

BRIDGING OUR COMMUNITIES

Survey – Enhanced Use Agreement

RainDance

The RainDance development is nearing completion. The Board of Directors of RainDance Metropolitan District No. 1 would like your help to analyze the possibility of increasing access to the various recreation amenities of the RainDance and Water Valley Communities. It is proposed that access to recreation amenities could be extended to RainDance and Water Valley community members. By participating in this survey, your input will help shape the community for years to come. Please provide your thoughts by answering the 5 questions below (anticipated time commitment – less than 5 minutes).

PTMD

The Water Valley development is nearing completion. The Board of Directors of Poudre Tech Metropolitan District (Water Valley) would like your help to analyze the possibility of increasing access to the various recreation amenities of the RainDance and Water Valley communities. It is proposed that access to recreation amenities could be extended to all Water Valley and RainDance community members. By participating in this survey, your input will help shape the community for years to come. Please provide your thoughts by answering the 5 questions below (anticipated time commitment – less than 5 minutes).

Current Amenity Access Policies –

In the RainDance Metropolitan District No. 1, the parks, trails, orchards, farms, and RainDance River Resort are public recreation amenities. The RainDance River Resort requires a membership which has been paid by the developer from 2019 – 2022.

Non-Resident River Resort Fee - \$1,600 annually
Water Valley Resident River Resort Fee - \$800 annually

RainDance residents have access to the Water Valley beaches and lakes for ½ the non-resident fee of \$1,600 annually by purchasing a Beach and Lakes Recreation Pass.

In the Poudre Tech Metropolitan District (Water Valley), the parks, trails, orchards, and farms are public amenities, and the beaches and lakes can be accessed by members of the public with an active Recreation Pass which are free to Water Valley residents or a Non-Resident Recreation Pass which can be purchased by the public at large.

Non-Resident Beach and Lakes Recreation Pass - \$1,600 annually
RainDance Resident Beach and Lakes Recreation Pass - \$800 annually

Water Valley residents have access to the RainDance River Resort for ½ the non-resident fee of \$1,600 annually by purchasing a River Resort Membership.

QUESTIONS:

1. On a scale of 1 to 5 (1 being less important and 5 being highly important), how important is access to each of the following RainDance and Water Valley community amenities to your family?

_____ Farms and Orchards in both Districts

_____ RainDance River Resort – Water Park in RainDance including water slide, lazy river, and outdoor swim lanes

_____ Health Club Facilities – W-Club in Water Valley including indoor lane pool, therapy pool, free weight area, and exercise equipment in a climate-controlled health club environment

_____ Beaches and Lakes – In Water Valley

2. Would you see a benefit in gaining access to the amenities in both the RainDance and Water Valley community including the beaches, lakes, farms, and orchards by enhancing the current recreation options available to residents of both Districts? This pass would be free to residents of both communities.

Yes or No

3. Should the Districts restrict non-resident access to the farms and orchards by requiring a recreation pass to enter the U-pick fields and orchards?

Yes or No

Municipalities typically charge entry fees for recreation centers and pools that cover approximately 50% of the operating cost of the facility while the other 50% of the operating costs are supported by property taxes. The membership fee for the RainDance River Resort and the W-Club (the former Wellness Center located in Water Valley South) could be combined into a monthly fee for year-round recreation. This membership would be optional and RainDance and Water Valley residents who choose not to participate would still have access to the beaches, lakes, farms, and orchards by means of the updated joint use agreement.

4. What do you consider a fair monthly fee for access to both the RainDance River Resort and the Health Club in Water Valley (W-Club) in 2023? Access to the farms, orchards, beaches, and lakes would remain free and would be expanded to both districts.

\$60 per month per family

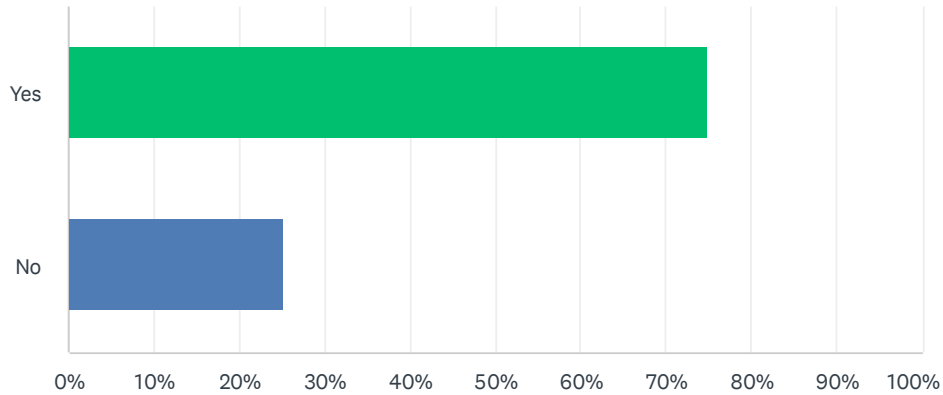
\$75 per month per family

\$95 per month per family

5. Please provide any additional information that could help improve our community.

Q1 Question 1 Would you see a benefit in gaining access to the amenities in both the RainDance and Water Valley community including the beaches, lakes, farms, and orchards by enhancing the current recreation options available to residents of both Districts? This pass would be free to residents of both communities.

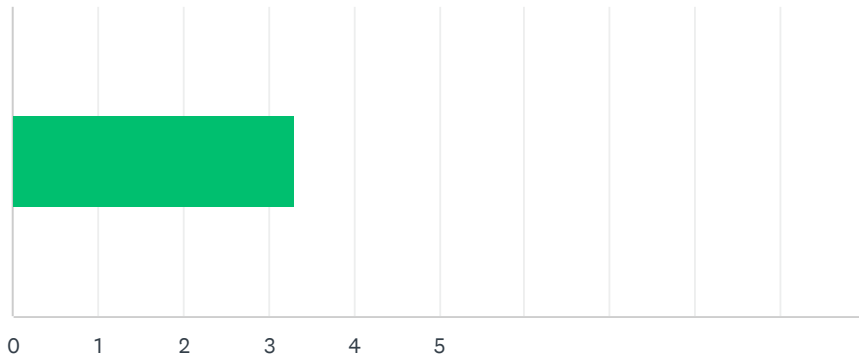
Answered: 782 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	74.81%	585
No	25.19%	197
TOTAL		782

Q2 Farms and Orchards in both Districts

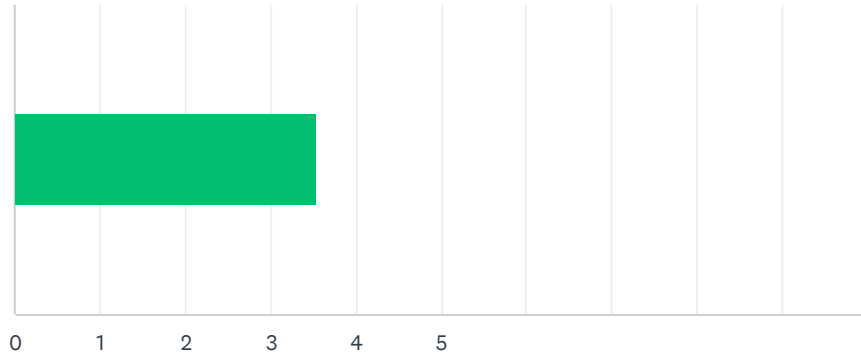
Answered: 782 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	2,583	782
Total Respondents: 782			

Q3 RainDance River Resort – Water Park in RainDance including water slide, lazy river, and outdoor swim lanes

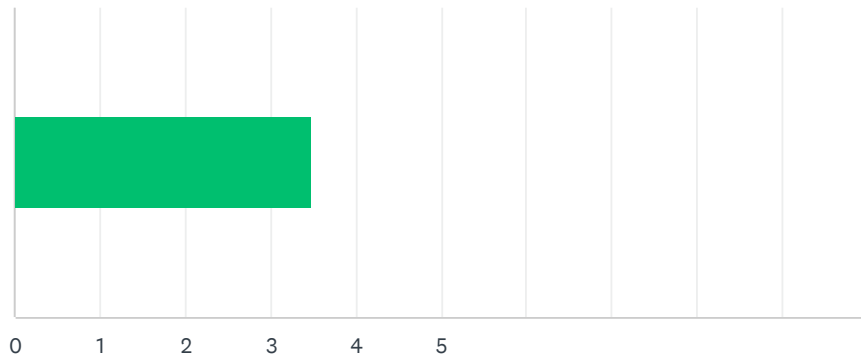
Answered: 782 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	2,772	782
Total Respondents: 782			

Q4 Health Club Facilities – W-Club in Water Valley including indoor lane pool, therapy pool, free weight area, and exercise equipment in a climate-controlled health club environment

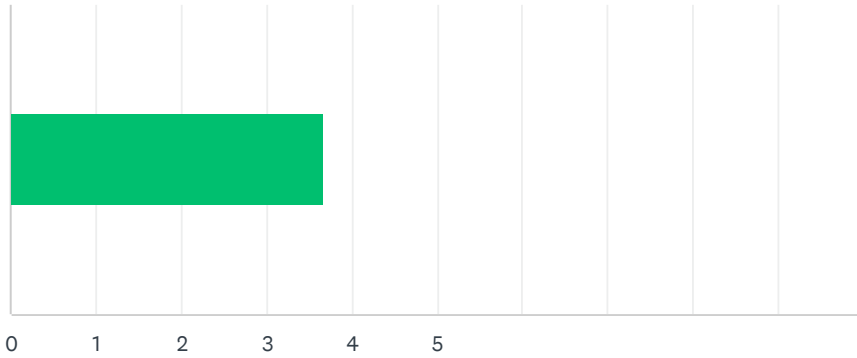
Answered: 782 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	2,717	782
Total Respondents: 782			

Q5 Beaches and Lakes – In Water Valley

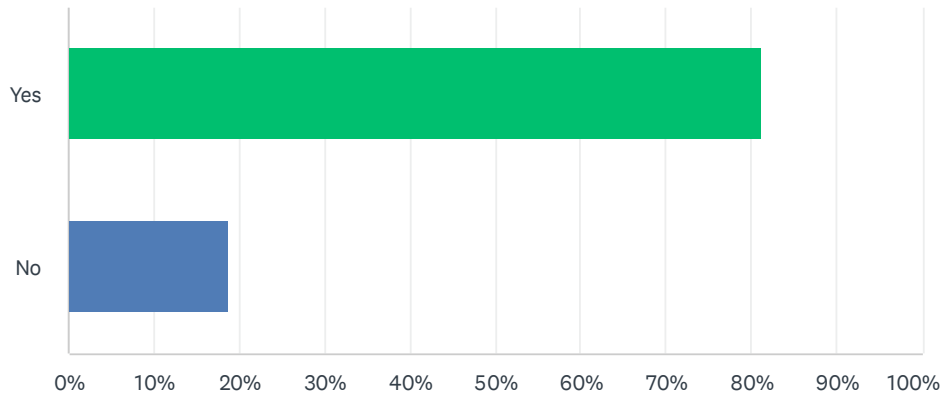
Answered: 782 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	2,866	782
Total Respondents: 782			

Q6 Question 3 Should the Districts restrict non-resident access to the farms and orchards by requiring a recreation pass to enter the U-pick fields and orchards?

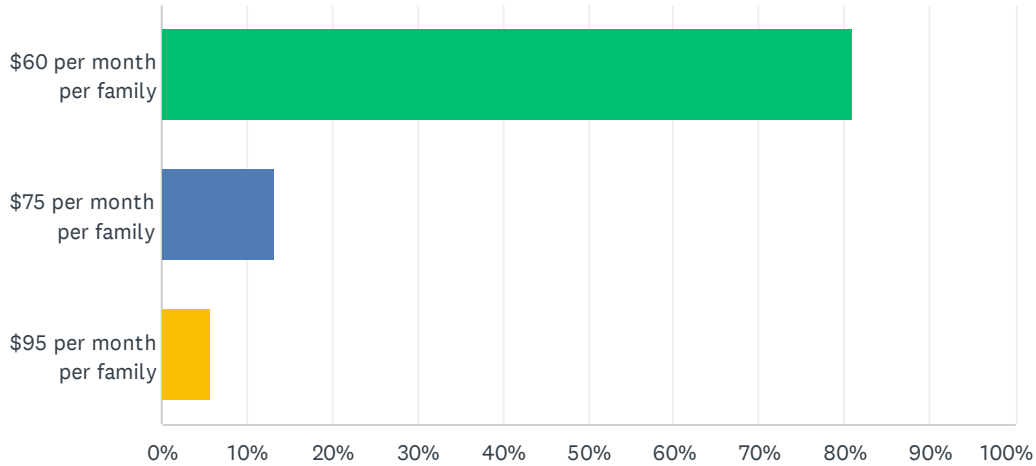
Answered: 782 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	81.20%	635
No	18.80%	147
TOTAL		782

Q7 Question 4 What do you consider a fair monthly fee for access to both the RainDance River Resort and the Health Club in Water Valley (W-Club) in 2023? Access to the farms, orchards, beaches, and lakes would remain free and would be expanded to both districts.

Answered: 782 Skipped: 0



ANSWER CHOICES	RESPONSES	
\$60 per month per family	80.95%	633
\$75 per month per family	13.30%	104
\$95 per month per family	5.75%	45
TOTAL		782

Q8 Question 5 Please provide any additional information that could help improve our community.

Answered: 340 Skipped: 442

Bridging Our Communities Survey - Public Comments

\$50 per month per family is more reasonable
\$60 is still crazy expensive if a family just wants the pool. I can get access to the entire windsor rec center and pool for my entire family for less.
\$60 per month for RainDance River Resort and the Health Club in Water Valley...I suggest that for BOTH husband and wife, not \$ 60 per person. A senior rate might also be considered.
\$60/month per family to access the W-club seems unfair as a flat rate. My family is only two people - why should we be charged the same amount as a family of four or five people?
\$720 is ALOT of money monthly for family's who just want to use the pool and don't want or need membership to Water Valley's Health Club. ESPECIALLY considering the pool is ONLY open 4 months of the year. Would prefer to keep RainDance Amenities and Water Valley Amenities Separate. Those who CHOOSE to do both could do so, but for the average family, this seems like a lot for Amenities that they have to drive to and may not even want.
\$800 pool is too much for resident families. We will be looking elsewhere. You can easily reduce the cost by subsidizing with concessions, allow non-resident daily entry, and hire fewer lifeguards (half of which just hangout in their office at any given time).
4 pickleball courts not to replace tennis but to be in conjunction with. Pickleball maximizes the usage of the same court space. In one hour tennis will support 8 players....in the same space will support 32 people. Makes sense since the fastest sport in the USA since 1985 is pickle ball.
60.00 a month is too much
A "per family" fee is detrimental to a retired family of 2 individuals compared to a traditional family of 2 adults and 2+ children. I'd be more supportive of a "family" being defined in a manner that would allow me to include grandchildren and/or guests up to an established maximum defined limit for what is defined. Or, provide a "senior rate" that's half of a "family rate" and maintain a per use guest rate. Thanks.
A dog park
A fee structure that creates a monthly family charge doesn't take into account single member households. If that option is pursued, it would be nice to see a lower fee for individual members. I can appreciate the difficulty preventing non-residents from harvesting at the farming locations but cannot see a pass system working effectively, especially outside of typical daylight hours when mischief is hardest to curb.
A lower monthly fee for couples only should be considered.
A pass to include the W Club, WV pool and Raindance Resort at an affordable price would allow all families to use these amenities.
Access should remain free for residents
Access to beaches and shore fishing along southern end of Eagle Lake is essentially non-existent now that all lots are built out. An unfortunate development since we have lived in WV. Fishing opportunities have diminished and fish catch is reduced. Allowing even greater public access is a negative for WV
Access to the W club sounds appealing. I'm still unsure how connected or separate Water Valley and Raindance is. More info on this would be helpful.
Add a coffee shop/juice bar in the empty office space attached to Ted's.
Add tennis and pickle ball and basket ball courts!
Allowing families to bring snacks to the pool. The food options at the concession is very poor, we would be more likely to spend the day there and bring guests to enjoy if we could stay longer and have a healthy lunch and/or healthy snacks.
Allowing the public to be in the amenities ruins it for all is who live in the area. Too many people trying to use the same amenities. Making us pay more for what we already is wrong. We purchased our home in this area because of the closed community. This makes it a more desirable place to live.
Already paying almost \$ 100.00 a month in yearly PTMD taxes and you need more ! This whole community is a joke and trying to be FT Collins little brother. It doesn't matter what the residents want, the decision will be made by PTMD anyway and the residents will just have to take it in the shorts like always.
An individual fee should also be included at a lower rate
Any changes should not increase taxes.
Anything we can do to be inclusive of all WV and RD amenities would be ideal. If there was an affordable fee including WClub that's acceptable. II have done real estate since 2005 in 3 states, i can't say i've seen a neighborhood that charges residents a fee for amenities in their own community and HOA. Even if it's simply Raindance get access to amenities in Raindance, and pay an additional \$60-100 month fee to get access to both pools and WClub.
Apartment residents who don't pay anything besides rent should not have access to Raindance amenities like the river resort. They have their own pool.
Appreciate the high quality of life we enjoy in Water Valley.
Appreciate the orchard and beach front/trail maintenance so much. Might consider membership if they were more affordable (I.e., W-Club, River Resort)
As a family of 7, families should not have to pay extra simply because they have more family members than other families. Proof of permanent residency should be able to prove household members. For instance Utility bill, names on mortgage statement, proof of children claimed on health insurance or tax return. I would happily give provide proof vs. have to pay a higher price.
As a long term Water Valley resident I do not want any Water Valley lake and beach access granted to Raindance or the public for any fee. I purchased a property in a community that had lakes and beaches for this private community only. Limited access was the appeal of this community. If I want shared community amenities I will visit Windsor Lake. It is difficult to answer the questions in a the survey in a way that reflects how we feel as WV residents. The lake and beach access is a 5 for us as WV residents and should remain private to our residents only.
As a Raindance resident I am disappointed that the river resort is really geared towards families with young children. I would love to see the expansion of the river resort to include a lap pool with diving boards. This area could even have a gate that closes between the current river resort and the lap pool to keep young children safe. Since we have teenage children we rarely use the river resort because it's not an adult amenity. Having some thing in the summertime geared more towards teenagers and young adults would help keep them occupied in a positive way.
As a Raindance resident, if usage fees are going to be imposed, I hope there will be an option to use the River Resort and pay a fee on a per visit, not monthly, basis. I use the River Resort maybe only 4 times a year with my grandchildren when they visit from out of state.
As a resident of Water Valley South, we never go to Raindance and use their amenities and do not see a need to in the future. I believe there are far more residents in Raindance that would overpopulate the amenities in water valley

As a resident, I would like efforts to be made to limit non resident use of the orchards and pool.
As a Water Valley resident, I am not all that interested in the amenities at Raindance. If I was, then I could buy my house there instead of where I am now (and vice versa). There should be some amenities that we enjoy or have the privilege of using in our own residential community.
As long as any fees are optional, as many water valley residents may not want to participate in the river resort at Raindance.
As my husband and I are retired, we would appreciate a reduction in Raindance River Resort membership fee.
As to question #4, I would have no interest in paying the monthly fee, but you didn't give me option to select "zero."
Basketball and tennis courts
Better food/drink choices at the River Resort OR allow members to bring food and drink into the facility. The prices are way too high. Allowing families to bring in snacks for children would be ideal due to the high cost and poor nutritional value of the food available. Possibly close the food court during the weekdays and let families bring in food.
Boat access needs to be monitored!!! Eagle lake access in particular needs a more sophisticated lock with a code that charges periodically, and needs security cameras. The securitas guard needs to check boats that enter/leave. I had an expensive fishing kayak stolen right off of my dock this summer, likely by an outsider that took it away by boat. I see NUMEROUS boats fishing that do not have water valley stickers on them. Greater than 50% are unregistered outside boats.
Can there be a consideration for singles with two in a household? We would not even consider because we barely would use the facilities to justify \$60 a month. For example, X number uses for a pass that would justify purchasing the pass. Thank you! Appreciate the opportunity for input.
Charging a membership for the river resort is a good idea as long as it is reasonably priced. Keep it separate from the golf course. Will the access go both ways for the pool at pelican lakes in addition to the river resort? That seems logical to have access to both outdoor pools. Otherwise Raindance river resort will be overcrowded and nobody at Pelican because they can all be here. I'm confused about bridging the communities and allowing pelican lakes residents access to raindance, but raindance residents no access to pelican lakes pool.
cheaper monthly gym fees for only 2 person family. better food at the sand bar and prices for residents. drink specials at sand bar for Eagles and bronco games. Teds needs a better margarita stat. A few summer concerts on the island for residents. golf cart parade. Free resident pool week before the pools close.
Combining assets of water valley and Raindance is a wonderful idea. Very exciting!
Community events and festivals have been wonderful and we look forward to more concerts, sidewalk chalk and beer gardens.
Concerned about increased traffic in neighborhoods. Golf carts are really getting out of hand...on streets, on paths, minors driving, & speeding. With increased access between neighborhoods I'd anticipate even more traffic & more frequent golf cart issues.
Concerned about the speed of some of the upgraded golf carts are capable of and the younger kids driving them. Fun for them but not all are responsible enough to be behind the wheel and are disregarding the existing restrictions.
Considering the pool is only open 4mo out of the year it would be great if there was a smaller pass option available to residents of either community. I could only enjoy the pool 1-2 times per week (if the weather cooperates) so could never justify the cost. The algae got so bad this last year the lakes were barely useable.
Could the Raindance River Resort be used later into the fall for sitting by the firepits and maybe have adult only hours with games and bar access? No pool use but use the area for other things like this.
Creating a more flexible price plan for couples and singles without families would be nice.
Current renter, soon to be owner
Development of more kids parks would be beneficial as the Cherry Park is often too crowded to enjoy. Thank you for all you do for this community!
Do not charge a ridiculously obscene amount for the pool when it will be open for 2.5 months. Even \$800 for Raindance families is absurd. It's 2.5 months!! Especially with the prices of food and beverages and not allowing any outside food/beverages. The prices of everything associated with Raindance from Teds to the pool to the pool bar and of course let's not forget the prices of the golf course, just seem to be competing with each other with who can be higher. For a neighborhood promoting family inclusivity, it might want to think through some of the incomes of the families and how they can't afford some parts of the neighborhood. There should be a cheaper option as well for families who just want the pool. We have a gym in our basement due to the fact that there wasn't one available or built-in Raindance so we don't need a W-club membership.
Does Eagle Lake need to have fish stocked? Not catching the wide variety of species that I previously enjoyed catching several years ago.
Dog Park, additional pool or adult only pool hours. Longer pool operations extended until late September. Also the pool should be open all day even when school resumes.
Don't charge water valley residents for the raindance river resort
Don't use the club. No need for it when I can go to PF for 10/month. Also if the pool is too expensive and overcrowded? well go elsewhere for swimming if it comes to the money. The pool worked better with a reservation system and limits on how long people could stay(4 hour blocks were good). No all day drunks at the pool to deal with.
Due to crowding concerns, it does not seem like the pool at Raindance could easily accommodate increases in numbers during the limited season by allowing all water valley residents. Currently, opening special events (such as this year's luau) to both has allowed us to enjoy both areas without worrying about crowding and increased maintenance issues from increased, ongoing use. A new monthly fee would be similar to fees already imposed at the community Rec center, therefore, the facilities without class/activity programming would not be useful for us.
exercise caution not to price facilities out of the market Good example is Water valley boat storage. After \$100 fee the lake useage has decreased substantially.
Expanding lake access is concerning. Please be mindful of the quiet environment we moved into and enjoy. Thank you.
First question 4- I don't want a monthly fee and there is no Zero option so since I had to answer I picked \$60 but my real choice is Zero. The 2 areas are separate, keep them that way. I didn't move into Raindance. I don't want extra traffic in WV.
Fishing area access?

For question 4, I would consider \$0 to be a fair monthly fee for access even though it wasn't included. I actually think these two shouldn't be associated with the HOA, they should operate independently and charge everyone the same. I also think that Water Valley and Raindance should be separate. They're separate neighborhoods, and should operate as such. Please quit trying to lump us together. I think there should be community playgrounds available within Water Valley south in more than just one place (Eagle Lake). Lastly, golf cart rules should be strictly enforced. I've seen too many people driving golf carts along New Liberty. And when I'm walking on the pathways, I often have to jump out of the way as golf carts don't slow down. This community should be welcoming to pedestrians and bicyclists, but it's not.
Free to residents
Get more residents on the HOA boards
G-nat classes need to be included in memberships
Good idea, but I don't think we'd pay for access to the River Resort or the Health Club. We live on Eagle Lake and my only concern about opening it up to both districts is that we have seen a lot of people speeding around in all kinds of boats this past summer. It is getting pretty busy. In an effort to keep people safe, you may want to think about limiting motorized watercraft numbers and enforcing the speed at which boats can travel on the lakes if you move forward with this plan.
Grateful that you are interested in our input.
Great Ideas!
Having a house in Timnath Ranch also. I feel it is crazy that you are charging residents in Raindance to use their own pool. We pay enough fees and taxes that this access to the pool should be included.
Having benches along the trails for folks to rest and take in the views and wildlife would be a great addition to the fantastic trail system.
Honestly cannot afford more fees so I'd rather not be charged.
How would the non residents be monitored regarding the orchards, corn and pumpkin fields?
I already pay to be a member of the W Club. Not sure I'd want to be forced to pay for access to RainDance pool.
I am a Water Valley resident and absolutely don't want Raindance residents to have access to our lakes without paying fees. Sharing amenities with Raindance residents would be very one sided.
I am concerned that the Water Valley Beaches are open to the public (for a price). The WV beached has always been advertised as exclusive the WV residents. My family and I use the lakes 3-5 times per week (in the summer) and have seen a significant decline in the quality of fishing over the years. We are confused as to why you would open the WV beaches to the public (other than for revenue). If money is the case, I would support an increase in our fees to keep private.
I am confused as to what this is about? If we are currently offered an optional recreation pass, is this to add an additional monthly fee to that? I understand that the pool will become an optional fee to us as well, but I always assumed the orchards are part of the metro district taxes.
I am glad you are reviewing this. It seemed unfair to make Water Valley residents pay \$800 last year for access to the Raindance River Resort while Raindance members could join for free. Access needs to be equal between Raindance and WV if we are sister neighborhoods and part of the same community. Access to all amenities is very important for my family and 3 kids. We use the lakes, orchards, corn and pumpkins patch, parks, and pool. We LOVE this community! I also hope you evaluate the initiation fee for Pelican Lakes. Most of our neighbors joined 3-5 years ago when there was no initiation fee. We moved to WV in May 2021 and didn't realize the initiation fee was going up to \$5,000 in 2022. It is now unaffordable for us to join. It would be great if you offered a promotion to new residents where you waived the initiation fee but we would have to commit to 3-4 years for a membership. We would happily do this. Thank you, Ben Fletcher
I am not interested in combining with Water Valley. It would make all facilities too busy or it would be too expensive, or both.
I speak for myself and all of the resident in our neighborhood when I say we're very worried about this idea of opening up more people (Raindance) to have access to our lakes/beaches. Specifically because this decision will greatly effect us. We have one of a very few (1-2?) boat access points, and already have major issues with people from outside our neighborhood using our parking spots, beaches in our neighborhood, etc. If this opens up to Raindance we will be a major spot for them to drive down Crossroads to park in our neighborhood. The wear and tear on our streets/sidewalks/clubhouse/etc. will be exponential not to mention many other issues that will arise. Our HOA will be discussing this with PTMD soon, but please keep us in mind as this is discussed because we will be effected much more if this happens than any other neighborhood.
I answered no above to benefit gaining access as currently there are no proposed access gains for WV. If Raindance receives additional access to lakea free then WV receives access to RD Pool for free. It is currently half price each. Botg pay for WClub. There is no benefit to WV if RD gets lakes free. Figure that out first. Also Highlands Ranch has 100% of the Rec fee included. Also exclude non WV and non RD residents from all. It is already too crowded and more to build.
I appreciate the orchard share. It is a generous activity of which I appreciate very much. Great socializing and activity for the 2 communities to share. I am concerned of too many people coming to Water Valley for lakes which will make our laidback area too commercial. The parking will intrude in our neighborhoods. As of now maintenance is an issue with too much trash left at lake and groups of teens. Raindance is too big a community for Water Valley to handle. The integrity of our community will change. Unfortunately for Raindance residents much was promised if they purchased there. Water Valley does not need to deliver.
I BELEIVE THE POOL ACCESS SHOULD BE FREE FOR RAINDANCE RESIDENTS.
I believe access to the pool should be lumped into the existing HOA payment. The pool is in the community and should not be an extra fee.
I believe pelican farms should have free access to the water park and work out facilities as the other community have
I believe that \$60 per family is reasonable for a neighborhood gym.
I believe there should be an answer which differs from your options above. 1) A active and retired dis punt should be offered for military families; and 2) A two person household (of retirees!) should absolutely not be charged the same as a household of two parents and four and more children !
I believe with the metro tax we should have access to the Raindance river resort for free for members of the community
I do not approve of the Raindance community having access to the beaches and lakes in Water Valley. It is too crowded as it is with only Water Valley residents!
I do not care about water valley's W-club and do not want to pay a monthly fee to access that with the Raindance pool for 3 months of the year. These 2 amenities should not be combined! If I want to join the W-club then I would happily pay a monthly fee but that should not be lumped in with the Raindance pool! These 2 should remain separate. Additionally the fee for the Raindance pool should be reasonable. Again, it's only open for 3 months.

I do not consider allowing Rain Dance residents access to Water Valley lakes an improvement for Water Valley residents. Our lakes would be overrun by their much larger resident population. The areas were developed separately and the buyers in each location based their decision on the amenities available to local residents only. Therefore the amenities should not be intermixed.
I do not want access to beaches extended to raindance as it would make water valley too crowded. I think they should still have to pay just like we pay for their pool.
I do not want nonresidents to have access to the lakes. I paid a lot of money to live on the lake and don't want a lot more people around. It has gotten bad enough with the parties, trash and drinking. I don't like a bunch of people walking around. Someone already stole my kayak. I moved to this community for the quiet and they has been totally destroyed.
I do not want to share amenities with water valley whatsoever, why is that not a choice on here? If the orchards are public then none of our taxes or fees go to supporting the orchards....right?
I don't care to have access to the health club but think the river resort should remain free to Raindance residents. I don't think any monthly rate would be considered "fair"
I don't consider any of the answers to Q4 as a fair fee. Not interested in combining access, RainDance River Resort is already overcrowded.
I don't consider the fee fair at all. Some "families" are individuals. Why should an individual pay the same amount as a family. I would not pay \$720 a year to use those facilities. Since you are comparing vs a municipality, at 40.6 mills, (vs 12.03 for Windsor) Raindance residents should have free access to the River Resort like WV residents have to the beaches and lakes. An annual membership to the Windsor Rec center for a family of 4 is \$600. An individual membership is \$360. Windsor also provides discounts.
I don't really agree with any of the amount options in Question 4. They all seem wildly overpriced for the amenities in question (even \$60 a month is still a total of \$720 per year, and the River Resort is only open for a few short months). I don't personally have any experience with the W-Club, but I will say that the past two years' experience with the River Resort have not been favorable and certainly not worth paying any amount that has been proposed. The hours it is open are far too short for a working couple with no children, and the Resort closes insanely early at the end of the summer. If there was an option for residents to have access to the pool after-hours (with a liability waiver, of course) and if the pool stayed open later in the summer, I might consider paying a fee to be able to use it (access to the W-Club would be a nice bonus as well). But until some changes are made, there is not nearly enough benefit to make me purchase a membership at any proposed rate.
I don't think lumping the W club and the RiverResort is fair. If the W club had a kids pool area and hot tubs then it would be more reasonable.
I don't think the pool and health club should be combined. I see people (myself included) only using one or the other. Also the pool already feels overcrowded. I would want to know what will be done for the crowds and to know there would be longer hours to account for the increased population before agreeing to allowing more access.
I don't think the two should be combined. Raindance is supposed to be "resort" living but it's not when everything is over crowded and over picked. I don't think outside members should have access to Raindance "amenities" . \$60/month for access to a pool that is over crowded and limited times open during summer and closing as soon as school starts is extremely over priced plus you can't bring in food or drinks makes it less appealing to even go to. I think the fact that everyone is money hungry makes this community less desirable to live in.
I don't know where any farms are in Water Valley. It would be nice to have a comprehensive booklet to give all new and existing residents of both these developments the most updated & current information regarding these amenities.
I don't think anyone outside of Raindance residents should get access to a reduced pass for the water park.
I don't think those are reasonable fees, I think \$600 annually is a reasonable fee. I was forced to pick an amount on question 4, I disagree with the available answers.
I dont want to pay any more than I already do!!!
I feel like opening up both set of amenities to both neighborhoods will make pools and beaches ect more crowded. We live at light house point and we already struggle with non residents coming and taking our parking and sitting right in front of our homes and using our club house. I do not want to open that up to more people just like i assume they don't want to open their pool and orchards either.
I feel the Raindance resort is pretty expensive at 800 when its only open 3.5 months. Also the concessions are pretty feeble for the price
I feel the two communities should be separate with only residence of each having a membership to where they live.
I had originally thought that the \$800 annual fee would make sense for the River Resort if there was some type of year round benefit/exercise facility available to us. It sounds like this would fit that bill. \$75 a month is slightly more than that, but it would be worth it for our family with the added benefit of the work-out facility.
I hope the annual Raindance resort fee is free or much lower than water valley. I prefer to stick to my neighborhood ie raindance vs water valley amenities and keep costs free or very low
I like merging the 2 districts - it would be nice to use the RainDance River resort, but I live in Water Valley, pay for Pelican Lakes club access and would not shell out \$800 for another pool. There should be some sort of reciprocity for Pelican Lakes members who already pay a huge amount of money. I'm not really interested in the gym, but might go is priced LESS than \$60/month.
I like the ideal of an "all inclusive" pass for all the amenities including the W-Club. My concern is the River Resort is not open year round. I would be willing to pay more if the River Resort had more food options during the summer. My kids like going to the WV lake and I prefer the River Resort so something for everyone would be great!
I live in Pelican Farms (the red headed stepchild) and several of the orchards in our community are either completely dead or almost half dead. It would be nice for the trees to get replaced this spring as well as the dead and neglected landscaping around the community and park.
I live in WV North and would love the option of pool use only for the months it is open. We don't golf, we eat at the restaurants, we love our neighbors and this development!
I live on [STREET NAME], Water Valley North. It is extremely important to me to be able to keep a boat at the water line close to my residence during the summer season.
I love the access to the pumpkins and other veggies grown in the neighborhood. Pumpkins especially are hard because people show up and load truck full and leave none for most everyone else by the time we get the email they are ready to pick
I love the idea of neighborhood reciprocation in terms of the amenities offered, but with the state of our economy every dollar counts. The price point would definitely impact our family's decision to buy in.

I love the RainDance river resort. I have no interest in joining the W Club. Prefer not to give water valley access to the resort. It's already fairly crowded.
I love the W-club and would not want to see it get too crowded like the rec center.
I put the lowest number of question 4 but feel 95 would also be fair
I question the existence of a security service in WV. When I walk my dogs, a lot of the time the person in the car is on their phone and not even looking around. Have they been successful in preventing crime? The yearly cost should be considered if not effective.
I really love this community and I would personally love to use all areas without the high cost. It's already so expensive to live here
I refuse to pay a monthly fee to access RainDance River Resort for 2 people. It's more cost-effective to pay the daily rate to go the 3 times we'd likely go for the entire summer. This only benefits families with children who use both frequently. There is a need for additional options for singles who barely use the facilities that don't rip us off (like a punch card). I would not pay \$60/month.
I still think \$60 a month per family is to high, but the survey requires an answer. One of the reasons I believe this is to high is the Rain Dance River Resort is not open long enough during the year to pay that price. The resort is nice, but not worth that price.
I think \$400 per household for residents is more the reasonable considering who many houses are in our neighborhoods
I think \$600 per family is reasonable for Raindance. We don't want anything from Water Valley. That is why we moved up here from there. We are separate communities and need to remain that way. We don't have access to their pool unless we pay a small fortune. I hate having public having access to the orchards with a fee. They loaded up trucks full of pumpkins.
I think \$75 a month would be fair. That's \$900 total for a family of four, \$400 for the gym at \$33 per month and \$500 for River resort at \$166 the three months it's open. The River Resort should add punch passes that can be purchased in addition to the 10 free visits. Maybe 10 kid passes for \$50. For our kids who would like to bring friends throughout the summer. I would be nice to have a swim at your own risk time during September while it's still really hot.
I think a "solely Raindance river resort Raindance resident" amount should be considered and offered as well. Perhaps in a very reasonable amount since that is why many of us moved here. I say \$400 for the swim season for only your household is fair. After all, the pool has slim hours, and was closed due to weather, puke, and no heater quite a bit this year. \$60 per month is \$720/yr and many of us enjoy the gyms and classes at the local community Rec center for that amount and their pool is open year round. And keeping the other amounts for non-residents is fair. The pool was very crowded on weekends and made it less enjoyable for local Raindance residents. I also believe that appropriate MODEST swim attire should be encouraged ENFORCED. All the exposed butts on the life guards and many females every time I turn around in this "family resort" is disappointing to me. It's not Europe nor a couples resort and I'm raising sons to value women and modesty. It's DISGUSTING. Surely there must be a way to politely ask for no butts showing. I am not the only mother that is saddened and disturbed by this issue at our "family resort pool".
I think granting access to both communities is great!
I think it is important to provide the amenities to the people who live in these neighborhoods at a reasonable price. I am a single person and cannot afford the prices of the pool, plus the gym as they are currently. I would like to gave the option to utilize these facilities but I dont think its fair to charge me the same as a family of 4. I think a household of 1 or 2 should be charged less than a family and they should also be allowed guest passes that are reasonably priced as well. I do think it's fair to charge someone outside of the neighborhood more than a resident, because if they are community amenities we want the first priority to go to the people who live in the community.
I think it would be hard to restrict access to the farms & orchards, not worth time time, cost & effort to adequately enforce a recreation pass
I think it would be helpful to have an estimate on how many people opening rain dance to water valley and water valley to raindance would "increase" the population at both. An added fee for exclusivity and space at the pool etc are reasonable, hard to vote on the above questions without really knowing how that will change the numbers.
I think the community amenities, such as the river resort, beaches, etc, benefit all residents - even if they don't use them - as they enhance everyone's property values. I think the amenities should be supported by all residents.
I think the Raindance River Resort pool area is already too crowded to add another large development access. The lakes have much more space to share on the water and the shores. Also, I feel that not nearly as many people will go to the multiple WV lakes as will swarm to the Raindance pool if you let both nieghborhoods go to both for free. Thank you!
I think the value of accessing the amenities should be lower than \$60/mo. When we moved in, I don't recall that they told we would have to pay eventually for this. What is the metro district tax being used for?
I think this is a terrible idea. I live in Raindance and to me it is an unbelievably raw deal members of Water Valley would get. Those beaches will be overrun if all of us are allowed to go use them whenever we want, and the privacy and calmness of the beaches is a big reason people move there. Our Raindance community is huge and water valley is not that big. I would be extremely upset if I lived in water valley and this were being proposed. On my own end, I think plenty of people use the pool and orchards and don't want to add to the crowds. As it is, it almost isn't enjoyable to go to the pool, it is so crowded.
I think we need to reconsider the numerous residents in the apartment complexes just off CR#13 in addition to the many rental properties to best control access to residents/water valley.
I think you should provide a significant discount for seniors
I was unaware of access to Water Valley amenities. Could that type of information be included in the purchase documents for residences in both Water Valley & Raindance?
I would be willing to pay more for a monthly fee for the resort and health club if the health club offered more options in childcare! I would be willing to pay more for the resort if the hours were not 11AM - 7PM. With two kids under 4, it is impossible to make it to the pool with naps and by the time they are up, the pool is very crowded or closed because of weather. It would be nice to be able to utilize it more; especially in the future with membership payments being issued.
I would fear allowing a free pass to the private water valley beaches (that are included in our HOA fees to maintain) to the MUCH larger community of Raindance will risk the chance of WV residents not being able to recreate if everyone from Raindance is already there taking up the limited spaces and parking at our beaches/lakes. The lakes are much smaller and private, literally in some resident's backyards. I don't think I would like the entire Raindance community on top of the WV residents already recreating in my yard, for free none the less.
I would like access to the river resort to remain free for Raindance residents. I do not want a monthly fee of any kind

I would like an option for just the Raindance river resort without the health club. I also would like to see that at a monthly fee. I also would like to see the non potable water and HOA dues on a monthly fee also
I would like the option for like a punch pass to the RainDance pool for those of us who want to use it but don't use it enough to justify the cost of the annual/ seasonal cost. We have kids but we don't go every week and it is expensive to only use it a handful of times but have to pay the huge fee.
I would like to see a resident discount for both golf courses
I would like to see more community gatherings, volunteer opportunities and adult activities.
I would not use the club. In this scenario, would I be allowed to pay monthly, only during the month where the pool is open? What about guest passes for family who come to visit?
I would not use the Raindance facility. I hope opening up lakes to non-water valley residents will not over crowd them. Some, residents on the lake already seem to think their property lines extend to the lake, and we have trouble explaining that we think the beaches are for water valley residents.
I would suggest having a separate monthly fee for the W-Club and the Raindance resort and then one combined at reduced price. Like \$35-\$40 for either the W-club or Resort and like \$60- \$70 if you do both. This would allow people to use the W-club that aren't interested in the resort or vise versa. But get a little break if you would like to use both. It might draw more people into using at least one and not having to pay the higher price when your not interested in the other.
I wouldn't be interested in any other properties except Raindance where I live
I wouldn't spend \$60/month, maybe \$25 and thats a big maybe.
I'd like to buy day passes and have the opportunity to host parties at a discount without a full monthly membership
I'm a 1 person family so I chose the lowest rate :)
If Including the W club an update of equipment would be nice.
If it is \$800 to access the pools in raindance my family will not be purchasing a membership. The staff looks for every opportunity to shut it down. (Pelican is open but raindance closed) I've looked on my weather app and lightning will be miles away but staff says it's within 10 miles. Plus the hours once school is in session is ridiculous.
If we are already members of W club, could you maintain a W club only option?
If we are to pay to use the river resort, the hours and length of season should be increased. Swim at your risk for adults should be allowed. Especially in August
If we understand this..... what changes? Since there is no monitoring of the beaches and lakes now and there is entry access personnel at Raindance resort and W club. Single and couple pass should be less than a family. \$40 /month would be reasonable .
If you're going to do this, considering the economy we live in then let families enjoy for a low fee. Personally, this whole area is so crowded as it is why create more when combining. Can't hardly use anything now within the community that you live. Combining would only increase the crowding.
I'm an older retiree in Windsor. I did not utilize the orchards, lakes, trails or beaches in RainDance in 2022. I also don't have sufficient income to pay more membership fees. I'm "fee'd" out with HOA fees and inflation. I'm likely not a good representative of young families in WV.
I'm not sure that I can give helpful feedback on pricing for the river resort and health club. I am single without a family - which makes that fee feel really high. Those amenities and not high on my list of needs. Thanks for asking for feedback!
I'm surprised at the amounts listed in question #4. I currently pay about \$95 for access to the W club as a water valley resident, that question makes it seem like I'd get access to that PLUS the River Resort for what I'm paying now for just the W club?
Including the W club would be beneficial and used! Exciting!
Increase our annual HOA fee by \$50-\$100 and make all amenities "free" to WV and RD residents. (Especially the pools, they are not accessible year round) This does not include the gym, that can be treated separately with a discounted pass. Discounted for residents and no discount for non-residents. HOA fees and our taxes should be plenty to cover amenities, especially when operating hours are not year round for some. Charge higher rates for non resident access to help cover charges and reduce crowds. Increase the golf prices and make the golf a separate "package" to purchase. Non resident separate. Another idea is an: Al-a-cart for services in lieu of forcing everyone to purchase a golf membership in order to swim at the WV pool. Two very different clientele. Appreciate this opportunity to provide feedback. Looking forward to our community experience becoming even better!
It should be easier and more accessible to belong to both golf courses
It was not disclosed to us when deciding to purchase our home that there would be a eventual fee to access the River Resort.
It would be nice to have a fee option that is for couples without children.
It would be nice to have the rules enforced. Examples trailers parked on the street, work vehicles, basketball hoops that set on the street or driveway (for years) but never touched by the kids.
It's getting very expensive. I will not pay even \$60/month. While I realize many will be happy to pay that much, it's pricey. We pay HOA fees, and I wish that covered most everything, while charging non-residents a premium fee.
Just testing this comment box :)
Keep taxes down
Keep the pool free for Raindance residents.
Keep the RainDance and Water Valley amenities separate.
Keep up the good work!
Leave things as they are. If people want these amenities, let them pay for them. Don't assess fees on everyone for the benefit of some.
Let's face it, the River Resort is the real attraction and it only lasts for a few months - Charging residence (especially those of us that are single in the community is too high \$800 a year I can go to Miramont and have pools all year round and super quality gym amenities. People in general are not going to pay this next year now that the developer is not paying. Too expensive!!! I won't continue now that I have to pay \$800 for just me! Continue it with the W-Club for \$800 and I will continue otherwise I am out!
Limiting access to the river resort. That resort gets full, very quickly. Opening it up to non-residents really limits the ability to enjoy the resort for what it is.
Love this idea!
Lower golf rates on golf course

Make monthly fees for river run & w club optional, as inflation is taking a toll our community & the additional taxes voted in this year. We would rather leave it the current way than have more expenses.
Maybe a flat rate per family member? I have a family of 2 and should not be paying the same monthly rate of a family of 8. They use 4X the resources and space - there must be a fair way to charge
Maybe you could customize what membership each family would like. Maybe one family wants orchards access (RD) , Lakes/Beach access(WV) and River Resort (RD). Then another family would like the entire package including the W-Club. Another option would be just the Raindance Resort. It is worrisome that as it is the Raindance Resort is small with the amount of houses are in our community. It seems like the community is continuing to build. Last summer if you are not at the pool when it opens you will not get a seat or an area for the family to hang out.
Membership fee could reasonably be adjusted accordingly to the number of people who would use the facility (for example, would it be appropriate for a single person to pay the same rate as a family with several people using the facilities?)
Monthly or annual fees should be per person so that a family of 2 does not pay as much as a family of 5. Maybe a monthly fee option for River Resort and W-Club separately for those who would not use both. A few adult only days at RainDance River Resort throughout the summer.
More dog waste stations and street lighting
More park areas and planned zones with cool sculptures and inspirational/informative demonstrations. It would be phenomenal to have a trail that connects to the poudre trail as well!
more playgrounds!!! also a pass to the farms. it's insane to see outside people come in and fill up their truck to go sell someplace else!
More strict enforcement in patrolling beaches and member only amenities
More we open up the beaches, the more people, the harder to monitor who has the passes.
My concern is to not raise our metro taxes for these amenities. Of course it would be amazing to have access to all these features, but I would rather opt-into the costs than have our metro district taxes increased for them. The affect on metro district taxes are unclear to me.
Need to have a much cheaper option for the raindance River resort for raindance residents. For those of us that do not have older children that can go every day, and families that work five days a week, it is not realistic at all, to pay \$700+ For a pool that is only open three months out of the year. Call 15 weeks. At \$800 per year, that's \$54 a week. Most families can probably go twice a week on a good week, when you factor in that most families can only go on the weekends or evenings on the weekdays, and there's typically a lot of travel, sports, and other obligations during the summer. That means that it would cost \$27 per trip to the pool if you went twice a week. For a neighborhood pool, that's ridiculous. I know that you're aware of this and that's why you're trying to bundle the gym with the pool. But there needs to be a cheaper option for those that do not want the gym. I am wagering that most people do not want the gym.
Night swim at the Raindance pool would be great! Restricting access to the orchards to watervalley and raindance residents only!! The Raindance pool parking is a mess. There should be no parking in the bike lanes.
No need for year around health club membership. Prefer Raindance River resort ONLY fee for Raindance Residence as an option.
No outside residents. It would be to crowded
Non residents should not be allowed to enjoy the benefits.
Not currently interested in W Club. Belong to Planet Fitness.
Nothing to add at the moment.
On Q4. Would like to see less. \$40 /mo
Our community is in desperate need of outdoor health focused recreational amenities that exist in all surrounding communities. These includes sport courts, basketball, tennis, outdoor circuit training, skate parks, and age appropriate parks for growing children. In addition, the infrastructure that exists (parks/pool) is in need of shaded areas. Access across new liberty via underground tunnel for example seems like a missed opportunity and a safety issue for the community that could have been addressed during the 8 month rolling closure of the road this year.
Our family believes that Raindance and water valley should remain separate entities. With the growing numbers in our communities, it makes sense to at least have costs associated with each individual neighborhood. We did not move to Raindance for access to water valley. We would pay for a membership to the Raindance river resort alone, and agree passes could be sold to non-residents for access to u-pick and a separate pass for non residents to the river resort.
Passes to the orchards! Stop letting others come to the pool! It's way to crowded. If your make it only \$95 a month the pool will be way way to over crowded!! I could care less about Water Valley!!! They need to pay way more than \$800 to us this pool. That gym will be packed for them as well at only \$95 a month. I kinda, want the pool price to stay high so it will be less crowded. Not interested in gyms, beaches don't even know where they are at.
Paying a monthly rate may work for some, but our family is not interested. We'd like to use the Raindance pool free, or at a minimal cost. It closes far too often and has very limited hours to justify a monthly payment listed above. (I realize that's also for the W Club, but we aren't interested in that). \$720-\$1080 annually for a pool open 90 days is too much for our family. Thank you for listening to your residents!
Perhaps a per-person fee to access the water park would be more equitable. My family of 2 children currently has to pay the same as a family of 6, etc
Perhaps a single person or couple should not have to pay the same as a family of six. Perhaps a different fee depending on how many people are in the home.
Personally, I would only pay for the Raindance River Resort. A Health Cub option is nice, but the Windsor Rec center is a nice facility and free.
Pertaining to bringing food into pool area. I feel it's unfair to restrict snacks. Children need to be able to have food during a long hot day and it doesn't need to happen outside the pool area. It's not realistic. Also the cost to buy snacks at the pool is extremely expensive and lots of parents just can't afford it. I think everyone agrees with NOT being able to bring on alcohol but the snack situation is extreme.
Pickleball courts, basketball courts, upgrade Ted's menu and decor like Pelican Shores, develop commercial area by Crossroads/Colorado with stores that can serve our Community (ie local market , pharmacy, etc)
Please add a basketball court for the kids
Please change hours of the pool to open earlier every day and remain open during the day until the pool closes. Either hire a non-high school lifeguard, or post a "swim at your own risk" sign. There are so many families that do not have school aged children who would like to continue to use the pool in August - opening at 4pm is mind boggling.
Please consider offering a couple-only rate as well since a couple with no kids does not fill up resort or club capacity as fast as many families do.

Please consider putting in a dog park!
Please have Security address the littering problem around the lakes when checking passes.
Please install a dog park for big and small dogs to run off leash.
Proactive enforcement of the HOA rules and regulations.
Proposed changes are unmanageable and impossible to enforce.
Provide concrete launch areas to all lakes. Provide community boats that can be reserved at no cost. Provide boat rentals.
Put more focus in the common areas and gardens, the "orchards" in Pelican Farms are embarrassing with 3 foot tall dead trees.
Question 4 - I don't think residents of RainDance or Water Valley should have to pay any additional fees to access the RainDance River Resort or the Health Club in Water Valley.
Question 4 has no price for a single person "membership". \$60 is too high for a single person. What constitutes a family? I've been told many people are on the River Resort "family" list who do not live in the RainDance subdivision. How is that monitored? If a "family" doesn't use the River Resort but would use the W club recreation center, would the price change? People from Highland Meadows, Bison Ridge etc come and pick cherries, apples, plums here. How is that being monitored or should it be monitored? What would guest passes cost if we have family visiting for the holidays who would like to use the center? Do we get XX number of free guest passes a year?
Question 4 should be \$0
Rain dance community green areas would see increased use if Volleyball courts, basketball courts, Soccer nets were in community! I have 2 boys and the are grade school and have nowhere in the community they enjoy going because all parks are either for little kids or are just open spaces! Come on mr Lind kids don't care about corn fields and sunflowers they like to rollerblade, play sports etc!
RainDance and Water Valley should remain separate! We did not move to RainDance! We moved to Water Valley for its amenities. These are two separate neighborhoods that should remain that way.
Raindance has nothing to offer us.
Raindance National needs to provide better/more affordable access to Raindance residents. Disgraceful that I can play with member friends at TPC Colorado (a course Raindance aspires to emulate successes/facilities) for \$140 but I must pay close to \$230 to play Raindance National (less prestige, largely missing facilities).
Raindance residents should have access to the river resort for much less than the current projected price \$300 for the summer is more on track with other community pools for local residents. If not possible Give additional options of just river resort \$30/mo per family and option to add on W club for additional \$30.
RainDance residents shouldn't have access to Water Valley amenities without paying a \$1600 annual fee.
RainDance River Resort is open only 2 to 3 months a yr. It's not worth for my family to sign up. Also, even though I may fish at lakes but I do not even put my toes in those lakes. I don't think they are clean enough.
Raindance should continue to pay a fee to use Water Valley lakes & beaches
Raindance swimming pool should designate certain hours for "adult only" swim. Otherwise the pool is too small.
Raindance, pelican farms and water valley are typically grouped together. The amenities should be shared among the three. Having said that, it is a privilege to live in one of these three communities. I think it is wise to restrict general public access as such.
RDRR is not large enough to handle the RD community let alone both communities. If both communities are going to share amenities another large pool or two need to be added or the monthly price needs to increase. Question 4 - monthly price needs to be closer to \$200 per month to keep volume/traffic at a reasonable level.
Regarding question 4: there are many retirees or childless people/couples. It would be nice to see fees for this segment of people. The "family fees" feel high for one or two people. Similarly, for snow-birds or travelers who have a primary residence but may be gone for a significant part of the year - if there were a pass or ticketing option, it would support more retirees.
Removing dead trees
Requiring a rec pass to enter orchards etc. causes the need to have someone there to check for passes. This would increase operating expenses. In general, no one else knows they can pick in these fields except those who can. Do you have data to support others who shouldn't be picking are?
Requiring raindance residence to pay for the river resort would reduce number significantly. The pool is closed way to much to ask for the amount of money that is being asked for. Between weather, closing for school and Maintance the pool is not worth the price in which is being asked by residents and non residents
Residents should be able to use a clubhouse free of charge. Pickleball courts would be really nice & they would get used by all ages.
Residents should have free access to their community recreation.
Security patrols need to be more visible.
Separate membership for W-Club for those not interested in River Resort. Silver Sneakers for seniors
Should be included In our metro tax. These amenities should be free for residents of RainDance and water valley including w club and water park.
Should have a dog park Pool operations should be into late September keeping summer operating hours.
Should include guest rights access for adult aged (18+) family members.
So, with Question 4 there would be no Social Member fees for Water Valley Pool?? Is Golf separate membership?
Some of the common areas need some attention. Exposed irrigation lines.
some of us don't use the Riverdance pool area but we would like to use the W club and are willing to pay \$50 for a family - it's a little pricey right now for a family
Specific to quest #4, this survey sucks and forces a response that I don't agree with but will then provide garage in, garbage out data to then use to make decisions. I only chose one in order to submit the survey. None of the above \$ amounts seem right. Metro taxes are already crazy high, and no additional monthly membership seems right to me.
Speed Control and crosswalks are EXTREMELY needed. Pool hours and season was too limited in 2022. Community events bring together a community.
Spend the money on repairing driveways and streets and start enforcing the rules

<p>Stop promising residents things that don't get delivered. Our Journey sales agent told us the pool would be free as part of our HOA fees. That hasn't happened. We were told we would have parks nearby, that hasn't happened. How long is the new school going to take to be built? These things need to be planned for and completed before the neighborhood is. I won't pay for a resort membership ever since I was told lies to purchase our house in the neighborhood. Good luck with that.</p>
<p>Thank you</p>
<p>Thank you for improving and making amenities affordable for all, it's important to our family in order to stay in this wonderful safe area.</p>
<p>The \$60/mo fee is reasonable considering the pool is only open 3-4 months of the year, otherwise we are paying for a gym membership at that rate.</p>
<p>The amenities should be for residents first. If there are any capacity concerns, residents should always get priority.</p>
<p>The athletic club aquatics should only be used for exercise swimming not parties or play. Its a HEALTH club for exercise!!! Not children at play (that's what the river resort is for)</p>
<p>The cost is actually way more than I can afford. I'm retired and living on SS. Are there options for seniors?</p>
<p>The crossing path at the Covered Bridge Parkway (by Ted's Sweetwater Grill) needs a "push button cross walk safety warning light". I had some extremely close calls at this location due to either driver inattention or the limited visibility for drivers to slow or stop when trying to cross.</p>
<p>the current amenity policy is fine, no need to change</p>
<p>The fees are ridiculous high</p>
<p>The fees are too expensive. If they were less, you'd get more interest overall and probably make more money annually. We have never taken part in the amenities because it is far too expensive. We want to partake, but the expense is too great for the average family.</p>
<p>The former security company received a lot of criticism. Not enough praise has been given to Securitas. It's a tough job and coming from a resident who lives on the water and interacts with their people frequently, I can say they do outstanding work and I'm thankful their service is provided.</p>
<p>The lakes and beaches need to be controled. The fishing has also gone down in the past year. Non resident access needs to be controled.</p>
<p>The lifeguard coverage and pool hours combined that we saw last season would not be worth it going forward if a fee would be associated to the pool.</p>
<p>The metro district tax that we pay in our annual property taxes are incredibly high year after year. Where does that money go and what is being done to consider manage that increase year after year? Several years ago, during the recession, the taxes increased, a board member told me they would decrease once the foreclosure rates went down.</p>
<p>The pools and beaches are already too crowded with non residents. And charge more for the W club for non residents. It's too small. Maybe open up the 3 level and put more equipment.</p>
<p>The rain dance development has overcrowded our schools, increased traffic, emptied the grocery store shelves, and will now increase taxes to pay for these shortcomings for Windsor and water valley residents - keep our beaches and lakes separate to prevent overcrowding. The current price of water park is atrocious (1800 for 3 months = \$600/mo = \$20/day even if you don't use are you kidding me?) and W club at \$145 for a family is steep too - DO NOT RAISE OUR TAXES AND HOA TO PAY FOR THIS. An affordable package would be nice and a great amenity for families but not at the expense of charging us more somewhere else</p>
<p>The raindance pool is great but if access was granted to water valley as well as raindance it could become too crowded to even enjoy it.</p>
<p>The RainDance River Resort concession prices are extremely expensive. I understand concession sales at the pool are important to the overall business operations, however, sales would dramatically increase if the prices were reduced. This would also reduce the amount of food and drinks being snuck onto the premises. The food and drink prices should be reduced, or residence should be allowed to bring food and drink into the pool. Families with small children should be provided the opportunity to feed kids snacks without breaking the bank. RainDance residents (not including renters/non-resident) should not have to pay for a membership fee to use the pool. Renters and non-residents should have to pay to use of the pool, food, and drinks. If these suggestions are seriously considered and ultimately implemented the amount of issues would diminish, plus the overall experience at the pool would increase significantly. RainDance should take pride in only allowing residents to use amenities, as a result this would drive up property values and make the community a higher desired location, even more than what it is today. The pool, parks, and orchards are a major reason why families WANT to move into RainDance, so please consider the homeowner families' when making new policies.</p>
<p>The Raindance River Resort is already incredibly crowded. By opening it up to WaterValley and Raindance would make it even worse.</p>
<p>The RD River Resort should be managed effectively with priority given to residents. It would be wonderful if swim lessons were offered in a more flexible schedule that provides working parents opportunities - swim lessons at 10am during the week aren't exactly reflective of the average person's work-life schedule....In addition, extending the season by offering unsupervised/swim at your own risk options on weekends in September would be wonderful.</p>
<p>The River resort is so very poorly run! It can take 20 minutes or more to check in as you have one person looking everyone up & trying to put on wrist bands. To expect families with young children to not bring any snacks in & to buy the ridiculously high priced items at the snack bar is a joke. To pay \$6 for a little bag of dippin' dots is robbery. I would hope management would re-evaluate some of their policies. This is a pool, no need to get searched at the entrance.</p>
<p>The river resort is too small. I would expand that rather than build an amphitheater</p>
<p>The river resort shouldn't be so expensive. It's open 3 months out of a year. No way would I ever pay that much for 3 months. I haven't even gone the past two summers because it's TOO crowded</p>
<p>The river resort was "Sold" as a amenity that would not be an additional charge to the residents when we purchased our home. This turned out to be untrue but covered by Developer which was great. However, making an additional cost to our home is difficult in these times and would be helpful if the membership to the river resort and health club were less expensive.</p>
<p>The W club is very costly and not competitive . Genesis in Ft Collins charges \$63 and has 3x the facility plus hot tub , bar pub , larger pool</p>
<p>The W Club should also look into offering free membership to those on Medicare that have gym membership as part of their health insurance.</p>
<p>The walkway landscaping from Shade Tree to the walking trail behind the houses on Shade Tree looks like a vacant lot in the summer time.</p>
<p>There are so many groups that meet in peoples homes. It would be nice to have a club house where these groups could meet. Example RainDance Book Club has grown from 5 members to 23. If all members came at the same time it would be difficult to meet in a persons home</p>
<p>There is very little info as to who and what is in the W-Club. We need more info on this since I am a Water Valley resident. I would be more inclined to use this if I can use the workout equipment and any pool they have there.</p>

There should be a monthly charge such as \$ 75 for a family but also a monthly charges such as \$ 45 or \$ 50 for a single resident
There was always supposed to be a playground in WV North. I think that orchards and a playground in WV North would be beneficial to all also.
There were talks of a Whole Foods or Grocery store in Raindance. Would like to see that happen. Also lower the cost for the golf course to be more affordable. Thanks
Think the access to W Club is a great idea!
This is a great area to live - thank you for making it accessible to our communities!
This is a great idea. Can we make it a reality?
This is a wonderful idea and I look forward to seeing how this evolves.
Those in charge of the budget should do the math and determine what \$ it would take to fund these if both communities contributes. They should not be looking to make a profit but budget enough to optimally care for both facilities. I am a member of the W but I can not afford to have that membership and pay additional \$800.00/yr to swim for a the summer months.
Those who don't want to participate should not be charged any fees.
Those with smaller families should pay a smaller fee than those with huge families.
We already have to acquire a yearly pass to pick crops i Pelican Farms. It is free.
We are 20+ year residents of Windsor, with just over 1 year in Raindance. We did not even know that memberships to anything in Water Valley was even possible, nor that a W-club even existed. We are family members of the rec center and I know that many Raindance residents are exploring that option versus these local options due to cost and a lack of marketing/community education.
We are concerned about the impact on the lakes to have all of Raindance suddenly accessing them and fishing them. One of the reasons we chose to move to Water Valley was the fishing. And the quality of the fishing has significantly declined in the 8 years we've lived in the neighborhood.
We bought our Raindance condo as a family vacation home. We are part time residents. We were only there for 3 weeks in the summer (June 30-July 15). The river resort was great but the hours were disappointing. There were weather related closures and a non sanitary conditions closure. Also, when school was in session it didn't open until 4:30 PM. That was very unfortunate for young families and retirees like ourselves. We were thankful the developer paid for the 2022 season. We would never pay \$800 for such limited use. We think part time residents should be able to purchase daily individual and/or family passes (up to 6 people including guests). We came back September 8th and the pool was already closed even tho the summer temperatures continued into October. It should really be open through the end of September. In regards to question 4, It would not be fair or affordable to pay an additional monthly fee year round for the river resort (on top of the monthly HOA) when it's only open for about 3 months in the year and again we are part time residents. The River Resort, orchards and parks is what makes our condo special and why we chose Raindance. It's important to us the Raindance community amenities are accessible and affordable. We aren't likely to visit or use the amenities in Water Valley.
We do not want Rain Dance and Water Valley to merge. We specifically bought in WaterValley to avoid the overcrowding that is seen in Raindance.
We don't want access to the health club (w-club) only the Raindance river resort. The river resort and health club should definitely should NOT be a combined price. There should be a cheaper option for just the river resort.
We have lived in Pelican Farms for 6 years and have never heard of that health club (W-club?). I pay \$30/mo to the Windsor Rec Center just for myself. We would not consider paying \$60/ month for our family during the months we cannot use the pool in Raindance, which is most of the year. If there was an option to pay month to month and choose to have a membership only during the summer months we might consider it but even \$60/mo is too high.
We live in Raindance & builders pitched that the pool was included. Feels like we were lied too. I guess I'd feel a little better if we had access to a gym as well but \$60 seems to high still especially when we thought the pool was covered in our taxes/fees. :(
We live in Water Valley and VERY much appreciate it's amenities, but are not interested in paying for the other options being offered.
We LOVE our community and do not want people outside of the community to have too much access because they generally will NOT take care of the facility, grounds, employees and neighborhoods like people that live in the development. Allowing outside people in only invites criminals to be able to look at the things in the community to later steal or vandalize at a later date. Thank you so much for allowing us as home owners to be able to have a moment to share our thoughts. Really want to thank you and tell you how much we appreciate you and our amazing homes and property in Rain Dance
We love the various orchards and access to the pool throughout the summer! It would be very exciting to have access to the lakes for paddle boarding / kayaking and a wellness center.
We love this community!!! Happy to pay for it and keep it cared for and beautiful!
We love what has been developed between the two communities. As a WV resident we love driving our golfcart to raindance. We preserve a lot of our homegrown food and love access to the orchards/farms to add to our canning supplies and recipes. We love our lakes and fish, swim and kayak at least 5 days a week when weather permits. We understand this joint venture. Heres the however, its the resort and the lakes we need mutuall access to. This approach will give free access to raindance residents to our lakes driving up use and crowds, but us WV get no changes?Nothing changes for WV but a lot changes for raindance. Some of my answers to the questionnaire may change if my viewpoint was incorrect. I feel a little more clarity is needed to explain the big picture.
We need better fencing and gates for the orchards and veggies fields. Maybe gates that have access codes. This year residents hardly got an opportunity to harvest because non residents came in with trucks and harvested everything before we could. We need a better system in place, especially because we pay for the amenity in our metro taxes.
We need more parks for children and outdoor recreation such as basketball/tennis/pickle ball courts. Parks for children being the most important.
we need some courts (basketball, tennis, pickleball). We need to have a community center or something where neighbors can hang out, drink coffee, watch sports, have events. The new "Kinston" neighborhood south of REZ Church built a very well accommodating community center ("Hub") before they started building houses.
We need to greatly reduce the number of people with access to the River Resort... With the addition of access to residents of the Apartments, New Townhomes it will be VASTLY overcrowded. We purchased in Raindance soley for the pool as did so many others.Making it available to Non Homeowners such as Water Valley, Raindance Apts and Raindance Townhomes is not fair to all of us who are paying taxes here and the high cost of housing
We now pay a yearly fee for access for the family for the rec center access to the river resort and wellness center for a lower fee would be ideal

We pay enough in property taxes & metro fees; to be charged for the pool access as a Raindance resident will not go over when that was a big selling point for buying/ building homes in the community. I hope the community leaders can honor that for our residents.
We prefer the Windsor Recreational Center
We reside in RainDance and I am not willing to pay for access to anything in water valley. I'm surprised to hear that our orchards and farms are public. Does our HOA fees and taxes go to maiming these areas? If so, why are we paying for the public?
We think that there is a need for a dog park.
We used the Raindance River Resort 1 time last year. It isn't a big deal to us.
We were told when moving here from multiple sources that the amenities were included with living in raindance. Aside from already having a metro tax and hoa. Although I know it takes money to maintain these amenities, I feel like we were bait and switched.
We won't use any of this. Thanks for asking. A fee per month (standard) would be silly. This would have to be an (opt in program). We are disabled residents with restricted movement access. More fees for residents that use these is fine with us. The resort has no passable rules for the lazy river. The 2 times we went. Teenagers were impolite and almost drowned 1 of our children. We will not go back or pay to use this. Our harvest feature seems to be utilized by outside sources. And occasionally has potential to be gone by the time we get to it. Within a day or two. If you wish to improve the community. Try reworking your (non potable) water fees. I have 500 sq feet of grass (only) yet pay for 200,000 gallons when (under 70,000 gallons) might be used. Access a fair value for all residents for what they use. Imposing a standard for all (when mass variables) exist, means the metro or person in charge, is trying to profit, from the deal. Obviously. Or using the excess water to water the neighbourhood (daily) without restriction. (apparently). As we golf cart (in spring and summer) nightly watching the same sprinklers (watering) daily. Including Sunday's. So be more open and less sketchy with your fundamental practices. Stop doing the opposite of what you ask residents to do. Stop looking for reasons to discredit residents or take advantage of them. Parks and open spaces. Should have been a (town) resource. Limiting it to residents makes it a residential resource. However I, we noticed town folk, constantly using the amenities without paying. And if there is an issue calling Windsor PD won't solve any issues. Asking someone to leave that is (otherwise) entitled, or claims to know someone that lives there and " it's ok". Never sends well. Just make it open to all without advertising. It will just continue the way it has for the last few years we've been here. There is really no way to make anything privet without (gated access). I've lived in windsor my whole life. Fees and new fees seem to be levied yearly (no matter where you are). Just give the elders a break. Some of us are living on a fixed income (social security) or otherwise. And we never see a raise in compensation that justifies the increase to any taxes, levies or increases in wages. Just something to think about. You want residents that, tend to thier yards and make the neighbourhood look good. We are those members. Take more time to ticket people with bad yards. Or unsightly front landscaping. We see that alot on our night drives. Even if a realtor or home for sell, hold them accountable. And stop trying to buck the little guys. As an administrator for our community site, we see petty news from time to time. Try asking or contacting a resident (first) before citing them or charging them. A simple (note) or call to fix something or even ask them (if we are standing outside) to talk to us for a moment on (what you feel is unacceptable). Most of us can change it faster, or correct the issue, quickly. Otherwise. I feel you're doing alright. I could help in summer or spring to identify and report issues. But I lack a phone number for direct contact. Outside of HOA. And this seems to be a metro issue not an HOA issue.
We would not like there to be unlimited public access to Raindance River Resort. It becomes too crowded and then isn't fun. It needs to be capped and prioritized first to property owners.
When thinking about a potential price structure, look at surrounding options. A family can get access to the Greeley Rec Center for \$600 per year and that includes multiple facilities and more amenities than the River Resort and W-Club offer. Same with Windsor Rec Center. The River Resort is amazing but we can only access it for 3 months a year. I like the idea of shared amenities between the communities. Maybe this is available somewhere but I would like to see the golf courses included in some way for those wanting to access the courses. Maybe reduced green fees, priority tee times, exclusive resident days, etc. Maybe even a RainDance or WaterValley residents only tournament. Could we add a community garden somewhere? Our lots are small and to have a place where we can plant, grow and tend to our own food could be attractive to some and would fit the "theme" of the community. The other thing to consider and in my mind, maybe the biggest... When we bought our home, we were told the River Resort, orchards and other RainDance amenities were included and part of the benefit of living in the RainDance community. These were things that were unique to our community and were used as part of the sales pitch. Right or wrong, that is what we were told and that is what many in the community were told. If we were misled, the builders should be held accountable.
When we moved here in 2018 we were told the pool would be free because of living in a metro tax. (Like Thompson River Ranch) if we have to start paying for the pool use I would rather drive somewhere else to use a pool. Even at 800 for the year for 3 months I get is 266 a month but this last year the pool was closed all the time due to short staffing/lighting that was extremely far away and other odd excuses. if I would of had to pay 800 last year for the pool membership I would be one angry resident due to how many times it got shut down, or wasn't open, and hours are slim.
While the lakes/beaches are of my highest priority, keeping them enjoyable is also most important. There is already problems with accessibility, boats, storage, etc on the lakes and beaches of water valley. Giving full access to all of rain dance would be way too problematic. The neighboring streets were not designed for public parking of that magnitude. The lakes are not very large and the population of Rain Dance is abundant. Too much so to give all access.
While the monthly membership for pool/health club access is definitely more attractive than a bulk annual fee, I don't believe a majority of residents would sign up for that as cheaper, alternative options are available. It's been great having River Resort access included, but we haven't taken advantage of it enough to justify any cost for it, to be honest. Hopefully there's a way to keep it included at no cost!
Who checks these passes for the orchards, parks and beaches? I live in Raindance and it's a free for all when pumpkins are ready especially, just look at the Facebook feed on Oct! The only place where legitimate checking is done is at the pool. As the old saying goes, why buy the cow when you get the milk for free applies. No need to buy a pass when nobody checks and more importantly can't enforce anything other than asking they leave. Community means working together to benefit everyone. Exclusivity/membership is the opposite. A members address should be used to verify discounts to chosen available amenities like health club, beaches (with entertainment like boats, swim structures, fishing w/o CO state licenses), pools (capacity must be in place to avoid overcrowding like River Resort often has) and golf courses/memberships.
Why can't Pelican Farms/Pelican Hills get a Pool, it doesn't have to be a big one, but in place of that big field... seems overcrowding is an issue at Raindance and Pelican!!!!
Will the health club ever accept Silver Sneakers membership?
Wish RainDance had health club

<p>With the cost of inflation and everyone taking more of our money, I feel a \$40.00 - \$50.00 per month fee is more manageable for most households. Particularly residents with young children who are more likely to use the amenities, especially the river resort and beaches. This might get more buy-in and you can adjust the prices later. Could an agreement be worked out with the Pelican Lakes Golf Course to include access to the pool behind the clubhouse as an added amenity to what is already listed here? I have been a resident for 8 years now. In the last few years I have seen more enforcement of recreation passes than I did in the first 6 years. While you might want to change policies to help enhance the community, the policies you set in place are only as good as the enforcement you provide to uphold those policies. If I was a paying RainDance resident, I would be very upset that non-residents of Water Valley and RainDance continue to use the beaches and orchards with little or no enforcement. I would be interested in seeing an annual report on enforcement efforts in the area which would include things like number of citations/warnings issued for unlawful use of the amenities. Have you considered providing this information to our residents? Thank you for your time!</p>
<p>With the cost of the HOA/metro district that residents are already paying, all of the facilities should be included for residents. Especially when you compare the facilities to that of a true recreation center.</p>
<p>Would love to have more pool hours when we end up paying a fee, even if it's just a couple days a week where the pool can open at 10 am and maybe stay open until 10pm. Also, love the idea of a honey bee hive and have access to local honey. You could look into the flow hive concept! Lastly, some basketball courts and/or Tennis courts would also be amazing. Love our community here!!</p>
<p>Would love to see a small coffee cart or shop in the neighborhood. If not open all week, would love to see it open on weekends from 6am - 12pm.</p>
<p>Would that monthly fee remain the same when the Raindance River resort is not open 8-9 months out of the 12 months during the year?</p>
<p>You are doing an excellent job here in Water Valley. My concern is the amenities are going to be getting too expensive for some residents.</p>
<p>You should take into consideration households with the people who are over 65 years of age. We would not be using any of these amenities so there should be waiver for them.</p>
<p>You sold water valley with the impression that the lakes would be limited access to residents. Allowing another 2000 or more households to access will make the lakes unusable and unsafe. There are not enough access points to the lakes now, no parking, no room for boat trailers, and no enforcement of the pass requirement or lake safety standards. Let those who choose to pay for access do that, let the rest access what they were promised when they bought homes in this community.</p>
<p>You're doing great having access to both communities plus the health center would be huge!! We would never leave!!</p>
<p>Your question on beaches does not make sense. We do not want non WV residents to access the lakes because our taxes for the Metro District pay for the lakes and common areas. #4 question is misleading. You want to combine everything and we do not support that. There is a large disparity between paying for WV lakes and grounds vs. fruit trees and lazy river. The survey doesn't allow none of the above on #4. W club is privately owned and those that want to join should pay for it. This survey is not well worded and the information provided is inadequate and does allow us to make informed decisions. Further discussion needs to happen before any decisions are made.</p>