RIVERCHASE RESIDENTIAL ASSOCIATION

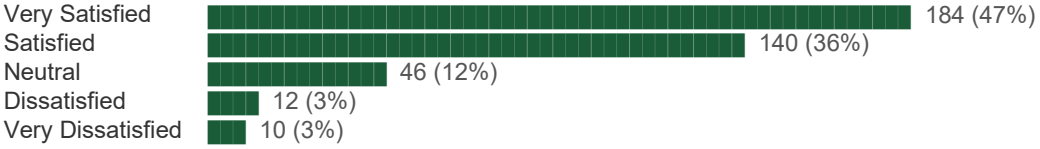
Resident Strategic Planning Survey — Final Results Summary

392 valid responses | October 2026

Total Valid Responses	Data Through	Removed (Test + Duplicates)
392	**October 6, 2026**	**9**

Q1 — Overall Satisfaction with the Neighborhood

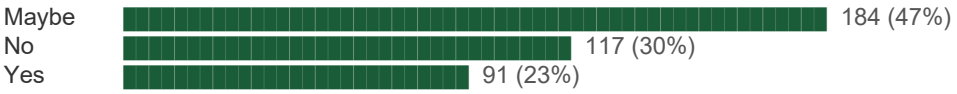
How satisfied are you overall with living in our neighborhood?



83% of respondents are satisfied or very satisfied with living in Riverchase — a strong foundation for the strategic plan. The 15% who are neutral to dissatisfied surface recurring themes around covenant enforcement, property upkeep, and road conditions in their open-ended comments.

Q2 & Q3 — Community Events Interest

Would you be interested in more Riverchase community events? / What types of events?



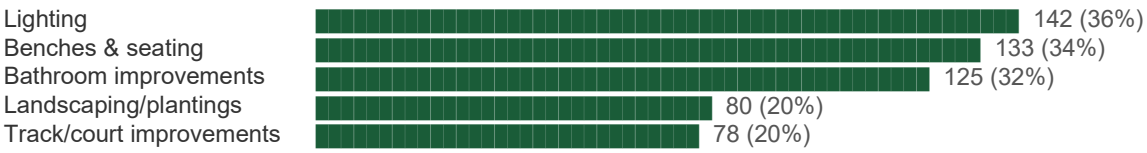
70% are open to or interested in more events. Of the 160 respondents who described preferred events, the most common themes were:

- Block parties / neighborhood cookouts / street parties (most frequently mentioned)
- Food trucks, farmers markets, and vendor events
- Family-friendly and kids' activities
- Golf, pickleball, and sports events
- Holiday events building on existing 4th of July, Halloween, and Christmas traditions
- Seasonal gatherings — fall festival, scavenger hunts, 5K fun run

> ⚑ **Notable:** *Several respondents mentioned book clubs, gardening groups, and bridge clubs — suggesting interest in smaller recurring gatherings, not just large one-time events.*

Q4 — Wildflower Park Improvements

If the RRA were to fund modest improvements at Wildflower Park, which would matter most?





Lighting is the top priority, followed by benches and bathrooms. Notable themes from open-ended comments:

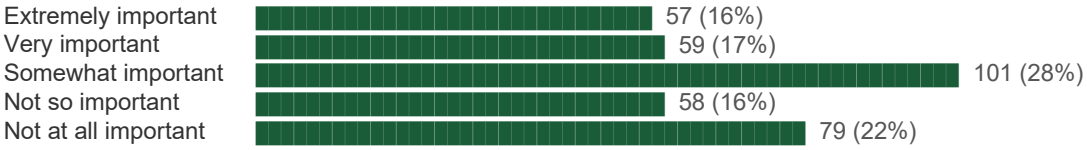
- Playground equipment updates remain a recurring concern — aging equipment, cleanliness, and safety
- Security concerns: suspicious activity in the parking lot at dusk; requests for cameras and better lighting
- A meaningful share of respondents remain unfamiliar with Wildflower Park — a communication opportunity

> ⚑ **Notable:** *Dog park interest appears repeatedly in open-ended comments — a specific and consistent ask worth factoring into any conversation with the City.*

> ⚑ **Notable:** *11% say no improvements are needed.*

Q5 — River Point Park Development

How important is it to you that River Point Park is developed?



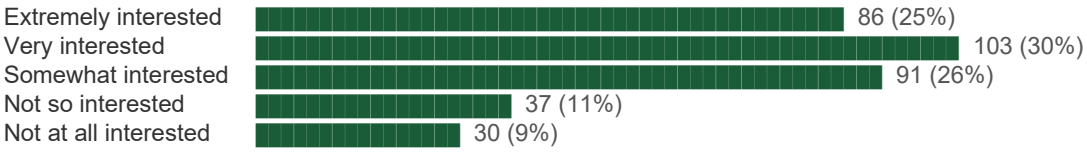
62% rate River Point Park as at least somewhat important. Low awareness is a key factor; many respondents wrote that they had never heard of the park or didn't know its location. Top amenities requested:

- Kayak / canoe launch and Cahaba River access (still the most mentioned by a wide margin)
- Walking and nature trails
- Restrooms and picnic areas
- Playground equipment
- Connection to the Cahaba Greenway / Riverchase Elementary trailhead

> ⚑ **Notable:** *Traffic and access concerns remain the dominant skepticism — multiple respondents cited Lake Forest Circle and River Park Drive congestion.*

Q6 — 'Dump Day' Bulk Waste Collection

If the RRA organized an annual Dump Day for bulk/special waste collection, would you be interested?



81% are somewhat to extremely interested — the clearest single mandate in the survey. Leaf and yard debris pickup continues to be mentioned repeatedly in open-ended comments as a related pain point, with several residents asking the RRA to explore a leaf collection program.

> ⚑ **Notable:** *Respondents expressed strong interest even after being informed that Hoover Connect already offers a bulk pickup option — confirming that residents may want a coordinated community event, not just an app-based service.*

Q7 — Cell Phone Service

Do you run into dead spots in the neighborhood for cell service?



32% report dead spots. The problem areas cited by the 97 respondents who described locations remain concentrated along the same corridors:

- Riverchase Parkway — the most cited location, particularly the stretch near the fire station, the low spot around the 1100 block / Old Montgomery Hwy intersection, and the section between Yellowwood Drive and Hwy 31
- Front entrance / Old Montgomery Hwy area
- Lake Point Estates / Lake Forest Circle area
- Specific streets: Shagbark Rd / Shagbark Circle, Tulip Poplar Lane, Sweetgum Dr/Ct, Baneberry area, River Park Dr
- Some respondents report dead spots inside their homes, not just on the road

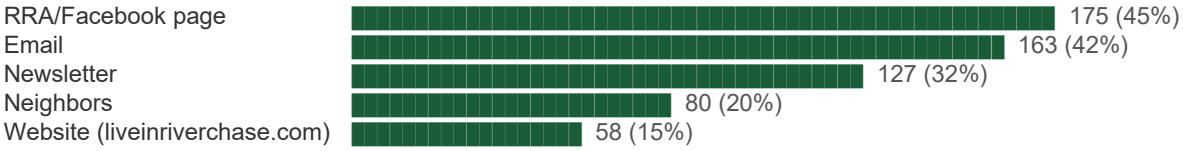
Of the 300 respondents who provided their carrier, AT&T is the most common (52%), followed by Verizon (35%) and T-Mobile (14%). Verizon users report dead spots at the highest rate:

Cell Phone Carrier × Dead Spot Reporting				
Carrier	**No Dead Spot**	**Dead Spot**	**Total**	**% Dead Spot**
AT&T	120	35	**155**	23%
Verizon	57	47	**104**	45%
T-Mobile	31	10	**41**	24%
Total	**208**	**92**	**300**	**31%**

Note: *Includes 300 of 392 respondents who provided a carrier. 'Spectrum,' 'Consumer Cellular,' and 'Mint Mobile' responses excluded due to small sample size. Verizon users continue to report dead spots at the highest rate (45%).*

Q8 — Where Residents Get Neighborhood Information

Where do you find the best place to get your neighborhood information? (Check all that apply)



Facebook is the dominant information channel (45%), with email close behind (42%). The newsletter (32%), neighbors (20%), and website (15%) round out the top sources. Open-ended comments include residents noting they were unaware the RRA has a website — a gap worth addressing.

> ⚑ **Notable:** *Email is nearly even with Facebook as the top information channel, reinforcing the value of maintaining a strong email list alongside the Facebook page — especially for residents who may not use social media.*

Q9 — Strategic Investment Priorities

Please rank your priorities for RRA investment over the next 5 years (1 = highest priority)

Rank	Category	Avg Rank	# Ranked #1
1	Park Improvements and Development	2.23	97
2	Beautification and Landscaping	2.37	95
3	Communications	2.82	57
4	Community Events	3.42	14
5	Cellular Coverage	3.84	25

Parks and Beautification lead clearly, Communications is third, Community Events fourth, and Cellular Coverage last. The averages reflect a clear and consistent view of what Riverchase residents want.

Q10 — Additional Priorities & Comments (Open-Ended)

Is there any issue, improvement, or idea NOT covered above that the RRA should prioritize?

148 respondents provided open-ended comments. The dominant themes were:

1. Covenant Enforcement & Property Upkeep

Still the single most frequent theme. Residents want meaningful enforcement of yard maintenance, property appearance, and debris rules. Specific issues raised: overgrown yards, dead trees, piles of yard waste at the curb, homes in visible disrepair, and inconsistent enforcement.

> ⚑ **Notable:** *Dead trees — along the Parkway and throughout the neighborhood — are cited repeatedly as both a safety hazard and an aesthetic concern. Several respondents also flagged deteriorating street signs as difficult to read.*

2. Sidewalks & Walkability

Sidewalks along the Parkway are a frequently cited concern. Speeding is flagged alongside the lack of sidewalks — residents feel unsafe walking because of vehicle speeds. One respondent proposed a phased approach with a fundraising goal.

3. Leaf & Yard Debris Pickup

Multiple respondents explicitly asked the RRA to restore or arrange leaf collection, some suggesting a cost-recovery model. Several also flagged stormwater drains being blocked by leaf debris as a secondary concern.

4. Road Conditions

Potholes and deteriorating road surfaces remain a frequent complaint, particularly in the townhome areas near the Hwy 31 entrance and along the Parkway. AT&T fiber installation damage from three years ago is still unresolved according to multiple respondents.

5. Cahaba River Access

Interest in Cahaba River access continues — kayak/canoe launch, a pedestrian bridge connection, and trail linkage to the Cahaba Greenway. One respondent described a specific route: put in at the Cahaba Greenway Trailhead at Riverchase Elementary, float 2 miles, and take out at River Point Park.

6. Neighborhood Lighting, Safety & Speeding

Dark sections of the Parkway and the Old Montgomery Hwy intersection are cited most often. Speeding on the Parkway continues to grow as a standalone concern, with requests for traffic calming. Golf carts driven by minors and unlicensed motorcycles on streets also remain recurring items.

7. Rental Properties & Short-Term Rentals

Several respondents request bylaw limits on rental property numbers and minimum rental duration.

8. Other Notable Items

- Entrance improvements — Dividing Ridge Dr entrance flagged for better care
- Street sign cleaning — deteriorating signs difficult to read

- Chase Plantation townhomes — residents noted feeling underserved by the RRA
- Native/pollinator landscaping — detailed case made for transitioning common areas to native plants
- Parkway home facades — incentives for aging exterior improvements suggested

⚑ **Notable:** *Resident opinions on the RRA ranged widely. One respondent wrote 'I'm just glad the Board is interested in a strategic plan!' — while another simply wrote 'Abolish the HOA.' We are choosing to take both as encouragement.*

Riverchase Residential Association | October 2026
Survey administered via SurveyMonkey. Percentages are rounded. n=392.