

Long Range Planning Committee Survey Summary January 2021

The CPA Long Range Planning Committee conducted a survey of Castle Park Members at the end of 2020 to guide the CPA Board of Trustees in making important decisions and to help the Long Range Planning Committee to evaluate recommendations for the future of Castle Park and its members. The committee requested one completed survey for each cottage.

The following document displays the data from the survey. Visual aids are extracted from the Survey Results or, in the case of the tables, a spread sheet entitled [Survey Support Tables](#) which uses the raw data from the survey results.

Overall Participation rate: 96.8% (93 cottages out of 96). Two new owners who have bought since September were not surveyed.

1. How important are the following aspects of Castle Park life?

Almost half of respondents indicated that family is “the main reason we come to CP”. Below is a table which shows the % of respondents for each rating, for each category.

CP Qualities	Not Important	Somewhat Important	Very Important	It's the main reason we come to Castle Park
Family	None	6.06%	45.45%	48.48%
Relaxation	1.54%	16.92%	55.38%	26.15%
Community	1.52%	15.15%	60.61%	22.73%
Activities (Golf, Tennis, Kayaking, etc.)	1.54%	23.08%	56.92%	18.46%
Social Opportunities	3.03%	24.24%	57.58%	15.15%
Maintaining Traditions	1.52%	27.27%	56.06%	15.15%
Inclusiveness	7.69%	18.46%	63.08%	10.77%
Safety	9.23%	18.46%	63.08%	9.23%
Casualness	4.69%	40.63%	46.88%	7.81%

In order to compare the support given for each category, a weight was assigned to each column:

Not Important =1

Somewhat Important = 2

Very Important = 3

It's the main reason... = 4

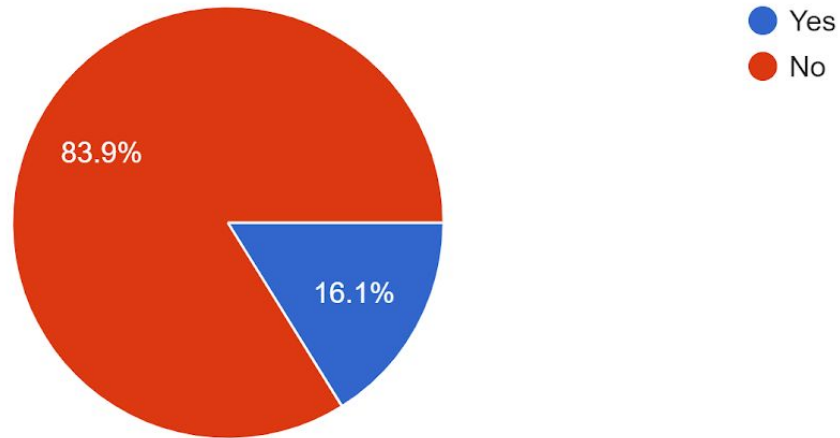
A weighted score for each category is shown on the following table. The categories on the following table are presented in order of “Weighted Score”.

Relative Importance of Castle Park Qualities	Not Important	Somewhat Important	Very Important	It's the main reason we come to Castle Park	Weighted Score
Family	0.00	12.12	136.36	193.94	342.42
Relaxation	1.54	33.85	166.15	104.62	306.15
Community	1.52	30.30	181.82	90.91	304.55
Activities (Golf, Tennis, Kayaking, etc.)	1.54	46.15	170.77	73.85	292.31
Social Opportunities	3.03	48.48	172.73	60.61	284.85
Maintaining Traditions	1.52	54.55	168.18	60.61	284.85
Inclusiveness	7.69	36.92	189.23	43.08	276.92
Safety	9.23	36.92	189.23	36.92	272.31
Casualness	4.69	81.25	140.63	31.25	257.81

Residency

2. Are you a year round resident?

93 responses

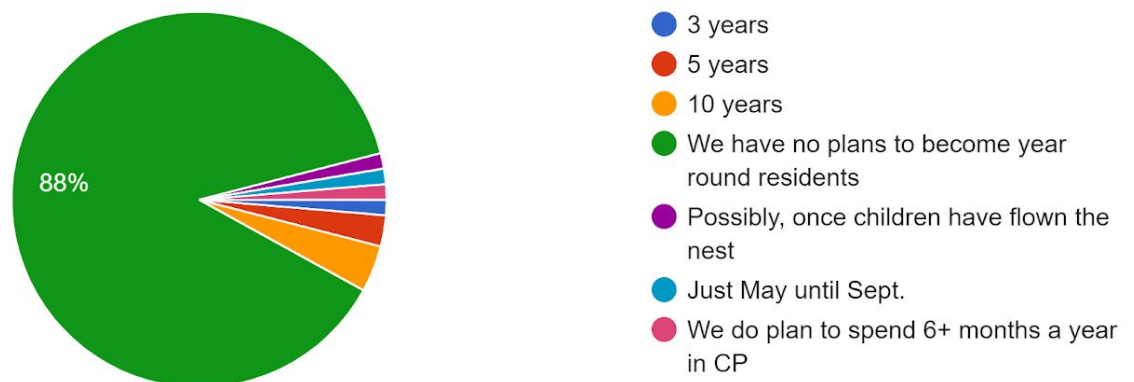


Of the 83.9% of families (78 respondents) who do not consider themselves as year round residents, 88% (69 respondents) have no plans to become year round residents in the next decade. Fifteen families are already year round residents. It is known that one more family who didn't complete the survey is also year round.

~ It is important to note that while 78 families indicated they are not currently year round residents, only 75 answered the followup question.

3. If you are not already a year round resident, do you or anyone in your cottage plan to become a year round resident during the next.....

75 responses



Residency (cont.) Approximately 9 additional families indicated that they have plans to become year round residents within the next 10 years or will be in residence at least six months/year.

Within 3 years ~ one family

Within 5 years ~ two families

Within 10 years ~ three families

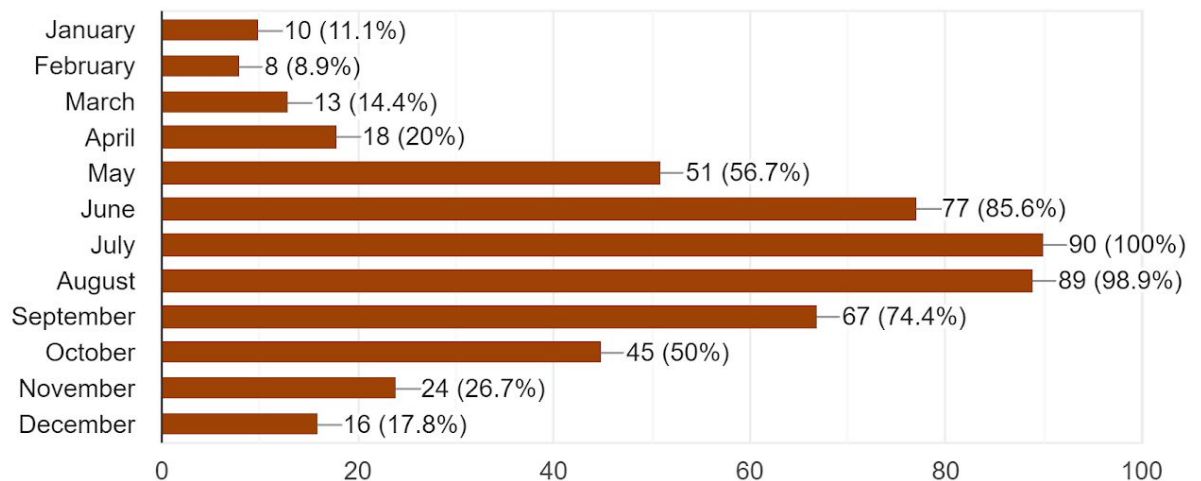
The remainder plan to make Castle Park their primary residence for six months per year or consider year round residency a possibility in the future but have no definitive plans.

If this all holds true, Castle Park can expect to have approximately 25% of its cottages house year round residents in the next 10 years.

4. During what months is your cottage typically occupied (by owners or renters)?

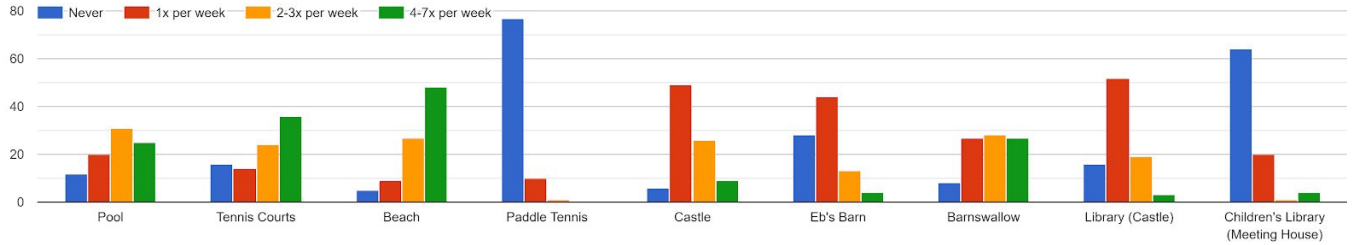
It is interesting to note that half the respondents indicated that their cottage is occupied from May through October. Once the snow flies, it goes down to close to 10%. Keep in mind that 14 respondents indicated that they are year round residents. Clearly some head south January-March.

90 responses



Facilities Use

5. How often do you or others in your cottage use the following during the summer (June, July, August)?



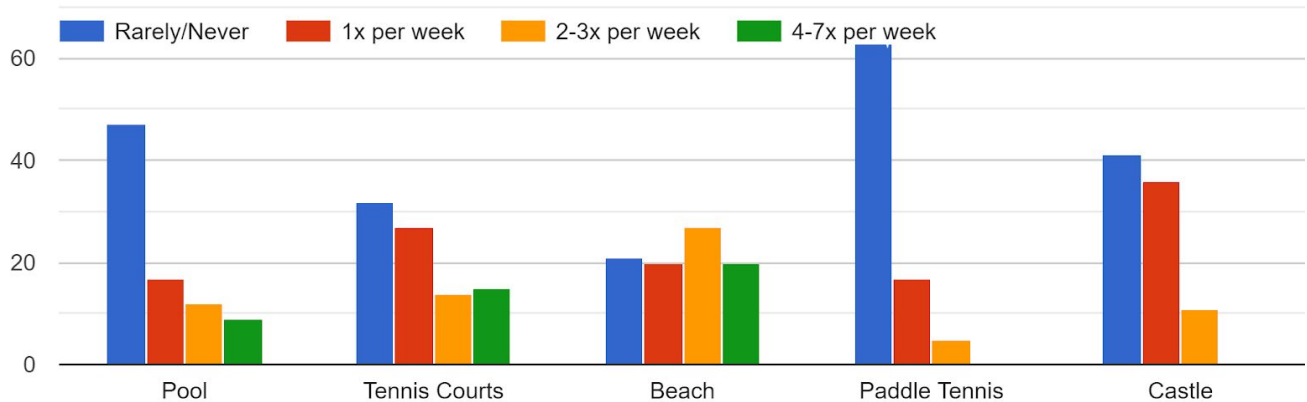
The Table below reflects the data collected on the chart above for summer facilities use.

% Use of Facilities	Never	1x/week	2-3x/week	4-7x/week
Pool	13.64%	22.73%	35.23%	28.41%
Tennis Courts	17.78%	15.56%	26.67%	40.00%
Beach	5.62%	10.11%	30.34%	53.93%
Paddle Tennis	87.50%	11.36%	1.14%	0.00%
Castle	6.67%	54.44%	28.89%	10.00%
Eb's Barn	31.46%	49.44%	14.61%	4.49%
Barnswallow	8.89%	30.00%	31.11%	30.00%
Library	17.78%	57.78%	21.11%	3.33%
Children's Library	71.91%	22.47%	1.12%	4.49%

The following chart illustrates the popularity of various facilities during the summer using the weighted method described for question 1. Facilities are presented in the order of popularity. Meeting House is not represented (other than the children’s library) because it is only available for use by Playclass.

Weighted scores, Facilities	Never	1x/week	2-3x/week	4-7x/week	Weighted Scores
Beach	5.62	20.22	91.01	215.73	332.58
Tennis Courts	17.78	31.11	80.00	160.00	288.89
Barnswallow	8.89	60.00	93.33	120.00	282.22
Pool	13.64	45.45	105.68	113.64	278.41
Castle	6.67	108.89	86.67	40.00	242.22
Library	17.78	115.56	63.33	13.33	210.00
Eb's Barn	31.46	98.88	43.82	17.98	192.13
Children's Library	71.91	44.94	3.37	17.98	138.20
Paddle Tennis	87.50	22.73	3.41	0.00	113.64

6. How often do you or others in your cottage use the following (if/when available) during the shoulder seasons (May, Sept. Oct.)?



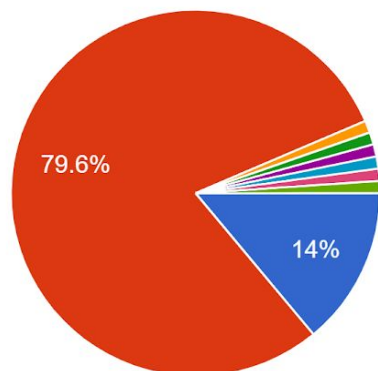
The Data for Shoulder Season Use of Facilities.

Shoulder Season Facility % Usage	Never	1x/week	2-3x/week	4-7x/week
Pool	55.29%	20.00%	14.12%	10.59%
Tennis Courts	36.36%	30.68%	15.91%	17.05%
Beach	23.86%	22.73%	30.68%	22.73%
Paddle Tennis	74.12%	20.00%	5.88%	0.00%
Castle	46.59%	40.91%	12.50%	0.00%

Finances

7. In the future would you favor:

93 responses



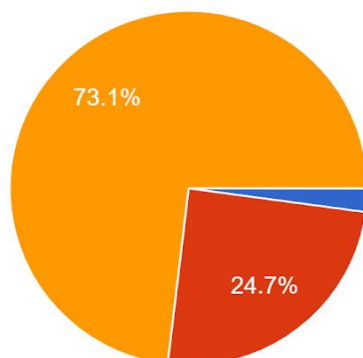
- Paying higher annual dues in order to have fewer special assessments
- Maintaining the current practice of periodic assessments with lower dues
- Don't think this is an "either/or" — would pay higher dues AND have the occasional assessment
- The two owners of are cottage are split
- I know raising the dues is a sensitive subject
- gradual dues increases annually to cover inflation & maintenance
- possibly raising annual dues in order to have more of a cushion for project
- Identifying major cap x projects and contributing towards them over time

Almost 80% of those surveyed support the current strategy of maintaining the practice of periodic assessments with lower dues. Several people added comments as follows:

- The two owners of our cottage are split on this question, one votes for higher annual dues, the other for assessments
- Don't think this is an "either/or" — would pay higher dues AND have the occasional assessment (don't think it's realistic that just because dues go up you'd never need a special assessment)
- I know raising the dues is a sensitive subject. I personally think the dues are extremely low in comparison to other communities out there are similar. Perhaps, in lieu of raising the dues more than a little each year, communities like Castle Park (who are certainly becoming more popular) could ask that new members to the association pay a larger fee to join. I believe you could raise a lot of money by making the entrance into CP higher. This would protect the community and also attract people who are willing to pay for its current value.
- Gradual dues increases annually to cover inflation & maintenance
- Possibly raising annual dues in order to have more of a cushion for project
- Identifying major cap x projects and contributing towards them over time

8. For what Castle Park provides, do you feel that the annual dues for the CP Association (which are set at \$3400 for 2020) are:

93 responses

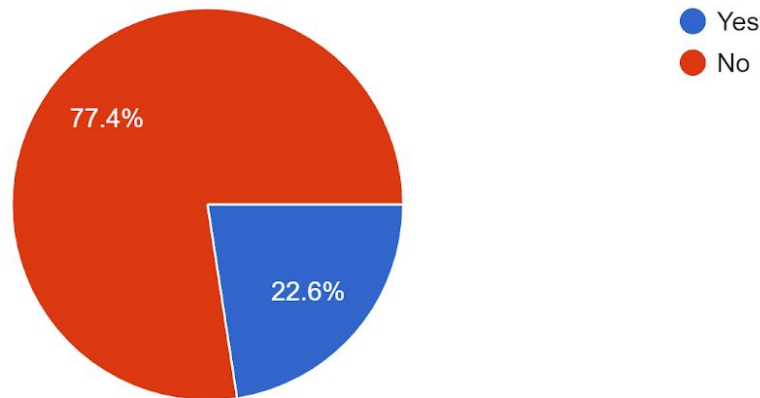


- Too high
- A great bargain
- About right

Cottage Rental

9. Do you rent out your cottage?

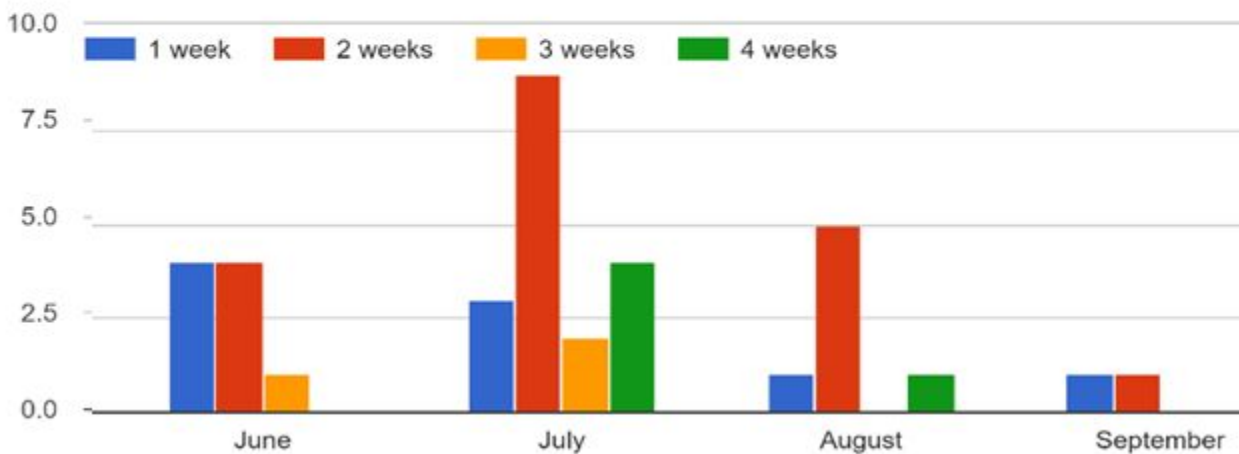
93 responses



21 Respondents indicated that they rent out their cottage.

Those who indicated that they rent out their cottage answered the following questions.

9a. How many weeks do you rent out your cottage during the following months?

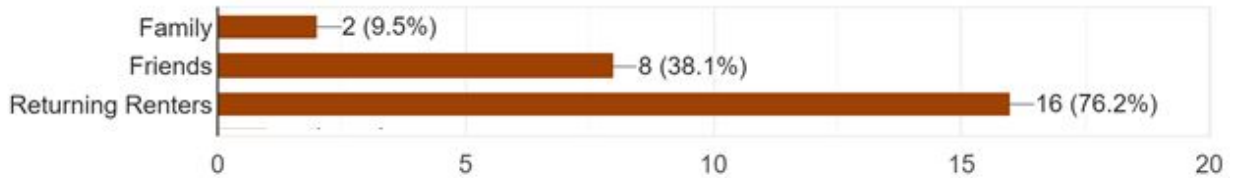


In addition,

- ❖ One respondent indicated that they rent out their cottage full time October-May.
- ❖ One respondent indicated that they rent out their cottage for a week each, April, May, Oct., Nov.
- ❖ One respondent indicated that they rent out their cottage for a couple weeks in September

9b. To whom do you typically rent your cottage? (Check all that apply)

21 responses

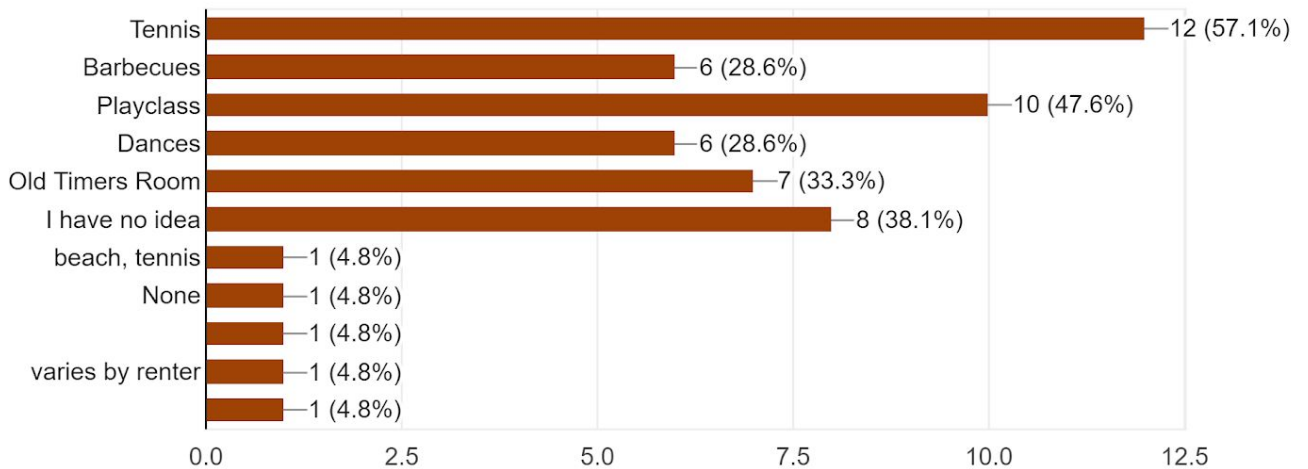


In addition, respondents replied for each of the following:

- Families inquiring through online publicity (1)
- Families identified through our real estate agent (1)
- Other Castle Parkers or word of mouth in Castle Park (5)
- These questions are difficult to answer (1)

9c. In what activities do your renters participate (check all that apply)?

21 responses



The two unlabeled responses are “egg toss” and “because we only rent to people through the CP website we assume that they value these amenities”.

Involvement in Activities

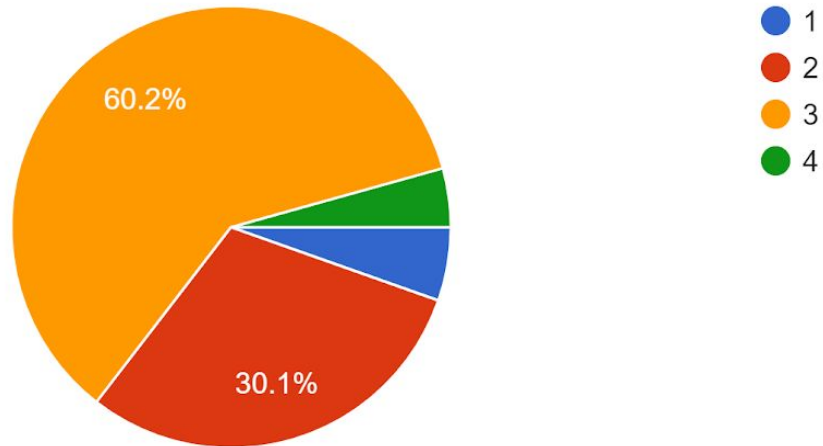
10. Over the last 3-5 years, how often have you or someone in your cottage attended these events?

Activities % Attendance	Always	Frequently	Sometimes	Never
Burger Broil, July Jubilee, Pig Roast	39.77%	36.36%	14.77%	9.09%
Old Timers Room	27.78%	41.11%	26.67%	4.44%
Dune Dance	32.58%	32.58%	26.97%	7.87%
Bingo	18.18%	26.14%	32.95%	22.73%
Tennis Tournaments (player of spectator)	32.95%	34.09%	12.50%	20.45%
Tennis Activities (cardio, lessons, ladies day)	25.00%	27.27%	19.32%	28.41%
Rock the Park	50.00%	13.64%	18.18%	18.18%
July 4th Field Day	23.86%	28.41%	27.27%	20.45%
Paddle Tennis February Weekend	3.57%	7.14%	14.29%	75.00%
Golf Events	18.60%	17.44%	19.77%	44.19%
Annual Meeting (August)	65.56%	18.89%	12.22%	3.33%
Information Meeting (May)	38.64%	27.27%	18.18%	15.91%

Demographics

11. How many different generations currently use your cottage?

93 responses



12. How many does your cottage sleep comfortably?

Number of People Cottage Sleeps	# of Cottages	Total People
4	1	4
5	2	10
6	13	78
7	2	14
8	14	112
9	9	81
10	22	220
11	4	44
12	10	120
13	5	65
14	3	42
15	2	30
16	2	32
18	2	36
20	1	20
Total	92	908

13. How many people in your family, who use your cottage, fall into the following age groups?

Age Group	Population
0-3 years	49
3-12 years	96
13-17 years	63
18-29 years	115
30-49 years	207
50-69 years	196
70-89 years	80
90+ years	8
Total Population	814

Castle Park Population



■ 0-3 years
 ■ 3-12 years
 ■ 13-17 years
 ■ 18-29 years
■ 30-49 years
 ■ 50-69 years
 ■ 70-89 years
 ■ 90+ years

Respectfully submitted:
 Gil Judson ~ Long Range Planning Committee Chair
 Bob Burton
 Emily Currie
 Scott Hibbard
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