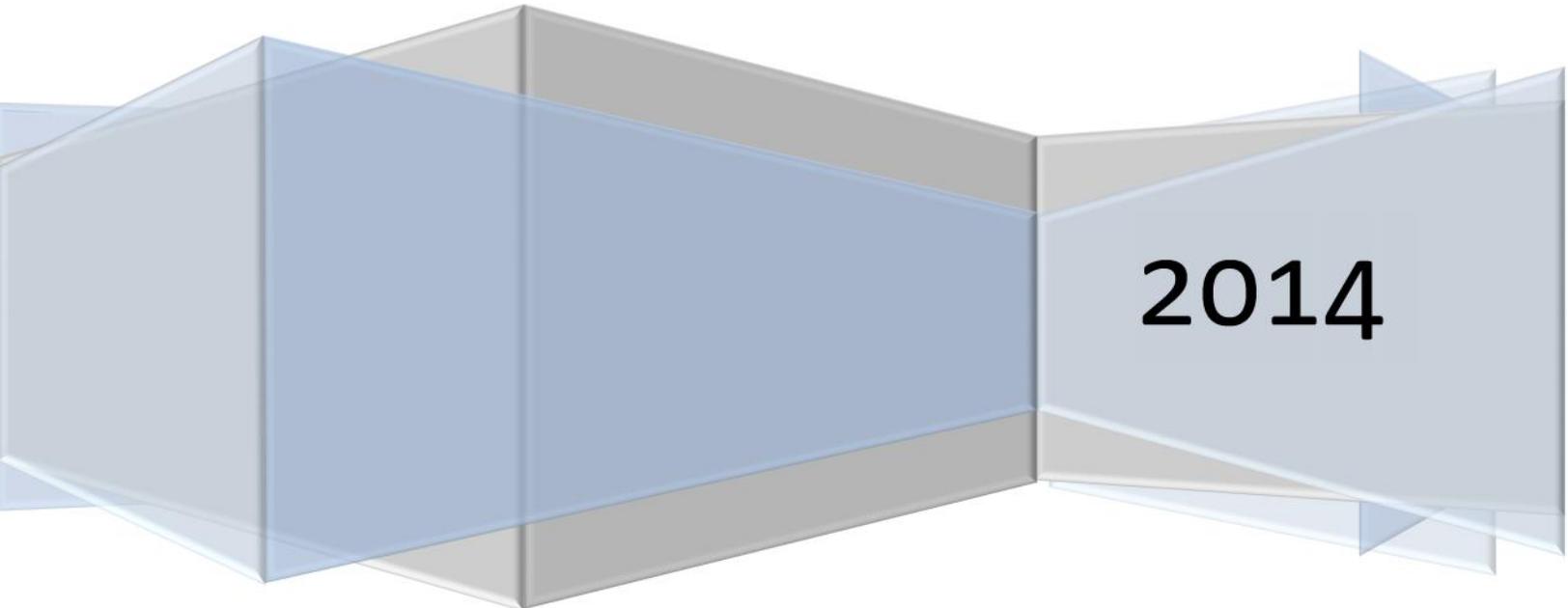


Griers Grove HOA

Board Retreat

Hosted by the City of Charlotte at UNC Charlotte Uptown Campus



2014

Griers Grove HOA

2014 Board Retreat

Background

On Saturday, February 15, 2014, the board members of the Grier's Grove HOA participated in a board retreat facilitated by the City of Charlotte, hosted at UNC Charlotte Uptown Campus. The following board members participated in the retreat:

- Felicia Thompson
- Sharon Davis
- Devin Baez
- Crystalle Williams



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
- Set clear goals and priorities for the upcoming year(s)
- Develop a vision and strategic priorities for our community

By participating in the retreat, our board earned a \$1,500 Neighborhood Matching Grant credit to help execute one of the projects we identified.

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:

- Developing a vision to guide our decision making and activities
- Developing strategic priorities that aligned with our vision
- Developing project ideas

The agenda for the day was as follows:

- Introductions

- Where Have We Been? Where Are We Going?: Arrow Activity
- Where We Want to Be: Vision Statement Exercise
- Seeing the Forest through the Trees: Developing Strategic Priorities
- Working Lunch – The Year Ahead
- Idea Development – Time for participants for develop an action plan for goal achievement.

Where Are We Going, Where Have We Been?

We began our day with paired interviews, using the “Where Are We Going, Where Have We Been?” activity. 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

After interviewing our partners we shared our discussion with the group, finding commonalities in our conversations.

Where We Were: Reflecting on our past, what were some of the best/worst moments?	Where We Are: Why/why not would a person/business want to move into our community?	Where We Want to Be: If you could make 3 wishes to make our community flourish, what would they be?
<p>Best</p> <ul style="list-style-type: none"> ▪ Neighborhood Support ▪ Obtaining a property management company ▪ Pride of homeowners <p>Worse</p> <ul style="list-style-type: none"> ▪ Previous HOA President ▪ Disorganized community ▪ Loss of homeowners due to foreclosures ▪ Community theft 	<p>Why</p> <ul style="list-style-type: none"> ▪ Inexpensive homes ▪ Support from neighbors ▪ Central location ▪ Public transit access ▪ Homeownership <p>Why Not</p> <ul style="list-style-type: none"> ▪ Community history ▪ Slow growth of property value ▪ People don't care about community ▪ Low home values 	<ul style="list-style-type: none"> ▪ Residents pay HOA dues ▪ More community involvement ▪ Speed humps ▪ Youth programs ▪ Safety and beautification ▪ Pride from renters ▪ Ethnic diversity ▪ Better access to park ▪ More respect from teenagers ▪ Better communication ▪ Outstanding HOA ▪ Increase home values

Our Vision

Our vision is the unifying statement for our community that will guide our decision making and reminds us of what we are trying to reach. It is based on our shared values and preferences for our community's future. It combines the best of what was, what is, and what could be.

OUR VISION:

Griers Grove is a true community that takes pride in homeownership; fostering social action, diversity, affordability and neighborly support.

Strategic Priorities

After committing to a shared vision, the board began to brainstorm on 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 using the Affinity Mapping Process, detailed below:

- Grab some sticky notes from the table. Keeping the vision statement in mind, write down as many of the following as you can think of, one per sticky note:
 - Current action items getting you closer to our vision.
 - Possible priorities/actions items to get us closer to our vision.
- Place the sticky notes on the wall.
- Organize the ideas by natural categories, once everyone agrees on the groups, give each one a name.



This activity led us to the following categories and action items being identified as important within our community:

- Community Involvement
 - More community meetings
 - Social events
 - Yard sales
 - Communication strategy

- Community outreach

- Community Desires
 - Speed humps
 - Security grant
 - Property management company

- Community HOA Dues
 - Get more residents to pay dues

Each participant was provided three (3) stickers to be used for voting. Stickers could be placed all on one or two items or shared amongst all of the ideas identified. The three categories receiving the most votes are the strategic priorities that are most important for us to begin working on to achieve our vision, these are:



Action Items for 2014-2015

The three activities selected as most impactful toward achieving our strategic priorities are activities in 2014-2015 are:



2014 Neighborhood Board Retreat Summary

Griers Grove HOA

OUR VISION:

Griers Grove is a true community that takes pride in homeownership; fostering social action, diversity, affordability and neighborly support.

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

1

Community HOA Dues

2

Community Desires

3

Community Involvement

IN 2014-2015, WE WILL WORK ON THESE ACTIVITIES GUIDED BY OUR PRIORITIES

1

Get Residents to
Pay HOA Dues

2

Apply for Security
Grant

3

More Community
Meetings

Resources to Get Started

Project	Getting Started	Resources
<p style="text-align: center;">Project #1</p> <p>More community meetings</p>	<ul style="list-style-type: none"> • Canvass the neighborhood for interest • Meet with HOA board and set 'open meetings' as a priority 	<p>Contact your Community Engagement Specialist at the City of Charlotte Kim Barnes kbarnes@charlottenc.gov (704) 336-8408</p> <p>How to organize a town meeting http://www.ncpc.org/programs/crime-prevention-month/your-crime-prevention-month-event/organize-a-town-hall-meeting</p>
<p style="text-align: center;">Project #2</p> <p>Get residents to pay HOA dues</p>	<ul style="list-style-type: none"> • Find out the percentage of those who don't pay • Talk to your neighbors about questions/concerns with the logistics of paying the dues • Look at your current process for accepting payments; create a pros/cons list 	<p style="text-align: center;">Tips on fundraising http://www.afpnet.org/</p> <p>Provide incentives to for residents to pay early. Create ways to celebrate/appreciate those who pay on time (reduced amount if you pay by a certain date; name in monthly newsletter for 'HOA member of the month/year'; door prizes at annual meeting for first 5 people who pay their dues)</p>
<p style="text-align: center;">Project #3</p> <p>Security project</p>	<ul style="list-style-type: none"> • Talk to your neighbors to determine safety concerns • Collaborate with other neighborhoods as you likely have similar concerns • Identify your current security measures 	<p>Crime Prevention Through Environmental Design (CPTED) Study by CMPD to assess safety of community crimepreventionunit@cmpd.org HERE</p> <p>Neighborhood Matching Grants for a grant up to \$25,000 to support your project azimmerman@charlottenc.gov</p> <p>Contact Dick Winters at Mecklenburg County to learn about resources for cyclists at 704-432-4596 http://charlottebikes.org/member-of-the-month/</p>

