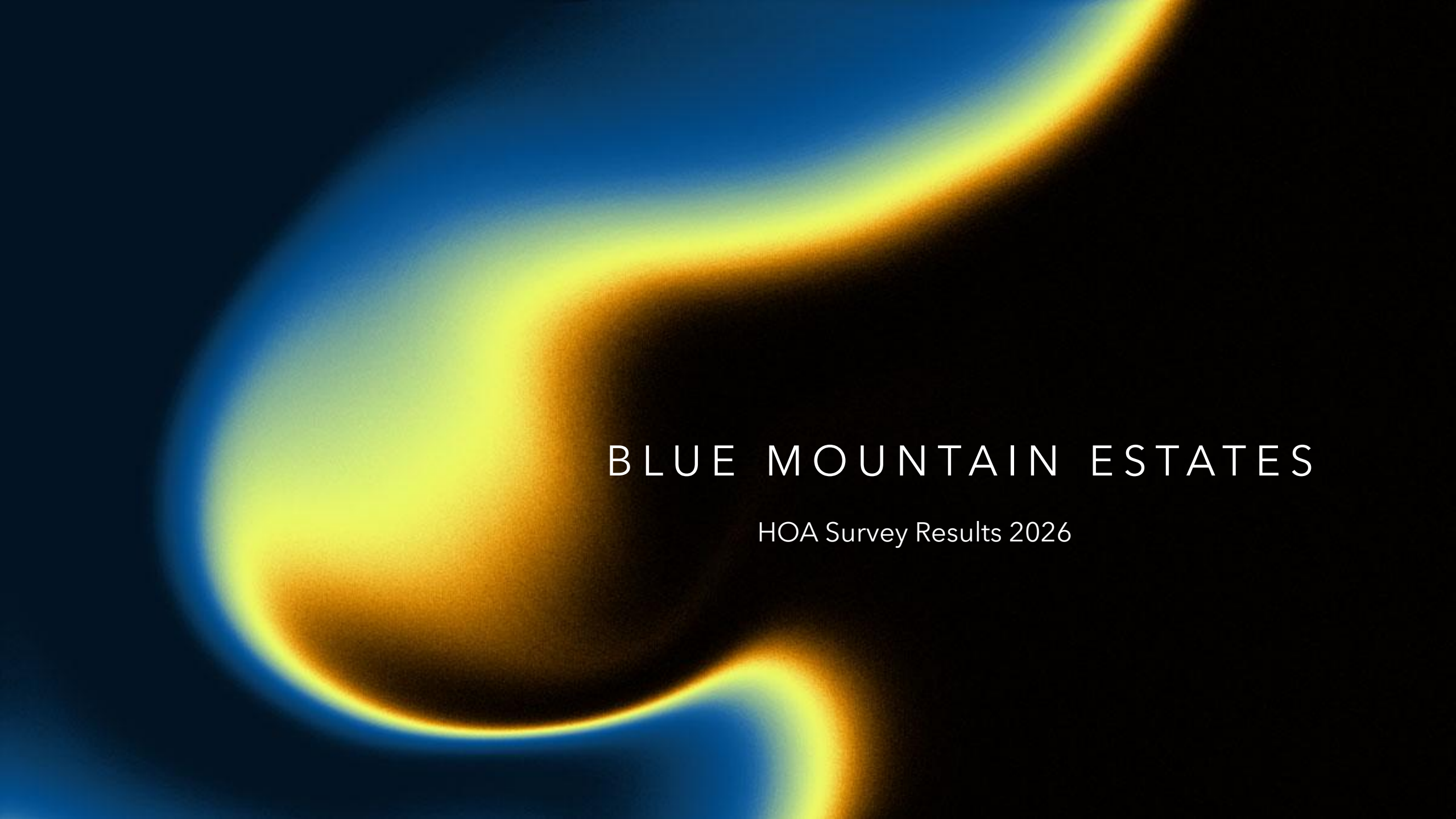




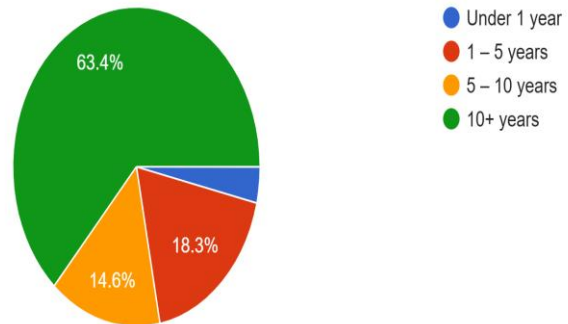
BLUE MOUNTAIN ESTATES

HOA Survey Results 2026

ABOUT OUR NEIGHBORHOOD

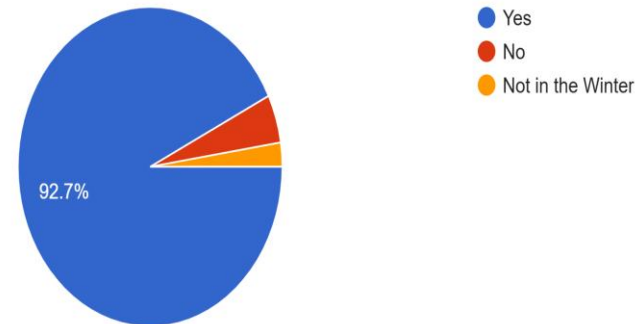
How long have you lived in the community?

82 responses



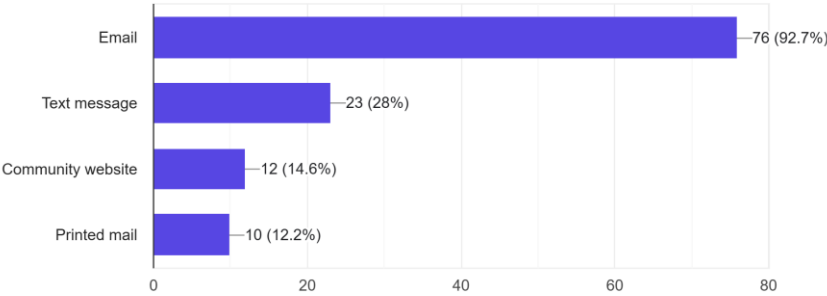
Is this your primary residence?

82 responses

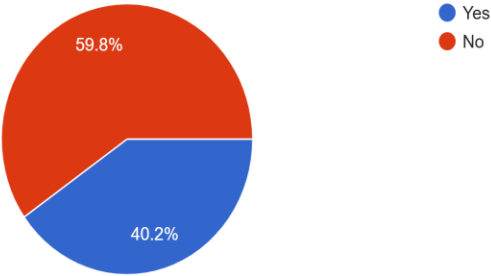


COMMUNICATION PREFERENCES

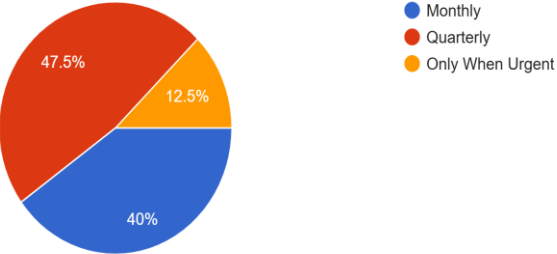
How do you prefer to receive official HOA updates? (please check all that apply)
82 responses



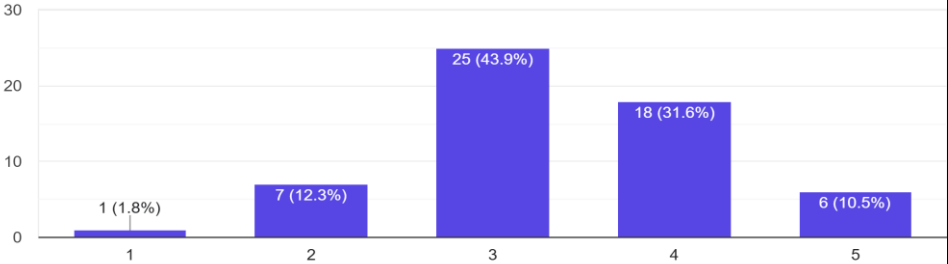
Have you visited the community website in the past year?
82 responses



How often would you like to receive community updates?
80 responses



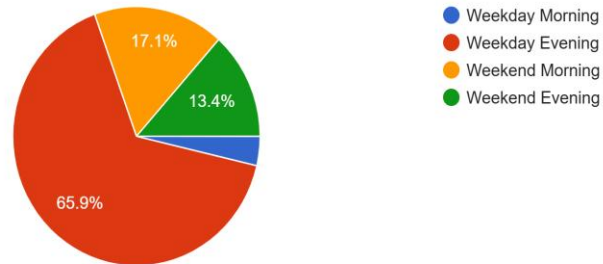
How easy is it to find information on the website?
57 responses



COMMUNICATION PREFERENCES (CONT.)

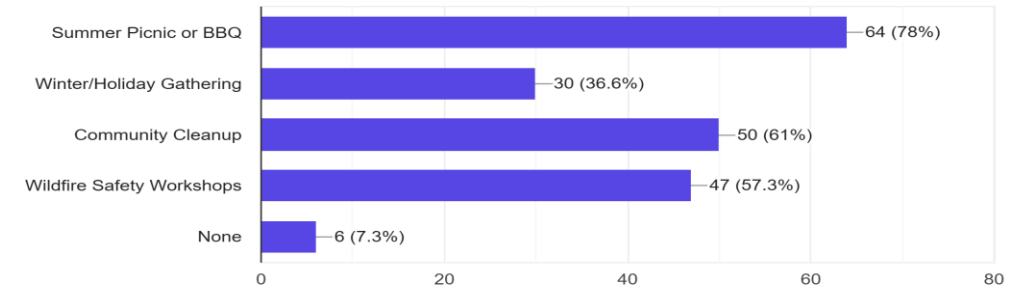
What is your preferred time for community meetings?

82 responses



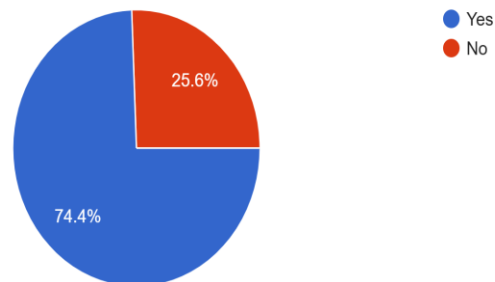
What type of community social events would you be most likely to attend? (please check all that apply)

82 responses



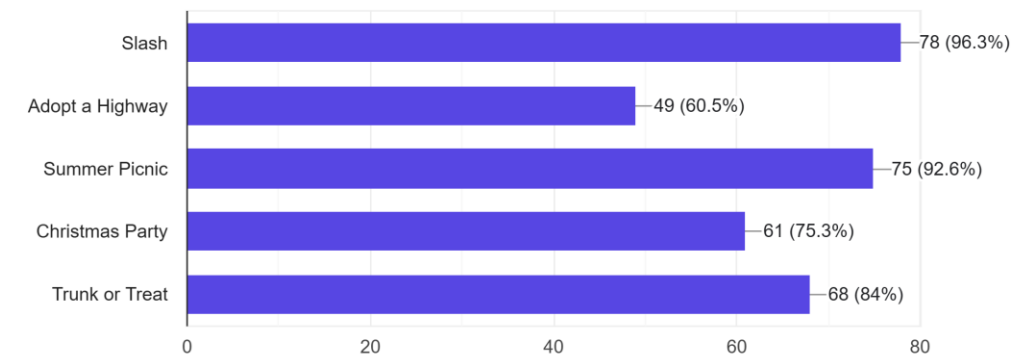
Would you prefer community meetings to offer a virtual call-in option (like Zoom) alongside the in-person meeting?

82 responses



Are you aware of the following community events (please check all that apply)

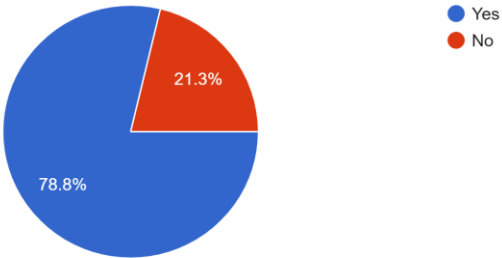
81 responses



EMERGENCY SUPPORT

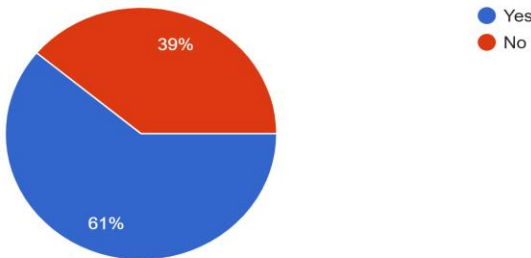
Would you join a text-alert group to check on neighbors during power outages?

80 responses



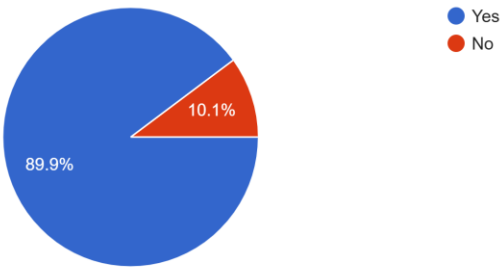
Would you use a volunteer network if you needed temporary help?

77 responses



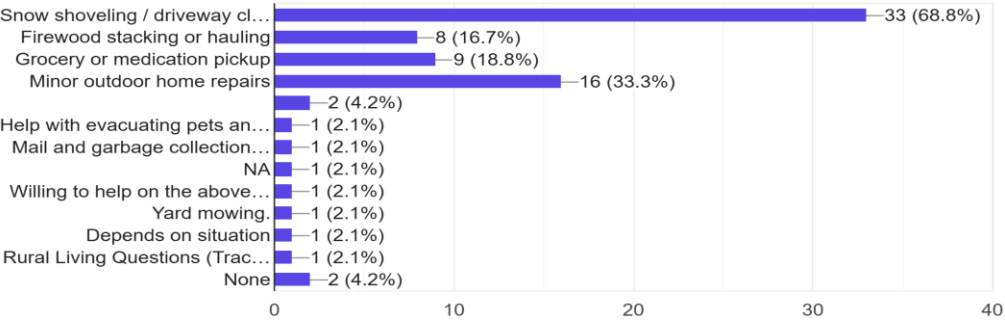
Would you like the HOA to maintain an emergency contact directory for wildfire or power outage situations?

79 responses



What types of short-term assistance might you be interested in? (please check all that apply)

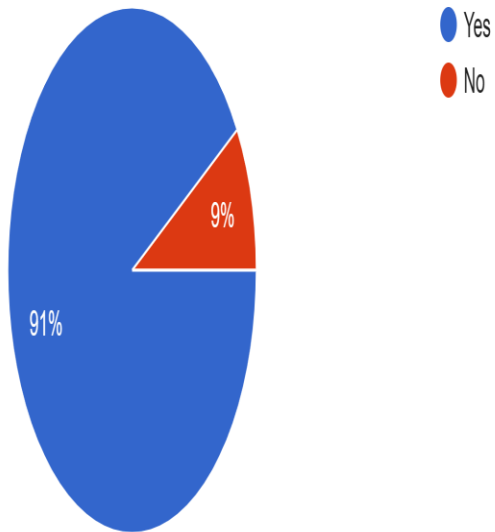
48 responses



EMERGENCY SUPPORT (CONT.)

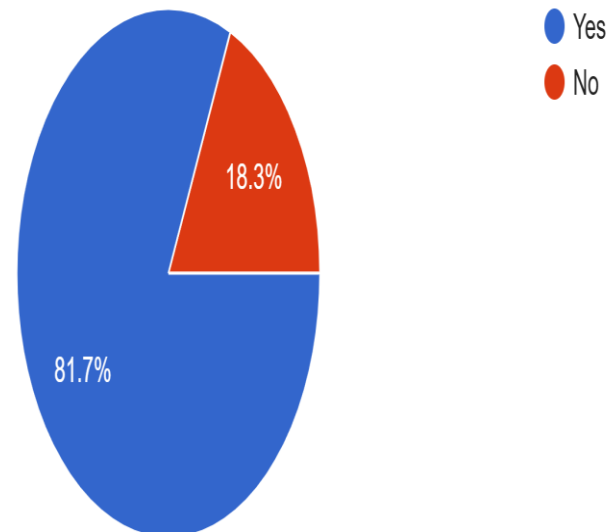
Are you willing to volunteer to help a neighbor in need?

78 responses



Are you familiar with local evacuation routes and emergency alerts?

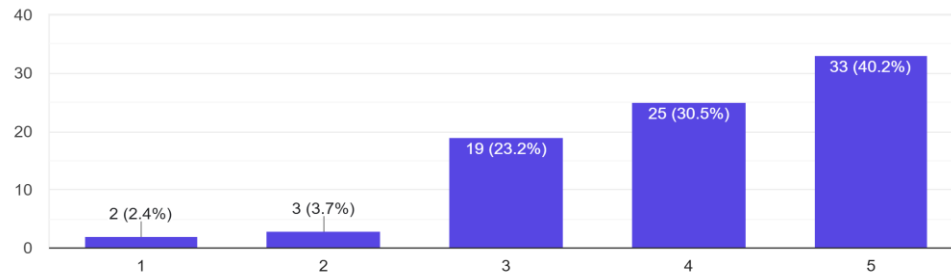
82 responses



FIRE & FOREST STEWARDSHIP INITIATIVE (FSI)

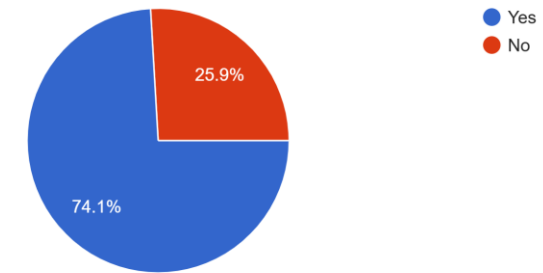
How worried are you about wildfire risks in our area? (1 = Not Worried, 5 = Very Worried)

82 responses



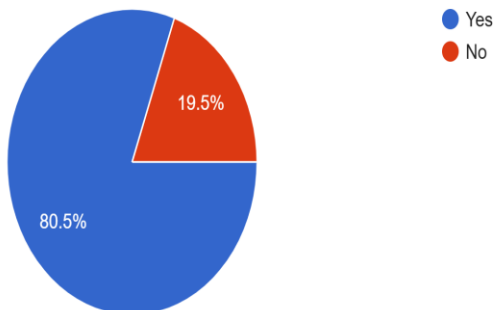
Are you willing to allow fire mitigation professional access to your land to help fire mitigation?

81 responses



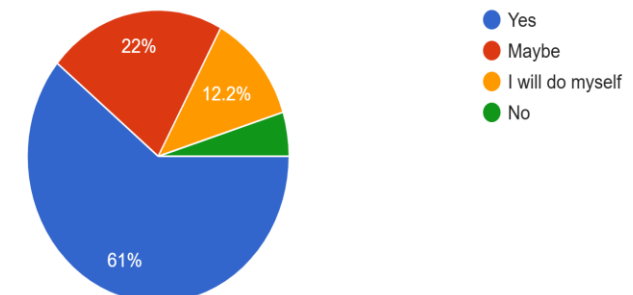
Has your property undergone a wildfire mitigation assessment?

82 responses



Would you support the HOA providing neighborhood-wide roadside grass/weed mitigation for evacuation purposes of approximately 5'?

82 responses



FIRE & FOREST STEWARDSHIP INITIATIVE (FSI) - CONT.

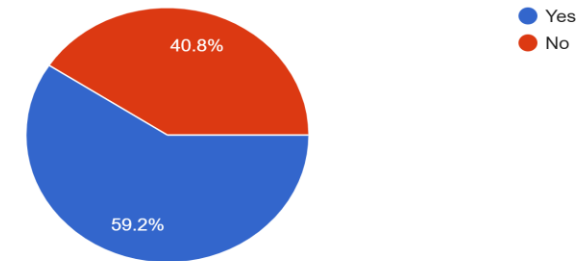
What is your highest priority project to make your home Fire adapted so it's capable of surviving a wildfire?

64 responses



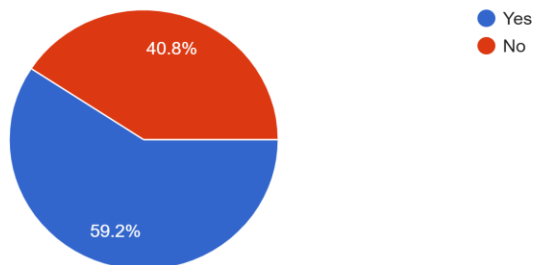
Are you interested in joining with other homeowners on home hardening or mitigation work to create larger projects which may attract grant support?

76 responses



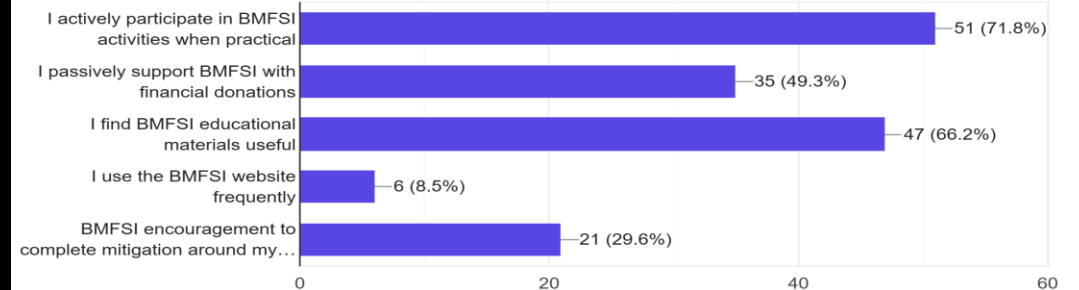
Are you interested in joining with other homeowners on home hardening or mitigation work to create larger projects which may attract grant support?

76 responses



Blue Mountain Forest Stewardship Initiative has maintained community Fire Wise certification for many years exceeding the required education, slash ... for the community? (please check all that apply):

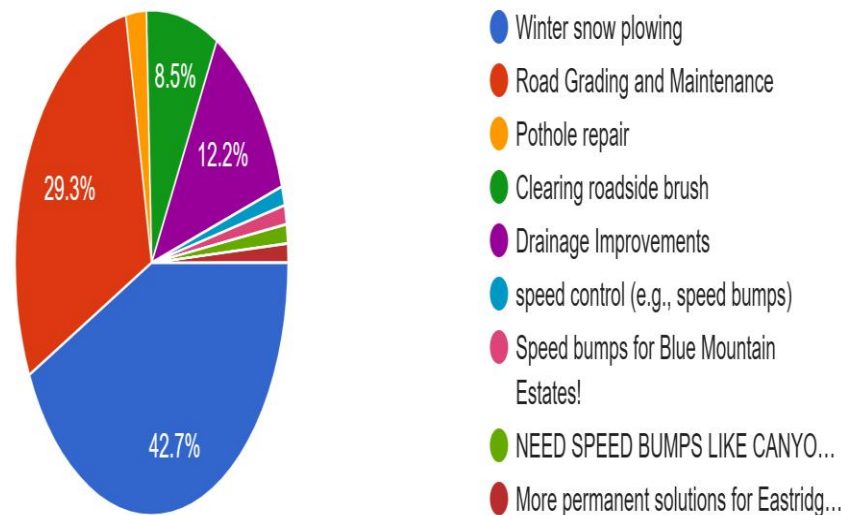
71 responses



ROADS & INFRASTRUCTURE

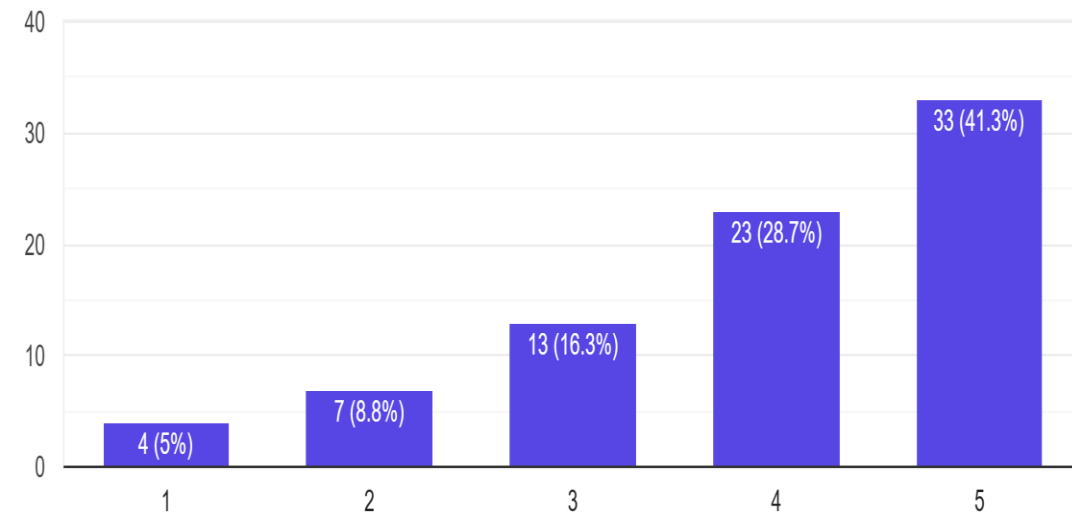
What is your top priority for community road maintenance? (Select one)

82 responses



How satisfied are you with our current trash and recycling options? (1 = Unsatisfied, 5 = Satisfied)

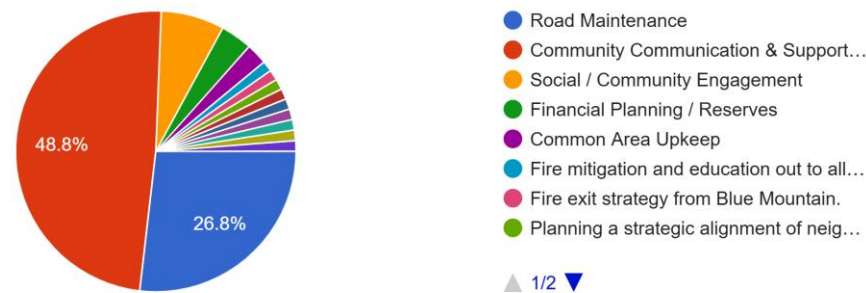
80 responses



HOA PRIORITIES & BUDGET

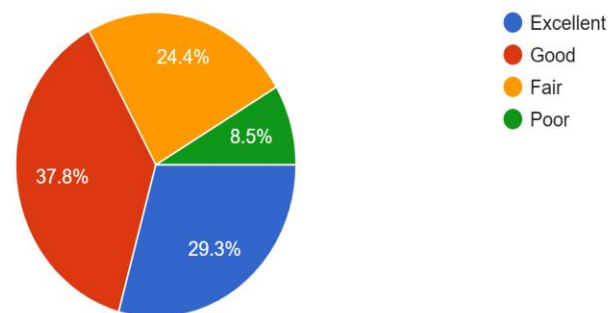
What should be the HOA's highest priority over next 1-2 years?

82 responses



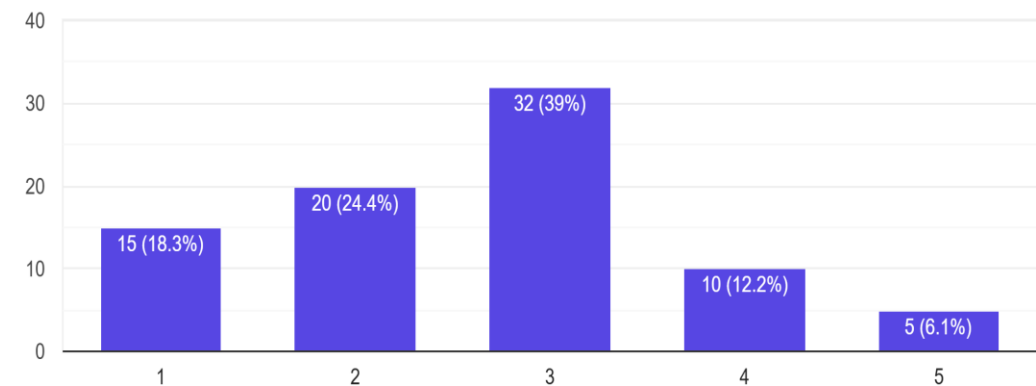
How would you rate the value provided by current HOA dues?

82 responses



Do you feel the HOA Board is transparent about decisions?

82 responses



COMMENTS

#	Comment
1	I wish there were more dumpster events, and a better leveraging position with Jeffco over forced zoning changes.
2	I rated the value of HOA support as very high because the dues are very low comparatively. Thank you for all you do.
3	Get a Blue Mountain Directory of residents!
4	The HOA Board has lacked effective leadership and shirked responsibility for years. It should be a tool for community communication and engagement in this wonderful neighborhood but it is neither. Lack of strategy, foresight and energy has led to abandonment of past initiatives like the newsletter, holiday open houses, Santa party and others. No wonder people don't want to pay dues!
5	Please bring back the quarterly newsletter! In the newsletter, have a section for quarterly reports from each of the orgs which serve Blue Mountain (HOA, FSI, BMWWD, CCCFPD CWPP Community Ambassador.)
6	Please update the community directory and map as needed, or at least twice a year.
7	Please update the BMLHA website with the curent board member listing and email contact info.

#	Comment
8	Make sure there is a current info sheet from FSI, BMWWD and CCCFPD in each welcome basket given to every new resident. (Cork supplied the info sheets for FSI and BMWWD and can update those, and write one for the CCCFPD CWPP Community Ambassadors.)
9	Please encourage wider resident participation in the FSI. Prioritize roadside fuels mitigation along all roads in the community.
10	Please work with the FSI and the Fire Department CWPP Community Ambassadors in investigating a viable secondary emergency evacuation route for the community, through liason with CCCFPD, Jeffco Wildland Fire Management Program (WFMP), Jeffco Open Space, Jeffco Road and Bridge, CDOT, Union Pacific RR, etc. Perhaps hold a special community meeting to discuss the issue and form an action committee.
11	Invite a community outreach rep from Jeffco WFMP to speak at the annual HOA meeting
12	Thank you, BMLHA board members, for your volunteer committment to our community!
13	Maybe some education on HOA resources and info
14	Thank you

COMMENTS - CONT.

#	Comment
15	My largest concern is Jeffco Open Space adding a trail head within the community. If we need to hire a lawyer to defend the community against their intrusion of privacy and commitment to compromising our safety I would be all for this tactic.
16	Thanks for your service to the community
17	We feel the board needs to be more proactive regarding short term rentals. The directory information needs to be kept up to date.
18	We feel the board needs to be more proactive regarding short term rentals. The directory information needs to be kept up to date.
19	Thank you for the work that you are doing. I would personally be willing to contribute more to the HOA on an annual basis if it would increase capacity
20	The map for the resident is too small and i like the map to see who i want to call.
21	I would like to see the newsletter reinstated in any form paper or email. It provided a link between neighbors. It keeps everyone informed about the general news that is happening in our neighborhood or effecting our neighborhood.

#	Comment
22	Big mistake in discontinuing the printed/mailed newsletter for "financial" reasons. This was by far the most important thing the HOA did. It built community support and engagement and was a key reason that voluntary dues payments were at a record high while it was being published. Lots of energetic, creative and capable new Blue Mountain residents. HOA board members who have served for a while should conclude their service and actively recruit these people to board service. A complete revitalization of the HOA is possible (and needed). Sad to see Christmas Party not held last year and to see summer picnic experience diminished participation in the last couple of years. New blood and energy on the board could change this. Should also consider bringing back the holiday homes tour. How many homeowners currently pay the very small voluntary dues? Would like to see this number published. I hear from many homeowners that they don't pay dues/no longer pay dues because "the HOA doesn't do anything." Would also be good to see financial records of the HOA published. The website is pretty useless. Could be a really strong unifier of the community and an often-accessed source of community and HOA news. Needs to be re-vitalized and kept current.
23	It would be nice to get speed bumps on Blue Mountain Drive to slow down drivers.

COMMENTS - CONT.

#	Comment
24	Thanks for your work
25	I would like more community event. Like a community garage sale, the start gazing was nice, we don't utilize a lot of talents in the neighborhood. Book club, coffee morning, something a little more community.
26	This survey is very well thought through & well constructed. Thank you!
27	Thanks for your work. Continue to stay away from the political/legal issues where you have no real jurisdiction as a voluntary HOA. I am curious about the questions regarding road maintenance? I believe all of our roads are the responsibility of JEFFCO to maintain and plow, and they do that fairly reasonably. There are some private roads/ driveways that are maintained by the handful of homeowners that share them.
28	I really appreciate the volunteer time provided.
29	Keep up the Good Work!
30	Thank you Board, very much appreciate your volunteering to bring the community together

#	Comment
31	Some of the questions in this survey could benefit from more nuanced response options. Regarding allowing mitigation crews onto my property, I am supportive of mitigation work, provided I receive prior notice and have an opportunity to discuss and understand the planned work before it begins. For roadside weed and grass mitigation, I support mechanical methods such as mowing, cutting, and pruning. However, I do not consent to the use of chemical herbicides on or adjacent to my property. I would appreciate survey options that distinguish between these different mitigation methods rather than treating them as a single choice.
32	Really appreciate all of your hard work! We would like to see a transition for lighting to adhere to dark sky guidelines. This being mandatory for all new buildings and fixtures, to include training for homeowners, correct light temperature for wildlife, and finally motion sensors as well as collimation for existing lighting. Another concern: the flight path of the westbound DIA flights had previously been further south, not above our valley. In around 2020, they changed to directly over the valley, causing severe noise pollution for several hours every day--morning, noon, and night. Please help us correct this so we don't have a plane roaring overhead every 30 seconds from 8 to 10pm.
33	We need a community link on the website, which allows any resident to list, or look to buy, sell trade, or donate items people may want? it can also be used for asking for recommendations on contractors, and people offering services, that members could list. Even a Services directory would be helpful, imo..