

There were 263 surveys returned and counted.

Each village was represented as follows:

- Village 1: 1
- Village 2: 1
- Village 3: 3
- Village 4: 7
- Village 5: 7
- Village 6: 12
- Village 7: 3
- Village 8: 6
- Village 9: 5
- Village 11: 6
- Village 13: 1
- Village 14: 2
- Village 15: 6
- Village 16: 7
- Village 17: 9
- Village 18: 9
- Village 19: 6
- Village 20: 12
- Village 22: 5
- Village 23: 7
- Village 24: 11
- Village 25: 5
- Village 28: 6
- Village 29: 4
- Village 30: 2
- Village 31: 9
- Village 32: 2
- Village 33: 11
- Village 34: 5
- Village 35: 5
- Village 37: 2
- Village 38: 1
- Village 39: 13
- Village 40: 12
- Village 41: 4
- Village 42: 13
- Village 44: 20

Surveys where the address was not marked and could not be determined by other means: 23

Question 1: Are you an Owner or Renter

255 (96.96%) were owners.

One respondent commented: "Owner occupied (only one in 4 units).

8 (3.04%) were renters

Question 2: Are you in Phase 1, Phase 2 or 3, Remainder Phases

25 (9.51%) responded that they were in Phase 1.

One of those were actually in Village 40, therefore that response was in error.

92 (34.98%) responded that they were in Phase 2 or Phase 3.

140 (53.23%) responded that they were in Remainder Phases

7 surveys (2.66%) did not respond to the question.

Question 3: Do you like all of the Phase 1 Stucco, primary trim colors, and combination's?

27 (10.27%) responded Yes.

One respondent noted "For the most part"

One respondent noted "Most of them"

Two respondents circled Yes and then wrote "5"

One respondent checked Yes, then wrote "(No green trim please)"

One respondent wrote "A couple, Yes; the rest no."

One respondent checked Yes and wrote "Very much so"

211 (80.23%) responded No.

One respondent modified it to "Not really"

One respondent double-checked No with double exclamation marks

One respondent checked No and wrote "hate the cold colors"

One respondent checked No with exclamation mark

One respondent checked No and wrote "Not At All"

25 (9.52%) did not respond to this question.

Question 7: Would you prefer to keep your current stucco color?

133 (50.57%) responded Yes.

One respondent punctuated their response with "absolutely"

One respondent said "This is our first choice"

One respondent checked Yes and then wrote "Or #4 or 8 w/Trim #7 or #1"

One respondent from Village 19 checked Yes and wrote "I would have chosen to keep the original color"

One respondent circled Yes and then punctuated it with "XXX"

One respondent checked Yes, underlined "current stucco color" and then wrote "(DAPLAN)"

112 (42.59%) responded No.

One respondent circled No and then wrote "Old - Military looking"

One respondent wrote "shows dirt, has faded, yuck!"

One respondent crossed out checkmark on No and wrote "It's Ok"

One respondent circled and checked No and then wrote "Depressing & Boring"

One responded checked No and wrote "I am strongly opposed to the "Non Painting" option!!!"

18 (6.84%) did not respond to this question.

One respondent did not check a choice, but wrote "? Depends upon choices offered or Assigned"

One respondent put question marks in both Yes and NO and then wrote "(10 YEARS AWAY)"

Question 8: How important is it to you to choose a trim color from the total list rather than as assigned?

222 (84.41%) responded Very Important.

One respondent commented "Owner occupied"

Three respondents punctuated their response with "!"

One respondent checked Very important and wrote "No Green Please"

Three respondents double-checked Very Important, two with double exclamation marks

One respondent checked Very important and then wrote "Get new list!"

One respondent circled Very Important and then punctuated it with "XXX"

One respondent circled Very Important, put four X's there and then wrote "CRITICAL"

One respondent checked Very Important and wrote "(but roommate didn't care to discuss it)"

One respondent quadruple-checked Very Important

25 (9.51%) responded Somewhat Important.

10 (3.80%) responded Not Important

6 (2.28%) did not respond to this question

Question 9: How important would it be to you to have some choice in your stucco color?

217 (82.51%) responded Very Important

One respondent checked Very Important and then wrote "This is our home."

One respondent checked Very important and then wrote "Get new list!"

Two respondents double-checked Very Important, one with double exclamation marks

One respondent checked Very Important, underlined "some choice" and then wrote "maybe between 2 or 3 colors"

One respondent checked Very Important, crossed out Very and wrote "Hugely" in its place

Two respondents checked Very Important and then put a star next to it

One respondent circled Very Important and then punctuated it with "XXX"

One respondent triple-checked Very Important

One respondent circled Very Important, put four X's there and then wrote "CRITICAL"

One respondent quadruple-checked Very Important

One respondent checked Very Important and punctuated it with an exclamation mark

26 (9.89%) responded Somewhat Important

14 (5.32%) responded Not Important

6 (2.28%) did not respond to this question

Question 10: If you are in Phase 1, how satisfied were you with the process?

There were many surveys where although the responder was not part of Phase 1, they responded. Those results are:

11 (4.18%) responded Very Satisfied

5 (1.90%) responded Somewhat Satisfied

9 (3.42%) responded Not Satisfied

238 (90.49%) did not respond to this question

There were 24 respondents who were actually in Phase 1. Those results are:

11 (45.83%) responded Very Satisfied

One respondent checked Very Satisfied and wrote "with the co. that did the painting"

Two respondents checked Very Important and then put a star next to it

One respondent checked Very Satisfied, crossed out Very and wrote in "Just"

5 (20.83%) responded Somewhat Satisfied

8 (33.33%) responded Not Satisfied

One respondent checked Not Satisfied and wrote "The Painters were kind. I don't like that the colors were forced on us"

One respondent checked Not Satisfied and wrote "Broken Lights Broken, trampled ground plants"

0 (0.00%) did not respond to this question

Question 11: Did you participate in the previous Town Halls?

96 (36.50%) responded Yes

One respondent said "Some of them"

One respondent wrote "I was very disappointed in the "colorist", there was an LV resident who had excellent suggestions."

One respondent checked Yes and wrote "1 only"

147 (55.89%) responded No

One respondent said "Wasn't aware of them"

One respondent checked No and wrote "But did watch the video"

One respondent checked No and wrote "moved in after"

One respondent checked No and wrote "just moved in"

One respondent checked No and wrote "2 was ill, and still am"

One respondent wrote "unable"

One respondent checked No and wrote "but went to village one"

One respondent checked No and wrote "didn't know about it"

One respondent checked No and wrote "moved in Feb 2019"

One respondent checked No and wrote "I work full time"

One respondent checked No and wrote "Surgery"

One respondent checked No and wrote "Did not live here at that time"

One respondent checked No and wrote "Didn't think the colors would be so ugly"

20 (7.60%) did not respond to this question

Tabulation of Disliked Colors

	Unadjusted	Adjusted	
Stucco	40	53	Yosemite Trailhead
	53	72	Solstice
	59	79	Greyhound
	60	68	Smokey Slate
	27	36	Satin Weave
	82	76	Peach Dip
	26	41	Sandcastle Symphony
	10	11	Synchronicity
Trim	23	24	Cocoa Delight
	36	41	Guynmetal Gey
	128	142	Black Flame
	17	19	Fossil Stone
	41	45	Pumpernickel
	29	29	Smokey Sage
	19	20	Dark Ash
	73	78	Shining Armour

What Color would you like to add?

Tan/Beige = 62 Includes Med Brown, Natural Sand and Earth tones.

Off White = 14

Real Green = 11

Olive Green = 1

Hunter Green = 1

Sage green = 4

Darker Blue = 1

Real Blue = 8 (not gray)

Peach = 1

Gray = 4

Taupe = 4

Adobe = 1

Muted Teal = 1

Lin Grant Pink = 1

Happy Pallet of Colors

Summary of Survey Comments

Out of the surveys submitted, 230 wrote additional comments. Some one sentence and a couple added an additional page. Below is a summary of the subjects most frequently mentioned.

Several resident comments reflected a prior answer such as they wanted more choice in the stucco color on their building. Any comments that were reflected in a prior question on the survey were not relisted on the overall survey comment lists.

Likes:

Pleased with the colors = 9

Painters did a good job. = 2

Dislikes and concerns:

Don't like Gray colors: 23

Colors clash with roofs, garage doors, brick and block trim and fences, and window trim. = 26

Colors do not go well together. = 12

Trims do not compliment the stucco colors. = 31

Stucco colors are too similar to each other. (4 gray and 3 yellows). = 12

Prefer keeping earth tones, tan and adobe colors = 13,

Need better trim color that matches garage doors. = 5

Mix the colors up better. = 9

Colorist didn't consider non changeable brown tones in buildings.= 14,

Do all houses really need to be painted? = 10

Original colors look better with surroundings. = 5

Fascia and eaves should be the same color. = 7

Other items related to color mentioned were wanting darker colors against some wanting lighter colors. Brighter colors. Colors affect moods. Concerns about property values. Colors should be more vivid. Peach Dip not really a peach color. Concern about blue and black colors in our environment. Should have started with oldest houses first. Take care of irrigation first. Colors change too much. Plus additional individual comments. All comments are being read and noted.

Paint Survey Color Comments

I like the variety of color. Not all tans.

I really like them.

These are not colors I would have picked but the overall effect is pleasing.

I like the color variety.

Colors applied look better than swatches in the AR. Leave as is.

The only appropriate color to go with Brick Trim is Yosemite Trailhead.

Stucco colors not true colors. * Some stucco colors are fine only if paired with the right trim color which they aren't. *****

Some trims too dark and too much contrast to stucco. *

The roofs are all brown in the village. Grey tints just don't work. * *

Trim too dark and contrast too much with stucco. 1 and 5 Yosemite Trailhead and Satin Weave.

With a few exceptions, colors look nice. Not sure garage doors go with paint. * *

Dark colors look old. Light colors look clean and modern.

Would like a medium green.

Grey colors are great in Toledo, Ohio. Not here

Grey is depressing and terrible. * * This included Smokey Slate.

Grey colors, Solstice, and Smokey Slate all look grey. *

Too many dark colors together. 4 colors of dark gray not much different than 4 colors of brown.

The dark greys and blacks are morbid and depressing. Inappropriate for a retirement community.

Poor color combinations. * * Hate the grays. Ugly

Too many grays and yellows. *

Some yellows look terrible

Too many yellow. *

Grey, yellow, beige look good.

They look fresh and attractive except for the concrete gray color.

Don't like blue colors. Nature colors blend with mountains and nature.

Colors are limited and bland considering you worked with a consultant.

Those with no contrast between stucco and trim look bland on some combinations.. * * * *

Some of the colors look faded.

Colors should be slightly more vivid.

Don't like the yellow stuccos or the green trim.

Stucco and trim must be in a neutral tone.

Keep with the adobe type theme. Feels satisfying.

Colors not appropriate for California. Earth tones better. * * * * *

Adobe color best. Will show stains the least.

Not a good color palette.

Colors are not aesthetically pleasing. A real eyesore.

Why four gray and three yellow and no Browns?

Most of the colors clash with the beige slump stone.

Colors clash with almost everything including window trim, brick, garage doors, stone, wood and vinyl walls and gates. * * * * * * * * * * * * No elegance or grace.

Not everything, especially gray tints, go with the garage doors and windows, roofs and walls. * * *
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Colors are not cohesive. * * * * * * Hard to believe a professional colorist chose these colors.

Colors are dull and boring and none look that great. * Need to be brighter.

Some stuccos are too similar to each other. * * * * *

Trims do not always compliment the stucco. * * * * * * * * * *

Mix up the colors better.

Don't want monotone.

Some trim colors re too dark.

Keep tan stucco and vary with shades to yellow and brown.

Peach Dip does not look like a peach color. Could not find it.

Light colors lift my mood, dark colors are depressing.

New colors are jarring and uncomfortable. Mental and emotional effects from incorrect colors.

Seniors prefer lighter colors. Better for mental and emotional well-being. * *

I would not have bought here with the new colors.

We bought the house because of the existing color with blue trim. Do not want change.

Need to get away from the stagnant browns and beiges.

Green blends with landscaping,

New colors are south of the border colors. Leave well enough alone. No need to change colors.

Current colors were fine.

New colors make the place look cheap.

Need a better match to the garage doors. * * * *

Glad you added the off white to the trim colors for everyone.

Add a white trim. That will unify the look of the village.

Want dark stucco and dark trim. No Brown.

Do not like white trim.

Dark tones maintain heat and deteriorate and have a stark contrast

Most of the colors of stucco and trim are ugly.

Stucco paint on eaves is wrong. * * * * * Eaves and fascia should be the same color.

Concern about Blue, Gray, and Black in Leisure Village.

Paint Survey General Comments

Thank you for the time you have spent on this project and asking our opinions even if you don't agree with the results.

Painters seem to do excellent work. *

Looks very nice.

Pleased with the look of Phase one.

Variety of colors brightens up the village.

Process very neat, clean, accurate.

No longer looks like an army base.

Glad you are working to get the colors right going forward.

Thank you for your hard work in doing this and allowing our input. Survey questions are excellent. Appreciated.

They are colors which cause me to withdraw from others. I have a degree in design and think you should reevaluate your choices.

The colors will go out of style. The neutral ones we had still look good after 40 years.

Cheapens appearance of entire village. Concern this will lower property values. **

Stucco not repaired before painting and sloppy paint job and power wash.

Don't want to live with a color trim we don't like.

I assumed a professional colorist would have better taste. *

Hire a professional designer and or colorist. * * * * *

How could a colorist assign a whole group of grey toned stucco colors together?

Just because we pay PPG color consultant doesn't mean we have to live with bad choices.

Do all the houses really need to be painted? Find out which houses warrant painting.

Stucco should not be painted at all. * It will seal in any mold. Expensive to do and maintain.

Project is a fiasco. Should replace irrigation first.

Cost of and necessity of painting all houses when not all are needed.

Color placement could be better.

Current colors and layout is wrong, just a mess.

Ugly, makes the village look cheap.

If it is to make the houses look different from each other it's not going to work.

Why didn't they start with the oldest villages first? **

Many homes decorated according to original colors. New colors clash. Actual colors looked worse than samples.

Would like to have more choice than in Phase 1

Make sure power washing and repairs to stucco are done before painting and plants covered.

Your action will decrease the value of my residence. * * Who dreamed up this stupid idea?

Glossy walls look bad. * * * * Stucco should be a flat, no sheen.

New colors inconsistent with those in classic CA communities. Look tacky. Primary concern should be irrigation not stucco colors.

This unnecessary project will increase HOA fees and cause LV HOA financial issues. *

Painters need to be careful of sprinklers. They broke several of ours. 42119

Residents shouldn't be able to pick among all the trim colors. May not be good combinations.

I thought after the first 8 were painted we would have discussions before moving forward.

Too long to complete the project. *

Why aren't the fences painted the same color as the trim?

Want colors that blend with the garage doors.

Painters need to do a better job at sanding before painting wood.

No unifying theme of our community now. Looks like a community without an HOA.

It would be a mistake to let everyone pick their own color.

Reserves should be funded every year to cover the cost of painting 10% of the villages.

Every house should be painted

If colors are changed will Phase 1 get to make any corrections?

Please notify residents more than 2 weeks prior to painting so gardening concerns may be addressed timely.

Tiled patio to match original stucco color. New color might not look right with patio.

Would like my house inspected to see if it needs painting.