





BellaVita Summary of Traffic Sign Survey.....

BellaVita at Green Tee HOA

June 27, 2012

Board actions relative to the May traffic sign survey at Bellavita were taken at the monthly BVHOA board meeting on June 27, 2012.

See attached presentation for an explanation of the methods used and detail results of the survey conducted during May 2012 within BellaVita.

The summary results of the board's actions are:

Several traffic improvements will be reviewed and implemented following contractor bids and board approval for changes. See the page in presentation titled *"Issue disposition & potential improvements"*.

Sign #1 at North Riviera and East Capri (near the lake) will be **removed following posting of a notice to that action on the signs for two week as is custom in City of Pearland.**

Signs #2 and #3 will remain in place. At North Riviera and South Capri intersection (near the clubhouse) and at the South Venice Dr. and South Lago Vista Dr. intersection.

Survey implementation plan.....

- At the April 25th meeting the board requested that a survey be conducted to obtain a broad input from homeowners relative to the new stop signs based upon expressed concerns.
- The board asked Elizabeth Woods to develop the form to be used and it was circulated to the board members for input on scope and wording.
- The final survey form was distributed to the homeowners via the Communications Committee in May with a deadline for submission to the clubhouse no later than May 31.
- The survey form ask for homeowner input on the 3 new stop sign areas which are S. Venice (1 sign) and North Riviera (2 signs near clubhouse).
- The form also allowed for comments to the board.
- The plan was to distribute the form, accept the resulting forms in a box at the clubhouse where Ron and Elizabeth would collect them and perform analysis for presentation to the board before the June board meeting.
- It was decided that data should be tabulated to identify the results relative to those that generally pass thru the stop sign and those that may not use that intersection at all for a better understanding of the results. Elizabeth developed a system to do this and it was supplemented with a color map for each of the 3 intersections.
- The plan indicated that the results & analysis would be shown to homeowners at the June meeting and then posting on the BV Web.
- The filled out forms and the colored maps will only be used by the board to protect the homeowners' privacy.
- The board will decide how to use the results for implementation at BV.

Generalized comments on survey sheets.....

About 40% of respondents provided comments.

- We don't need any of the stop signs on North or South Riviera as it is the main road.
- Stop signs are intended for feeder roads not main roads and waste a lot of fuel.
- Stop signs should not be used for speed control.
- Riviera does not have a lot of cross traffic so we don't need the signs.
- Too many drivers in BV speed and the signs have slowed traffic.
- Speed limits should be enforced & we should have more speed limit signs.
- BV has not had wrecks so the signs are not needed.
- BV people are all adults; all have a lot of experience, and drive carefully.
- We don't have a lot of traffic in BV so we don't need to have stop signs. NOTE: *Traffic should slow more after the final home build out by January 2013.*
- People are not stopping for the new or old signs anyhow so they all are dangerous intersections.
- The stop signs have helped us that live near those intersections and on the side streets.
- Walkers and dog walkers are concerned about speeding.
- The road curves in North Riviera and therefore need stop signs to help entrance on to it.
- The stop signs have helped us that live near those intersections and on the side streets.
- We elected the board to make these decisions.
- The clubhouse traffic should be considered in decision for the N. Riviera signs.
- Some prefer speed bumps (humps) over stop signs and some don't.
- The two stop signs at Berlino and S. Riviera (builder installed) serve no major function.
- Professional study should have been conducted before installing.

Survey Observations.....

For this survey 62% of homeowners responded within the survey time deadline.

A few submissions were not included in final tally due to inadequate information, duplicate, or no address shown and this does not affect the outcome.

Of the total lots in BV, the North sections of BV represent 63% (377 homes) and The South sections represent 37% (239 homes). Divided by BellaVita Drive.

About 15% on average of all respondents indicated no preference for one or more signs.

Those near the sign intersection (about one block near corners) at N. Riviera generally favor the signs.

Giving only 50% weight to those that do not have to drive thru the particular intersection does not materially change the results.

The results for both South and East Capri were essentially the same but the S. Capri sign had about 5% more requests to “stay”.

Adding the “no preference” to the “stay” results at the two N. Riviera intersections does not materially change the results.

Adding the “no preference” to the “stay” results on S. Venice provides a virtual tie between stay & remove.

.....Detail results are on the following summary pages compiled by Elizabeth and she will go thru the methods & data and I will follow with summary comments before it will be opened to board discussions.....

Survey Data charts.....

Chart one---Calculations based upon all results at 100% of responses totaled.

Chart two---Calculations based upon the “don’t drive thru” being weighted at 50%.

Definitions for categories:

--Drive thru assumes likely use of that intersection to exit BV or go to clubhouse.

--Don’t drive thru assumes a direct or alternate path available to exit BV or visit clubhouse without using the 3 stop signs.

BellaVita HOA Traffic Device Survey tabulations

Sign # 1 N Riviera Circle at E Capri Dr.

	Drive Thru		Do Not Drive Thru		Total	
	#	%	#	%	#	%
Stay	40	20.0%	48	32.0%	88	25.1%
Remove	154	77.0%	54	36.0%	208	59.4%
No Preference	6	3.0%	48	32.0%	54	15.4%
	<u>200</u>	<u>100.0%</u>	<u>150</u>	<u>100.0%</u>	<u>350</u>	<u>100.0%</u>

Sign # 2 N Riviera Circle at S Capri Dr.

	Drive Thru		Do Not Drive Thru		Total	
	#	%	#	%	#	%
Stay	56	24.9%	33	26.4%	89	25.4%
Remove	162	72.0%	49	39.2%	211	60.3%
No Preference	7	3.1%	43	34.4%	50	14.3%
	<u>225</u>	<u>100.0%</u>	<u>125</u>	<u>100.0%</u>	<u>350</u>	<u>100.0%</u>

Sign # 3 S Venice Dr. at S Lago Vista Dr.

	Drive Thru		Do Not Drive Thru		Total	
	#	%	#	%	#	%
Stay	13	39.4%	77	24.8%	90	26.2%
Remove	18	54.5%	137	44.1%	155	45.1%
No Preference	2	6.1%	97	31.2%	99	28.8%
	<u>33</u>	<u>100.0%</u>	<u>311</u>	<u>100.0%</u>	<u>344</u>	<u>100.0%</u>

If assign 1/2 weight to “do not drive thru” the following results:

Sign # 1 N Riviera Circle at E Capri Dr.

	Drive Thru		Do Not Drive Thru		Total	
	#	%	#	%	#	%
Stay	40	20.0%	48	32.0%	64	23.3%
Remove	154	77.0%	54	36.0%	181	65.8%
No Preference	6	3.0%	48	32.0%	30	10.9%
	<u>200</u>	<u>100.0%</u>	<u>150</u>	<u>100.0%</u>	<u>275</u>	<u>100.0%</u>

Sign # 2 N Riviera Circle at S Capri Dr.

	Drive Thru		Do Not Drive Thru		Total	
	#	%	#	%	#	%
Stay	56	24.9%	33	26.4%	73	25.2%
Remove	162	72.0%	49	39.2%	187	64.9%
No Preference	7	3.1%	43	34.4%	29	9.9%
	<u>225</u>	<u>100.0%</u>	<u>125</u>	<u>100.0%</u>	<u>288</u>	<u>100.0%</u>

Sign # 3 S Venice Dr. at S Lago Vista Dr.

	Drive Thru		Do Not Drive Thru		Total	
	#	%	#	%	#	%
Stay	13	39.4%	77	24.8%	52	27.3%
Remove	18	54.5%	137	44.1%	87	45.9%
No Preference	2	6.1%	97	31.2%	51	26.8%
	<u>33</u>	<u>100.0%</u>	<u>311</u>	<u>100.0%</u>	<u>189</u>	<u>100.0%</u>

Traffic issues disposition & potential improvements (some from the survey comments)

•Considerations for facility committee review are:

1. Removal of signs at South Riviera & Berlino (2), S. Primavera at retention pond entrance (1), & at Penne street (1) and salvage the street poles (3).
2. Install the removed poles where small poles (2) are used on N. Riviera and where the street sign pole is missing on N. Riviera at Modena intersection.
3. Pedestrian crossing actions:
 - a. Refresh old white lines.
 - b. Install new white crossing lines at prime walk crossings, TBD.
4. Add white traffic stop lines at major intersection stop points:
 - a. Gate entrance stop signs.
 - b. Exit stop sign onto Scarsdale. Would city do this one?
 - c. Riviera stop signs only on Riviera lanes.
5. Add white lane divider stripes at entrance and exit lanes by gate on BellaVita Dr. (both 2 lanes).
6. Install new sidewalk from Messina Dr. to lake sidewalk along N. Riviera.
 - a. Access for most Sections 3 & 4 walkers to lake is via N. Riviera **on the road**.
 - b. That area is common property of BV, Reserve A, Section 4 and Reserve H, Section 1.
 - c. Connect walk to Messina with a wheelchair ramp at stop sign and put pedestrian crossings lines across N. Riviera to N. Messina Dr. side.
 - d. Approx. 160 feet of concrete, 36 inches wide.
- g. Explore use of 4-way or 3-way signs on some of the stop sign poles.

•Sign action plan discussions:

1. #1 sign at Riviera at E. Capri.
2. #2 sign at Riviera at S. Capri.
3. #3 sign at S. Venice.