paths	70.9%	19.8%	9.3%	<b>56.2%</b>	32.7%	11.1%			<b>-14.7%</b>	
Additional Streetlights				42.9%	<b>46.5%</b>	10.6%				
2015 Breakdown of Responses										
Answer Options	Yes			No			Don't Know			TOTAL
	Online	Hard Copy	TOTAL	Online	Hard Copy	TOTAL	Online	Hard Copy	TOTAL	
Lake & River Dredging	157	62	219	34	16	50	32	13	45	<b>314</b>
Developing more Playgrounds	62	10	72	115	66	181	28	16	44	<b>297</b>
Community/Senior Center	73	29	102	101	46	147	34	18	52	<b>301</b>
Walking & Biking Paths	128	44	172	70	30	100	18	16	34	<b>306</b>
Additional Streetlights	96	33	129	93	47	140	19	13	32	<b>301</b>



## Comments Submitted

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- Rolland road gets extremely rutted & bumpy & very dusty and needs to be graded and brine much more often
- The unpaved areas already mentioned.
- None taxes are high enough
- More street lights
- Donate to LIPOA, give kids golf lessons, have summer programs for seniors and kids.
- Dog park, updating all parks, expand swimming area of beaches.
- No millage.
- A sidewalk from Fairway Dr to Camino Grande
- Do not acquire any more property to be improved
- Channel Drive over the 17 years we've lived here has never been properly maintained (Band-Aid repairs at best). Also, the main roads in the survey are in good shape. What the Village needs is a walking/bike path to get residents off the streets. Also, better speed limit control especially on Clubhouse along the southern side of the lake. People regularly speed and with the children and residence in the area it's only a matter of time before someone is hurt or worse. Random ticketing every couple of weeks would help.
- Rather than asking questions on this or that street project a evaluation procedure should be established to create a plan to maintain roads. Set up criteria to establish when a road should have extra maintenance.
- NO NEW TAXES - do you get it?
- Fixing the rails over the river.
- Pave River Rd.
- New tennis courts and basketball courts.
- bike path are not needed.
- More street patrols in the evenings and through the night when thieves are out and about instead of the security guy driving around during the day on Saturdays. Obviously nothing is happening when people are home and right in their own yards. Our revenue needs to be spent more efficiently
- Lighting & garbage service at parks.
- Nothing, it's all good.
- Natural gas and fiber line on north Carmen dr.
- Would like to see parks equipment/playgrounds updated.
- I am generally opposed to dedicated millage without more specifics on how much is needed and how many mills it would take to accomplish the task.
- Not needed, do not fleece the residents.

- Community pool with life guard
- The yard waste drop off should be accessible to all taxpayers and not only be open Mon-Fri, from 8 am to 5 pm. With the existing hour it eliminates those of us who work during those times. I'm willing to pay a fee (and can appreciate the need to do so), but it needs to be available. Not sure this topic falls under "projects" but wanted to voice my opinion.
- not street lights, but in public areas
- Buy the GOLF COURSE
- Just a path from Fairway Dr to El Camino Grande
- Lake & River dredging especially in the shallow areas is long overdue for obvious reasons.
- Better fences around parks to prevent unauthorized use in the winter months.
- Walking and bike paths not adjacent to roads. Are existing playgrounds maxed out for usage? Like it dark here! Living primarily in SE Mich the roads here are way better than I am used to.
- better maintenance of lake level during drawdown. When it rains in Nov. & Dec, gates should be opened back up to allow restoration of previous drawdown lake level.
- Limit the amount of ice-fisherman to LIPOA Members only. Somehow police this.
- Deer Control
- Unless there are major growth plans, we do not need more playgrounds, walking paths, etc. These things cater to a very few people. FOCUS ON THE LAKE, that is why people are here in the first place!!!!!!!!!!!!!!!!!!!!!!
- Pertaining to garages across the street or parking boats, trailers, etc.: Am not in favor of any of them if the across the street lot is a lakefront lot.
- Support Village funding for dredging as long as it does not open the lake to the Public.
- River Dredging is a huge concern to us and should be to the entire LIPOA community. The river is a beautiful asset to Lake Isabella, but when the weeds, etc. prohibit boats from accessing certain areas, it lessens the value/attraction of the area. Why bother taking a boat into the river if you'll get stuck in the mud?
- fixing the railing over the river.
- All coves need dredged.
- WOULD LIKE TO SEE IF THERE IS A WAY TO CONNECT THE EAST AND WEST SIDE OF THE LAKE BY BIKE OR ORV TRAIL
- Garbage at main parks at least
- wake times on the lake, reduced boat speeds in early morning and evening

- Bishop Lane needs to be paved. The road is so full of potholes right now it is hard to drive on and it does not seem like the village maintains it very well at all!
- No light pollution! This is why I moved here!
- Better road clearance of roads in winter, was real happy to see the clearing of the road sides.
- summertime Marina, on the lake, to fuel the boats on the lake
- drastically reduce deer population
- The playgrounds are underutilized now. Why do walking & biking paths when traffic does not support a separate walk/bike path? Need to work on "beautification projects" that will entice people to build and support Lake Isabella. IMPROVE THE TAX BASE!
- Controlling the traffic speed on El Camino
- I am not a property owner in the river area but i can see the consequences of not dredging and what that means to our lake in the future. We need to dredge.
- Mosquito Spraying
- Why are out taxes not covering needed road maintenance?
- Do not allow garages on empty lots near the lake and golf course.
- Let unbuildable lots build.
- Walking path adjacent to Coldwater Rd. from El Camino to Clubhouse.
- Lincoln Park needs playground equipment.
- Start drawdown on November 1<sup>st</sup>, not October 15<sup>th</sup>.
- Spend less on weed control and more on roads.
- Stop lowering the lake!
- Less laws and regulations.
- We oppose taxes.
- New playgrounds are not needed.
- Geese control is needed
- How many times do we answer these questions without any action being taken!
- Boats, lifts, and docks should be stored someplace away from the lake.
- More rental inspections
- Do not need Hooker.
- Sewer system
- Nothing until I can build on my lot.
- Disband the LIPOA, they are not needed.
- Ban the use of fertilizers.
- Buy the HUB and turn it into a senior center.
- Allow people to build garages on unbuildable lots.
- Replacement of signs.