



NEIGHBORHOOD BOARD RETREAT



February 22, 2022

Davis Ridge Homeowners Association

Hosted online by City of Charlotte Housing & Neighborhood Services

Davis Ridge Homeowners Association

2022 Board Retreat

Background

On Tuesday, February 22, members of the Davis Ridge Homeowners Association participated in the virtual Neighborhood Board Retreat facilitated by the City of Charlotte. The following board members and/or community members participated in the retreat:

- Jose Vasquez
- Holly Vasquez
- Jonathan Utrup
- Shannon Arney
- Jonathan Utrup
- Theresa Utrup

The City of Charlotte values citizen leadership and its ability to make an impact in the communities, in which we all live, work, play and shop. With this in mind, the board retreat process was initiated to help neighborhood-based organizations develop strategic plans to improve quality of life in their communities.

Purpose

The purpose of the board retreat was to

- Generate meaningful conversations around improving quality of life in our community
- Outline a direction for the future of the neighborhood that represents the needs and desires of current and future residents
- Set clear goals and priorities for the upcoming year(s)

By participating in the retreat, our board earned a credit of up to \$1,500 toward volunteer hours required for the Neighborhood Matching Grant (NMG) to help execute one of the projects we identified.

To receive this credit, we'll submit a copy of the Developing Your Ideas worksheet with our NMG request. This credit will expire following the June 1, 2023 NMG application deadline.

Process

Our board retreat was conducted by trained facilitators tasked to keep our conversations on-task, productive, and focused on achievable objectives. The process was designed to help capture the best of the past, the best of the present, and how we can add to our strengths to build a better future. The focus was:

- Analyzing neighborhood trends and conditions
- Developing strategic priorities
- Developing project ideas

The agenda for the day was as follows:

- Introductions
- Icebreaker
- Understanding your neighborhood - SWOT Analysis
- Developing Strategic Priorities
- Creating SMART Goals
- Idea Development – Time for participants for develop an action plan for goal achievement

SWOT Analysis

We began our day with group discussion using the SWOT Analysis framework. The activity was intended to help us reflect on:

- What we value
- What are the best things about our community and the people who live here
- What are our past successes
- Where are the potentials and possibilities

Our discussion helped us to find commonalities in our conversations.

<p style="text-align: center;">Strengths</p> <ul style="list-style-type: none">• Engaged neighbors that support improvement initiatives and implement projects• Diverse group of residents with unique perspective and strong volunteer spirit• Strong neighborhood branding and welcoming signage• Neighborhood houses, a great greenspace that provides connectivity• Unified resident commitment to creating a greener neighborhood• Proximity to schools• Neighborhood feels like home	<p style="text-align: center;">Weaknesses</p> <ul style="list-style-type: none">• Rapid development that shifts the residential culture• Dim lighting causing safety issues• Lack of community engagement events due to Covid-19• Increased traffic• Tree maintenance / upkeep
<p style="text-align: center;">Opportunities</p> <ul style="list-style-type: none">• Working in partnership with Tree Charlotte to plant more trees in the neighborhood• Additional landscaping of common area on Hucks Rd.• Installation of traffic lighting on Statesville and Hucks Rd.• Creating more neighborhood engagement opportunities	<p style="text-align: center;">Threats</p> <ul style="list-style-type: none">• Safety of neighbors if lighting isn't improved• Increased traffic with lack of calming devices• Bradford Pear trees are facing extinction which will decrease neighborhood tree canopy• Lack of succession planning• Decreased homeownership

Strategic Priorities

After completing the SWOT analysis, participants began to brainstorm strategic priorities. This is where we began to define what is most important to us in order to achieve our vision. Strategic priorities are initiatives that will help us move closer to our vision of our community. The idea is to focus on a few things and do them very well as opposed to many things and missing the mark.

We started out thinking big and then narrowed down our focus. This activity led us to the following priorities/action items being identified as important within our community:

- Host community engagement events
- Complete first phase of Neighborhood Matching Grant project to upgrade lighting
- Amend neighborhood rules to deter large scale investors
- Partnering with Tree Charlotte to plant trees in the neighborhood
- Re-connect with CDOT about traffic calming device installation on busy streets

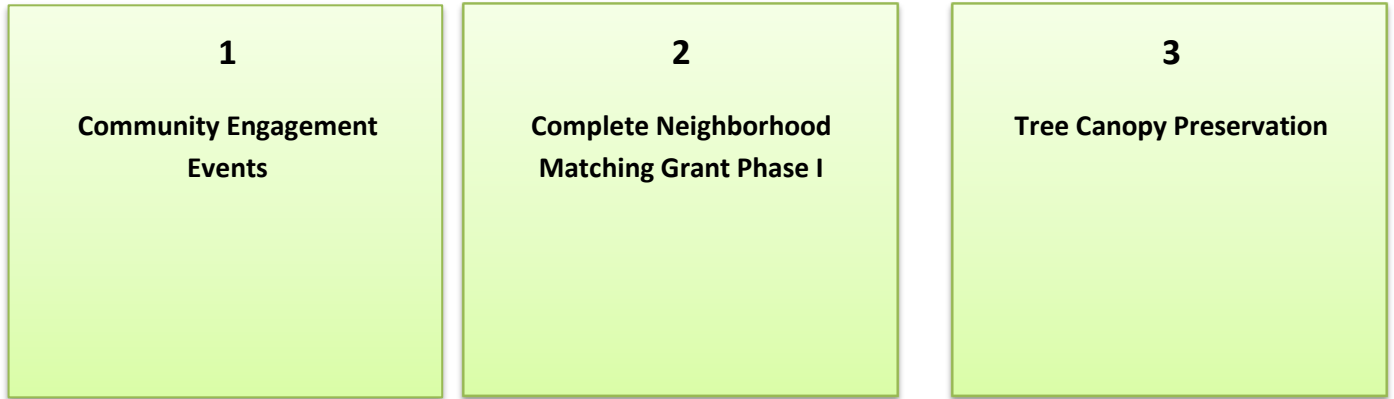
The three priorities receiving the most votes are the strategic priorities that are most important for us to begin working on to achieve our vision. Within these three categories, there were three activities selected as most impactful toward achieving our strategic priorities.

The strategic priorities and activities are summarized on the following page.

2022 Neighborhood Board Retreat Summary

Davis Ridge Homeowners Association

TO HELP US REACH OUR VISION; WE WILL FOCUS ON THREE STRATEGIC PRIORITIES:



IN 2022-2023, WE WILL WORK ON THESE ACTIVITIES GUIDED BY OUR PRIORITIES:



Resources to Get Started- You've rolled up your sleeves and established your vision. We have compiled resources that may assist your organization in achieving your goals on our Neighborhood Training Programs and Resources [website](#). We have identified resource categories that may be applicable to your projects below; please do not hesitate to explore more categories as you undertake your work! Links and contact information are provided for information only and are subject to change.

Project	Potential Resource Categories of Interest
Host two successful programming events in the neighborhood to engage and meet neighbors by December 2022	Community Engagement
Complete remaining 276 volunteer hours for current Neighborhood Matching Grant and begin preparation for phase II NMG by December 2022	Neighborhood Matching Grants
Partner with Tree Charlotte to plant trees in neighborhood common area and resident's yards by Spring 2023.	Beatification
Obtain 67% of homeowner (or mortgage company) signatures in the neighborhood to amend covenants to combat predatory homebuying	Bonus Goal * Organizational Development

Your community is located within Charlotte's Northwest Service Area. Your staff contact for following up and community assistance is:

Aisha Sabur, Northwest Service Area Community Engagement Liaison	Randy Harris, Northwest Service Area Community Engagement Manager
aisha.abdussabur@charlottenc.gov	randy.harris@charlottenc.gov

