

Park Improvement Survey Results May 2026 -All Comments By Question:

Do you want a playground at park?

First let's get the old one removed- it's a safety hazard and attractive nuisance.

If a reserve study supports the major purchase of a playground, it would be nice to have but not necessary.

I feel that without a playground at the park, it not only lowers property values in the community but also takes away a huge draw for families looking to potentially move into this neighborhood. It's one of the things that drew our eye (even without kids), and now with a little one at the perfect age for playing on a structure, it feels like a loss seeing it gated off and heartbreaking at the thought of its total loss. I have felt a real loss of ease to building community with others in the neighborhood with similar aged kiddos who would gather at the structure.

Move it to be visible from the clubhouse tables - easier to monitor children during meetings and parties.

A playground is an absolute must. If no playground, then there's no point in having a community park.

Including swings

I would like to add more bars, beams, exercise structures like they have in AZ parks.

This is a great place for kids to grow up with room to ride bikes and a firetruck with Santa. I don't have kids but a lot of young families use the pla structure when it's available. That's the kind of starter homes we have here. That's more important than a ball park in my opinion.

Only if we can afford with assests already attained. Can we demo the current structure ourselves to keep costs down

I'm willing to be a part of a demo crew if it saves us money.

The playground has been the most used feature at our park.

I don't have kids, but I support it if other people want it.

I'd much rather have a nicer shelter/clubhouse, and put in a community garden.

Rank the importance of having a playground at the park.

(5 = most important; 1= least important)

Playgrounds are lovely to have but are expensive. If we purchase one, there needs to be a reserve plan to and put in the budget enough for regular playground inspections to ensure safety.

It's unwise and risky to spend down current savings without a plan to replace, and I wouldn't support that. If a playground is installed, it should be done by professional. Current playground with DIY install is not to code and unsafe.

The board has a fiduciary duty under RCW 64.38 to maintain the community's common property. Allowing the playground to deteriorate to this point and framing the resulting cost as a likely special assessment reflects deferred maintenance, not a community choice. I support replacing the playground, and I oppose any option that removes amenities without replacement. Going forward, the board should commission a professional reserve study so this maintenance is planned rather than improvised.

I chose this neighborhood in part because the park and playground made it a good place to start a family. I was comfortable purchasing a home without a reasonable yard wholly because of the playground.

Only if there is enough funds to cover it

Swings and bars too please! Fixing the playground is my main priority for the park at the moment. Happy to revisit other potential additions afterward.

It's nice to have but if costs are too prohibitive I'd be happy with just the clubhouse and maybe the restored wetland area.

I love that the kids have a place to gather

When I think of what has gotten used the most in our 26 years here, it is the play equipment at the park.

playground is a gathering place for neighbors to interact with their children and others

Do you want accessible lifetime features?

Yes but first take care of safety hazards - remove tennis court and playground.

Garden will get vandalized even with security measures. Have trails behind our neighborhood already.

Seems ridiculous to have a community garden when the majority of the community do not take care of their own yards. We have access to Darlin Creek Preserve if the community members want to take a walk or a have educational experience.

Gardens sound nice, but I worry about how many plots would be needed / water needs / would this then also have a gate around it? With the preserve right next to us, trails in the park would take a lot more maintenance than we will probably enjoy doing. After fixing the playground and addressing some of the other potential safety issues, I would be very open to revisit this. I would support planting of more native grasses and flowers to lessen the need for water / mowing and encourage pollinators (the field could potentially be clover or some other short grower to almost mimic grass while keeping the playfields available without mowing).

Let fix what is broken(playground toys) then start asking the big questions

Running track around edge with stations for pullups etc. I suspect vandals would ruin the garden idea.

community garden may be a reasonable choice.

Waste of time and money, we already have a nature trail and access to it.

Garden

I think a garden will end up getting neglected and be an eye sore. I think that would be a waste of money in the long run.

Would water be an issue with a garden given last year's water problems?

I think living where we live we already have a great trail and access to nature. I think a community garden would not be necessary most people have enough property to have their own garden if wanted plus challenges of maintenance.

I would like to see either a community garden area, or have the park rewilded with native plants and trees for a low maintenance green space.

I'd love a community garden. I get really bad sun in my garden.

Community garden to replace the tennis court and/or playground.

Do you want to level the playfield?

Doesn't seem worth it due to the tendency for sinkholes, which are a tripping hazard. How long would leveling last before more sinkholes formed? It's too bad because it would be nice to have a field, but doesn't make much sense to keep fighting nature.

I am under an assumption that this is something other than flat. Flat is best.

Not worth the money

And a priority to be placed on improved drainage for the entire park (whether that be creating a designated retention area, french drains, etc.)

The water drainage will continue to be a problem and it won't last.

This should only be done after the playground is replaced.

For Safety.

Maybe. There may be a liability to having uneven ground if someone hurts themselves while walking on the field.

I'm just not confident the leveling it out would last.

Having a place for family's to play and participate in fun activities and sports feel necessary.

Given the inherent subsidence problems with the whole lot, regrading will be a costly recurring maintenance problem.

I don't care either way

Dependent on cost. Not if it's cost prohibitive.

Do you want the tennis court redone?

I'm open to any options for the existing tennis court so long as the playground is replaced first.

Start with the playground

On the fence about this one. Something needs to be done because it's a hazard. So whatever the cheapest option is. With upgrades it will still continue to crack.

When we fix the playground FOR THE KIDS I think up grading all park facilities would be wise.

No strong opinion if the tennis court stays or goes, but if there is to be a court, would like tennis lines to be included.

Too expensive to maintain in a 'wetland'.

In the 13 years I've lived here, I have never seen anyone play tennis at the tennis court. However, I am not over on that side daily to see if anyone is using it. But I've never used it and no one that I know of has either.

This should only be done after all critical areas have been addressed. Playground first then the leveling of the field

Want the space made safe but don't need a tennis court. I hard surface for kids to practice bike or scooter riding would be cool.

Not worth it if it's going to crack again.

Not a total redo, but removing the dangerous parts and replacing the concrete

Re done and turned into pickleball courts. Pickle ball is a more entry level fun for all ages type of sport compared to tennis.

The tennis court could be salvaged with root remediation, new net piers and re-surfacing.

Do you want a pickleball court?

Makes no sense to keep putting courts on a wetland.

Pickleball specifically, I would not appreciate the noise, which travels. Pickleball is known to be a noise nuisance in neighborhoods and there are many HOAs that have been sued over it after installation.

I also say remove the tennis court....court sports don't fit the laid back vibe of Lake Lucinda.

I'm open to any options for the existing tennis court so long as the playground is replaced first.

Start with playground

It would not be cost effective

Don't care about pickle

Only if the tennis court lines are also retained

Too expensive and again there is the 'wetland' problem. Also it is very noisy sport and will bother the people who live nearby.

While Pickleball is popular right now, I don't think this will last long term but really, it would still be a tennis court. I don't think it's a good use of community funds.

This is a waste and reduces the ability to use the area for everyone. Keep the tennis court.

I'd rather have this than a tennis court.

I think we should just repair what we have and not replace it with something new.

Same problem with the court cracking.

Would like the tennis court to double as a pickleball court with lines for both.

If the tennis court gets re-surfaced, pickleball lines can be added for a minimal cost.

In the space of the tennis court, if the ground is suitable.

Do you want park shelter improvements?

Lighting could be improved. Fix

Maybe updated lighting.
 I think it's nice how it is.
 It's a nice gathering place! Maintenance and upkeep seems enough at the moment.
 Fix the rotten
 It seems to serve the needs of the community as-is
 Maintain to current safe standards and a functioning key pad bathroom
 I think it's fine.
 Having places to have picnics family gathering and possible neighborhood bbqs and parties.
 I think we should just maintain the shelter fix what needs fixing.
 Mostly just maintenance and upkeep. I don't think there are any major features or amenities missing.
 An enclosed area would be nice in addition to the existing structure -- a proper "clubhouse" type situation where meetings and functions can be held indoors.

Do you want to replace the tennis court with the playground?

Maybe. Build it wherever makes most sense for the soil to support it. If it was closer to the clubhouse, parents could keep an eye on kids playing while gathered at the clubhouse. Currently the playground is far from and sight lines aren't good between playground and clubhouse.
 Yes, but only if it does not delay the replacement of the playground.
 I wouldn't mind this if the tennis court ends up getting taken out anyway and it's what others want more, but worried about the ground being less stable vs where the playground is currently. Also if someone rents out the structure, could there be confusion of use or unwanted overlap?
 Not smart idea wondering why it's a question
 The playground appears to be on solid footing. The tennis court has always been an issue with not being level and having cracks. We would like to see the playground equipment stay in the current area. Add a pickleball if feasible and if it can be built on stable land and not at the expense of baseball and soccer. Maintain the area for baseball and soccer.
 Waste of money, there was already a plan and options.
 I like this idea so you can see the kids while you're in the clubhouse but wouldn't be my first priority
 That would be good to have it near the shelter
 Not sure. Would need to hear reasoning on this one.
 A large expense
 I think there is plenty of space for everything.
 This would be nice, but either way is ok
 If the ground is better to trade the sites of the court and the playground.

Do you want park features removed, and not replaced?

Remove the tennis court....court sports don't fit the laid back vibe of Lake Lucinda.
 Also remove the broken playground.
 Tenni Court
 Does anyone ever play baseball? horseshoes or badminton?
 Basketball seems popular and should remain.
 Tennis court.
 Tennis court
 Tennis court
 All of them, at least for now. We need to concentrate on our water pump issue, literally noting is more important than getting that up and running before the summer heat hits. After our water issues are resolved and we have available funds then I can see entertaining adding features.
 Tennis court
 Remove the tennis court or shut and lock it until we have the ready funds to remove it.
 Tennis court
 Remove the play structures and clean it up; same with the tennis court. Install a community garden... maybe upgrade the baseball diamond. Make the park more "nature first".

Rank top 3- other improvement ideas:

- Remove playground (safety hazard)
- Replace playground, as funds allow, with prudent reserve planning
- Location: would be nice to move playground for sight lines to clubhouse, but place wherever makes the best building sense given the soil/water/sinkhole issues

Just make sure there are reserves

- Ensure the park drainage is addressed before investing in any additional improvements

I just dont want to have to pay for things i will never use

Repair volleyball net and basketball backboarda and hoops

Do you have general questions or comments about park improvements?

Just when we can get past the fence being up and get moving onto something different.

The playground should not be placed where tennis court is currently. Safety issue because view of playground and children would be restricted with Park Shelter.

Fix the playground and use US THE COMMUNITY TO DO IT

I'd like to see the bids you've received.

Our priority is to have playground equipment and a field that is accessible for baseball and soccer. We have concerns about moving the playground to the tennis courts because of the sink holes at the tennis courts. It makes sense to leave the playground where it is. If the playground needs leveling we would be fine with that. In order for us to fully use the clubhouse for parties especially birthday parties, it is important to have a functioning playground. We have enjoyed many parties at the park for birthdays, graduations, and family reunions. It has provided so many wonderful memories for us. We would be disappointed if the playground is not replaced and brought back for the kids in the neighborhood. Our daughters enjoyed the park when they were growing up. Now our grandkids (6, 3, 6 mos) are at the age where they would thoroughly enjoy playing at the park with a new play structure in place. The playground is so important for connection with our neighbors. We have so many young families in the neighborhood. We feel that not replacing the playground would lessen the draw to the park for everyone and would not be a selling point for those who are selling their homes and those buying homes in our neighborhood.

Mostly want to ensure the clubhouse access remains and see maybe a grouping of cell service towers at the park.

Want to know more about moving the playground to the tennis area.

I think any new court installations will be problematic because of the sinkholes and will be expensive to maintain. I would rather see funds go toward keeping the shelter in good repair.

Couldn't the community members volunteer and remove the playground, saving on demolition?

How much money each?

Are you willing to pay a special assessment for park improvements?

We need a reserve study to guide this decision, but if needed we are willing to pay toward that.

Maybe

That what a budget is for

We should use at least some of the funds that are in the Park (and admin) Funds specifically for fixing broken assets in the park. Refilling reserves over time with higher HOA fee will likely be a lighter load on homeowners than a larger special assessment fee.

But this is redundant the play structure is obviously rotting out.

It also depends on the proposed improvement

Our community fees are extremely low and have not been increased in a very long time. Consider increasing community/park fees to cover expenses that continue to increase and build the buffer funds for improvements. It is important to have a reserve fund for emergencies as well. Special assessments would be a last resort.

Yes, but this depends on how much you're asking.

It would depend on the amount and the opportunity to see what we are paying beforehand. If it's a higher amount, is it possible to divide the amount over a 2 year period for those who can not afford the total amount at this time?

This is exactly what i do not want

There is no reason for a special assessment based on the quotes that Steve Pierpoint was able to get. They were well below the threshold.

I would like to use the monies we have available first. Maybe a process/ timeline that would budget for long term goals.

Our dues are already pretty low monthly, this seems like a non issue to add fun things to the neighborhood.

I would gladly pay a special assessment once all the park funds that have accumulated over the years have been spent.

Household budgets are tight right now.

If money is available in fund now replace playground and then budget for future improvements tennis court or pickle ball

If it was for an indoor pool I'd pay quite a lot per year. I'm guessing that's not close to feasible or popular, but I thought I'd throw it out there.

If you're not willing to pay a special assessment choose option of why.

You do not believe there should be an additional charge for improvements?

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You do not believe there needs to be additional improvements?

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You do not believe there should be an additional charge for improvements?

You do not believe there should be an additional charge for improvements?

Questions or comments about paying for park improvements.

Depleting park monies for a pickle ball court or community gardens or trail is such a slippery slope. Always need to have a good savings back up in case of issues and repairs for the water system. If you don't have water you don't have nothing or no community. I do think that something needs to be done about the play equipment, what a waist of monies for renting a fence. Its a shame when community members found playground equipment and was willing to take care of the demolition of it.

There have been some great ideas to not only save money, but create some community engagement as well that I'm hopeful and excited to maybe see implemented. (Community demo day sounds like fun if we can make it work! Ordering chips ourselves from the same manufacturers that play structure companies use would cut costs as well.) Get it done

how much is in current park account and replace playground within the fund maybe to reduce cost have community involved in taking down current play structure

Want to know the individual cost will be before deciding

Are you willing to join park committee - comments:

Limited capacity, but willing to help where I can.

I'm not sure how much time I'd be able to commit, but if folks are desperately needed, I can try to make it work.

Unfortunately, I work 2 jobs and just don't have the time.

We can't right now but maybe later.

I was already and you decided not to move forward as advised.

My time is very limited but I would be happy to help.

My understanding is that a task force was appropriate to get ideas in motion. I am willing to continue in that role if our ideas can be brought before the community.

My bandwidth is already stretched with the board.

Are you willing to be park committee chair- comments:

Not enough time atm.

Questions and comments about park committee:

Why was the original committee dissolved? I understood the research and quotes were given for the playground equipment, my concern with the size of the committee why they all left.

What will the new charge of this Park Committee be?

Don't ask for help if you don't want it

Why has time been wasted and no action been taken in almost a year!

can the information from group that researched playground equipment and supplied quotes be used to move forward

Other questions or concerns not yet addressed:

provide the following contract relating to the HOA Management company. all dues paying members should have access to this information prior to the contract being in place.

The hiring of a 3rd party HOA management company without approval from the community first.

We have 2 lots if that makes a difference in voting numbers.

Can action be taken when it was already approved and stop wasting time and more money. How about asking for volunteers to tear down the structure to reduce costs.

I am mostly concerned about the necessary renovations to our current water pump system. Can the park repair funds be allocated to the pump repair fund to make sure we can avoid a water issue like last summer? If so, I vote that we do that. I don't think there is anything more important than making sure we have access to water. The health and safety issue caused by the playground is required by law so we have to do it, but I literally never see kids on it so I don't think paying \$75k to replace it is reasonable or necessary. Most of our residents do not have children so I feel that it is not fair for us to finance a feature only used by the minority. Especially when there are a plethora of public parks the families who do have kiddos can use in town. Thank you for all the hard work you do to facilitate this dialogue!

Thanks HOA for putting this survey together! What a valuable tool! My #2 improvement is fixing the tennis court to make it usable and then adding pickleball lines so it is dual purpose.

Hi I'm just curious how we pay our dues how the HOA works who are the board members and how it all works thank you so much!

The well and getting it up and running properly so we don't have to go on water restrictions throughout the year.