

	What one thing would you change about the community (100 characters max)?		
	Number of responses: 236		
	Text answers:		
	Community change	Key words	Note
	Better efficiency with road upkeep and plowing.	Road maintenance	
	Increase security and enforce rules to protect property owners	Security	
	Too many camping trailers for too many months (CL is beginning to look like a trailer park)	Reduce Campers	
	Permanent mountain structures on lots, whether big or small, NOT campers & no visible porta potties.	Reduce Campers	
Multiple	Improve the bridge across the creek at basecamp near the airport. Improve signs and maintain trails	Road maintenance	
Multiple	Improve the bridge across the creek at basecamp near the airport. Improve signs and maintain trails	Signage	
	Would change policy's like fishing to what it should be for a family NOT just for 2/property	Fishing	
	I would like to see greater enforcement of the use of facilities by non-members.	Security	
Multiple	Stricter ATV and obnoxious noise (loud music, gun discharge, etc) rules.	Security	
Multiple	Stricter ATV and obnoxious noise (loud music, gun discharge, etc) rules.	Noise	
	RV s on property for six months.	Campers	
	Assess owners w/ no homes different for R/R & H2O. We don't use CL in winter & pay snow removal	Dues	
	Wish the office was open on Sunday or Monday. We generally can only come up on Sat night, Sun \$ Mor	Office Hours	
	Better policing of violations, with appropriate fines levied	Rule enforcement	
	Get rid of the liberal mindset.	Political	
	To LAX on letting people in that should not be here.	Security	
	Allow a guest camper and a property owner's camper to be on property all summer long.	Allow 2nd Camper	
	Maybe fewer emails. They seem constant, RR, WS, voting, dues, ballots, wells, all at the same time.	Too much communication	
	Be more open with the outside community. Be a spot everyone would want to visit for a weekend	More Friendly	
	Get a professional road grader and road maintenance person to fix our dangerous, abandoned roads!!!!	Road maintenance	
	Stop having know all do all board members ie Bryon Fessler. He just can't get enough of his own .	Board	
Multiple	Fire general manager & replace Jim McConnell Cheryl pogue Bob chestnut Steve dermeyer Lala Jacoby	Board	
Multiple	Fire general manager & replace Jim McConnell Cheryl pogue Bob chestnut Steve dermeyer Lala Jacoby	Manager	
	Make bd meetings accessible to people who don't live in the community so the board can be partimers.	Broadcast meetings	
	Fire the general manager and get a professional to work with the board.	Manager	
	The HOA. Your rules at becoming tyrannical. You know no owner is happy with the HOA and the rules.	HOA	
	Not in favor of the rentals.	Rentals	
Multiple	More problems with the dumpster and ATV's	Dumpster	
Multiple	More problems with the dumpster and ATV's	Security	
	Reduce fees. I do not want to pay for trash/laundry/showers/base camp/snow plowing.	Fees	
	enforce the rules fairly, you have people living in shacks, and campers on lots for years vs 5 month	Rule enforcement	
	Be able to have a guest trailer at property all summer in addition to the property owner's trailer.	Allow 2nd Camper	
	Avoid preferential treatment to full-time residents and board members especially re road maintenance	Road maintenance	
	Not change, but continue enforcing regulations regarding fining those who do not follow regulations:	Rule enforcement is good	Keep doing
	I think the assessments need to be increased. That way we have a surplus instead of shortfalls.	Increase Fees	increase
	Plow cul de sacs when plowing roads	Road maintenance	
Multiple	It would probably work better as a residence-only area, fees too high, few benefits for part time.	Residence-only	
Multiple	It would probably work better as a residence-only area, fees too high, few benefits for part time.	Fees	
Multiple	It would probably work better as a residence-only area, fees too high, few benefits for part time.	part time	
	Allow more online functions so there is less need to go to the office. ie: guest fishing passes	Web capabilities	
	Strict enforcement of rules.	Rule enforcement	
	If everyone followed the fishing regulations. More enforcement for people not following fishing reg	Fishing	
	Stricter road speed, and license /permit enforcement of cars and ATV's	Rule enforcement	
	Restrict ATVs ; discouraging to have the peaceful quiet of the mountain interrupted	OHV	
	I have been unhappy since the board chose to close the restaurant and then hire outside people to r	Restaurant	
	There has to be a better way to charge the annual dues , maybe on a fee for service , cause I get no	Fees	
	Reduce assessments for lot owners - no water or sewer benefits. Visit only a month or two in summer.	Water & Sewer	
	Processes and communications that recognize that not all property owners live locally or year round.	Communication	
Multiple	Improve road maintenance and be more forthcoming with info. Much comes through Next Door & is ???	Road maintenance	
Multiple	Improve road maintenance and be more forthcoming with info. Much comes through Next Door & is ???	Communication	
	Better road maintenance	Road maintenance	
	Fishing - grandchildren under the age of 15 should be allowed to fish free.	Fishing	
Multiple	Better security and enforcement of rules. We need good internet & phone, throughout, essential.	Security	
Multiple	Better security and enforcement of rules. We need good internet & phone, throughout, essential.	Rule enforcement	
Multiple	Better security and enforcement of rules. We need good internet & phone, throughout, essential.	Utilities	
	Improve roads maintenance	Road maintenance	
	Assure short term rental properties follow Larimer County R & R's as well as Crystal Lakes r & r's.	Rentals	
	Lack of enforement of our private road needs to stop.	Security	
Multiple	transparency, personal agendas, security and fix my ROADS	Transparency	

Multiple	transparency, personal agendas, security and fix my ROADS	Personal agendas	
Multiple	transparency, personal agendas, security and fix my ROADS	Security	
Multiple	transparency, personal agendas, security and fix my ROADS	Road maintenance	
	I would be nice to keep trailer on property year round. But I know that's a Larimer county rule.	Campers	
	Be more welcome and accommodating to us "weekenders".	weekenders	
	Relax the restrictions as to what we can /can't have on our property. Allow more than 3 structures.	ACC	
	More transparency	Transparency	
	I would really like it if there wasn't so much negativity! Not sure there is much we can do about	Attitude	
	More transparency from all	Transparency	
	More of a can do attitude instead of can't do	Attitude	
	Attitude	Attitude	
	give owners more freedom for their own enjoyment.	Freedom	
	Utilize the guard shack for guest registration and notification.	Security	
	No vacation rentals should be allowed. If you are not using your property, sell it!	Rentals	
	More road maintenance	Road maintenance	
	Sunday office hours	Office Hours	
	Enforce the lights off at night for the Telescope users, light- timers on	Dark Skies	
	Would like to have roads taken care of better.	Road maintenance	
	We only spend five months a year at our property. The fees are exorbitant and keep being raised.	Fees	
	Update architectural guidelines to reflect newer construction modes and materials.	ACC	
	Closer compliance with regulatory practices regarding mobile campers and storage units	Rule enforcement	
	Charge only improved properties HOA fee increases when it only benefits them.	Fees	
	fishing pass fee reduced, to high for the amount of fishing that our guest/family actually use.	Fishing	
	More issues, services & fees need to be voted on. Not just Board only decisions! New board members!	Board	
	Consistently plow roads to full-time homeowners ASAP, no later than 2nd day of plowing.	Road maintenance	
	Get rid of people who try to run everything.	Attitude	
	Provide the services we are paying for.	Fees	
	Is there a "fool-proof" way to make sure that the trash compactor is used correctly?	Dumpster	
	I would change the restrictions regarding the usage of Recreational Vehicles.	Campers ??	??
Multiple	Board meetings and budget reviews should be held with Zoom or similar. More transparency.	Broadcast meetings	
Multiple	Board meetings and budget reviews should be held with Zoom or similar. More transparency.	Transparency	
	The Bd participating more in community activities	Board	
	Seems some residents have more pull. CL is for a variety of people not just "peace & quiet" or FT.	Freedom	
	Why can't the 2 associations come back together again to save on resources, buildings, rent, etc	Board	
	Security, how can we efficiently verify only community as members enter / use our facilities?	Security	
	The time delay for approvals from the HOA new building application is way too slow and cumbersome.	ACC	
	We're new to the community, all is positive so far.	Positive	Positive
	Crystal Lakes has turned into a militant community. Please make it more friendly & relaxing again.	More Friendly	
	Fishing policy. Allow 2-3 people per lot to fish even though the names aren't on the ownership doc	Fishing	
	The office should be open on Sundays in summer, when the majority of the members are there.	Office Hours	
	Stop increasing the budget to accomplish new items. It is perfectly OK to maintain the good we have.	Fees	
	Less rules & restrictions. Less constant oversight, more privacy.	Too much regulation	
	Fewer malcontents.	Attitude	
	We need less attention given to the few who seem to complain about everything.	Attitude	
	Go back to where we were 10+ years only with better accounting for money.	HOA	
	I would like to see the board investigate having the roads maintained by a third party.	Road maintenance	
	If major purchases , repairs for the association were made with RFP .	Board	
	Owners would think value \$\$.	Communication	
	Too many OHVs going too fast, narrowly missing vehicles on blind curves, kids driving OHVs.	Security	
Multiple	We need better control of speeds on roads, elimination of short term rentals.	Security	
Multiple	We need better control of speeds on roads, elimination of short term rentals.	Rentals	
	decrease the number of added recurring cost to property owners. The ownership is a money pit	Fees	
	in a few short words it has gone from a place I looked forward to going to feeling like a nazi camp	Attitude	
	Not charging for R V dumping.	Water & Sewer	
	I wish people would be more respectful of others in communication and some behaviors.	Attitude	
	Lack of consistency with maintenance at base camp.	Base camp maint.	
	Would change how the board has their own agenda and tend to be sneaky behind property owners	Board	
	Find a way to more fairly share costs like plowing and trash based on expectations and usage.	Fees	
	Do not make changes just because a vocal minority exists. Focus on serving the majority, please.	Rule enforcement	
	Security moved down to the lower filings	Security	
	Reinstate the 2 free guest fishing passes/year/lot. OR, allow lot owner to gift their annual pass.	Fishing	
	I feel that there is an unequal focus on property owners that have a cabin versus a trailer.	Campers	
	Given the number of CL properties, possibly more Board members would provide better representation	Board	
	I don't know if it could be changed or not - I would like to see the bickering/complaining stop	Attitude	

	Enforce dark sky. Some neighbors have large lights on power poles illuminating all night.	Dark Skies	
Multiple	Not encourage ATV use and discourage short term rentals.	OHV	
Multiple	Not encourage ATV use and discourage short term rentals.	Rentals	
	The office should be open when the majority of its members are present. Fri. Sat. and Sunday.	Office Hours	
Multiple	The Board seems closed and unresponsive, acts as if it hides things. Too spendthrift no cost control	Board	
Multiple	The Board seems closed and unresponsive, acts as if it hides things. Too spendthrift no cost control	Fees	
	Pay volunteers to do security. There are retired police and military members that said they would.	Security	
Multiple	There needs to be some security presence 24/7. Rules and regulations NEED to be enforced.	Security	
Multiple	There needs to be some security presence 24/7. Rules and regulations NEED to be enforced.	Rule enforcement	
	Simplify fee structure.	Fees	
	Consider lower fees to owners that do not live year around in the community.	Fees	
Multiple	Board transparency, not the "us vs them" mentality that is portrayed.	Transparency	
Multiple	Board transparency, not the "us vs them" mentality that is portrayed.	Attitude	
	I don't have any suggestions.	na	
	ZOOM limits participation so more details in minutes may be needed to increase transparency.	Transparency	
	Less Junk and trash around some cabins	Rule enforcement	
	Have the office open on Sundays, should be open every day on the weekend. stagger the employees days	Office Hours	
	Communication as to Where the plows are clearing roads. Not the same answer" they are out plowing."	Communication	
	Enforce the rules! Any time I have reported a violation it has NEVER been fixed!	Rule enforcement	
	I think the office needs to be open 7 days a week during the summer season.	Office Hours	
	Base camp-open every day weekends ridiculous it's closed on Sundays stagger employees days to cover	Office Hours	
	I would like to see short term rentals go away.	Rentals	
	Do not allow ATVs running around on the properties and respect the rights of private property owners	OHV	
	Follow county rules and allow 6 months for RVs.	Rule enforcement	
Multiple	Lack of enforcement of rules and regulations of SUV use and speed of all cars and trucks	Rule enforcement	
Multiple	Lack of enforcement of rules and regulations of SUV use and speed of all cars and trucks	Security	
	Provide more communication with the community! What we have doesn't seem to tell the whole truth!	Communication	
	the board should get property owners approval before funding nonessential beautification projects	Board	
	Reduce costs.	Fees	
	Less yearly dues for those of us who are not year round residents.	Fees	
	ACC members should NOT be board members since ACC DIRECT CONFLICT OF INTEREST	ACC	
	Pay for services used ; trash,	Fees	
Multiple	showers, laundry, fishing, clubhouse parties, snow plowing.	Services	
Multiple	showers, laundry, fishing, clubhouse parties, snow plowing.	Fishing	
Multiple	showers, laundry, fishing, clubhouse parties, snow plowing.	Clubhouse parties	
Multiple	showers, laundry, fishing, clubhouse parties, snow plowing.	Road maintenance	
	More security. Too many non members driving around up here in vehicles and Ohv .	Security	
	You have the most negative newsletter I have ever read. It is negative and terse towards the members	Communication	
	Have a more transparent system in EVERYTHING! Nothing seems to be up front, but rather "hidden".	Transparency	
	More maintenance & new development of hiking trails.	Trails	
	Stopping the incessant use of ATV's on our roads.	OHV	
	I would like to be able to share my fishing pass with my immediate family members.	Fishing	
	For those of us who 'follow the rules,' I'd like to see more enforcement of those rules.	Rule enforcement	
Multiple	More signs throughout Crystal More speed signs Better street signs 10mph 100yards from residences	Signage	
Multiple	More signs throughout Crystal More speed signs Better street signs 10mph 100yards from residences	10 mph	
Multiple	I love our community and where I live. Unfortunately the political atmosphere is negative.	Positive	
Multiple	I love our community and where I live. Unfortunately the political atmosphere is negative.	Political	
	Fishing passes should be available to all family members of property owners.	Fishing	
	Make all committee meetings and board meetings virtual so that anyone can view them and participate.	Broadcast meetings	
	ATV/UTV proactive education, like bear aware	OHV	
	I would like to see current funds managed better to avoid yearly requests for increasing budget.	Fees	
	The office needs to be open on Sundays	Office Hours	
Multiple	Better security. Keep peoples lights off at night. Keep public restrooms and outhouses cleaner.	Security	
Multiple	Better security. Keep peoples lights off at night. Keep public restrooms and outhouses cleaner.	Dark Skies	
Multiple	Better security. Keep peoples lights off at night. Keep public restrooms and outhouses cleaner.	Restrooms, outhouses cleaner	
	Dont turn into a dictatorship and force the owners to decisions that may not be best for all.	Board	
	Put in an electric gate with a code for owners to use so no paid security guard is needed.	Security	
	We are new, seasonal homeowners; just closed late last July. Don't know enough to suggest.	New owners	
	Please have the office open on the weekend, especially during the summer.	Office Hours	
	Loosen the requirements for type of structures allowed on property	ACC	
	Lower fishing pass cost for our adult (>21 years of age) children.	Fishing	
	increase security measures lessening the #of people entering CL illegally.	Security	
Multiple	Replace the entire board and the general manager. That would be the best "change" for the better	Board	
Multiple	Replace the entire board and the general manager. That would be the best "change" for the better	Manager	

	Would like to see catch and release fishing .	Fishing	
Multiple	More road grading and thistle spraying	Road maintenance	
Multiple	More road grading and thistle spraying	Weed spraying	
	Reduce fees we pay or allow campers on their lots all year long. Part timers/campers get screwed	Fees	
	discontinue vacation rentals	Rentals	
	Better roads	Road maintenance	
	get rid of the hoa	HOA	
	Not sure why there is a charge for bringing wood to the slash depot. Benefits all so why charge?	Slash	
	Reduce property assessments	Fees	
	There seems to be a concerted effort to make rv and trailer owners use their property troublesome	Attitude	
	The board seems to regard the members as a nuisance instead of representing their interests.	Attitude	
	To many of the board members are more interested in their personal agenda then the welfare of CL	Board	
	Roads.. Roads..Our roads are in miserable condition -- This has to get better - no excuse for this.	Road maintenance	
	It would be helpful to have remote access to meetings.	Broadcast meetings	
	Use the funds that are going to pay security for road dust inhibitor, money better spent.	Road maintenance	
	Open on Sunday	Office Hours	
	CLs needs to be more private. Outsiders must have permission (some type of pass) to enter	Security	
	Security...security....and security. A serious issue. Trespassing, reckless driving, illegal fishing	Security	
	The office should be open on both weekend days as this tends to be a weekend community.	Office Hours	
	Cater to residents who pay the dues,not the employees,provide what we are paying for and promised	Provide what paying for	
Multiple	Consistent mitigation and code enforcement. Non biased choices made by the board.	Rule enforcement	
Multiple	Consistent mitigation and code enforcement. Non biased choices made by the board.	Board	
	Stop prioritizing recreation over road maintenance & improvement.	Priority	
	I am still very concerned of the amount of slash on some of the properties in the subdivision.	Slash	
	I would have local law enforcement in Red Feather Lakes.	Security	
Multiple	Inconsistency in enforcing policies continues to be a problem. "Pet projects" get too much attention	Rule enforcement	
Multiple	Inconsistency in enforcing policies continues to be a problem. "Pet projects" get too much attention	Pet Projects	
	Allow the owners to keep their trailers on their property for six months or weather dictates a need.	Campers	
	Security	Security	
	Loose the attitude "full timers" against "part timers". We are all part of the community.	Attitude	
	Less bickering and better decisions	Attitude	
	A lot of home owners are leaving their trailers and motorhomes on their lots year around.	Rule enforcement	
	The Association needs to evaluate the roads within CL as to usage and general conditions.	Road maintenance	
	Improve summer road maintenance: grading/potholes.	Road maintenance	
	Find a way to police loud & reckless VRBOs!	Security	
	More people need fire midigation I wish the hoa would enforce that more.	Slash	
	nothing- it's great	Positive	
	I do NOT think that short term rentals are a good fit for Crystal Lakes. We are not Estes Park/FtC.	Rentals	
	Every road sees the grader once a summer.	Road maintenance	
Multiple	Better security with more hours of service. Extended office hours & open 7 days a week in the summer	Security	
Multiple	Better security with more hours of service. Extended office hours & open 7 days a week in the summer	Office Hours	
	Somehow get the board meetings streamed live so those of us that cannot be there can view.	Broadcast meetings	
	Please get the roads in better shape!! With the increase in dues we expected better roads.	Road maintenance	
	Full time residents should pay higher dues than part time residents.	Fees	
	Fair elections to raise HOA's. The last one was not done properly.	Fair elections	
	Allow property owners to use their properties as originally intended and create a system of wavers .	System of wavier	
	It seems that enforcement of rules is sketchy. Not everyone's properties are treated equitably.	Rule enforcement	
	LESS "GOVERNMENT"... REDUCE RULES AND CURTAIL UNNECESSARY SERVICES AND EXPENSES.	Rule enforcement	
	\$10.00 fishing day passes for our grown children. \$40/day is absurd.	Fishing	
	Fire the General Manager.	Manager	
	Better recognition of members who do not own residences at C/L	Security??	
	I agree with having atvs registered and the upfront fee is fair but no fee after that just yearly re	Fees	
	No short term rentals.	Rentals	
	Office open on the weekends. Friday- Sunday during busy season. P/t rest of the week to save money	Office Hours	
	For non residence sewer and water fees too high, paying for RV dump?	Water & Sewer	
	Allow owners to use their property as they see fit. Only involve when complaints arise	Rule enforcement	
	The size of a house/cabin I can build. There are many options at 16 x38 that I cannot build. SUCKS!	ACC	
	Road crew did not clean Iowa Ct. after I had called it in. Also holes are filled with dirt not good.	Road maintenance	
	Allow property owners to have guests stay on the land they own during summer (more than 1 camper)	Allow 2nd Camper	
	I would like to see short term rentals be NOT allowed or strict rules in place.	Rentals	
	different fee schedule for people who have house vs just land and campers	Fees	
	Policies should be geared for all homeowners not just the perms interests!!	Rule enforcement	
	Being able to have more than one trailer at a time on property.	Allow 2nd Camper	
	Board needs to be changed, they led an unfair and poorly done vote to increase assessments!	Board	

	More control over the traffic of 4 wheelers. They do not obey the traffic rules that cars do!	Security	
	Less complaining about everything from members.	Attitude	
	The Board	Board	
	I think that snow plowing our roads still needs improvement.	Road maintenance	
	Report after every board or email decision. Continue Zoom board meetings. Attendance will improve.	Communication	
	Instead of conducting meetings where people are not afforded to speak allow input!	Communication	
	Less rules.	Rule enforcement	
	Eliminate short term rentals. Renters don't respect our community	Rentals	
	ATV's for the most part are ok but 20% don't follow safety rules.	OHV	
	Stricter enforcement of temporary structures, both campers and tents.	Rule enforcement	
	Continue efforts and resources on road maintenance, with more attention to proper road drainage.	Road maintenance	
	Access to national Forest is desperately needed via ATV.	OHV	
	Do a better job policing the weekend warrior visitors that speed on ATVs.	Security	
	Spend less on attorney fees for pet projects and exaggerated situations of conflict.	Pet Projects	
	Work to end the disparity between full timers and part timers, campers and cabin owners.	Attitude	
	A new manager!	Manager	
	Better roads, to many pot holes and washboard. Snowplowing is weak you can do better.	Road maintenance	
	Your survey is open to the general public.	Public	
	Road maintenance	Road maintenance	
	Replace the manager.	Manager	
Multiple	We need better road maintenance and snow plowing. We also need an experienced manager.	Road maintenance	
Multiple	We need better road maintenance and snow plowing. We also need an experienced manager.	Manager	