

# RiverPlace (non-LD)

## *Survey Results*

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*On Behalf of Neighbors within the City of Austin section of River Place*

# Neighborhood Demographics

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## RiverPlace - *Limited District*

- 1001 homes
- Average 2018 appraised home value\* = \$720,434
- Average estimated LD Tax = \$540
- 32% (320/1001) of LD homeowners pay \$400 (new annual fee) or less in estimated LD taxes
- This includes \$183/year of waste services paid for by the LD
- 82% (817/1001) of LD homeowners pay \$583 (\$400 + \$183) or less in estimated LD taxes

## RiverPlace – *City of Austin*

- 110 homes
  - Cortana Ridge = 24
  - Enclave Vista = 22
  - MerryWing = 19
  - Milky Way = 24
  - River Place Blvd = 6
  - The Ranch = 15
- Average 2018 appraised home value\* = \$943,550
- Average estimated LD Tax = \$708
- 110/1001 = 11% of RiverPlace homes ... but 13% of RiverPlace appraised home value

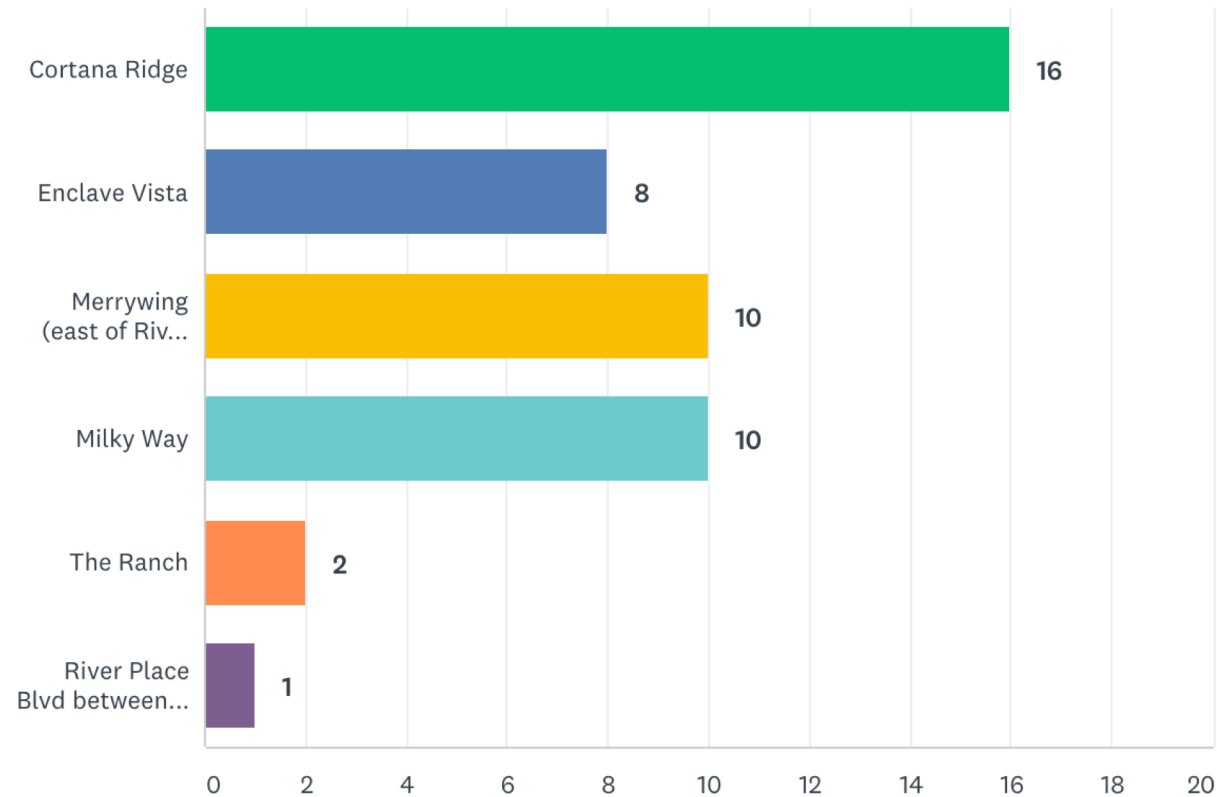
\*2018 appraised home values were exported from traviscad.org

# Survey Respondents Demographics

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Which non LD River Place neighborhood do you live in?

Answered: 47 Skipped: 0



## Total Homes

Cortana Ridge = 24

Enclave Vista = 22

MerryWing = 19

Milky Way = 24

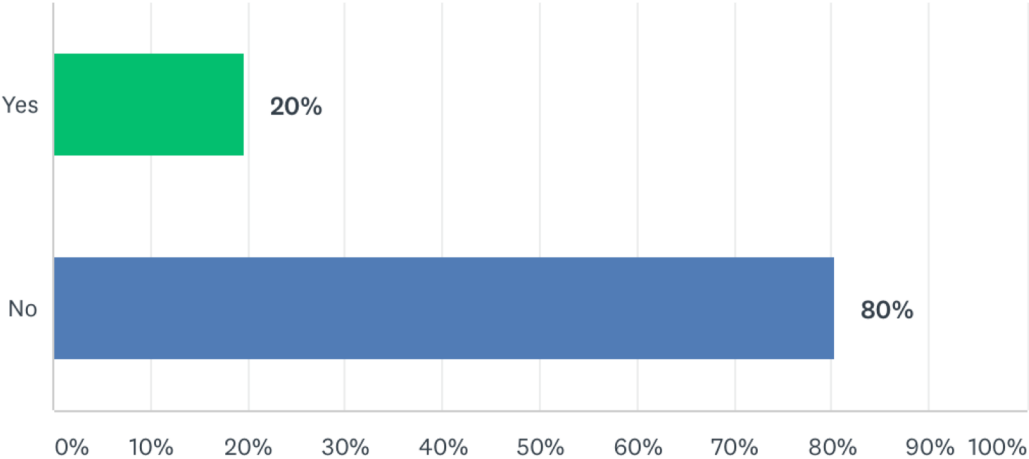
The Ranch = 15

River Place Blvd = 6

# Survey Respondents Residential History

Did you previously reside in the Municipal Utility District/Limited District section of River Place?

Answered: 46    Skipped: 1



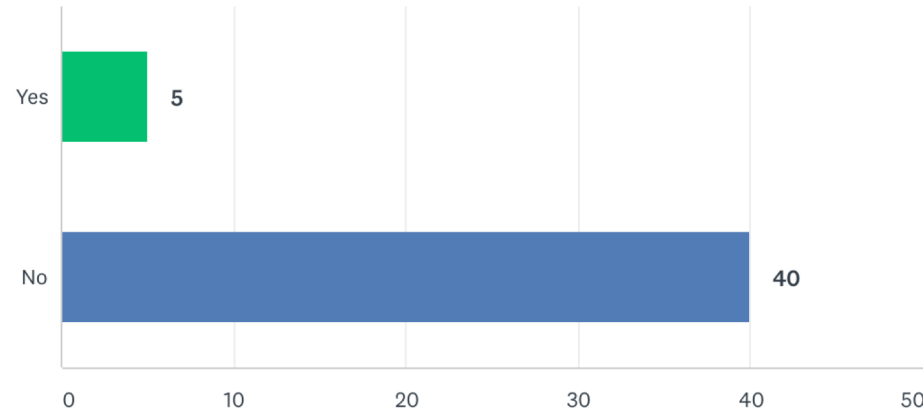
ANSWER CHOICES	RESPONSES	
Yes	20%	9
No	80%	37
TOTAL		46

# Interest in Joining the River Place Limited District

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In order to pay resident level fees for amenities, the River Place LD board has suggested that non-LD households may be able to "join" the LD via a petition to the City of Austin (CoA), either as a whole or by neighborhood. This would include paying an ad valorem property tax of 7.5 cents per \$100 of home valuation IN ADDITION to the CoA property taxes but would include all trash services and resident rates for the parks and trails. It would require signatures on the petition of 50% or more of the home value in the areas, not just 50% of the homeowners. Would you be interested in joining the River Place LD?

Answered: 45   Skipped: 2



# Interest in Joining the River Place Limited District - *Comments*

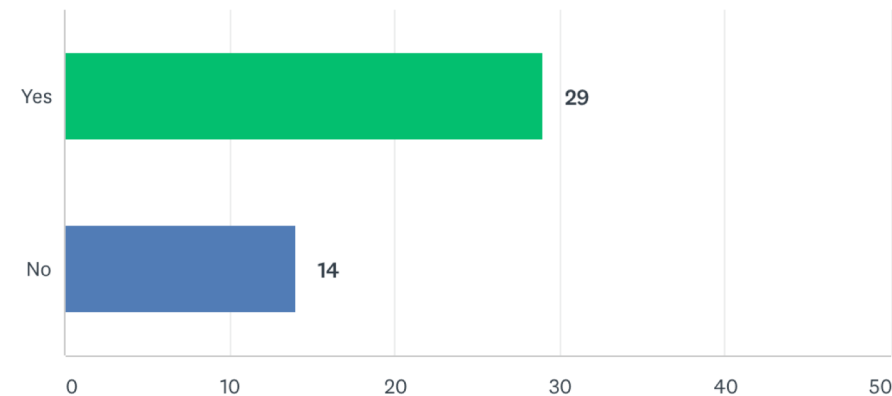
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- I would be willing to join if there were a change in leadership on the HOA and LD boards.
- The cost of my trash is not worth what I'd have to pay LD
- The answer is actually more nuanced. All I want is to use the trail on the weekend. And I imagine that's what most would want. The other aspects are unimportant to me. So this proposal is not a good one. Why would I want to join for that amount of tax? the benefit is not there. I would have to visit the trail at least more than 30 weekends per year to make it worthwhile. Let's come up with a better proposal.
- Results in net expense increase for our home
- I expect the HOA or LD to pay the legal fees as they used all residents money to pay for their annexation
- Do not use facilities
- I lived in the LD section of RP for 20 years before moving to Emclave. Why would I pay for the trails again?
- A property value tax varies the cost by the value of my home not by the cost necessary to cover the service provided. I would be interested in a fix-rate access for the nature trail commensurate with the actual cost burden my access creates. Paying more for access because my house costs more is not equitable.

# Alternatives to Joining the RPLD

If you are NOT interested in joining the River Place LD, would you be interested in other options? As an example, this could include, but is not limited to, an annual pass to access the trail and parks at LD resident rates or increased HOA dues for non-LD residents to cover the cost of parks and trail maintenance.

Answered: 43    Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	67%	29
No	33%	14
TOTAL	43	

# Alternatives to Joining the RPLD - *Comments*

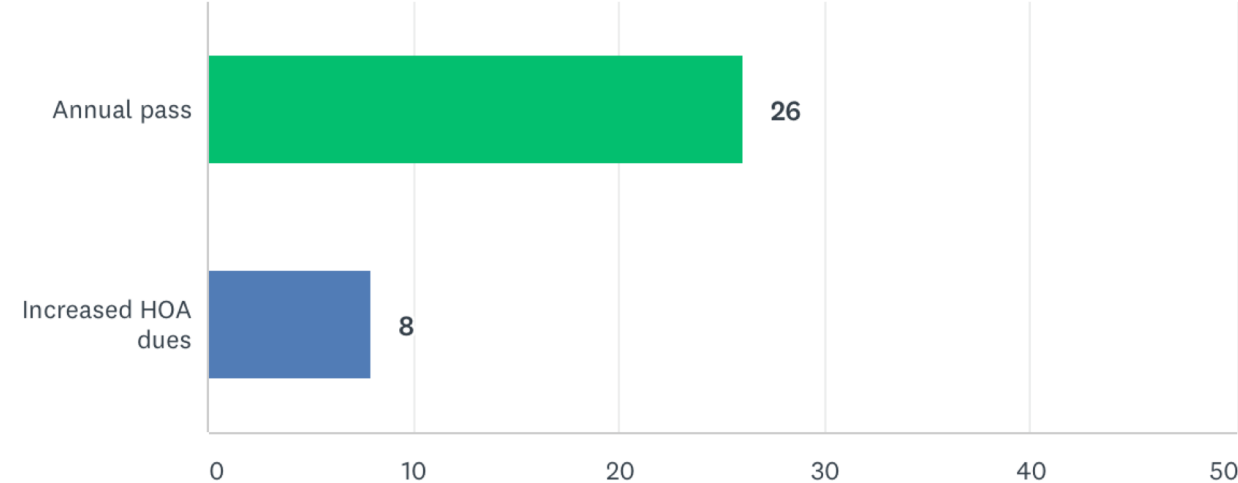
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- However I feel that the HOA funds used by the LD to fight annexation should either be returned to the HOA or considered payment for all HOA members to have access.
- annual pass... our HOAs between RP and Enclave vista are already high
- Yes, we need an alternative option. An annual pass for nominal cost that was specifically oriented toward those of us that pay River Place HOA fees already should be made available. Or just increase the River Place HOA fee a bit to account for it.
- Do not use these facilities
- These trails should be open to everybody. Treating them as private is shameful.
- Possibly. I need more information
- It would depend on the annual cost.
- Yes, charging fixed rate fees commensurate with the added burden makes sense. Charging based on the value of someone's home does not make sense.

# Preferred Alternative

Which option would be of most interest to you?

Answered: 34    Skipped: 13



ANSWER CHOICES	RESPONSES	
Annual pass	76%	26
Increased HOA dues	24%	8
TOTAL	34	

# Preferred Alternative – *Comments*

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- Either one would work but since I already pay the HOA fee I'd rather it just went up a bit so I didn't have to deal with multiple things.
- Purchased only by users
- It would depend on the cost of each
- Neither
- Neither; we don't use the facilities, nor do we walk the trails.
- Neither
- It would depend on the annual cost.
- Neither
- Only users pay
- It would be my option to buy a pass
- Depends how much is the HOA increase
- Neither we do not use trail and amenities very often. If we do we'd rather pay out of pocket for them.
- None

# General Comments - 1

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- The current board ignored us during the Limited District discussion and election. The LD board's FIRST action was to drive a wedge through the heart of the River Place community. It is hard to trust them enough to want to join the LD
- Thank you for asking our opinion. The River Place HOA Board made decisions without asking our opinion, in part because no member of the River Place HOA Board lives outside the LD. I hope an agreement can be reached because excluding us from policies is a divisive and unwelcome way to do business.
- This is a despicable power grab by a bunch of rich folks who want to exclude outsiders from playing with toys that everybody's tax dollars helped them buy. These trails should be open to everybody.
- Not fair to charge fees for trail created with tax \$, but trail should have become CoA property at annexation. Everyone's tax \$ would then be used for maintenance. Problem solved.
- There are lots of volunteers who maintain the trail. We don't use the trail enough to justify paying the LD fees. We just go to other Austin trails now that the LD has established ridiculous fees
- I have put most of my comments in responses to the other questions. In summary: - it is not appropriate for River Place LD to levy this fee for weekend trail use - the proposal to join the River Place LD for hundreds more in taxes is a lame proposal and destined to fail. There is virtually nobody that would pay what amounts to the use of the trail every weekend of the year for average trail usage. - just boost the RP HOA fee a bit, or go with a pass that those already paying the HOA fee could buy. Thanks for initiating this.
- Lived for 15 years in MUD. We contributed to the entire build. Likewise, we are all River Place Community. The division is nonsense.

## General Comments - 2

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- Would love to know if a majority of those within the LD want to keep their River Place neighbors off the trails or if it's just a few loud voices.
- The City of Austin should have taken over the control of the trails, then problem solved.
- Strongly feel any expense should be shouldered solely by those who choose to use these facilities.
- I would like to better understand our options. Like how much would an annual pass be? This seems like the best solution bc each homeowner could decide.
- Thank you for coordinating this! It is ridiculous that we have to pay to use the trail.
- I see the pros and cons. The trails are still available free during the week. That's good enough for me.
- If we don't join the LD, I recommend a yearly trail pass