

RESULTS OF SURVEY OF ST. JOHN'S PROPERTY

Dear Thornapple Association Members:

The results of the survey of Member opinions regarding the use of the St. John's property have been tabulated and are being reported in this letter. To say the least, this has been a very interesting exercise, and the Board would like to personally thank everyone for taking the time to review the lengthy materials that were distributed explaining the various choices, the project and the issues. Along with the survey preferences, we received back many interesting and insightful comments which were helpful to the Board in understanding the memberships' thoughts, concerns, and wishes for the property. As was indicated in the mailing to the Association, all survey forms and comments will be posted on the Association's website.

SURVEY RESULTS

The most popular choice receiving the most support (44% - 83 Members) was option #2, which advocated investing Association funds to stabilize the St. John's property to abate erosion, but no additional investment with respect to park development, including a dock/seawall, beach, or pathway to the top of the property.

The second most popular choice, supported by 37% of the responding Members (69 Members) was option #1, which proposed development of the dock/beach, retaining walls, and pathway access to the top of the property.

Seventeen percent (17%, 33 of the responding Members) indicated that the property should be left in its natural state (no funds for stabilization or other improvements), and two percent (2%, 4 Members) indicated no preference for any of the options.

FURTHER BOARD ACTION

The survey results indicate to the Board that there is a split of the membership on the park issue. Although many would support the expenditure of funds for a membership recreation area, a variety of concerns including unauthorized use by non-Members, the cost of the project, and maintenance issues make the park an unattractive idea to many Members. If these concerns could be adequately addressed to the satisfaction of those Members, perhaps the park may be a viable option at a later time; however, at this time, based on the survey results, the Board will evaluate options related to abating soil erosion and proper stabilization of the St. John's property only. These options may range from use of shrubs and vegetation to stabilize the property, to the use of landscaping boulders, retaining walls, or other landscaping options. Costs and other information for the various stabilization options will be made available to the membership prior to taking any action.

Although for various reasons, some Members would like to sell the property for additional residential development (possibly with deed restrictions to limit development to large plot single

family homes), the Board believes that the St. John's property purchase was a good idea, a good investment, and is valuable to the membership as maintained natural greenspace (as well as a place for annual association picnics, etc.).

After purchase of the property, was development of the park plans a good idea even if the park will not be implemented? Although some Members may disagree, the Board believes that the development of the plans through Fleis & Vandenbrink was a good idea, because it gave the membership a concrete option to evaluate when making a decision on what to do or not to do with the property. It also gives future Boards a starting point if these options are ever reviewed again in the future.

My guess is that there will be plenty of discussion regarding use of the property at the next annual meeting. I look forward to a fruitful and neighborly discourse (with an emphasis on neighborly), which will be helpful to everyone's increased understanding of the issues.

In closing, I would like to thank the membership for their participation in this process. If Members have additional thoughts or comments on the survey or use of the property, please feel free to submit them to the Board at any time.

Very truly yours,

Scott D. Broekstra,
President, Thornapple Association

P.S. Please join us for an Ice Cream Social in your boat out in front of the St. John's property on Sunday, September 19, 2004, from 3:00 to 5:00 p.m. In addition to fun and ice cream, we will announce the winners of the Kids Fishing Contest. Kids and Parents, please submit pictures of your potentially prize winning fish to the Grand Marshall (me) – remember, fish must be caught no later than the Monday of Labor Day weekend.

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