

VISION 2033

COMMUNITY FOCUS GROUPS SCHEDULED AT THE CLUBHOUSE:

Saturday, August 6, 1:00 to 2:30 p.m.

Tuesday, August 9, 1:00 to 2:30 p.m. and

Tuesday, August 9, 7:00 to 8:30 p.m.

IT'S YOUR FUTURE

TEN YEAR COMPREHENSIVE PLAN PROCESS

Following is the nine-month Wellington Greens Comprehensive Planning Process to be utilized in developing a TEN-YEAR COMP PLAN to guide the growth & development of Wellington Greens moving forward into the future and will be known as "VISION 2033".

MISSION OF PROJECT

To maintain & improve the Wellington Greens living experience for current & future residents while increasing the values of all Wellington Greens properties.

VISION OF PROJECT

A ten-year Comprehensive Plan that will serve as a blueprint to guide the Association as we move forward into the future of Wellington Greens

VALUES OF PROJECT

Transparency of the process is of utmost importance to the success of the process.

Input of Wellington Greens stakeholders, I.E. property owners, residents, committees, staff & the board, is not only encouraged but will be proactively solicited.

DESCRIPTION OF PROJECT

This is a nine-month process and will involve utilizing a variety of planning tools that will include surveys/questioners, and facilitated (structured) meetings with stakeholders, I.E. property owners, residents, staff, & the board.

The goal will be to have the final Comprehensive Plan document available for approval & adoption at the Wellington Greens Association annual meeting in October of 2021.

INITIAL AREAS OF FOCUS

Amenities

Amenities to the "Wellington Greens Living Experience" beyond golf & awesome common areas.

Full utilization of club house & surrounding areas

Social

Increasing social interactions while building a sense of community.

Capital Improvements/Expenditures

Necessary Capital Improvements & Expenditures as well as the long-term sustainability of Wellington Greens financial position will be a priority.

Alternative/Additional Revenue Sources

Identifying, investigating & vetting alternative & additional revenue sources to the association over & above the homeowner monthly fees.

COST OF PROJECT

Only "necessary out of pocket itemized" expenses experienced by the committee, the board and/or staff will be allowed and only with approval of the board. This would include such things as printing, postage, copying, meeting necessities such as post-it's, markers, things like that. Most of the expense will involve effectively communicating with & engaging the community throughout the process. On the very high side, less than \$1,000 over the course of the nine-month project.

THE PROCESS

JANUARY

APPROVAL OF PROCESS BY BOARD
FIRST FORMAL MEETING OF COMP PLAN STEERING COMMITTEE

FEBRUARY

ANNOUNCEMENT OF INITIATIVE TO WELLINGTON GREENS COMMUNITY
COMP PLAN COMMITTEE DEVELOPS COMMUNITY WIDE SURVEY

MARCH

SURVEY CONDUCTED
DATA GATHERED & TABULATED

APRIL

COMP PLAN COMMITTEE ANALYZES DATA & DEVELOPS FACILITATED PROCESSES FOR STAKEHOLDER MEETINGS

MAY

FACILITATED MEETINGS WITH EACH COMMITTEE

JUNE/JULY

FACILITATED MEETINGS WITH EACH COURT

AUGUST

FACILITATED MEETINGS WITH STAFF
FACILITATED MEETINGS WITH BOARD

SEPTEMBER

COMP PLAN COMMITTEE DEVELOPS PLAN

OCTOBER

PLAN PRESENTED TO COMMUNITY/FINAL COMMENTS SOUGHT
APPROVAL OF PLAN BY BOARD AT ANNUAL MEETING

LONG-RANGE COMPREHENSIVE PLAN STEERING COMMITTEE

-

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LET'S GROW WELLINGTON GREENS!

RESULTS OF SURVEY:

Wellington Greens 2033

IT'S YOUR FUTURE

Owner/Resident Survey

SURVEY RESULTS DATA

May, 26, 2021

In April of 2021 the Wellington Greens Home Owners Association Board & the Long-Range Planning Committee conducted a survey of Wellington Greens residents & property owners in an effort to gather input & opinions that will inform the Board & Planning Committee as they move forward in developing a ten-year Comprehensive Plan that will serve as a blueprint to guide the Association as we move forward into the future of Wellington Greens with the stated mission, *"To maintain & improve the Wellington Greens living experience for current & future residents while increasing the values of all Wellington Greens properties"*.

The following is the "raw" data from that survey. The next step will be to "slice, dice and arrange" the data into a format that will be of use to the board, committee and residents of Wellington Greens as we move forward on the *Vision 2033* Project

SURVEY QUESTIONNAIRE

2033

IT'S YOUR FUTURE

Owner/Resident Survey

VISION 2033: is a yearlong process being undertaken by the Wellington Greens HOA Board to develop a 10-year comprehensive plan that will serve as a blueprint to guide the association as we move forward into the future of Wellington Greens. In other words, what will Wellington Greens look like 10 years from now?

The mission of the project is to maintain & improve the Wellington Greens living experience for current & future residents while increasing the values of all Wellington Greens properties.

DIRECTIONS: Please answer the 16 questions below & on the back. You may use additional paper if necessary, just please indicate which question(s) you are answering. Personal information, I.E., name, address, phone & Email, are optional. Return completed survey to your court captain by April 12, 2021, or leave in the VISION 2033 mail box in front of the clubhouse. Nonresident owners may mail their surveys to Vaughn Carter, 7411 Old Post Rd. Unit 1, Lincoln NE, 68506. There will be a drawing from among all respondents for \$25.00 Valentino's gift certificates. There will be two gift certificates awarded, but personal information will be required to award prizes.

1. I am an Owner/Resident ___ Owner/Non-Resident ___ Renter ___
 - What is the one thing you love the most – your favorite thing – about Wellington Greens?

- If you had a magic wand, what would be the one thing you would change about Wellington

Greens?

- The three major Wellington Greens amenities are our golf course, maintained commons areas,

and the clubhouse, (partially renovated). What other amenities would you like to see at Wellington Greens that would add value to the Wellington Greens living experience, and/or contribute to your property's value?

- In an effort to keep monthly fees down, the association also relies on other income sources,

(I.E. nonresident golf memberships, renting clubhouse for events, etc.). What other avenues would you suggest the board & committees investigate to generate non-dues revenue for the association?

- Do you, or any members of your household, play golf? YES NO

- Do you utilize the Wellington Greens golf course? YES NO

- How often ____

- Do you, or any members of your household, work out on a regular basis? YES NO

- Do you belong to a gym? YES NO

- What other spare-time activities do you & members of your household regularly engage in,

(I.E., shoot pool, tennis, pickleball, cards, gardening, crafts, etc.)

- Number living in your household ages 12 and under ____

Between 13 and 20 ____

Between 21 and 64 ____

65 and older ____

How many adults, (over 21) living in your household are employed or self-employed?

Full Time ____

Part Time ____

Retired ____

- What professions are represented in your household? (I.E. Education, Law, Finance, Medicine,

Trades, etc.). Be as specific or general as you want.

- Do you have pets in your household, and if so, how many? Dogs ___ Cats ___ Other ___

- Any additional comments or input you may have.

The following information is optional, (you may answer only those you want) but contact information is required to qualify for the gift certificate drawings.

Your Name:

Phone:

Your Address:

Email:

Thank You for your participation

Your Wellington Greens Board

Please return to your court captain, or leave in the VISION 2033 mail box in front of the clubhouse, no later than April 10, 2021

You can follow the Vision 2033 progress and get updates on the Wellington Greens web site at wellingtongreens.net
Click on the **Vision 2033** tab.