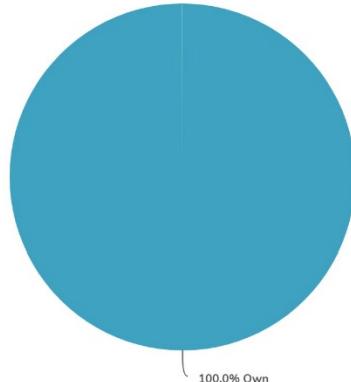


# Report for 2020 Dry Creek Ranch Resident Survey

## Response Counts

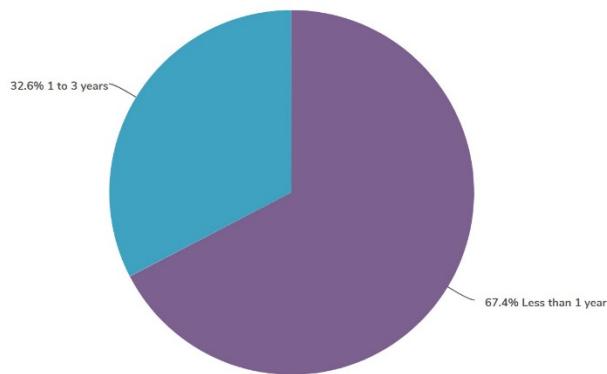
Completion Rate:	100%	
Complete		46
Totals: 46		

1. Do you rent or own your home in Dry Creek Ranch?



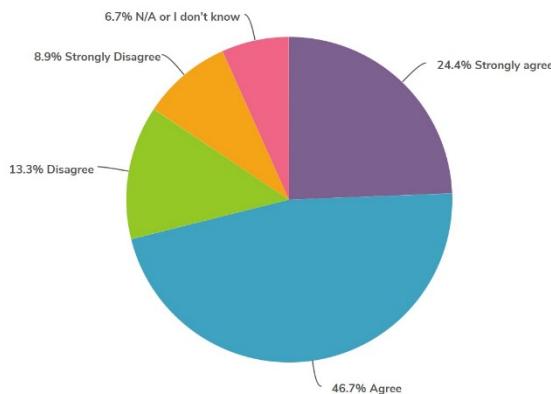
Value	Percent	Responses
Own	100.0%	46
Totals: 46		

2. How Long have you lived in Dry Creek Ranch?



Value	Percent	Responses
Less than 1 year	67.4%	31
1 to 3 years	32.6%	15
Totals: 46		

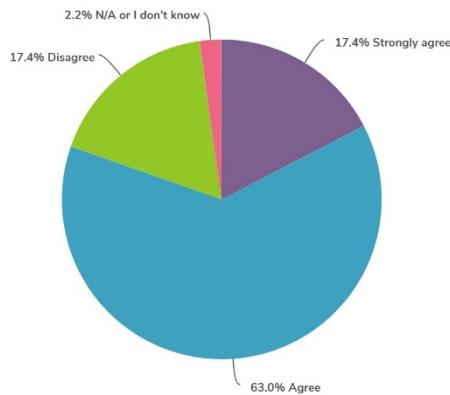
3. Please select the most appropriate answer below. Dry Creek Ranch is a master-planned, farm-to-table community where residents can honor Idaho heritage through agriculture and recreation opportunities.



Value	Percent	Responses
Strongly agree	24.4%	11
Agree	46.7%	21
Disagree	13.3%	6
Strongly Disagree	8.9%	4
N/A or I don't know	6.7%	3

Totals: 45

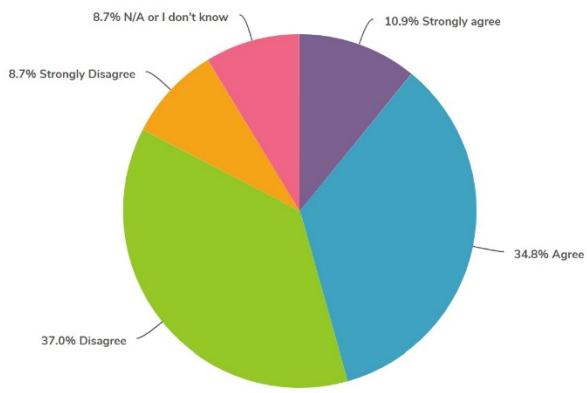
4. Please select the most appropriate answer below. Dry Creek Ranch provides a variety of housing types.



Value	Percent	Responses
Strongly agree	17.4%	8
Agree	63.0%	29
Disagree	17.4%	8
N/A or I don't know	2.2%	1

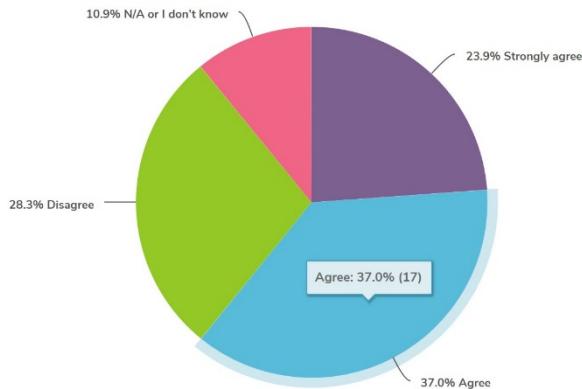
Totals: 46

5. Please select the most appropriate answer below. Live, work, and play opportunities are provided to Dry Creek Ranch residents.



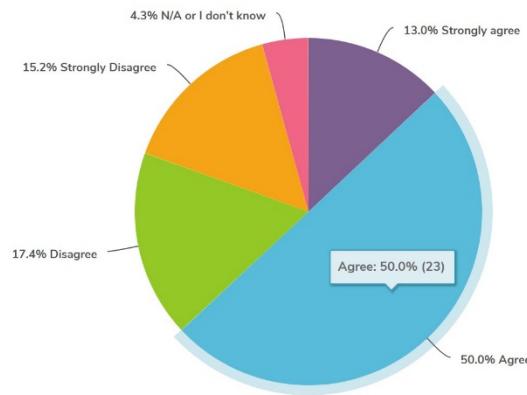
Value	Percent	Responses
Strongly agree	10.9%	5
Agree	34.8%	16
Disagree	37.0%	17
Strongly Disagree	8.7%	4
N/A or I don't know	8.7%	4
Totals: 46		

6. Please select the most appropriate answer below. Dry Creek Ranch has a diverse and strong community.



Value	Percent	Responses
Strongly agree	23.9%	11
Agree	37.0%	17
Disagree	28.3%	13
N/A or I don't know	10.9%	5
Totals: 46		

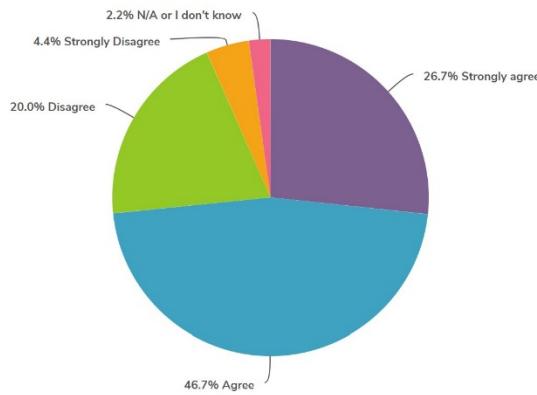
7. Please select the most appropriate answer below. Significant community amenities like trail connectivity and farm-to-table food concepts are provided by Dry Creek Ranch.



Value	Percent	Responses
Strongly agree	13.0%	6
Agree	50.0%	23
Disagree	17.4%	8
Strongly Disagree	15.2%	7
N/A or I don't know	4.3%	2

Totals: 46

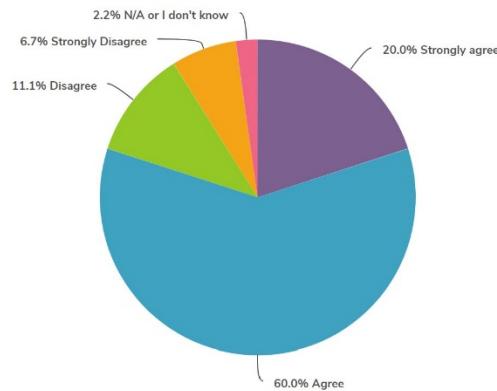
8. Please select the most appropriate answer below. The natural environmental qualities of the land, air, and water have been maintained by Dry Creek Ranch.



Value	Percent	Responses
Strongly agree	26.7%	12
Agree	46.7%	21
Disagree	20.0%	9
Strongly Disagree	4.4%	2
N/A or I don't know	2.2%	1

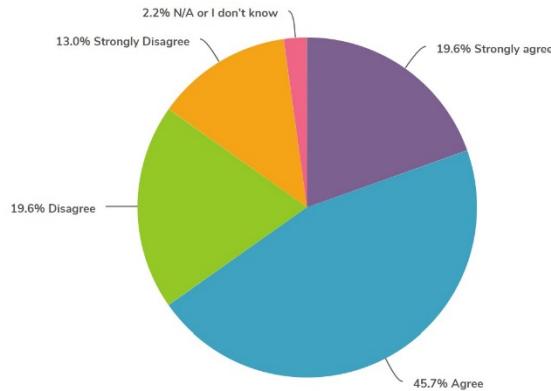
Totals: 45

9. Please select the most appropriate answer below. Street lights within the community provide safety and mitigate light pollution.



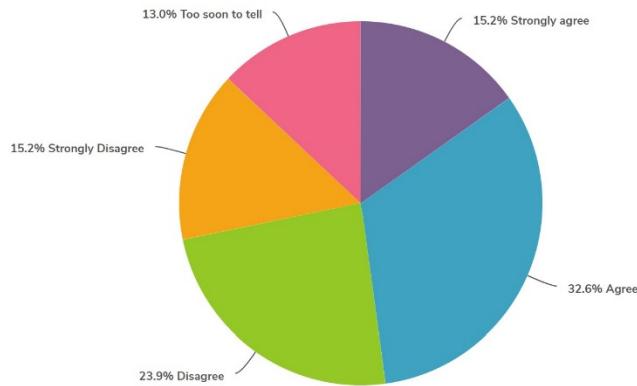
Value	Percent	Responses
Strongly agree	20.0%	9
Agree	60.0%	27
Disagree	11.1%	5
Strongly Disagree	6.7%	3
N/A or I don't know	2.2%	1
Totals: 45		

10. Please select the most appropriate answer below. Dry Creek Ranch has taken reasonable measure to mitigate traffic impacts generated by the development.



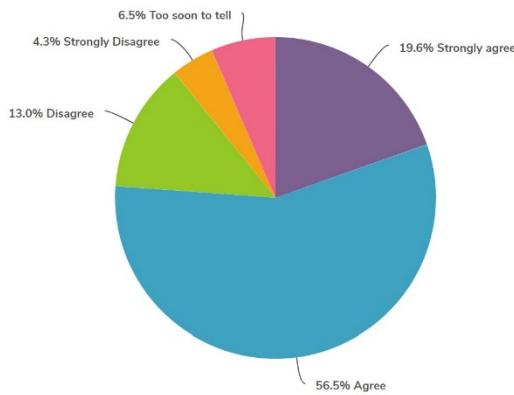
Value	Percent	Responses
Strongly agree	19.6%	9
Agree	45.7%	21
Disagree	19.6%	9
Strongly Disagree	13.0%	6
N/A or I don't know	2.2%	1
Totals: 46		

11. Please select the most appropriate answer below. Your quality of life has been enhanced by Dry Creek parks, facilities, pathways, trail ways, and community gardens.



Value	Percent	Responses
Strongly agree	15.2%	7
Agree	32.6%	15
Disagree	23.9%	11
Strongly Disagree	15.2%	7
Too soon to tell	13.0%	6
<b>Totals: 46</b>		

12. Please select the most appropriate answer below. The design of Dry Creek through street design and landscaping provides a sense of arrival.



Value	Percent	Responses
Strongly agree	19.6%	9
Agree	56.5%	26
Disagree	13.0%	6
Strongly Disagree	4.3%	2
Too soon to tell	6.5%	3
<b>Totals: 46</b>		

13. What do you like about living in Dry Creek Ranch?



Away from the bigger part of Boise and Eagle

The rural feel of the area, and being away from busy roads and streets. Also, the organic farm nearby, which provides healthy vegetables for the residents.

Even though it is a large community it still feels like we are in the country.

**Friendly and welcoming community. Diverse ages. Great creekside trail. Beautiful natural setting.**

It's removed from the runaway development occurring in Meridian.

We are very fortunate to have some great neighbors on our court

We love the views of the local hills. The location of the subdivision feels out of the busy city life while being close enough to be convenient.

Location, neighborhood feel, climate

## Everything!

Being in a development but not in the middle of town

A sense of community amongst the home owners. Views of foothills and mountains. Excellent home quality through their builders choices. Potential for future amenities, trails, commercial, etc

I like the view of the hills.

Proximity to foothills and the city of Eagle. Look forward to more finished trails.

It's quiet.

It's a great community, openness, and a farm on the property. Love the different builders with different homes types. I will be beautiful as we continue the phases. It's really nice place.

Great people/neighbors. Clean community.

Beautiful surroundings, awesome neighbors

Community, being tucked back a little bit. I grew up here so I love this area. Feels private.

Love being in Idaho. There seems to be great potential for the development.

Everything. It's an amazing community.

All the soon to be outdoor amenities coming our way.

The fresh produce delivered to my door every week. I love seeing the mountains from my front door and back door. I love how it feels like I am in nature within a few steps of our home.

The area is wonderful, the families are great and the housing quality is very nice.

Sense of community and the existing feel of being in a more natural environment.

Location and future amenities. Looking forward to connection of local ridge to rivers trail system. Also looking forward to light local business. Hopefully includes Farmers market, coffee shop and local pub within walking distance.

Safe, clean, development with a strong sense of community.
Great community, in a country environment that offers farm to table, and large lots. It's still a work in progress.
The beauty of being in the foothills and the custom homes in the area. There is also great potential for parks and commercial areas once the development is complete.
Views
The mountain views
The trails, views, community farm
We don't like it because there is no open space or fields. There is only one park. There are basically no amenities. They have cut down so many trees and destroyed natural habitat. The farm is too small to fill even 60 orders
I love my neighbors, and the community we are developing together. I am very hopeful that Dry Creek Ranch lives up to their word and creates space for horses, farming, and community to flourish.
I like the location and close proximity to downtown Eagle and 5-10 minutes from trail access.
I love living in Idaho. I do not like living in DCR based on a lot of the information provided below.
Away from main city traffic congestion although with all the new development ADA county keeps approving we have already seen a large increase in traffic and hwy 55 can't handle it.
Foothills, community, anxious for connectivity to ridges to rivers trail system.
Overall location of subdivision. Larger residential lots and space. Quiet, peaceful, and scenic.
Near foothills. Home value escalation.

14. Are there any improvements you would make to the Planned Community?



1 - More street lights 2 - Zip Code is Garden City - but we are in Boise????????? 3 - Merge with EAgle 4 - Don't continue street names. A street ends at a house, then the name gets picked back up in the next phase. People can not find houses easy.
A better trail system that was planned by a better engineer. The storm water system is terrible.
They need to do a better job of maintaining the Spring Valley Creak ravine by removing excessive brush/weeds and fallen and or dead trees.
No.
We'd like to see the park at Brookside and SH 55 completed.
Better walking trails in the community and covering over the mailboxes
Bball courts, trails, pool finally getting in, a park for slightly older children. Additional mail boxes.
During construction, it would be nice if someone had a little control over the workers. They park on both sides of the streets (which we were told was illegal due to fire lane requirements). The music is

played so loud and the trash they discard with no regard to where the wind will take it. It's really the only thing that makes the community less livable.

The pine tree on the Northeast corner of Spring Creek is ( and will be) a traffic hazard as Brookside continues to develop, before it gets larger, relocation should be considered. Line of sight is impaired significantly. Contractors and subs need to park on ONE side of the street with mirrors brought in, and workers need to refrain from loud foul language and music.

More playgrounds for the kids

More walking / hiking trails, more open land, parks

Open space seems limited, more an amenity to the few homes directly backing up to it. Additional trails through seem appropriate (Lexington Hills does well here). Improving the trail and open areas along the creek in Phase 3 rather than just weeds and construction trash (Avimor / Hidden Springs do well here). Begin creation of hiking and biking trails in the foothills area since that is a major advertisement for the neighborhood (Avimor does well here). Community centers to include workout facilities (The District at Parkcenter does well here).

There needs to be work on trails. Cameras and gates to improve safety. Massive amounts of construction traffic make it really noisy and congested. There are literally no community facilities.

Less white farmhouses. More useable green space. Add community basketball court. Driveway thru shuttle creek to dry creek for farm access. Fill in large grass /dirt water run off areas with more rock and landscape.

Connect to Trails; Commercial Center with restaurants.

I am concerned about the traffic once all the houses are built.. Need more than one way into the development.

Covering over mailboxes. Dog poop bag stations throughout community. Add promised mountain bike/hiking trails that connect to Avimor and Hidden Springs trails. Finished promised community pool. Also need to add more pools to accommodate the number of young families in development. Also I hear that Boise Hunter homes will be the only builder for some of the next phases (except for acre lots). This is a VERY bad idea. We need to keep the diversity of builders and a more custom feel to the neighborhood/development.

None

I think they are just behind on some of the amenities. Love living here though.

Too soon to tell.

Not yet.

More open parks!!!!!!! Common area's bring community, that is something Dry Creek Ranch can benefit from.

Eventually have a school, horse boarding facilities, open pool and club house.

I would recommend they close one side of the street for fire and emergency access as soon as they start construction of even one home on that portion of the block. The contractors park vehicle, trailers, cranes, cement trucks etc. on both sides of the street. The streets are not wide enough for this and is a danger for people who live on these blocked streets. Emergency vehicles would be delayed if not blocked at times.

Yes, there should be direct and easy access to trails and natural environments. Currently we are NOT allowed to access the trails through the backside of the community/development. We received email notification that this is private land owned by the developer and we (The Dry Creek Ranch community) are not allowed to access this land. The farm "lifestyle" should be more prevalent and integrated into the community. Right now it feels like an afterthought. Very disappointing. Water management and drainage across the development is inadequate. This is dangerous and a health hazard to the community. There is regularly water sitting stagnant. The developer needs to address this and take

responsibility for it. The developer needs to hold builders to a code of cleanliness and respect for the community. The neighborhood is LITTERED with trash and debris from construction. This is both inside the neighborhood as well as along the creek. The developer needs to hold the builders and their subcontractors to a code of respect and safety for the community. The subcontractors race through the streets in their cars (45 + miles/hr) while our children are out playing. It's only a matter of time until someone is injured or killed. The "Community Center" should be for the COMMUNITY to use and enjoy as part of our HOA and not an office/information center for the developer. In the plans and marketing materials it is stated as a community center - this is false advertising.

Greening up the field at the entrance of brookside and hi-way 55. Also the north side of Brookside could be greened up to really provide that feeling that you have arrived in dry creek.

This development promised horse stables, and riding trails, which was important to our home buying decision. However the developer has decided not to provide horse stables which I find to be to the detriment of what we bought in to.

Like to see these trails and playgrounds in, along with horse arena that they talk about

Yes, developer (Boise Hunter) is slow to work on and maintain community paths, parks, and community gathering areas. They seem to be more concerned with collecting HOA fees and completing their own homes.

1. The developer does not appreciate his customers. We have a very limited Trail system (definitely building it Much slower than they advertised). Now we can't go on "his" property to even walk the natural trails because he has allowed hunters to use the area. Of course we also had no idea that hunters were hunting within 1/2 a mile of homes. A better strategy would be to follow avimor. Set up the trails so that people can get to the eagle bike park, or walk the trail system and then develop around it. Right now he continues to make money on both sides. The residents are not getting what they were told in terms of open space and trails. 2. The clubhouse wasn't finished in summer 2020 but of course we are still paying our association fees. And the pool... a 4 foot pool? Not what I would have ever expected in a community where houses started at 500,000 and are more like 650-1m. 3. They already raised the water prices and added on some other one time fee that was never disclosed. They do not respond to residents issues unless residents post on Facebook. Such as drivers driving very fast in the neighborhood (suncobractors), and planting trees that make turning out if the neighborhood dangerous. Or trail maintenance... I'm disappointed about how the residents have been treated now that we have bought the homes.

Tons. Where is all the open space promised? The website says 467 acres of open space and fields. I haven't seen any fields. I have only seen drainage ditches. The park is tiny and there is only 1. The pool is tiny and no room for parents to hang out. The creek trail is littered with trash. Where is the trail system? The info on website is very different than the actual community development so far. The rooflines keep getting hire which blocks the Mountain View's.

Yes I would like to see the developer keep this land natural and beautiful while providing the amenities promised like fields open space trails and a farm that is big enough to support the community. I would like the developer to keep the trees and not destroy the wildlife habitat.

The new development of houses seem to be getting very close together. One of the things that drew us here was the open space. It also seems that Dry Creek Ranch may be revoking their promise to make this a horse and trail community. That needs to remain as part of the key elements here

Trail connectivity and finish the pool which is a year late

I was told that Dry Creek would be connecting to trails. Now I'm told that's way down the road in the plan...very disappointing. They promote trail access yet all they really have is one small path along the creek. There are not trails. There are not paths that connect throughout the neighborhood. Very misleading.

Boise Hunter Homes (BHH) has been deceitful, dishonest, and a very untrustworthy developer. The DCR Amenity Map and DCR Phase 3 map shows there was to be a park and pool on the corner of Spring Creek and Mirror Pond. They erected a 40 to 50-foot Club House. BHH falsified their application to Ada Co Planning Commission stating the building was to be used as information center (not an event center). Based on the plans we were given at the time we decided to build our home, this center was nowhere on the plans. There are about 300 families the current Phase 1,2,3 and 4 that are planning on using the pool. The occupancy for the pool is significantly less than the number of families that want to use the pool. The pool still has not opened. Next, Landon Northey and Todd (unknow last name) from BHH met with us and said the club house driveway located on Spring Creek is for emergency vehicles only. Also, door to access the club house on Spring Creek is going to be a fire door and used for emergencies only. These two statements are also incorrect. they were just telling us what they thought we wanted to hear. They were so wrong. I wrote numerous letters to Brent Danielson, Associate Planner requesting for him to deny BHH application to build the club house. The information of the application was skewed, misleading and completely wrong based on their intentions. Mr. Danielson approved their application. BHH actions have proven to be deceitful, dishonest, and they cannot be trusted.

They need more trails and water...they advertised trails and there is only one small trail that doesn't connect to anything.. there are no ponds or streams no waterways that they advertised.The street lights are way to bright and need to have Dark-sky lighting with shields on them. The community should strive to become a Dark-sky community and any new homes should be required to adhere to that type of lighting.

I think the first pool is too small for this sized community. I would like connectivity to the rivers to ridges trail system soon. The streets could have been wider. We had difficulty getting our 5th wheel into our RV bay and needed to downsize. I'm hoping they will have exercise equipment in the future community center. An enclosed dog park would be nice for off-leash.

Suggest that HOA and design committee, code, etc., enforce building codes and do not over build (ie: homes too close, roof elevations increasing and blocking views, proximity to side walks neighboring houses fences) this deters from the natural look and feel of Dry Creek Ranch living. Packing houses in will change the beauty to this location and create overcrowding, traffic issues, and loss of natural beauty.

More parks, green space. Pool, clubhouse (?) too small to accommodate current residents with more coming. Pool, clubhouse (?) not yet complete as promised.

15. How has living in Dry Creek Ranch met your expectations?



yes

To some extent, but there could have been better planning on trails and storm water.

Too soon to determine.
very well.
It's a nice neighborhood that is close enough to town but far enough away to be relatively quiet.
Disappointed as the builders keep building the same home plans over and over.
For the most part. It will be better when the construction moves away from my residence. Some of the builders move so slowly, but I'm trying to be patient.
Rein in the conduct and monitor access would help, we all realize there is construction noise, but loud music and foul language should not have to be expected too.. control that, and it could be very tolerable through these processes.
Yes!
The appeal of what it could be is excellent, though I worry that early phases are drawn by the promise of future amenities and the developer may decide those expenses are not needed after the homes are sold. Amenities (the first community center delayed 5 months) are severely lagging behind the quick buildout of the homes.
No, very crowded, noisy, event center with loud and late parties. All detract from what we wanted.
Enjoying it so far. Would like less construction trash swirling around. Would have loved to see the pool finished in a more timely manner. Would like to see neighbors more covid conscience at neighborhood events.
Low traffic noise, beautiful views.
So far I would say yes. Was not aware or told about houses going on the other side of the creek when we signed our contract over a year ago. We are not real happy about that.. The reason why we selected a creek side view was so we didn't have to see houses on the other side of us blocking the hill side views.
It meets many of my expectations and we truly love living here but would like to see developer come through with promises made about the development outlined in my previous answer.
Exceeded my expectations
Yes.
For the most part. They are slow in completing the community amenities.
Exceeded expectations.
I love all the different style of homes. It helps keep this community unique. Being surrounded by mountains and soon hikes near by... you get the outdoors right out your backyard!
Yes
I love Dry Creek and my new home and community!!
Our neighbors are fantastic and our children love riding along the creek trail.
It is still early in the process, but overall meeting expectations. One disappointment is the horse paddock idea has changed to just a riding arena. Many residents were looking forward to local horse boarding. Boarding a horse on residential 1 acre luxury homesites is not a practical solution.
Yes, but for the comments above.
It has exceeded my expectations for sure.
We have enjoyed the experience but feel it would be greatly enhanced once infrastructure is more completed.
It has not at all
It has not at all. I thought there was going to be parks fields open space and a trail system.
Very disappointed. There is trash everywhere the creek is destroyed. There are no trails or open space.
Beautiful homes, great community. I have only been here a short time, so time will tell

It hasn't. I plan on moving in the Spring.

No. Unbeknownst to us and our attorney when we decided to build in DRC that there are two builders Cody, owner/builder of Solitude and Mike Dildine, owner/builder of Highland Homes are also deceitful and untrustworthy. Cody was the original owner/builder of the lot we currently own. He sold the lot to Dildine for \$30,000 over original sales price. Mike Dildine increase the price an additional \$30,000 in selling it to us. Therefore, our lot was \$60,000 over original sales price. We were taken by two deep-pocket builders that Ada County has given them approval to build in DCR. Our attorney told us that since ID is a non-disclosure state, they were not obligated to disclose the price even though we asked numerous times during the building process. Second point, after our house was built, the appraised value was decreased by \$25,000 due to obstruction of view because of the close proximity (directly across the street) of the very tall club house. Third point, we found out this week they are extending Spring Creek Road (road behind our house) to Dry Creek Road. We suspect this road will definitely increase the traffic for people wanting to use it as cut-through to Highway 55. Fourth point, we also found out this week that Ada County is requiring 500-unit affordable housing. BHH has been very silent about this. Ada County has opened the door to deep-pocket and dishonest builders. Lastly, Ada County should have never agreed to let BHH build so many houses so close together. We see potentially the same thing happening here, if there was ever a fire, that happened in Coffey Park in California. The fire burned down thousands of homes. Similar to DCR, the builders crammed in so many large homes on small lots. Ada County has approved for BHH to continue to develop the land, which is so wrong on so many levels.

Very disappointed. Don't feel like the development has upheld rules and regs of the subdivision and way oversold the "outdoor" lifestyle. Density is way too high.

The people are great! Conservative and sensible and friendly! They've done a great job landscaping the common areas and roadways. My home is well made. Our superintendent, Kyler Dwyer, has been very accommodating. The foothills are beautiful!

Too soon to tell, but very optimistic.

Disappointed. Not as advertised. Rules (HOA) change frequently. Want HOA located locally so easier communication - not in Sun Valley.