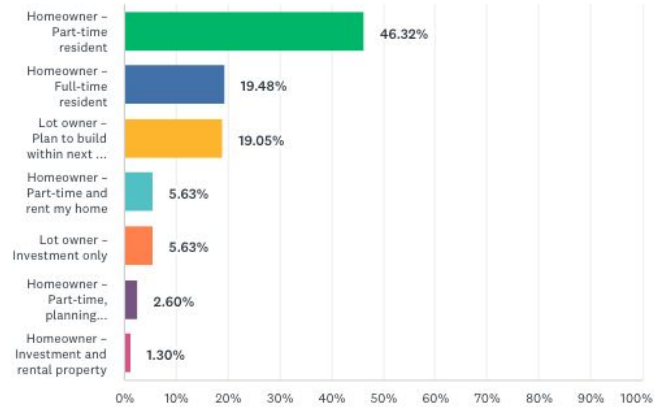


Chinquapin Owner Survey Nov-Dec 2025

Q1

Which best describes you?

Answered: 231 Skipped: 1



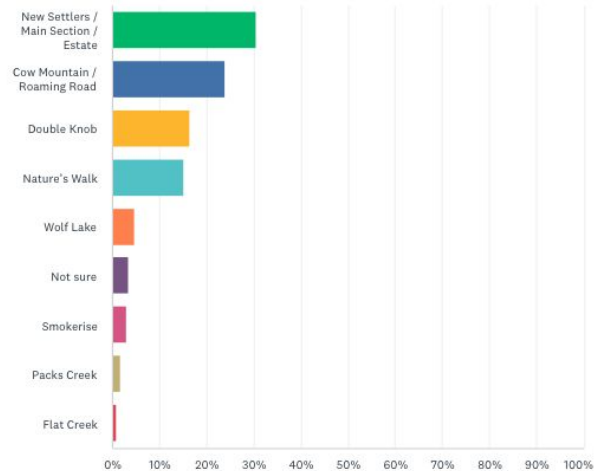
ANSWER CHOICES	RESPONSES	
Homeowner - Part-time resident (2)	46.32%	107
Homeowner - Full-time resident (1)	19.48%	45
Lot owner - Plan to build within next few years (6)	19.05%	44
Homeowner - Part-time and rent my home (4)	5.63%	13
Lot owner - Investment only (7)	5.63%	13
Homeowner - Part-time, planning full-time in next few years (3)	2.60%	6
Homeowner - Investment and rental property (5)	1.30%	3
TOTAL		231

Chinquapin Owner Survey Nov-Dec 2025

Q2

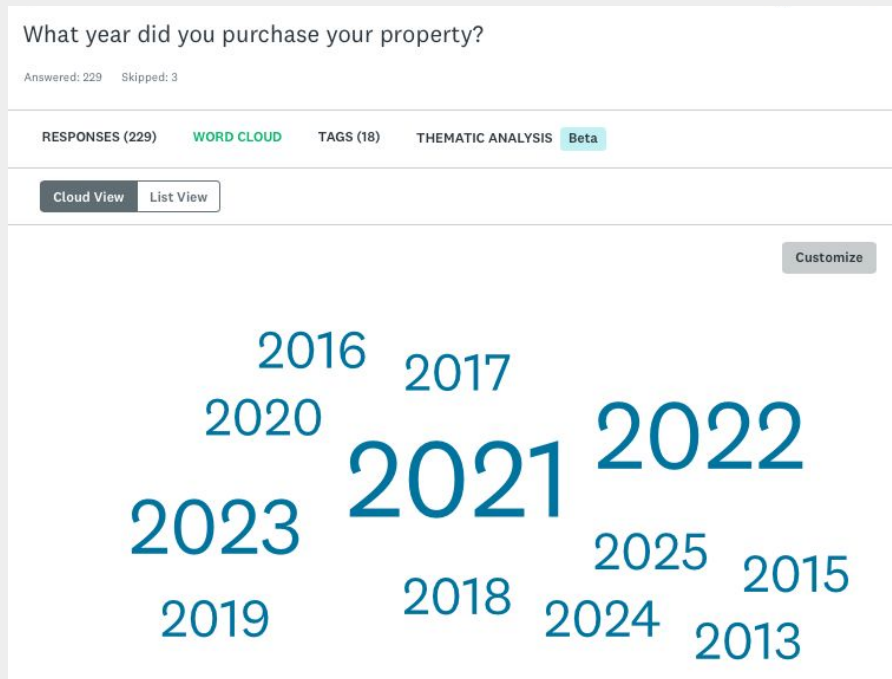
Which area of Chinquapin are you an owner in?

Answered: 230 Skipped: 2



ANSWER CHOICES	RESPONSES	
New Settlers / Main Section / Estate	30.43%	70
Cow Mountain / Roaming Road	23.91%	55
Double Knob	16.52%	38
Nature's Walk	15.22%	35
Wolf Lake	4.78%	11
Not sure	3.48%	8
Smokerise	3.04%	7
Packs Creek	1.74%	4
Flat Creek	0.87%	2
TOTAL		230

Q3



Word Cloud Visualization

A word cloud is a visual representation of text data where the size of each word indicates its frequency or importance within a given text. It is used to highlight key themes or topics from the survey. You will see this format used again in this presentation.

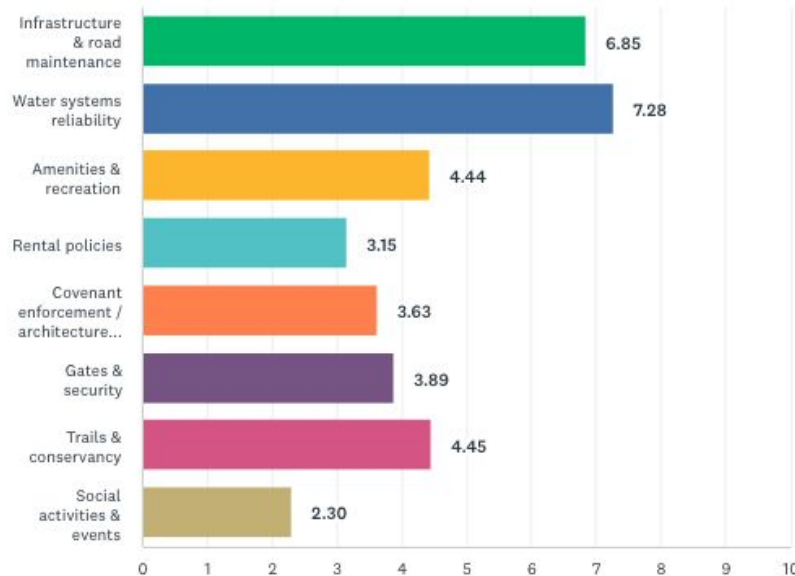
In this case, 2021 was the most frequent answer.

Chinquapin Owner Survey Nov-Dec 2025

Q4

Looking ahead to 2026, what priorities or concerns would you like the Board to focus on? Last year, owners emphasized maintaining roads and water systems, protecting Chinquapin's natural beauty, and ensuring a smooth HOA transition. Please rank the following items from highest to lowest priority:

Answered: 219 Skipped: 13



Q5

Do you have additional priorities or concerns?

Answered: 76 Skipped: 156

RESPONSES (76)

WORD CLOUD

TAGS (0)

THEMATIC ANALYSIS

Beta

A word cloud visualization of survey responses. The words are arranged in a circular pattern, with the most prominent words in the center. The words include: residents, will, well, infrastructure, drive, assessments, maintenance, ensure, safety, homeowners, trails, see, works, think people, need, also, home, gate, Lightingroad, etc, concern, community, sign, owners, investment, keep, UTV, post office, Natures Walk, clearing, continue.

This word cloud is highlighting key themes or topics from this survey question.

Sample Comments

1. *We need to significantly upgrade the fitness room. It is terribly outdated, with equipment that doesn't work. We need modern digital machines that can be synced to our phones. We also need a new, modern tv in that room, one that works.*
2. *Groundskeeping... one of the reasons we bought originally was the combination of natural beauty and thoughtful and beautiful gardening and upkeep around entrances and along roads, etc. let's ensure we make the investment to keep it up!*
3. *There should be an automatic golf ball picker. It's a safer and easier option for people using the range. It's actually dangerous to ask people to pick up their own balls especially while others are hitting them.*
4. *Our trail network is the heartbeat of the community — the single most visible and defining expression of our values. It connects us to the land, to one another, and to the conservation ethos that underpins the development. The volunteer-led maintenance effort has been extraordinary, but we're now seeing signs of strain: backlog on upkeep, uneven trail quality, and gradual decline of features that once defined the character and craftsmanship of the system.*

...continued on next page

Chinquapin Owner Survey Nov-Dec 2025

Q5

Do you have additional priorities or concerns?

Answered: 76 Skipped: 156

Sample comments continued from prior page...

5. *Some of the bridges along Nature's Walk have missing boards. I have really enjoyed the homeowners' parties, its a great opportunity to meet neighbors and create community.*
6. *Wildlife population*
7. *Construction traffic behind us once building starts on Packs Creek.*
8. *Need to closely monitor/control the activities of all builders in the community. At this point it seems to be a free-for-all with building taking place 7-days a week with no concern for existing residents. Additional transparency of what building activities are in the pipeline would also be helpful.*
9. *I would like to focus on affordably providing reliable infrastructure. If there are funds for more, great, if not, I do not want dues increased further.*
10. *Lighting at Breedlove and new settlers, and at the gate at new settlers is very soft and doesn't illuminate the road or gate very well*
11. *Secure Post Office*
12. *Saving the Fishing Shack*
13. *Would like a bigger exercise facility*
14. *Getting the green space at cow mountain finished. And getting the rock at entrance to cow mountain lit up for safety. Protecting the trails from unauthorized utv use (red trail in particular is getting utv use that I have seen - Need signage for this...I got into a debate with a homeowner using a utv on the red trail and they told me "it is not marked no utvs". Need to educate residents / remind them on UTV policy.*
15. *Would like to have recycle collection in Chinquapin*
16. *Would like to see all open burning band and enforced without the written approval of the board or their designee.*
17. *While I am disappointed in the quality of the amenities at Chinquapin, I believe we need to make sure that the systems that support residency (i.e. water, roads, infrastructure, safety & security) are in good order before we focus on the "nice to have" elements of our community. As an example, the roads in nature's walk, need to have a topcoat placed on them. They are cracking and will need to be repaved if they are not repaired soon.*
18. *The goal should be to keep the spirit of volunteerism alive while supplementing it with professional expertise and planning. Homeowners should always feel like participants in something exceptional, not like they're holding together what should be professionally maintained.*
19. *Recognize the men and women that do their best on our behalf to keep Chinquapin pristine and beautiful. We need to let the staff know they are important and appreciated.*

Q6

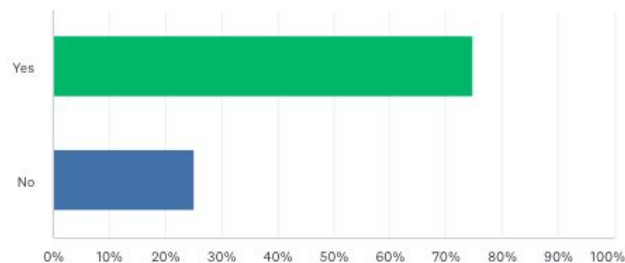
Covenant Administration – Architecture Review

In 2024, many owners expressed concern about consistency and enforcement of building standards:

- 43% cited worries about tree removal or over-clearing.
- 27% raised concerns over lighting (uplighting / light pollution).
- 26% mentioned issues with building materials and exterior colors.

Do you agree with these concerns?

Answered: 211 Skipped: 21



ANSWER CHOICES	RESPONSES	
Yes	74.88%	158
No	25.12%	53
TOTAL		211

Chinquapin Owner Survey Nov-Dec 2025

Q7

Please share any examples, concerns, or suggestions related to architecture or building standards:

Answered: 92 Skipped: 140

RESPONSES (92)

WORD CLOUD

TAGS (0)

THEMATIC ANALYSIS

Beta

How people feel:



😊 Positive: 7% 😐 Neutral: 47% 😞 Negative: 46% ? Undetected: 1%

tree removal clear
exterior lights especially architectural colored home
way light pollution exterior colors night make
white materials white house concern area leaving
issue people colors s homes better blend lot
using agree etc lighting think tree others
property community far much buildinghouse see clearing
tree cutting don't building materials clear cutting tree removal allow
natural high builders long standards painted plans
style follow required uplighting happening

This word cloud is highlighting key themes or topics from this survey question.

Sample Comments

1. *Better enforcement of over-clearing; required landscape buffering between road and residence; exterior colors should blend in with surroundings. Consider other, more current building and roofing materials (eg metal, ceramic tile). There should be other options to asphalt shingle.*
2. *No more White Houses - no grandfathering of current white or bright colored paint. Many property owners leaving numerous outdoor lights on. Too many suburban grass lawns that need to be constantly watered. No more gates. Too many of the same house being built*
3. *I would love to see more "contemporary" plans being approved. I don't think every house has to be brown, look like a log cabin, or be super rustic to be in the community. If done tasteful and appropriately, a contemporary home can compliment it's surroundings beautifully. I do agree with using natural materials, etc.*
4. *Far too many trees are being removed. Trees should only be removed on a case-by-case basis--no clear cutting. Be consistent--treat everyone the same. Houses should be set back from the road, as was designated in the original building envelopes for each lot. Building materials should be higher quality and exterior colors should be appropriate.*
5. *We like lighting for security and safety*
6. *Overabundance of white/cream houses not in keeping with a mountain community*

...continued on next page

Chinquapin Owner Survey Nov-Dec 2025

Q7

Please share any examples, concerns, or suggestions related to architecture or building standards:

Answered: 92 Skipped: 140

Sample comments continued from prior page...

7. *The indiscriminate tree cutting and view corridor clearing is destroying the beauty of the neighborhood. I'm sorry, but I abhor the prevalence of white houses; a house should not be "pop" out of the landscape - they should be as hidden as possible as a goal. As the neighborhood gets more built-out, there is greater light pollution. Lighting should be muted as much as possible. I'm ok with temporary lighting (e.g., spots to help guest) but they should never be left on.*
8. *Excessive tree removal/clear cutting and light pollution both destroy the beauty of the area during the day and at night.*
9. *Tree removal depends if its a concern of damage to the house. As far a lighting I think it's necessary to some degree due to how dark it is especially at night. Colors are to each is own.*
10. *I agree mostly with the tree removal. The other concerns, lighting and building materials, can be worked out between reasonable parties. However, once mature trees are cut down it takes 30 years to remedy the situation.*
11. *Vetting of builders*
12. *The standards are for everyone not just a few*
13. *I don't understand how white houses can be allowed in the community*
14. *Previous building was not monitored and micromanaged like new buildings it's ridiculous the amount of loops one has to jump to get an approval by people that have no idea about construction or are biased*
15. *Too many similar houses. builders should be required to mix up exteriors*
16. *Topping tall trees for vies versus creating visual windows. Use of composite materials on exterior. Not adhering to policy related to the % of metal roofing to shingle.*
17. *It is critical to keep the building standards high to protect investments.*
18. *Too many black or charcoal homes. Roofing materials should be owners choice.*
19. *One of the things we regret most about our own lot was a poorly managed clearing - where the builder cleared too wide an area from road to house and tree company ignored our request to keep a few large trees in for a filtered view. We see this happening often as lots get started. Completely agree on the lighting - too much, too bright, too harsh. And the main exterior color concern we have is with the white (or almost) houses... in the winter they stick out like sore thumbs vs. the dark natural ones that blend in to the winter cover.*
20. *Houses should be painted in natural colors. No White Houses. Fake rock exteriors. No manufactured houses or you that look manufactured*
21. *Clear cutting of trees and shrubs is altering the natural beauty of Chinquapin and affecting the wildlife and Wolf Lake.*

Q8

Do you have any additional comments about covenant enforcement?

Answered: 69 Skipped: 163

RESPONSES (69)

WORD CLOUD

TAGS (0)

THEMATIC ANALYSIS

Beta

How people feel:



homeowners review architectural time
much white wood enforced might
owners houses need think
makes colors lot home building
followed rules also covenants community
believe good consistent requirements
residents White Houses compliance

Sample Comments

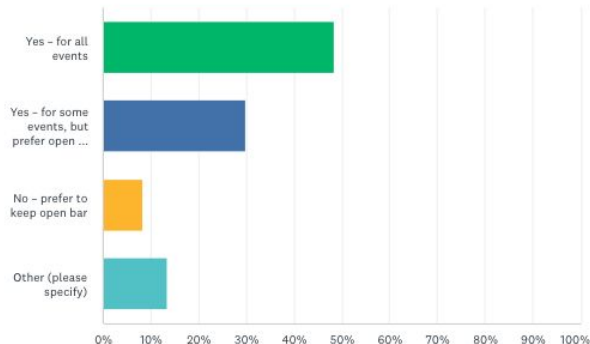
1. *I just want things to be fair for everyone & standards upheld.*
2. *Reasonable rental policies. With apartments above the garages we are turning into multiple unit properties.*
3. *Just don't be overbearing. HOAs can protect the unique aspects of a community, but conversely many a great neighborhood have been ruined by over-zealous HOAs.*
4. *Read and abide by covenants without exception.*
5. *While I think covenants are important, I also believe homeowners should have some flexibility within reason.*
6. *People need to mind their own business.*
7. *There has been a disregard for covenant enforcement altering the natural beauty of Chinquapin.*
8. *Standards should be easily understood. Modern building materials should be considered based on their merit.*

This word cloud is highlighting key themes or topics from this survey question.

Q9

Would you be in favor of a cash bar (with ABC license and bartender) option for events?

Answered: 207 Skipped: 25



ANSWER CHOICES	RESPONSES	
Yes - for all events	48.31%	100
Yes - for some events, but prefer open bar for others	29.95%	62
No - prefer to keep open bar	8.21%	17
Other (please specify)	13.53%	28
TOTAL		207

“Other” Sample Comments

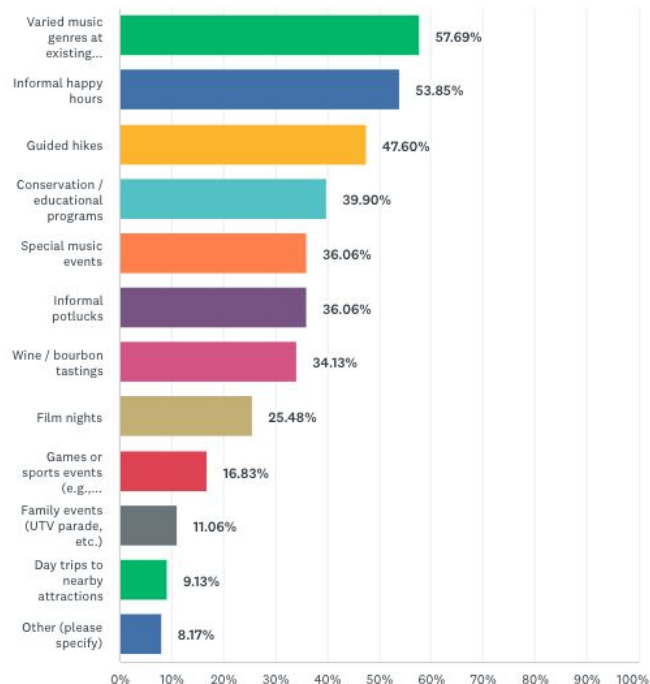
1. *BYOB*
2. *We should do a limit on the free drinks; first two drinks free & after that you have to pay.*
3. *I don't drink and don't feel I should have to pay for others alcohol consumption. I feel cash bar is best.*
4. *Events should be paid for by attendance not by all property holders*
5. *If we could keep non-residents/renters out of the parties, that would be a great step forward and perhaps alcohol would be easier to control*
6. *Charge per head to attend events, which would cover food & bar. Separate prices for adults & children. Wrist bands issued at check-in table for those that pre-registered or paid at the door.*
7. *Cash bar is fine - just don't make it a profit center ; purchase at bar should be at "cost" for attendees*

Chinquapin Owner Survey Nov-Dec 2025

Q10

Looking ahead, which types of activities or events would you most like to see?
(Choose up to 5)

Answered: 208 Skipped: 24



"Other" Sample Comments

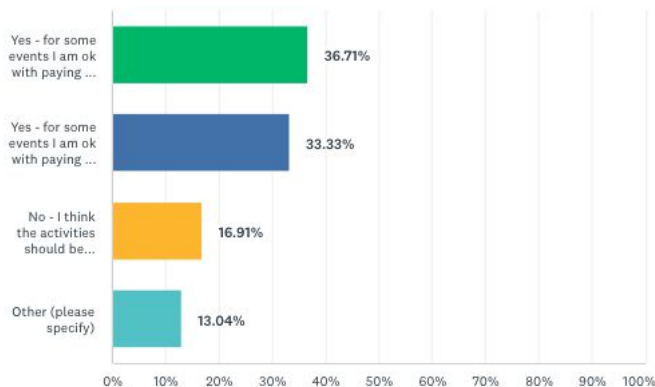
1. *Farm-to-table events Or things like yoga classes in the summer*
2. *Fly fishing lessons*
3. *Board and card game nights / If music events are continued, please turn down the speakers! They are too loud.*
4. *Consider a sponsor, Builder sponsor the food for parties.*
5. *More tables and seating for events*
6. *More winter events, Guest Chef Dinners, Oktoberfest, March Madness, St Patrick's Day, Kentucky Derby*

Chinquapin Owner Survey Nov-Dec 2025

Q11

Would you be in favor of paying a fee for some events to help offset the costs of the event such as food or the band?

Answered: 207 Skipped: 25



ANSWER CHOICES

Yes - for some events I am ok with paying the full price to attend

Yes - for some events I am ok with paying a partial fee to subsidize the event

No - I think the activities should be covered by my dues

Other (please specify)

RESPONSES

36.71% 76

33.33% 69

16.91% 35

13.04% 27

TOTAL

207

“Other” Sample Comments

- I think there are too many parties. If we continue to have parties, I think that they should be open ONLY to residents and their immediate family members. Guests should be limited and should be charged a nominal fee.*
- Better music better food and less of them. Bluegrass band.*
- If the intent is for our property owners and homeowners to get to know each other, Event should be paid for by the community to ensure a higher turnout. I suspect a pay for event will lead to a lower turnout.*
- I am ok with all large events having a fee and cash bar. The parties are nice but optional. And almost too large for our space.*
- Local artists would cut the cost ,BYOB and your own food . This is done at Groovin on the Green and places like Chastain Park in Atlanta*
- I prefer not to use my dues to cover events we do not attend*
- I think events should be covered in dues for up to 4 people per household. If more people attend as guests a fee should be charged*

Chinquapin Owner Survey Nov-Dec 2025

Q12

Owners in 2024 expressed deep pride in Chinquapin's natural beauty and community spirit. Many emphasized preserving what makes the neighborhood unique while fostering collaboration and homeowner leadership. Please share any final comments or suggestions for the HOA Board:

Answered: 82 Skipped: 150

RESPONSES (82)

WORD CLOUD

TAGS (0)

THEMATIC ANALYSIS

Beta

How people feel:

Positive: 54% Neutral: 29% Negative: 15% Undetected: 2%

Sample Comments

1. *Better upkeep of the amenities, some of them are looking a little sad. However, I love this development & all its offerings. That's why I chose to move here full time. The people who work hard to keep this development going like Lucas & Kim deserve to be recognized for all of their hard work & efforts. I appreciate all of the conservation efforts that have been put in place.*
2. *I am with you all the way. Keep doing a great job!*
3. *Create a 3 to 5 year vision plan that can be distributed to the owners*
4. *I agree that preserving Chinquapin's natural beauty is of the utmost importance, and that controlling the building process is crucial.*

...continued

5. *No additional workout facilities are needed...Chinquapin is, by its very nature, a workout property. Go for a hike!*
6. *Thank you for your leadership and dedication to the success of our community.*
7. *I agree with the pride in the neighborhood's natural beauty and community spirit. I look forward to the new board's guidance in getting details and policies constructed to give the neighborhood a consistent framework and consistent process to handle various situations that neighborhoods experience. Educating the ownership will be important and necessary for a unified effort.*
8. *Maintain priority of natural beauty and green space*
9. *I believe we are trying to be too many things to too many people. If we need to take a few years 'off' of having parties, events, etc., in order to save money and to focus on what is important then we should do that. The 'core' of Chinquapin are the beautiful trails and preserved spaces. Let's keep our infrastructure in good shape—including all trails, water falls, roads, water systems--and all other activities should be secondary.*
10. *Chinquapin...naturally says it all. I think we need to focus on our beginnings and get back to what really matters.*
11. *The Community activities, and amenities are a major reason for our lot purchase. Preservation of these attributes, THE COMMUNITY SPIRIT and the natural beauty must be our primary objective ! Keep up the good work!*
12. *THANK YOU for helping us preserve and take the best of Chinquapin to the next level!!!!*