



SBIA Member Survey Findings

September 25, 2023



Survey Details

Survey Time Period: Aug. 1, 2023 to Sept. 18, 2023

Total SBIA Members: 132

Total SBIA non-Members: 51

Total member completed surveys: 92

Survey completion rate: 70%

Survey was based on a 7 point scale and forced rankings.

Capital Investment Projects

Survey Results In Ranked Order	Total Score
1) Add bathroom(s) to beach	65.2
2) Resurface marina grounds	54.8
3) Add pickleball court(s)	51.8
4) Add more street lights	46.6
5) Convert garage to cabana	42.6

Rank Order Weight Calculation:

Example: Bathroom(s) at Beach Ranked Score 65.2

Ranking	1st	2nd	3rd	4th	5th	No Priority	Total
Respondent Count = R	38	17	13	10	9	5	92
Rank Value = V	1	.8	.6	.4	.2	0	
Score per Rank = R*V	38	13.6	7.8	4	1.8	0	65.2

Please note that the Total Scores from both the Capital & Maintenance Projects are weighted and their scores normalized to make them comparable. Thus the Rank Value = V above is the normalized/weighting value for the capital investment projects.

Add Bathroom(s) to Beach

7-Highly Support R=35

6-Support R=18

5-Somewhat Support R=7

4-Neutral/In-Different R=10

3-Somewhat Against R=8

2-Against R=9

1-Highly Against R=5

Support
R=60 / 65%

Neutral
R=10 / 11%

Against
R=22 / 24%

R=# of Respondents

Member Feedback:

- *Permanent bathrooms at the beach pavilion would be amazing and our highest priority.*
- *I think we should not select projects that will require consistent maintenance/expense. That is the reason I strongly oppose a bathroom at the beach. While it would be a convenience, it would require constant cleaning, annual winterization, would be subject to vandalism and therefore would be an ongoing expense. That is the same analysis I would use for all of the projects.*
- *Beach Bathroom costs do not include yearly water and sewer cost (\$800 +/-), cleaning and maintenance (\$1000 +/-), property tax increase (TBD)), winterization cost (\$150 +/-). This project would only benefit a small amount of weekly users (35-40) and does not justify the cost or management hassle (who is going to be responsible to address issues).*

Resurface Marina Grounds

7-Highly Support R=19

6-Support R=15

5-Somewhat Support R=16

4-Neutral/In-Different R=21

3-Somewhat Against R=9

2-Against R=7

1-Highly Against R=5

Support
R=50 / 54%

Neutral
R=21 / 23%

Against
R=21 / 23%

R=# of Respondents

Member Feedback:

- Update Marina but not sure about the lighting with traffic etc., same for beach, depends on where the lighting would be. Would they get broken? Upkeep of replacing, etc. great ideas though!
- In comparison to other subdivisions, we could certainly use an upgrade in landscaping.
- Update Marina but not sure about the lighting with traffic etc.
- Marina projects should focus on seawall replacement first - as any "improvements" would be severally disrupted and need to be repeated again (\$\$\$\$)
- No this is a parking area, it usually looks pretty good, cars drive on grass and it looks good.

Add Pickleball Courts

7-Highly Support R=28

6-Support R=23

5-Somewhat Support R=4

4-Neutral/In-Different R=12

3-Somewhat Against R=2

2-Against R=6

1-Highly Against R=17

Support
R=55 / 60%

Neutral
R=12 / 13%

Against
R=25 / 27%

R=# of Respondents

Member Feedback:

- *PICKLEBALL!!!!!! :)*
- *I would be in favor of replacing the basketball courts with either pickleball and/or a dog park would be nice. Or, pickle and a tennis court.*
- Pickleball courts in the neighborhood would be advantageous to property value due to the growing popularity of the sport. It would also encourage neighborhood camaraderie!
- The only thing I am wondering is the placement of pickle ball courts. While I think they would be great, I wouldn't want them to hinder any sledders, or be torn up by sledders when the snow isn't completely covering the court.
- Excellent idea, great exercise, fun game for all. The noise is only for a short time period, and there would need to be a lock on the gate..it works in LaPlaya
- *In regards to pickle ball courts, we are greatly concerned with noise pollution* 7

Convert Garage to Cabana

7-Highly Support R=9

6-Support R=16

5-Somewhat Support R=11

4-Neutral/In-Different R=22

3-Somewhat Against R=9

2-Against R=12

1-Highly Against R=13

Support
R=36 / 39%

Neutral
R=22 / 24%

Against
R=34 / 37%

Member Feedback:

- Highly against the conversion of the garage into a pavilion and the increased traffic and noise this will cause by creating a party like atmosphere in a residential area. There will also be increased maintenance with this change due to garbage collection and clean-up, and it will encourage more overnight boat parking in unauthorized areas in the marina which we have already seen this year without a pavilion.

Add More Street Lights

7-Highly Support R=19

6-Support R=16

5-Somewhat Support R=10

4-Neutral/In-Different R=13

3-Somewhat Against R=6

2-Against R=11

1-Highly Against R=17

Support
R=45 / 49%

Neutral
R=13 / 14%

Against
R=34 / 37%

R=# of Respondents

Member Feedback:

- Some additional street lighting would be great.
- We are not interested in lighting projects in the interest of keeping as much light pollution away as possible. We enjoy stargazing, which is challenging enough to do in Metro Detroit. We appreciate the additional darkness our neighborhood and city provide. I understand the concern of safety after the vandalism incident at the marina. However, we still live in an extremely safe community. It seems hypervigilant to want to add so much lighting.
- Lighting in the neighborhood would be a travesty. A safety concern? You can't be serious? That might be the softest thing I've ever heard. Enjoy the seclusion. Invest in a security camera system at the public points like the beach and marina if people are concerned. Lighting throughout the neighborhood is a waste of funds and provides zero benefit. We have no crime issues and our cars provide more than enough lighting to get someone through the entire neighborhood. Let's enjoy the peacefulness and dark skies while we can. Lighting the roads will ruin this neighborhood. Not to mention the lights will look like garbage. Home Depot has great home lighting options - perhaps direct those concerned that way.
- No, the homes have plenty of lighting.

Maintenance Projects

Survey Results In Ranked Order	Total Score
1) Re-landscape areas at beach	58.9
2) Marina dock maintenance	58.0
3) Marina/Beach locking system	56.8
4) Resurface/improve basketball court area	49.9
5) Remove Cottonwood tree at Beach	46.4
6) Remove rock(s) in canal	46.3
7) Add accent lighting at beach	45.9
8) Add benches to sledding hill	42.2
9) Add play structure mats	37.1
10) Expand beach kayak area	37.0

Re-landscape Areas at Beach

7-Highly Support R=22

6-Support R=30

5-Somewhat Support R=16

4-Neutral/In-Different R=15

3-Somewhat Against R=6

2-Against R=1

1-Highly Against R=1

Support
R=67 / 74%

Neutral
R=15 / 16%

Against
R=9 / 10%

Member Feedback:

- Adding sand to the beach would be great. The water area has become really rocky (I'm not sure if there is anything that can be done about that. I would be happy to help with a project to remove rocks. I think adding a ton of sand to the beach is a great idea and would add more beach area.
- In comparison to other subdivisions, we could certainly use an upgrade in landscaping.
- Yes, our beach is in dire need.

Marina Dock Maintenance

7-Highly Support R=21

6-Support R=32

5-Somewhat Support R=12

4-Neutral/In-Different R=20

3-Somewhat Against R=2

2-Against R=1

1-Highly Against R=4

Support
R=65 / 71%

Neutral
R=20 / 22%

Against
R=7 / 7%

R=# of Respondents

Member Feedback:

- There are marina/boater projects that benefit boat owners/marina users. I suggest a separate fund be started for some of these projects funded by dock / marina users.
- Marina projects should focus on seawall replacement first - as any "improvements" would be severally disrupted and need to be repeated again (\$\$\$\$).
- I feel the maintenance of the marina docks and projects that go to improve the marina only benefit those that have boats in the marina. As a lake owner the USCLA dues went up and are now taken out of my taxes. If the sub dues keep increasing I feel membership may decrease. I feel that most of the projects benefit all the members and I support only those projects that do.

Update Marina/Beach Locking System

7-Highly Support R=24

6-Support R=21

5-Somewhat Support R=11

4-Neutral/In-Different R=27

3-Somewhat Against R=3

2-Against R=3

1-Highly Against R=3

Support
R=56 / 61%

Neutral
R=27 / 29%

Against
R=9 / 10%

Member Feedback:

→ There are marina/boater projects that benefit boat owners/marina users. I suggest a separate fund be started for some of these projects funded by dock / marina users.

Improve Basketball Court Area

7-Highly Support R=12

6-Support R=25

5-Somewhat Support R=17

4-Neutral/In-Different R=31

3-Somewhat Against R=4

2-Against R=1

1-Highly Against R=2

Support
R=54 / 59%

Neutral
R=31 / 34%

Against
R=7 / 7%

R=# of Respondents

Member Feedback:

- I love the idea of adding pickleball courts! I would be in favor of replacing the basketball courts with either pickleball and/or a dog park would be nice. Or, pickle and a tennis court. I would love the basketball court gone! I think the basketball court has outlived it's usefulness and value. It's an eyesore and when a game is played it can get loud. Most people that use it do not even live in the subdivision. We have had to speak to multiple people about language during games. I think it hurts the value to the people that live around it. The backboard needs to be replaced and thank you for considering landscaping it. I believe the basketball court is too close to people's houses. If you decide to keep the basketball court, I would like landscaping that blocks the people and language. Please add some pines or arborvitae around it.

Remove Cottonwood Tree

7-Highly Support R=25

6-Support R=13

5-Somewhat Support R=9

4-Neutral/In-Different R=29

3-Somewhat Against R=3

2-Against R=4

1-Highly Against R=9

Support
R=47 / 51%

Neutral
R=29 / 32%

Against
R=16 / 17%

Member Feedback:

- Removal of the cottonwood tree would take away a lot of shade. It is a pain,(and I get my fair share!) but it passes.
- No, it is alot of shade for the beach, another tree would take years to grow for shade.

Remove Rock(s) in Canal

7-Highly Support R=10

6-Support R=14

5-Somewhat Support R=11

4-Neutral/In-Different R=33

3-Somewhat Against R=8

2-Against R=7

1-Highly Against R=9

Support
R=35 / 38%

Neutral
R=33 / 36%

Against
R=24 / 26%

Member Feedback:

- Removing rocks will not serve any purpose for a resident that does not use the canal to take a boat out onto the lake.
- There are marina/boater projects that benefit boat owners/marina users. I suggest a separate fund be started for some of these projects funded by dock / marina users.
- No, all these years have never had a problem, where are they?!

Add Accent Lighting at Beach

7-Highly Support R=17

6-Support R=20

5-Somewhat Support R=18

4-Neutral/In-Different R=18

3-Somewhat Against R=6

2-Against R=10

1-Highly Against R=3

Support
R=55 / 60%

Neutral
R=18 / 19%

Against
R=19 / 21%

Member Feedback:

- Permanent lighting @ the beach would encourage after hours use and noise. Besides the light pollution which is bad for night pollinators and migrating birds.
- Update Marina but not sure about the lighting with traffic etc., same for beach, depends on where the lighting would be. Would they get broken? Upkeep of replacing, etc. great ideas though!
- Sounds like a nice idea, would enhance our beach look.

R=# of Respondents

Add Benches at Sledding Hill

7-Highly Support R=7

6-Support R=20

5-Somewhat Support R=16

4-Neutral/In-Different R=20

3-Somewhat Against R=10

2-Against R=13

1-Highly Against R=6

Support
R=43 / 47%

Neutral
R=20 / 22%

Against
R=29 / 31%

R=# of Respondents

Member Feedback:

- I would support adding benches to the sledding hill if the light is on a timer. Or, exclude the light from this proposal, and I'm supportive of the benches.
- We support permanent benches at the sledding hill. However not the lighting at the top of the hill. We are concerned that the reflection would be invasive and problematic to our night time comfort. We like to keep windows open in the spring summer and fall. We have had this comfort for 28 years and would not like to lose it.
- No, lights only entice kids to sled at night, that is when horrible accidents happen.

Rubber Mats for Play Structure

7-Highly Support R=11

6-Support R=12

5-Somewhat Support R=7

4-Neutral/In-Different R=32

3-Somewhat Against R=7

2-Against R=7

1-Highly Against R=16

Support
R=30 / 32.6%

Neutral
R=32 / 34.8%

Against
R=30 / 32.6%

Member Feedback:

- Rubber mats under the play structure will prove to be more dangerous. The sand will get on it anyway and become slippery. The sand provides a natural cushion and kids love to dig nearby.
- Rubber under play structure - rubber pieces or mat! What is the life span?
- No - it would be everywhere, in the grass and the sand

Beach Kayak Area Expanded

7-Highly Support R=4

6-Support R=16

5-Somewhat Support R=10

4-Neutral/In-Different R=39

3-Somewhat Against R=5

2-Against R=11

1-Highly Against R=7

Support
R=30 / 33%

Neutral
R=39 / 42%

Against
R=23 / 25%

Member Feedback:

→ {none received}

Member Feedback: General In Nature

- I don't know if it would require a bylaw change, but I feel all the projects are an improvement to all of the Shady Beach community members. I would be in favor of all homes within the subdivision paying association dues rather than a voluntary membership.
- While I like many of the ideas i love the fact that we are a community that still has the look and feel that are roots are as a cottage community. I don't want to keep up with the Jones just to say we can. Keep it simple is my motto here.
- I am concerned that the project list will require a significant amount of management that will be hard to find volunteers to support.
- Consider spending money on our roads instead of the marina projects
- Enforce the beach access rules - no dogs at the beach. Revoke access from those violating this rule.

Member Feedback: “New” Issues Expressed

- Would like to know the SBIA’s response to the excessive speed above 25 mph in our neighborhood. Is this new or has there been previous discussions on this issue? Thank you.
- Consider adding 'Reduced speed / children at play' signage on Shady Beach Blvd. as cars speed through (especially between Ideal Place and the marina, even when kids are waiting at the bus stop).
- We would like the road system addressed such as widening the roads and eliminating ditches.
- Although we did not submit any ideas for consideration, an idea such as burying the power lines would greatly improve the appeal of the neighborhood and allow for trees to grow in a natural, healthy manner. Removing rocks will not serve any purpose for a resident that does not use the canal to take a boat out onto the lake. Thank you for putting this together.
- It would be good to encourage people to store their boats in an off-site facility vs. shrink wrapped or covered in front and side yards in the neighborhood. This really creates very negative curb appeal especially in the winter season and brings down the overall esthetics of the neighborhood.
- The information kiosk at the park needs to be maintained and updated.
- Refurbish or replace the bulletin board at the fork in the road.

Member Feedback: SBIA Board Appreciation

- *I wanted to take a moment to express just how much I appreciate my Shady Beach membership. As I walk through our beautiful subdivision, I can't help but notice the positive changes happening all around us. New homes are being built, properties are being remodeled, and the overall appearance of our neighborhood is improving day by day. This transformation is a testament to the dedication and hard work of the Shady Beach Improvement Association (SBIA)*
- *Thanks for caring enough to keep SBIA great*
- *Keep doing a great job!*
- *I think you did a phenomenal job in coming up with all the improvements items and I find this survey very easy to navigate. Great job!*
- *Thank you for putting this survey together and for all your hard work!*
- *Thank you for your efforts to keep the neighborhood beautiful!*
- *Amazing team effort from board members committee. All these improvements, going to make a difference for all, and at the same time housing.*
- *I really appreciate the time and consideration the board has given to preparing this survey. Thank you.*
- *Thank you for doing this!*
- *Thanks for asking for input!*
- *Amazing team effort from board members committee All these improvements, going to make a difference for all, and at the same time housing.*