



Dear Homeowner,

The Tuscany Board of Directors would like to thank all who participated in the community survey that was recently sent out. There were 561 participants, and the feedback was excellent. Below is a summary of the survey findings, as well as some answers to questions and concerns that were raised repeatedly in the essay portion of the survey.

1. Over 32% of responders were between the ages of 30-39, and over 29% were between the ages of 40-49, and over 19% were 60 years or older.
2. Over 52% had 3-5 members in the home, and most children ranged between the ages of 0-15.
3. We found that 36% of responders have lived in the community 7 years or longer, while just over 24% have lived here between 4-6 years, and the almost 40% remaining have lived here from 1-3 years.
4. Over 39% of responders were from Messina Meadows, with over 20% following from Messina Hills, over 17% from Tuscany Lakes, and 15% from Tuscany Village, and over 6% from Messina Village.
5. In ranking the importance of amenities, 79% of responders said quality of home design and building was very important, 72% also said location and access was very important, 71% also said walking paths were very important. After that, responders said common areas and features were very important, and then swimming pools, then the elementary school, then the city park and last the clubhouse.
6. Over 39% of responders said maintaining the lowest possible HOA fees was the highest priority, followed by maintaining the landscaping and current amenities. Responders rated enforcing CC&Rs and enhancing or adding amenities as lower priorities.
7. Only 159 responders were strongly in favor of an additional pool, while 123 were strongly in favor of a tennis court. There were 177 responders strongly against water or landscape features, followed by 108 strongly against a pool.
8. Requests were made for adult swim times at the pools: this can be seen as discrimination by age, and Associations have been sued and have lost when implementing these kinds of rules, therefore this is not something the Association will do.
9. Many comments related to additional amenity wants like volleyball courts, basketball courts, tennis courts, bocce courts, frisbee golf courses, gym space and equipment, dog parks, more playgrounds, splash parks, and skate parks. Being south of the freeway, there are not as many of these amenities nearby, so the Board of Directors is going to send a summary of our survey to the City of Meridian in hopes to help them identify wants and needs for these facilities in our area. The Board recommends you also can call the City of Meridian Parks Department at 208-888-3579 and recommend improvements this side of the interstate and/or to the park.
10. Many comments were made regarding maintaining the amenities we have, and the Board is striving to make sure this happens. We've collected and reviewed bids for services, added services to contracts and have many landscaping improvements scheduled for next year. We have also hired a new contractor to maintain the fountains. We have appreciated everyone's

patience while we've been scheduling meetings with multiple vendors and getting bids to review the best long term options.

11. Requests were made for benches to be added around the parks for parents to sit while kids played. The Board has budgeted for this next year, and will start in the Tuscany Village.
12. Comments were made regarding adding speed bumps and plowing the roads in winter. All roads, except for the two private lanes near the patio homes, are owned and maintained by The Ada County Highway District (ACHD). The Association does not have jurisdiction to make changes or maintain them. If you have a request or suggestion for them, you may contact them at 208-387-6100.
13. In regards to the few comments about CC&R enforcement: there is a set of procedures online at www.vivatuscany.com that identifies the processes in which the Association follows. We will be adding in some language for repeat offenders and sending it out with the dues statements in January. If there is violation near you that you are concerned about, please feel free to report it to HOA@brightoncorp.com, and we'll look into it.
14. With regards to lowering the Association dues; the Board of Directors has ordered a reserve study to be completed for our community. After this is received, and the improvements scheduled are done, and after development has finished, this topic will be revisited.

After reviewing the results, the Board of Directors has chosen not to move forward with purchasing additional common area or adding amenities. Should you have any questions or concerns, please do not hesitate to contact us. To receive the monthly newsletters via email, you can sign up online or by sending us an email at hoa@brightoncorp.com. Thank you again for participating in our survey and being a part of the beautiful community which we call home!

Best regards,
Tuscany Board of Directors