

# Sunflower HOA - Smartscape Community Survey Results

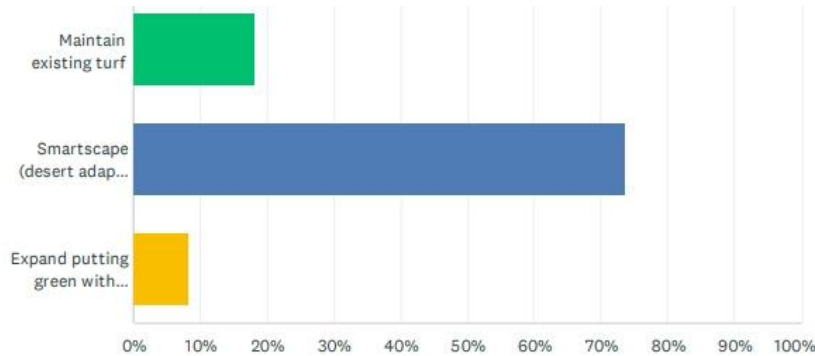
Sunflower HOA has sought community input on how best to use common areas to promote community participation while addressing sustainable fiscal and operational practices. Following a water audit from Tucson Water, this survey data will be used in developing the Sunflower Smartscape Master Plan and allows for residents to participate in the planning process by offering suggestions and concerns for the future of their community’s aesthetics, water usage and quality of life. This survey instrument was offered to all households of the Sunflower HOA community with options for completing it online via Survey Monkey or completing a hard copy to be returned by the June 10, 2022 deadline.

The total number of respondents to this survey was 264 households which accounts for approximately 27% of all households in Sunflower HOA. The survey offered a unique set of options for each of the five geographical areas. Respondents could choose one of the available options. An additional section for written comments was also available for each of the five areas where respondents could offer additional suggestions and concerns. This commentary data has been presented by grouping similar suggestions for each section and displaying the most popular responses followed by less popular with the goal of full, objective representation of all comments by all respondents. The image below depicts the delineation of the areas under scrutiny in this survey. The areas, or sections, are numbered one through five and the image was available as a reference for respondents as they completed the survey.

## Sunflower HOA Common Use Areas



**Section 1 (238 respondents, ~23% of total area)**



ANSWER CHOICES	RESPONSES	
Maintain existing turf	18.07%	43
Smartscape (desert adapted plants, grasses and trees) for all turf areas	73.53%	175
Expand putting green with artificial turf	8.40%	20
TOTAL		238

The overall outlier in this survey was Section 1 with 175 of 238 (73%) who preferred Smartscape in Section 1 over the other two options and is the clearest response in terms of which direction to take on any of the five areas. This section contains a putting green which generated the highest number of responses. It became clear based on written responses that some residents believe this putting green is natural grass that is being irrigated, whereas it is actually artificial turf. Responses suggesting the removal of the putting green may be based on this misconception, however there were very few respondents (8%) in favor of expanding the putting green. It should be noted that the survey plainly states in the question for Section 1 that “the putting green will be left in place” yet nonetheless this feature generated a high number of responses suggesting its removal.

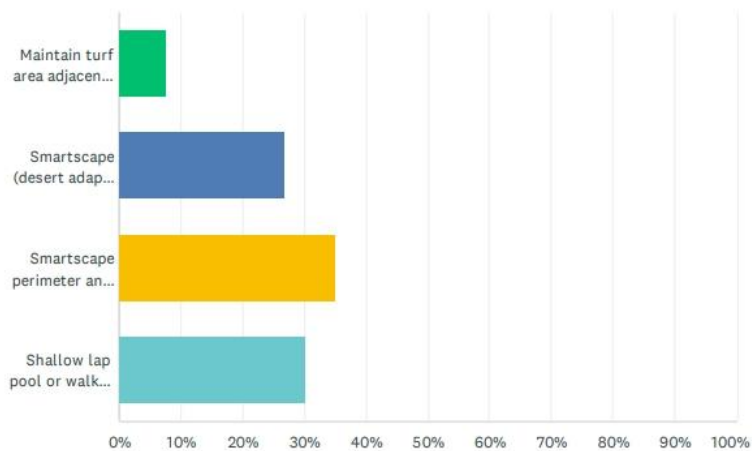
The green grassy area in front along Sunflower Park Drive was called out as an attractant to newcomers and some respondents stated that it drew them to the Sunflower community and is an important aspect of the community’s appearance to the public. Thus, the removal of natural turf to be replaced with artificial turf was among the written responses and is in line with the 18% of respondents who chose the “Maintain existing turf” option among the three choices. The general takeaway is that residents prefer to retain green areas but are perhaps less concerned if they remain natural grass or are converted to artificial turf. It was also suggested that the areas around the circle drive could be adapted to Smartscape with the addition of more colorful plant species while minimizing water use.

**Section 1**

Eliminate putting green	16
Presence of greenness and grass important/attractant	5
Arts and crafts/sculpture additions	3
Remove grass, replace turf	2

Smartscape circle drive, other areas turf or grass	2
Colorful plants and flowers	2
Pool closure provided savings to apply to this project	2
Expand putting green with artificial turf	2
Plant with adequate distance from walkways	1
Reduce number of trees	1
Add palm trees	1
Convert everything Smartscape	1
Xeriscape at putting green	1
Wait for survey on cost savings with Smartscape changes	1
Create dog park with artificial turf	1
Lap or walking pool at grass area behind pool	1
Keep all grass	1
How many people use it? ( <i>putting green - JW</i> )	1
Remove all artificial turf	1
<b>Total</b>	<b>45</b>

**Section 2 (234 respondents, ~16% of total area)**



ANSWER CHOICES	RESPONSES
Maintain turf area adjacent to pool area	7.69% 18
Smartscape (desert adapted plants, grasses and trees) turf areas within the pool fence	26.92% 63
Smartscape perimeter and install pavers in center with fireplace and seating	35.04% 82
Shallow lap pool or walking pool	30.34% 71
TOTAL	234

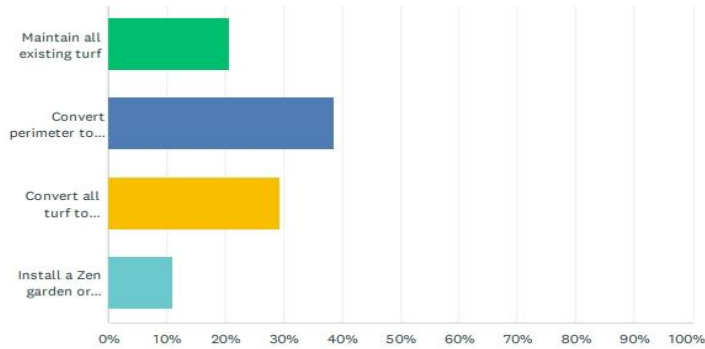
Section 2 was more evenly distributed with one of the Smartscape approaches falling out as the preferred choice – “Smartscape perimeter and install pavers in center with fireplace and seating” at 35% of the total responses. Notable is that the two Smartscape options were relatively close in terms of percentage and combining the desire for some form of Smartscape treatment in this section represents 61% of respondents. The two Smartscape options offer similar plant species and aesthetics but differ in

terms of spatial extent and additional elements such as the addition of pavers and a fireplace. 30% of respondents were also in favor of a pool which would require a different strategy than the other options based on the need for excavation/construction, noise/dust abatement during construction, routine maintenance and long-term water use.

**Section 2**

Dog park with artificial turf	6
Pool	5
All artificial turf	5
No fireplace needed - safety concerns, ease of operation	4
Pickleball	3
Divide these sections horizontally instead of vertically ( <i>Sections 3&amp;4 - JW</i> )	2
Fireplace	2
Change the perimeter and turf inside pool fence to Smartscape	2
No lap pool - current pool underused	2
Erect solar panels	2
Outdoor sport area	2
Reflection garden	1
Pavers around perimeter	1
Half turf	1
Litter-free plantings in pool area	1
Fountain at center	1
Get rid of putting green	1
Cannot decide due to lack of information on cost of changes to be made	1
Tall shrubs surrounding a fire pit	1
<b>Total</b>	<b>43</b>

**Section 3 (207 respondents, ~14% of total area)**



ANSWER CHOICES	RESPONSES
Maintain all existing turf	20.77% 43
Convert perimeter to Smartscape and retain turf in the interior	38.65% 80
Convert all turf to Smartscape	29.47% 61
Install a Zen garden or raised bed herb garden that can be easily disturbed and replaced in case of utility maintenance	11.11% 23
TOTAL	207

Section 3 was evenly distributed among three options, with two options pertaining to Smartscape which accounted for 67% of the total responses. The two options proposing Smartscape differ slightly based on spatial extent and retention of turf. A blend of Smartscape and turf retention accounted for 38% of responses and conversion of ALL turf to Smartscape accounted for 29% of responses. This suggests that the general elimination/conversion of turf is desirable for many residents. By contrast, 20% of responses were for maintaining all existing turf. This percentage is only slightly less than the option to convert all turf to Smartscape-style plantings. This suggests that there is less consensus in the treatment of this area versus other areas, particularly in the context of turf removal. The need for grass or artificial turf nearest to the patio is important to many respondents for special events, including Music Under the Stars. Large groups need to be accommodated comfortably and safely and many respondents noted this in the comments section. The installation of a raised bed or Zen garden garnered the fewest responses at 11%.

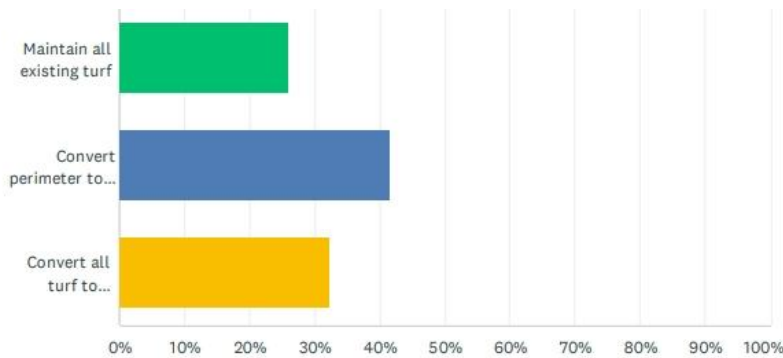
The highest number of comments on this section and indeed across the entire survey was for the addition of pickleball courts. A full one-third of respondents specified adding pickleball courts in the comments section, ranging from one dedicated court up to eight courts in total. There was also a common theme among respondents that Sections 3 & 4 should be divided in half differently by drawing a line E-W instead of N-S, with one section closer to the patio and the other section containing the gazebo and beyond to the wash. These suggestions could present a more functional delineation of this area if the full extent of the patio is used during events with the expectation of a flat, continuous surface for attendees.

**Section 3**

Add pickleball courts	33
Divide sections E-W instead of N-S	9
Retain turf at patio for events	6

Zen garden	3
Keep these sections as one single area	2
All turf for pets	2
Add trees (trees have been lost and not replaced over time)	2
Smartscape wash half	2
Dog park	2
Convert all grass to artificial turf	2
Wait for survey with Smartscape cost savings	1
Art/sculpture among Smartscape plantings	1
All Smartscape	1
Get rid of putting green	1
Concern over attracting snakes and critters with new vegetation	1
Convert all turf to Smartscape	1
<b>Total</b>	<b>69</b>

**Section 4 (231 respondents, ~19% of total area)**



ANSWER CHOICES	RESPONSES
Maintain all existing turf	25.97% 60
Convert perimeter to Smartscape and retain turf in the interior	41.56% 96
Convert all turf to Smartscape	32.47% 75
<b>TOTAL</b>	<b>231</b>

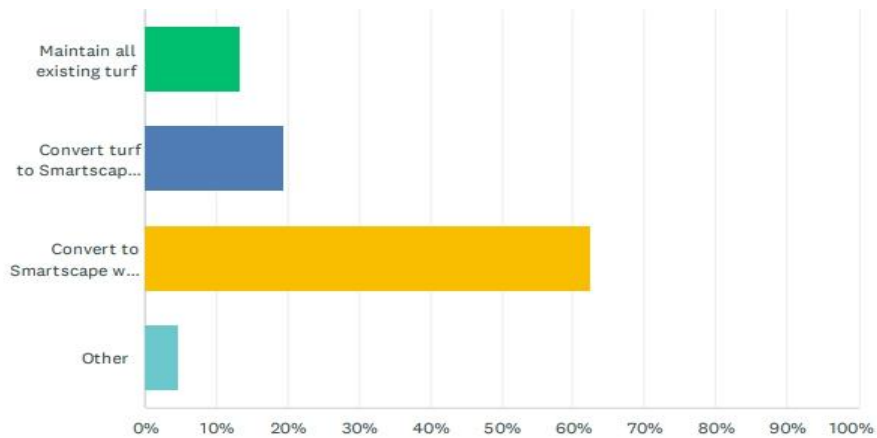
Section 4 was evenly distributed and the combination of two options pertaining to Smartscape accounted for 74% of responses. Similar to Section 3, the options differ in terms of spatial extent and retention/removal of turf but both include fundamental Smartscape elements. Some comments in this section were redundant from the previous section and also included “See Section 3” responses. Creating a Smartscape landscape from the gazebo to the wash was a common theme. Retaining an artificial turf or grass area for special events and music nearest the patio was reiterated by respondents and is clearly of importance to many for attending events. The need to delineate these areas differently was also noted as in the previous Section 3 comments. This aspect of Sections 3 & 4 could be revisited and

possibly reworked to include the two sections in a different orientation – half towards the clubhouse and half towards the wash and gazebo.

**Section 4**

Turf at clubhouse end, Smartscape at gazebo end	7
Convert grass to artificial turf	7
Split these sections E-W instead of N-S	6
"See Section 3"	6
Dog park	6
Pickleball courts	5
Add trees along walkway, near gazebo	2
No garden or raised beds	1
Wait for survey with accurate cost estimates	1
Get rid of putting green	1
Expand patio behind fireplace	1
<b>Total</b>	<b>43</b>

**Section 5 (253 respondents, ~22% of total area)**



ANSWER CHOICES	RESPONSES
Maintain all existing turf	13.44% 34
Convert turf to Smartscape Shaded Area and install benches	19.37% 49
Convert to Smartscape with emphasis on shade trees and bench seating	62.45% 158
Other	4.74% 12
<b>TOTAL</b>	<b>253</b>

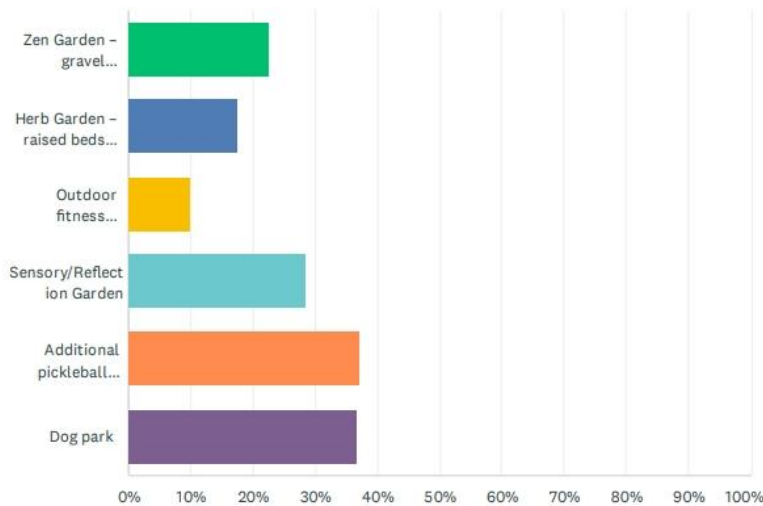
This section also had a high percentage of responses with 158 of 253 (62%) for conversion to Smartscape over the other two options. This section had the highest number of responses to the questions; interestingly, it also had the lowest number of comments across all sections. This could indicate that while there is common interest in changing and/or improving this area, residents may not

have specific ideas to offer at the time of this survey. The element that stands out is the desire for shade and seating in an area that currently contains deciduous sycamore trees as well as live oak trees. These are typically high-water trees that over time could be replaced with non-deciduous trees that require less water and provide the shade and cooling effect that is desired.

**Section 5**

Remove turf, only trees for more shade	4
Add benches	3
Dog park	3
All artificial turf for cornhole, horseshoes, etc.	2
No benches	1
Add picnic tables	1
Wait for survey to understand cost savings with Smartscape changes	1
Add accessible walkway	1
Convert to arts and crafts area	1
<b>Total</b>	<b>17</b>

**Comments (199 respondents)**



ANSWER CHOICES	RESPONSES	
Zen Garden – gravel substrate with minimal plants	22.61%	45
Herb Garden – raised beds with edible herbs	17.59%	35
Outdoor fitness equipment	10.05%	20
Sensory/Reflection Garden	28.64%	57
Additional pickleball court	37.19%	74
Dog park	36.68%	73
Total Respondents: 199		



This section contained the widest assortment of written comments and, unlike previous sections of the survey, respondents could choose any number of options in this section. The addition of pickleball courts and/or addition of a dog park were the two top choices and also represent the highest number of respondents, respectively. It is notable that the addition of a sensory garden scored highly as well despite no respondents mentioning this feature in the comments or suggestions. No specific plant species recommendations or technical aspects were offered in this section or others. The following suggestions were the most specific in terms of plant species and their ongoing care:

- 1) change trimming techniques on the Texas rangers to allow for more flowering
- 2) plant shrubs at a reasonable distance from walkways to allow for full growth
- 3) use drought-tolerant succulents (see [ruschianana.com](http://ruschianana.com))
- 4) attach plant ID tags with growing instructions to educate residents

**Other Uses**

None of the above	8
No dog park	7
Dog park	6
Horseshoes or outdoor game area	4
Add pickleball or croquet courts	4
Arts and crafts space/activity room	4
Lap pool	3
Add trees for shade and benches for seating	3
Plants out front not beautiful, need to add color	2
Japanese zen garden	2
Fireplace safety/ease of operation	2
No cost estimates to compare to	2
Need to clarify responsibilities for dog owners	2
Entrance area needs new plants with color and class	2
Pollinator garden	1
Solar shade structure	1
More Texas rangers using proper trimming, stop cutting back flowers	1
Plants with ID tags and growing instructions	1
Simple and classy plantings, no sculptures or yard art	1
More fitness equipment	1
Outdoor bar	1
Use drought-tolerant succulents (see <a href="http://ruschianana.com">ruschianana.com</a> )	1
Add basketball hoop	1
Get rid of putting green	1
Finish other projects first (pool pebble tec, paint billiards room)	1
Was not able to follow Zoom presentation	1
Dog park must be separated for large and small dogs	1
Addition to community center or new building for club meetings	1
<b>Total</b>	<b>65</b>

# **Sunflower Homeowners Association: Common Area Use Survey**

The Board is seeking community input on how best to use our common areas to promote community participation in the stewardship and enjoyment of our outdoor environment, as well as to elevate our landscape to another amenity offered here at Sunflower and are seeking resident input on how to help achieve Sunflower's Vision of: Ensuring sound and sustainable fiscal and operational practices.

Your input for this survey will help the Board make decisions on how to best use our common areas around the clubhouse and help guide the Sunflower Smartscape MasterPlan being developed this year.

Residents have a very high aesthetic expectation for the appearance of the area surrounding the Sunflower Clubhouse.

This survey will present facts about the cost of irrigating and maintaining the natural turf (grass). The Board wants your input on how you want the clubhouse area to look, what amenities you want this area to provide, and how much you are willing to pay now and in the future as our water and maintenance costs continue to increase.

In addition to the rising cost of water and maintenance, restrictions in water use due to water shortages will affect the ability to support our turf. Water restrictions have already gone into effect in seven states in the West. It is only a matter of time when water restrictions come to Sunflower.

Please limit survey responses to one per household. The last day to submit will be Friday, June 10th.

## **Water Audit**

At Sunflower's request, Tucson Water (TW) conducted a water audit in May of 2021 of the irrigation water usage in the vicinity of the clubhouse (not including the pool or inside the clubhouse). TW pulled samples for 40 days of hourly usage.

TW's audit found that during the months of June, July and August, Sunflower uses 280,000 gallons of water per month for this area. For comparison, our pool holds 85,000 gallons. To put this in perspective, we could fill our pool approximately every 5 days with the amount of water we use on our clubhouse area landscaping. Water use in cooler months drops to slightly less than ½ this amount, refilling the pool approximately every 12 days for 9 months.

Therefore, we could refill the pool 3.5 times per month with the water we use on the

clubhouse landscaping.

**Total Cost of Turf Areas Around the Center:**

	2022	2032	% change
Irrigation	\$25,000		
Maintenance	\$13,600		
Total Cost/Year	\$38,600		
Projected Increase of 3% per Year:			
Total Cost Increase		\$51,875	35%
Per Home Increase (967 homes)		\$54	

**What is Smartscape?**

Smartscape is desert-adapted landscaping that is beautiful and functional and requires less water and less maintenance. It embraces diversity of plants and wildlife to include flowering plants, grasses, flora and trees as well as thoughtful hardscaping to create aesthetically pleasing landscapes.

Here are examples of landscapes utilizing Smartscape techniques.



**Turf Management Areas - The survey is divided into five sections around the clubhouse as indicated below.**



**Please provide the following information (Only one survey per household):**

Last Name

Lot Number

**TO TAKE THE SURVEY:**

**Please indicate your preferred option for each section.  
You can only vote for one option in each section, OR, write in your idea using "Other."**

**Section 1: Areas in front of and to the right and left of the Clubhouse entrance.  
The putting green will be left in place.**

SECTION 1 Irrigation & Maintenance	Estimated 2022	Projected 2032	% of Total Area
<b>TOTAL COST/YEAR</b>	<b>\$8,633</b>	<b>\$11,568</b>	<b>23%</b>

Please indicate your preferred option for Section 1.

- Maintain existing turf
- Smartscape (desert adapted plants, grasses and trees) for all turf areas
- Expand putting green with artificial turf

Other (please specify)

**Section 2: Pool Area**

SECTION 2 Irrigation & Maintenance	Estimated 2022	Projected 2032	% of Total Area
<b>TOTAL COST/YEAR</b>	<b>\$6,826</b>	<b>\$9,146</b>	<b>16%</b>

Please indicate your preferred option for Section 2.

- Maintain turf area adjacent to pool area
- Smartscape (desert adapted plants, grasses and trees) turf areas within the pool fence
- Smartscape perimeter and install pavers in center with fireplace and seating
- Shallow lap pool or walking pool

Other (please specify)

**Section 3: Back of the clubhouse on the EAST side (nearest the tennis courts)**

SECTION 3 Irrigation & Maintenance	Estimated 2022	Projected 2032	% of Total Area
<b>TOTAL COST/YEAR</b>	<b>\$6,212</b>	<b>\$8,324</b>	<b>14%</b>

Please indicate your preferred option for Section 3.

- Maintain all existing turf
- Convert perimeter to Smartscape and retain turf in the interior

- Convert all turf to Smartscape
  - Install a Zen garden or raised bed herb garden that can be easily disturbed and replaced in case of utility maintenance
- Other (please specify)

**Section 4: Back of the clubhouse on the WEST side**

SECTION 4 Irrigation & Maintenance	Estimated 2022	Projected 2032	% of Total Area
<b>TOTAL COST/YEAR</b>	<b>\$7,422</b>	<b>\$9,945</b>	<b>19%</b>

**Please indicate your preferred option for Section 4.**

- Maintain all existing turf
  - Convert perimeter to Smartscape and retain turf in the interior
  - Convert all turf to Smartscape
- Other (please specify)

**Section 5: Sycamore shade area behind the bocce ball courts**

SECTION 5 Irrigation & Maintenance	Estimated 2022	Projected 2032	% of Total Area
<b>TOTAL COST/YEAR</b>	<b>\$8,207</b>	<b>\$10,997</b>	<b>22%</b>

**Please indicate your preferred option for Section 5.**

- Maintain all existing turf
- Convert turf to Smartscape Shaded Area and install benches
- Convert to Smartscape with emphasis on shade trees and bench seating
- Other

Other (please specify)

**Other Uses: Are there other amenities that you would like to enjoy in our common areas? Choose as many as you'd like.**

- Zen Garden – gravel substrate with minimal plants
- Herb Garden – raised beds with edible herbs
- Outdoor fitness equipment
- Sensory/Reflection Garden
- Additional pickleball court
- Dog park

Other (please specify)

**Thank you for providing us with your input and feedback. Results of this survey will be communicated to you once it is tallied and will be used in the development of the Sunflower Smartscape Master Plan.**