



# Age-Friendly Action Plan North Oaks, MN



DRAFT February 8, 2024

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# Introduction

Age-Friendly Minnesota is a collaborative statewide effort to make our systems and communities more inclusive of and responsive to older adults. It is part of a global movement to prepare for an aging population and ensure that older people are valued and integrated into communities at a new level.

- *Age-Friendly Minnesota*



## History

In 1950, the James J. Hill family established the North Oaks Company (NOC) to create a residential community focused on preserving the natural environment in what is now the City of North Oaks. In the same year, the North Oaks Home Owner's Association (NOHOA) was incorporated. The association is responsible for maintaining roads and recreational facilities and managing the deed restrictions. The development of North Oaks initially began in the south-central area of the City, featuring large lots that maintained the existing topography and natural features of the area.

During its early stages, the City's services were rural, relying on individual wells and sewage systems. Over time, roads were paved and central sewer and water systems were introduced in parts of the community. In 1956, the city of North Oaks was officially incorporated to prevent the community from being divided among adjacent Cities that were also incorporating. Responsibilities between the City and NOHOA overlap in areas such as zoning, subdivision, nuisance and sanitary matters, with the City directly handling police and fire services.



The legacy of large lots, preservation of natural resources and initial rural development still influence recent developments. While the development of large lots and single family homes has continued, North Oaks has also observed a growing population of older residents for which these homes are less suitable. In response to this demographic shift, Waverly Gardens was established in 2005 as a retirement community that provides opportunities for residents to age within the community.

# Age-Friendly Project

The City of North Oaks was awarded an Age-Friendly Minnesota (AFMN) Grant from the Minnesota Department of Human Services. The grant was for a community visioning project to create an Age-Friendly Community Vision and Strategic Action Plan for the City. An online survey was created to learn about the community's age-friendly needs and concerns. A postcard was mailed to every North Oaks household and included a link to access the survey with an invitation to the age-friendly open house. A link to the survey was also provided on the City of North Oaks website. More than 260 North Oaks residents responded to the online survey and we engaged with approximately 60 residents at the open house on the subject of making North Oaks more of an age-friendly community. The responses and input we received from the survey and open house helped to inform the development of this report, including the community vision and strategic action plan to help make North Oaks a more age-inclusive community.



The survey respondents were predominantly older residents with 65% of respondents over the age of 60, which provided us with key insight into issues that older residents face as they age in place. More than 65% of respondents also indicated they planned to continue living in North Oaks for at least five to 30 more years. Nearly a quarter of respondents indicated they do not have enough community support to age in place and remain in their homes should their needs change. This reflects the importance of establishing an age-friendly vision for North Oaks and action items to ensure age-friendly improvements are implemented.

We learned that North Oaks residents value preservation of the natural environment and recreational opportunities to enjoy the natural amenities. This extends to the lakes, trails, wooded areas and wildlife. Residents value the privacy and security the City provides. We also learned where residents face barriers maintaining a higher quality of life as they age and remaining in their homes. Issues such as transportation, accessibility, community engagement and housing help were identified by residents as impediments to remaining in the community as they age. Through the survey and open house feedback, we have identified areas where improvements can be made to enhance the existing attributes of the community and opportunities for new services or community features can make North Oaks a more age-friendly and age-inclusive community.

Guided by this report, the City of North Oaks, North Oaks Homeowners Association (NOHOA) and community partners can take part in a range of efforts that help older residents remain connected, included, involved and independent within the community.



# Community Profile

North Oaks is a City of 5,272 residents in Ramsey County, north of St. Paul. The City is 8.6 square miles in area and the community is developed around Pleasant Lake in the center of the City. The City is unique in that all but 14 homes are part of the North Oaks Home Owners Association (NOHOA). The NOHOA deeds and declarations address development standards and management of infrastructure in the City. The City of North Oaks does not own any streets, trails or recreational facilities. Those facilities are owned and maintained by NOHOA.

The City of North Oaks has a rich history as a vibrant community--active with many community-based organizations and a shared connection with the natural environment. Outdoor recreation is a core element of the North Oaks community with a beach and trails around Pleasant Lake. NOHOA manages parks and recreational activities for the community.

There are approximately 1,758 households in North Oaks with an average household size of 2.87 people. As noted in the 2040 Comprehensive Plan, North Oaks was historically a child-raising community predominantly comprised of residents aged 5-19 and 35-44 at the time of the 1970 Census. Over time, the Census data has shown that North Oaks is an increasingly aging community with a current median age of 49.3 years old. The trend of an older population in North Oaks is expected to continue, consistent with many surrounding suburbs that are also experiencing a maturing population. There are still a mix of families in North Oaks with young children, middle-aged professionals and senior residents. The Census Bureau also indicates that 8.8% of North Oaks residents reported a disability, predominantly in the population aged 65 and older.

# What We Heard

The survey and open house focused on gauging the age-friendliness of the community and provided insights into various aspects affecting the livability and well-being of older adults. Residents prize the existing trail system but noted challenges for aging residents and those with disabilities to access this amenity. Suggested improvements like additional resting places and improved maintenance were recommended. Transportation concerns encompassed dangerous intersections and difficulties for the aging population to continue driving. Many open house attendees suggested solutions such as a resident shuttle bus for within the City but also to access amenities outside of North

Oaks such as grocery stores. The lack of walkability along main roads emerged as a key concern through both the open house and resident survey.

While the safety within North Oaks was generally perceived positively, many survey respondents and open house attendees noted that community safety and maintenance of privacy from non-residents was of increasing concern. Suggestions such as entrance gates, license plate readers, increased street lighting and block captains were raised as potential solutions to address safety concerns. Other community members expressed they did not want additional security measures such as entrance gates or license plate readers. In a related thread, residents also expressed that the community could feel safer with increased social participation and engagement between neighbors.

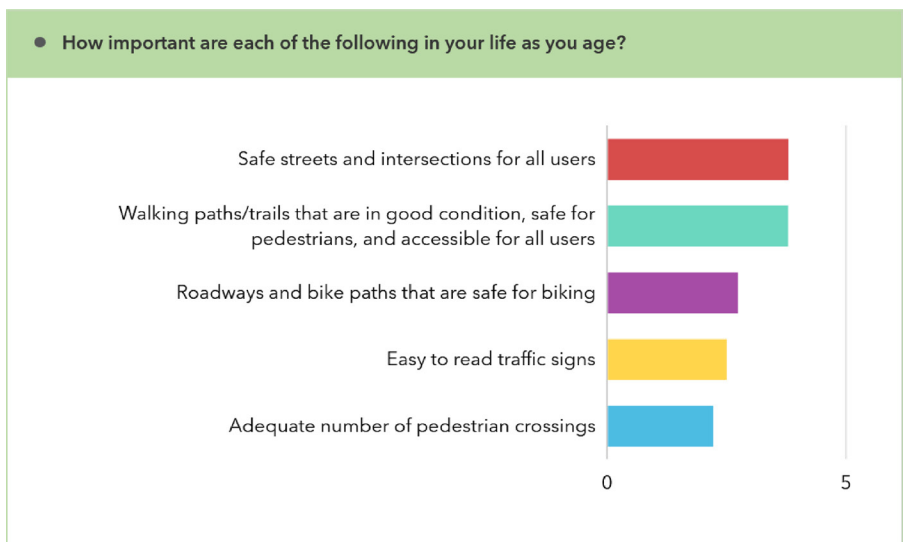
The following includes comments we received on key aspects of the City as identified by residents through the survey and open house:

## Transportation

- Safe streets and intersections for all users were identified as very important to North Oaks residents as they age.
- The layout of some intersections throughout North Oaks cause low visibility and have contributed to dangerous conditions for motorists, pedestrians and bicyclists.
- Narrow roads and the lack of lights have made it difficult for the aging population to drive, especially at night.
- There should be consideration for alternative transportation methods such as a shuttle bus for residents.

## Walkability

- Pedestrian connections are desired between amenities such as the east Pleasant Lake Trail and tennis courts.
- Residents indicated dangerous conditions for pedestrians where roads are narrow, winding with blind corners and drivers don't expect or anticipate pedestrians.
- In the survey, 39% of respondents indicated that walking paths and trails in good condition that are accessible for all users are important as they age in North Oaks.





## Park Space and Trails

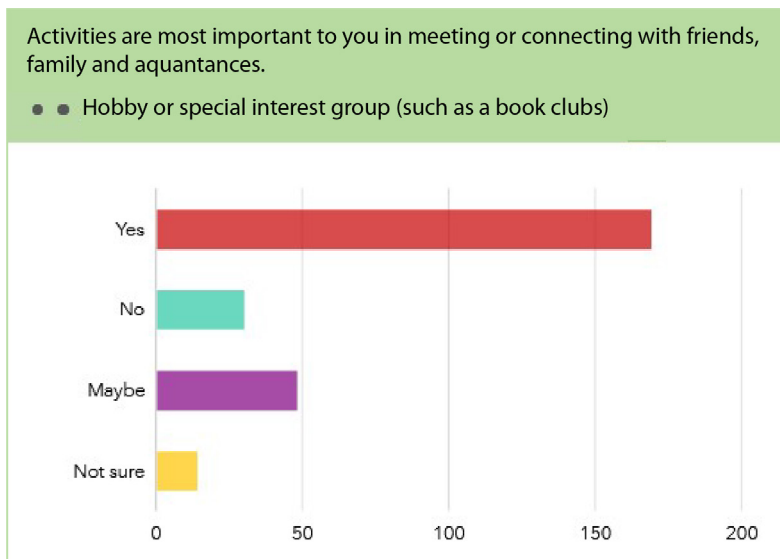
- Survey respondents indicated the location of trails through the community are excellent, especially where trails provide access to natural areas.
- Aging residents and those with disabilities have found that trails are difficult to navigate or are inaccessible.
- The trail system could be further enhanced with additional resting places, benches and bathroom facilities.
- Different types of trails could be provided to increase accessibility (paved, natural trails, widened pathways, etc.).
- Residents noted Pleasant Lake Beach is a valued amenity and should be better maintained for recreational use.

## Civic Participation

- Residents indicated there are few known volunteer opportunities in North Oaks.
- In the survey, 45% of respondents said that volunteering was important for meeting or connecting with friends, family and acquaintances.
- Survey respondents indicated a preference for easy to find information on local volunteering opportunities (62%) and volunteer opportunities to make social connections (40%).
- Residents voice a desire for easy to find information on available local volunteer opportunities and civic events.

## Safety

- Residents overwhelmingly consider North Oaks as a safe community.
- Residents noted that extending lighting within the City, especially in areas where children live, would improve safety.
- There is a greater need for emergency services with an aging population.



## Social Participation and Inclusion

- Residents often noted the lack of a community room and place to congregate for clubs, community classes or to meet with neighbors.
- Residents noted that providing activity programs for seniors and all ages could help reduce social isolation.
- In the survey, 65% of respondents said that hobby and special interest groups are important for meeting or connecting with friends, family and acquaintances.

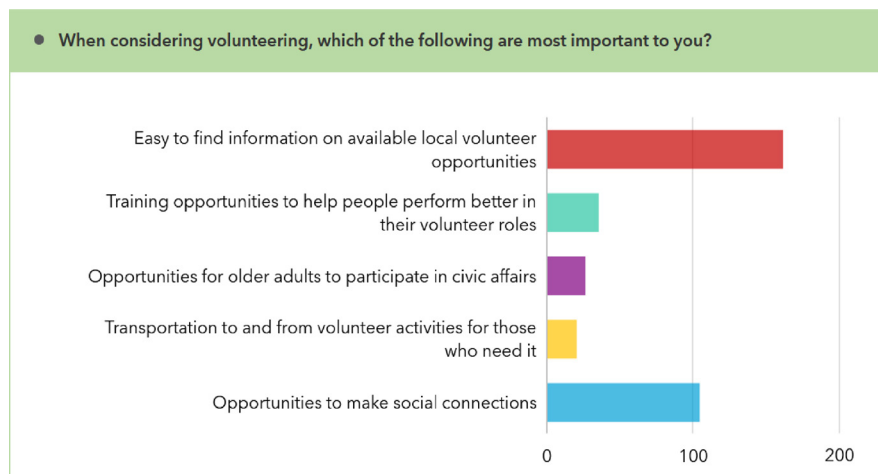
## Communication and Information

- People rely on the City website for information.
- North Oaks residents indicated that the North Oaks Newspaper, the internet and family/friends are their top three resources for information about services for older adults.
- In the survey, 73% of respondents indicated a preference to have one website source for North Oaks information.
- Better information on support services for older people would improve the quality of life for North Oaks residents.



## Community Support Services

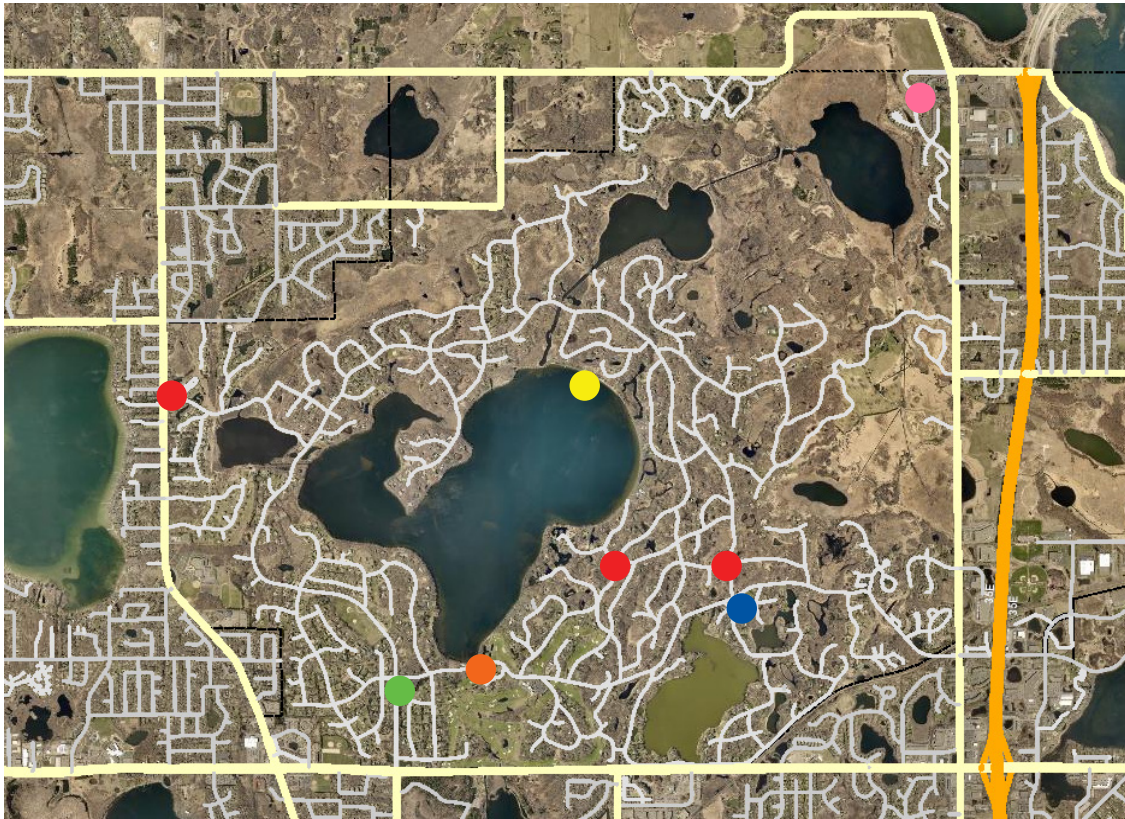
- Residents requested a list of service providers or support services for seniors be created.
- The community could operate a program to conduct wellness checks for elderly residents.
- Residents indicated they were most likely to leave North Oaks due to the cost of living and lack of social support and home services.
- The lack of shops or services within walking distance has impacted the ability for residents to age within North Oaks.
- Information on the facilities at Waverly Gardens that are available for all residents should be more accessible.





# Areas For Improvement

The map below shows areas residents specifically identified as needing improvements.



## ● Pleasant Lake Beach

A maintenance plan should be established to ensure the beach area is clean. The City should explore opportunities to improve water quality at the beach.

## ● Safe Streets

Sidewalks or separated trails should be provided on West Pleasant and East Pleasant Roads to increase pedestrian safety.

## ● Transportation Safety

There are multiple intersections throughout North Oaks that residents have identified as dangerous for drivers and pedestrians, including blind intersections.

## ● Trails

Trails should be improved to allow accessibility for elderly residents and those with disabilities. Additional trail connections should be explored for increased accessibility between amenities.

## ● Community Center

Repurpose East Rec into a community center to host programming for all ages.

## ● Recreation Facilities

Recreational facilities are available to all North Oaks residents and this information should be made more available on the City website.

# Age-Inclusive Principles

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## Transportation

Create safer streets within the North Oaks community, where balanced integration of bikes, pedestrian and cars fosters diverse opportunities for transportation and the design of streets strives for an inclusive design that prioritizes safety and accessibility that enables residents of all ages to navigate the City with ease, safety and confidence.



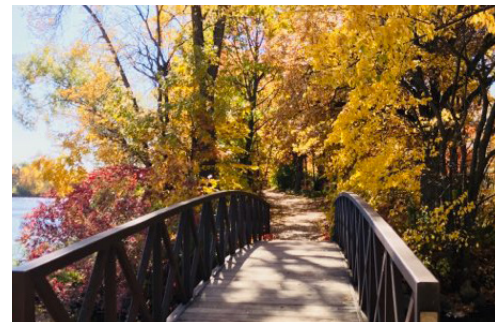
## Community Inclusion and Engagement

Foster connections through accessible community rooms and spaces, civic clubs, hobby groups, volunteering opportunities and community events. The North Oaks community aspires to create a supportive environment where individuals of all ages can actively participate, share their experiences and contribute to the collective wellbeing of the community.



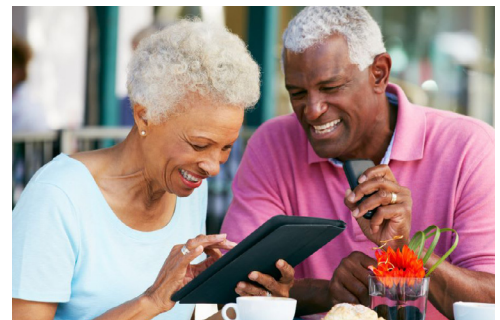
## Outdoor Spaces

Coordinate age-friendly initiatives that promote preservation of the natural environment while ensuring that we improve access to natural resources for all ages, fostering a sustainable and inclusive connection with nature for all generations.



## Communication and Information

Empower residents to age in place by providing easy access to relevant information and resources. Providing easy access to resources that support independence, well-being, and informed decision-making for individuals of all ages within the community.





# Strategic Action Plan

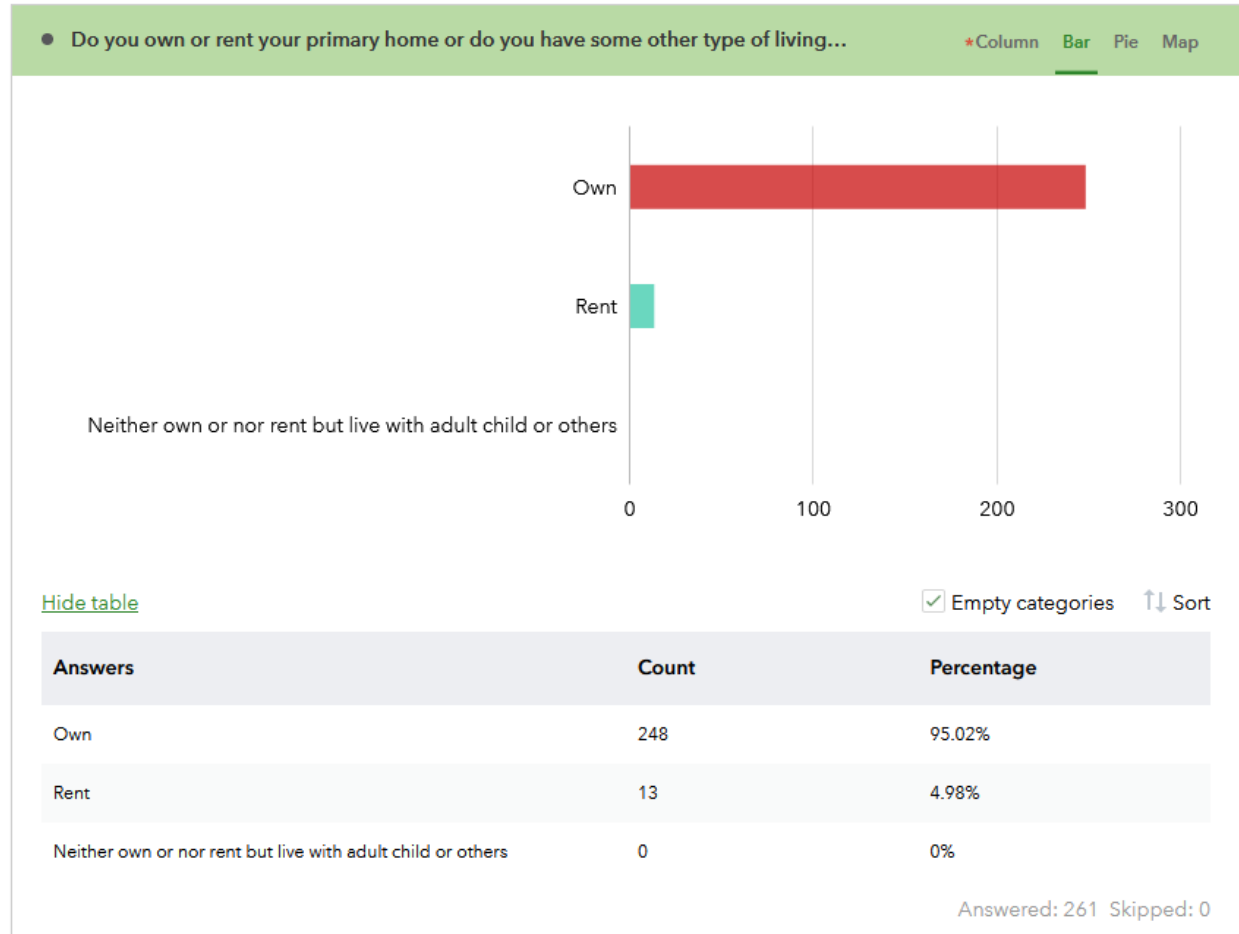


The strategy for implementing age-friendly practices in North Oaks adopts a comprehensive approach. The City of North Oaks and NOHOA can engage the following action items to improve the community for seniors and residents of all ages:

1. The City will work with NOHOA to identify street and trail improvements to be incorporated into the Master Infrastructure Plan (MIP) effort.
2. NOHOA and the City should consider social initiatives, including the establishment of a community center and community clubs and events.
3. The City should continue to make website improvements so that residents can easily find information and leave feedback.
4. The City will ensure remote access to public meetings continues to allow residents the ability to stay engaged with Commissions and City Council.
5. The City will work with NOHOA to develop a list of providers for services, such as home maintenance, chore services, home delivered meals and more, that are available for senior residents.
6. The City should work with NOHOA to identify alternative transportation methods for residents such as a community shuttle.
7. The City and NOHOA will work together to implement volunteer opportunities for residents such creating a program to conduct wellness checks for senior residents.

## NORTH OAKS AGE FRIENDLY GRANT SURVEY

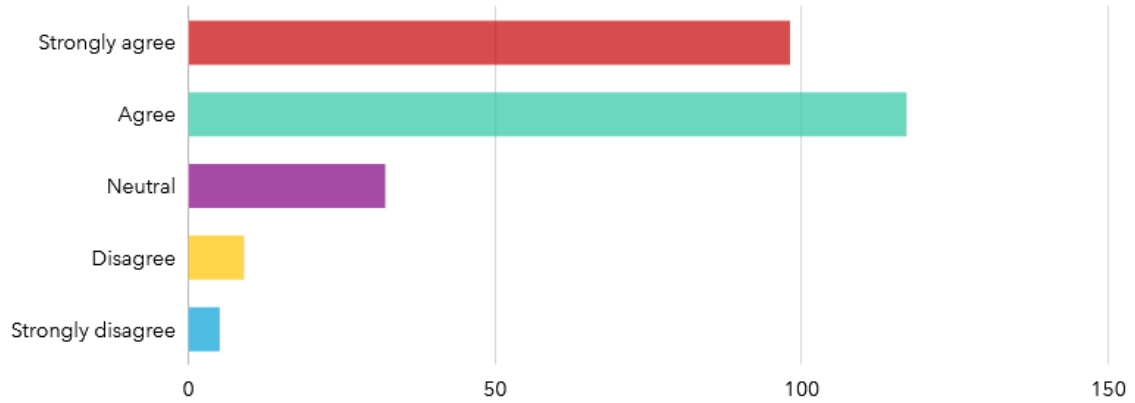
### Built Environment: Housing, Outdoor Spaces and Buildings





● My current residence is affordable and appropriate for my needs. \*

Column Bar Pie Map



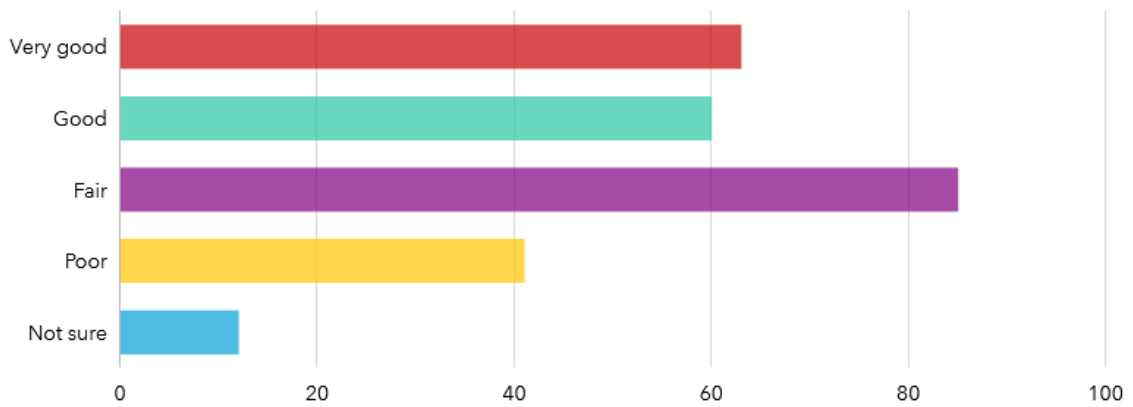
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Answers	Count	Percentage
Strongly agree	98	37.55%
Agree	117	44.83%
Neutral	32	12.26%
Disagree	9	3.45%
Strongly disagree	5	1.92%

Answered: 261 Skipped: 0

● ● Benches for resting in areas like parks, along walking paths/trails and around buildings \* Column Bar Pie Map



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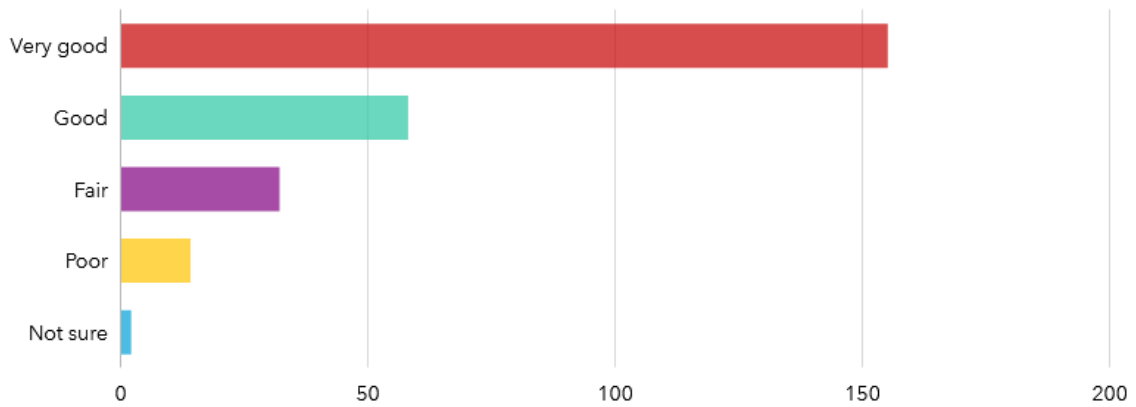
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Answers	Count	Percentage
Very good	63	24.14%
Good	60	22.99%
Fair	85	32.57%
Poor	41	15.71%
Not sure	12	4.6%

Answered: 261 Skipped: 0

● ● Walking paths that are useable for me and my family \*

Column Bar Pie Map



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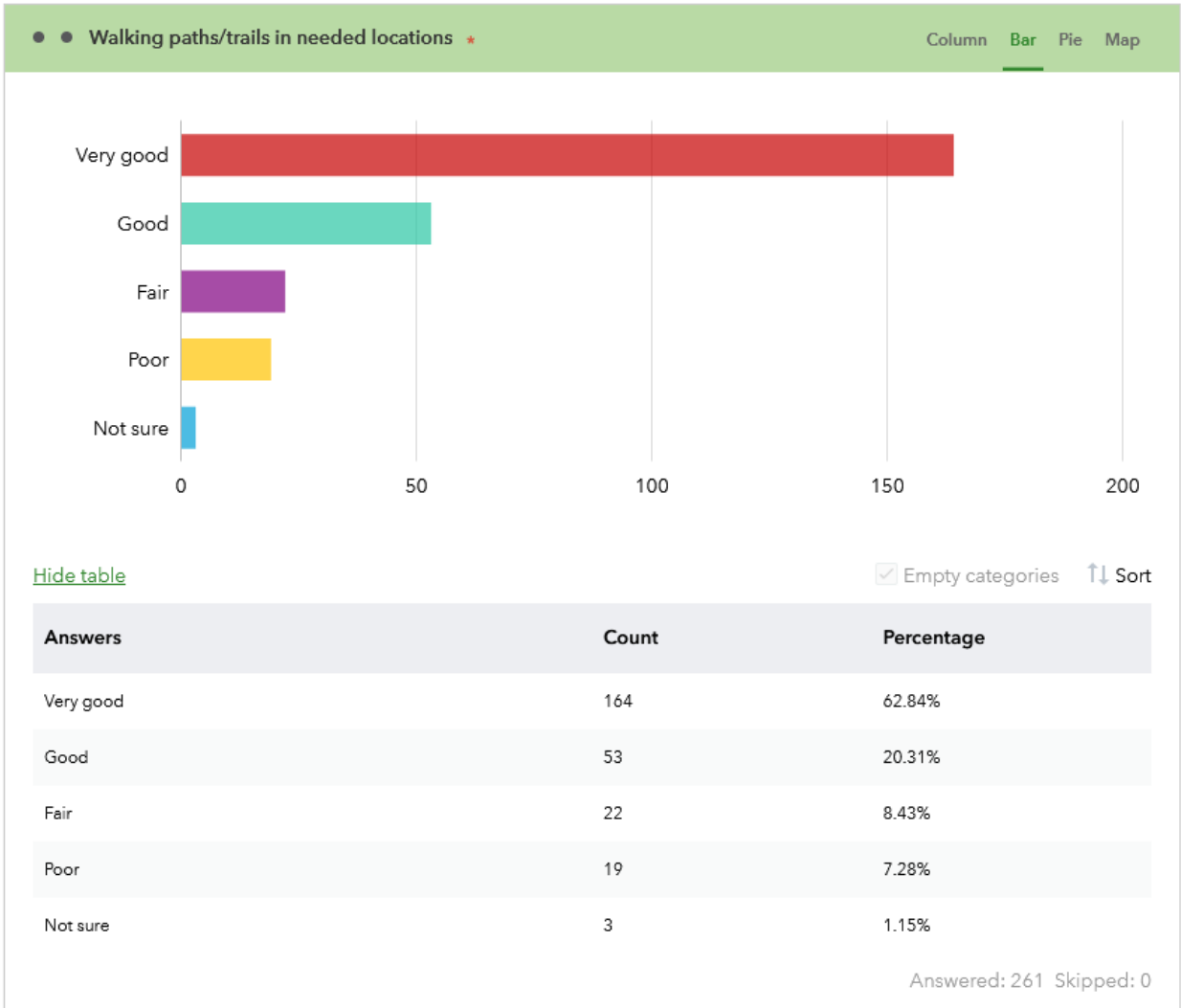
Answers	Count	Percentage
Very good	155	59.39%
Good	58	22.22%
Fair	32	12.26%
Poor	14	5.36%
Not sure	2	0.77%

Answered: 261 Skipped: 0





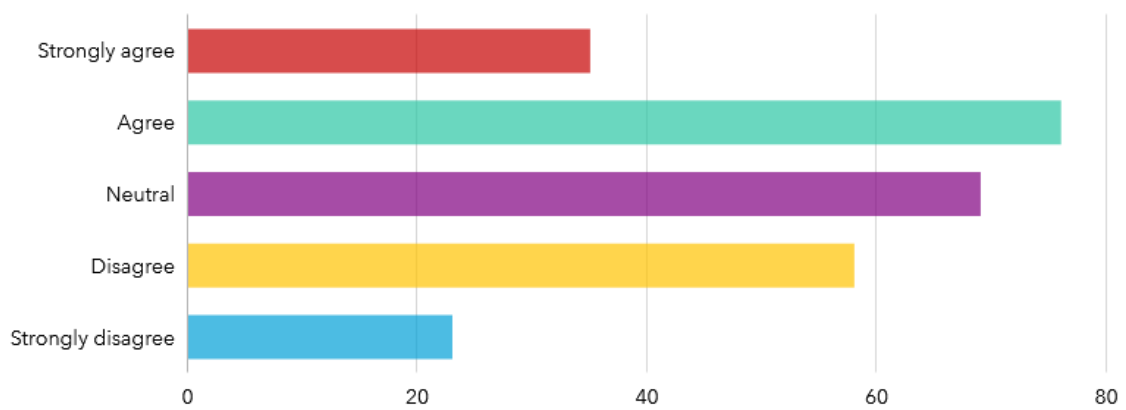
Built Environment: Housing, Outdoor Spaces and Buildings > How would you rate your community on the availability of the following features?





● If I wish to remain living at home as long as possible, I have enough family, friends and...

★ Column Bar Pie Map



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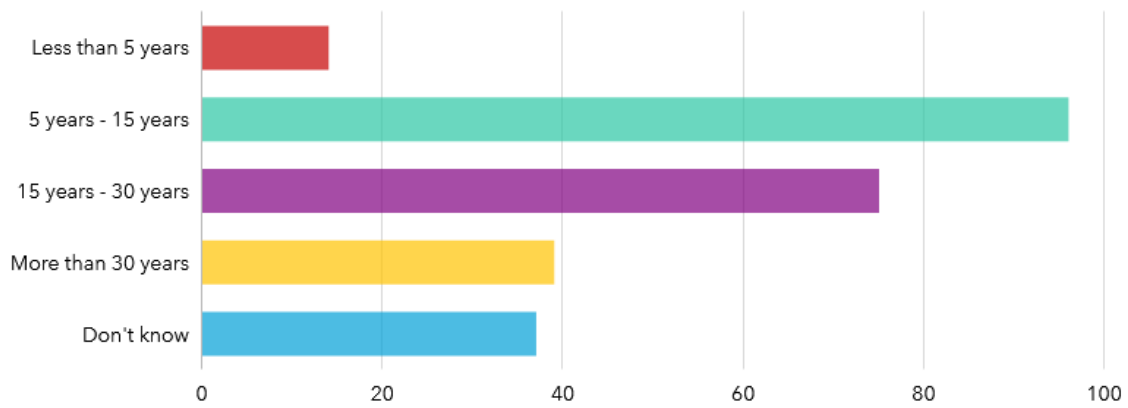
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Answers	Count	Percentage
Strongly agree	35	13.41%
Agree	76	29.12%
Neutral	69	26.44%
Disagree	58	22.22%
Strongly disagree	23	8.81%

Answered: 261 Skipped: 0

● How long do you plan to live in North Oaks? \*

Column Bar Pie Map



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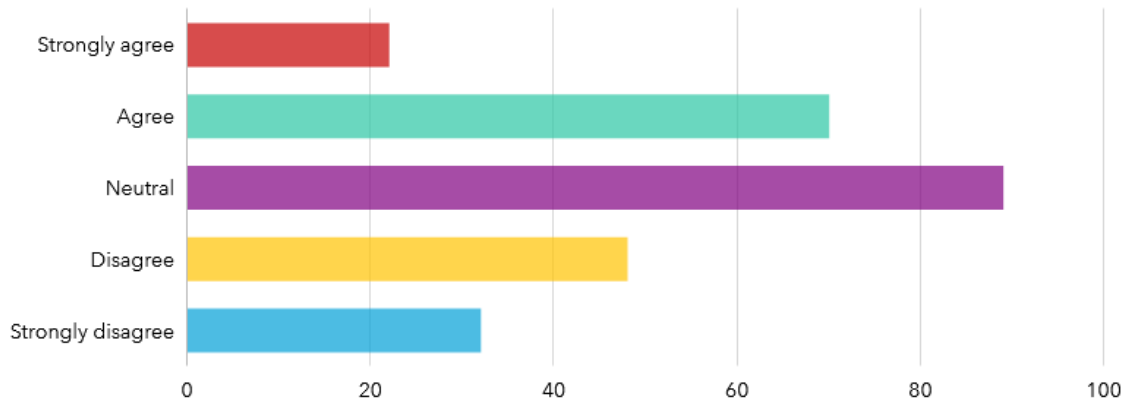
Answers	Count	Percentage
Less than 5 years	14	5.36%
5 years - 15 years	96	36.78%
15 years - 30 years	75	28.74%
More than 30 years	39	14.94%
Don't know	37	14.18%

Answered: 261 Skipped: 0





● If I want or need to move out of my current residence, my community has housing options... \*Column Bar Pie Map



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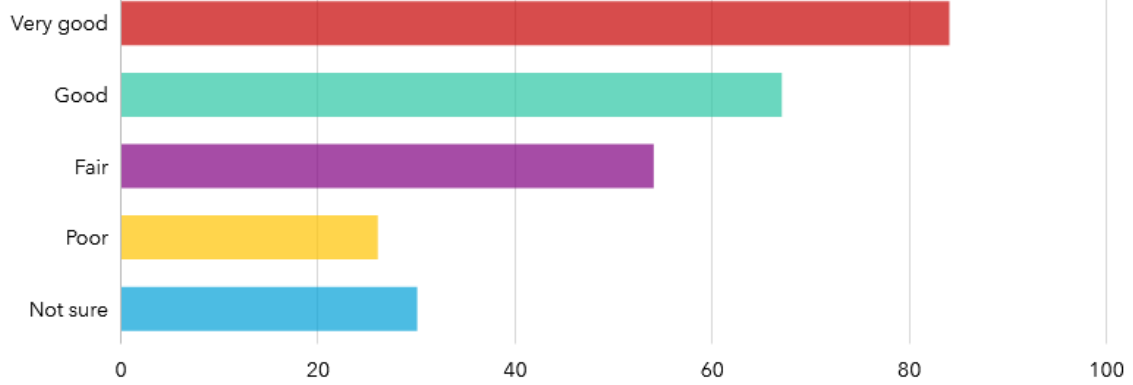
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Answers	Count	Percentage
Strongly agree	22	8.43%
Agree	70	26.82%
Neutral	89	34.1%
Disagree	48	18.39%
Strongly disagree	32	12.26%

Answered: 261 Skipped: 0

● ● Conveniently located areas to park vehicles, including handicapped parking \*

Column Bar Pie Map



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☒ Empty categories [Sort](#)

Answers	Count	Percentage
Very good	84	32.18%
Good	67	25.67%
Fair	54	20.69%
Poor	26	9.96%
Not sure	30	11.49%

Answered: 261 Skipped: 0

Please share any other thoughts or information about housing, outdoor spaces, or buildings in your community:	
Response	Count
Main roads should have sidewalks. Walking along the side of busy roads is dangerous for drivers and walkers.	2
1. The only place an elderly person could safely walk is most of the lake path. 2. It will be challenging to have nice building and spaces until we bring back the gates.	1
A more affordable multi-family would help meet long term needs	1
Affordable housing for seniors would be appreciated. I can't afford the multi-million condos being built	1
Allow a second family to live in semi duplex conversion of some of these too large houses. Whether relatives or not. To help out.	1
Appreciate having access to bathrooms year-round in the community at several places.	1
Arranged activities would be nice, like senior pickle ball teams or matches. An aerobics pool would be nice as well.	1
As an adult with mobility issues (non senior), the lack of seating on paths has often keep me from utilizing the amazing paths we have. I would love to be able to rest and then set out for a little more adventure, but instead usually have to turn around and go home instead.	1
As I get older I feel the trails are a bit more dangerous to navigate due to many protruding tree roots that are a tripping hazard The current housing available for downsizing is much too expensive, i.e. Hill Farm Condos	1
At all ages a painted shoulder on main roads would be wonderful for walkers, bikers, kids biking. I have nearly gotten hit more than once on east Pleasant Lake Road. Swimmers itch to be fixed. The beach is an amazing Amenity that now we can't swim in the lake.	1
Before it becomes too difficult to manage well in our home where we've lived for more than 36 years, we hope to move to Waverly Gardens where, as our California daughter points out we'll see the same deer, the same squirrels. Until COVID came along we hosted an annual neighborhood party at our home. In the latter years of that more than 50 neighbors would participate. Our impulse was to foster a sense of neighborhood, especially for the sake of the children. We thought it important that they know their neighbors, knowing they are cherished. It'd be great to see more of that. I do need to say that the sharply increasing cost levied by NOHOA is a concern.	1
Benches are definitely needed beyond Mary Hill Park and the ball fields that I don't use. Electric bikes are currently against NOHOA bylaws. That should be changed to some reasonable use rules. They are a great way for older folks to get out.	1
Between the city tax increase, property tax increase and NOHA increase, I am worried about being able to stay here knowing there will be future increases. The increases are far greater than cost of living increases.	1
Biking, walking, and staying active is a key to longevity. Having roads that are more friendly for walking and biking to the paths would be helpful.	1
For down sizing, housing is expensive.	1
Great community with many amenities.	1
Hard to walk along along roads in North Oaks with all of the shadows of big trees towering the roads. There should be year round bathrooms that are open along our trails and buildings.	1

Hard to walk dogs on the side of the road. When a car comes by you have to jump in the weeds or woods.	1
Housing is expensive, but very good quality. Do not plan to stay living here much further into retirement.	1
I don't think North Oaks is a safe neighborhood to walk, run or bike in when you are using a street. The roads are very narrow and there isn't a designated walking area. This is especially true on any road with a double yellow line. The paths work fine for some people, but there are many in the community who cannot use an unpaved path because they are not stable enough.	1
I have lived at Waverly Gardens for less than a year and love it.	1
I live in Villas of Wilkinson Lake. There is a path along the lake that is not paved. In the summer there are so many ticks and very few people walk there. I have walked there but it is so isolated that I don't feel safe walking alone there. Also in the winter if the city can open up a path to the trail, it will make it easier to go snowshoeing. In order to find a safe walking path or snowshoe trail you have to drive somewhere. I don't think that is senior friendly.	1
I live in Waverly Gardens. Very lovely -- expensive, but comparable to other senior independent living places in the surrounding suburbs.	1
I LOVE living at Waverly Gardens!	1
I love the nature trails however when I was with my husband in a wheelchair we had few options.	1
I suggest focus on community social and physical gatherings/opportunities. Older people seem to like routine - so in addition to activity/social programs, how about regular meet ups at the North Oaks West Rec center with option to purchase coffee/tea/snacks at the event.	1
I walk the Pleasant Lake trail 5 days a week. It is in very poor condition. Holes, ruts and roots. One of my walking partners tripped on a root, broke her kneecap had surgery and will not be back on the trail for at many more months, per her doctor. Last week, I took my clippers and cut 5 loose roots that could cause the same accident.	1
I would like the shared facilities to be restricted to residents. To make this more attractive and more accessible I see a greater degree of outside non-North Oaks residents using the facilities. That is a problem	1
I would like to preserve as much nature in North Oaks as possible. Restore dark skies and stop light pollution.	1
Intersection of Hodgson and Wildflower needs a traffic light.	1
It is unfortunate that leash requirements are not enforced. We always have our dog on leash. It is difficult when we encounter dogs off leash. Our dog gets anxious. Often the other dog owner will be saying their dog is "friendly". But when it approaches a dog on leash it's hard to handle as an older person. Some times the dog jumps on you. Other people let their dogs consistently run into peoples yards and into the lakes to chase wild life.	1
It is very scary to walk on the streets. Because there isn't a lot of traffic and the roads are windy, cars often don't expect or anticipate pedestrians. We need sidewalks!	1
It would be great if the lake path went all the way around Pleasant Lake.	1
It would be nice to have ongoing programming for older adults at the west rec.	1
It would be so nice to have a community center where people can meet, co-work, etc. Why couldn't we open up West Rec every weekday morning from 8-12 for socializing? Or convert East Rec into co-working space?	1

It would help to have blacktop or cement walking paths next to road. Current paths would be nice to have paved. Too many tree roots & rocks to trip on or blow a tire on. It would be nice to have paved trails getting us to the Shoreview walking paths. Walking your dogs on roads can be dangerous. Kids skateboarding, riding bikes...hard to see them on roads because of inclines on roadway, corners with trees... outhouses !	1
It would not be possible to live in this neighborhood without being able to drive or have a driver.	1
It's abhorrent that there are no safe walking and /or biking paths on the busier main roads . Inexcusable	1
It's crazy dark in this community. Not good for senior drivers. Also, could use another moderate restaurant or two nearby.	1
Lack of resources or assistance in North Oaks to help residents grow old healthfully and comfortably.	1
Lots of places to walk in the road but no markings for bikes or walking paths. Is the street really safe? Few parks for elders. Pleasant Lake is about it. Trails are good for younger people but hilly and rough for elders. I'm not sure what	1
Main Entrance construction again poorly designed. Adequate Bike path needed on major roads, especially all Pleasant Lake Roads and entire East Oak road!	1
Many paths but prefer walking on streets in West pines less bugs . Have small dog. Love all trees in the Pines	1
Mire affordable senior housing would be beneficial. The new construction 1,000,000.00 is high for the amount of space.	1
My location will NOT show on below map!	1
Need resources to make physical changes to house, such as grab bars and stair rails.	1
Need to improve city security in recent times. I have had many non-resident people approach me on my property that are soliciting which is illegal in North Oaks. This needs to stop.	1
NO COMMENTS	1
North Oaks could really benefit from having sidewalks along some of the busiest roads, like Pleasant and East Oaks. I realize this would be a big undertaking, but walking along East Oaks especially is dangerous for people of all ages. I might consider walking around Gilfillan on my own in my 40s now (taking great care and caution) but likely would not consider it as a senior.	1
North Oaks is a unique community.z this survey is stupid, because it's for communities that are not unique like ours. Who did this survey is a wasting my time!	1
North Oaks is the best place in MN for accessible and nature-filled walking. It provides only what is needed for walking and enjoying the trails and none of the unwanted city features like LED lighting, perfectly paved trails, and crowds. One of the best things about North Oaks is that you don't have to go anywhere to be engulfed in nature, it's always right there.	1
North Oaks roads were not designed with foresight as to increased vehicle ownership and traffic, nor for bicycles and pedestrians. They are quite unsafe for bikes and walkers— too narrow, bikes lanes covered with leaves or just absent. Adding non vehicle lanes at least around E and W Pleasant Lake Road would be prudent. Streetlights non existent— if you're interested in the elderly, streetlights are a good idea! If security is a concern, license readers at the entrances make sense. We will probably need a traffic signal at the Centerville / N Oaks Road entrance soon due to increased Centerville traffic. Chances of even partially paving the Pleasant Lake path? Slim to none, although it would be ADA friendly.....North Oaks is just a mixed up mess of independent minds!	1

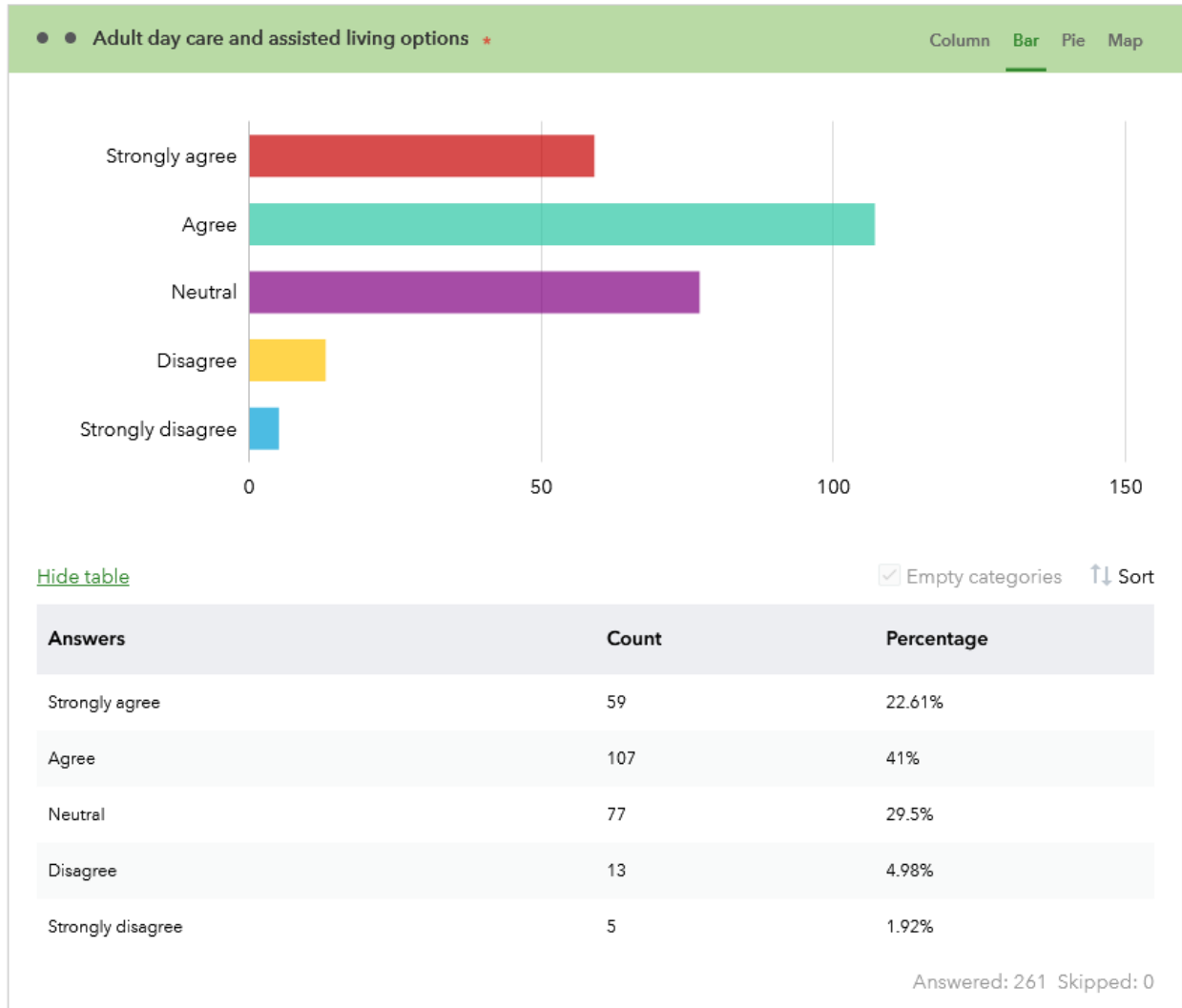


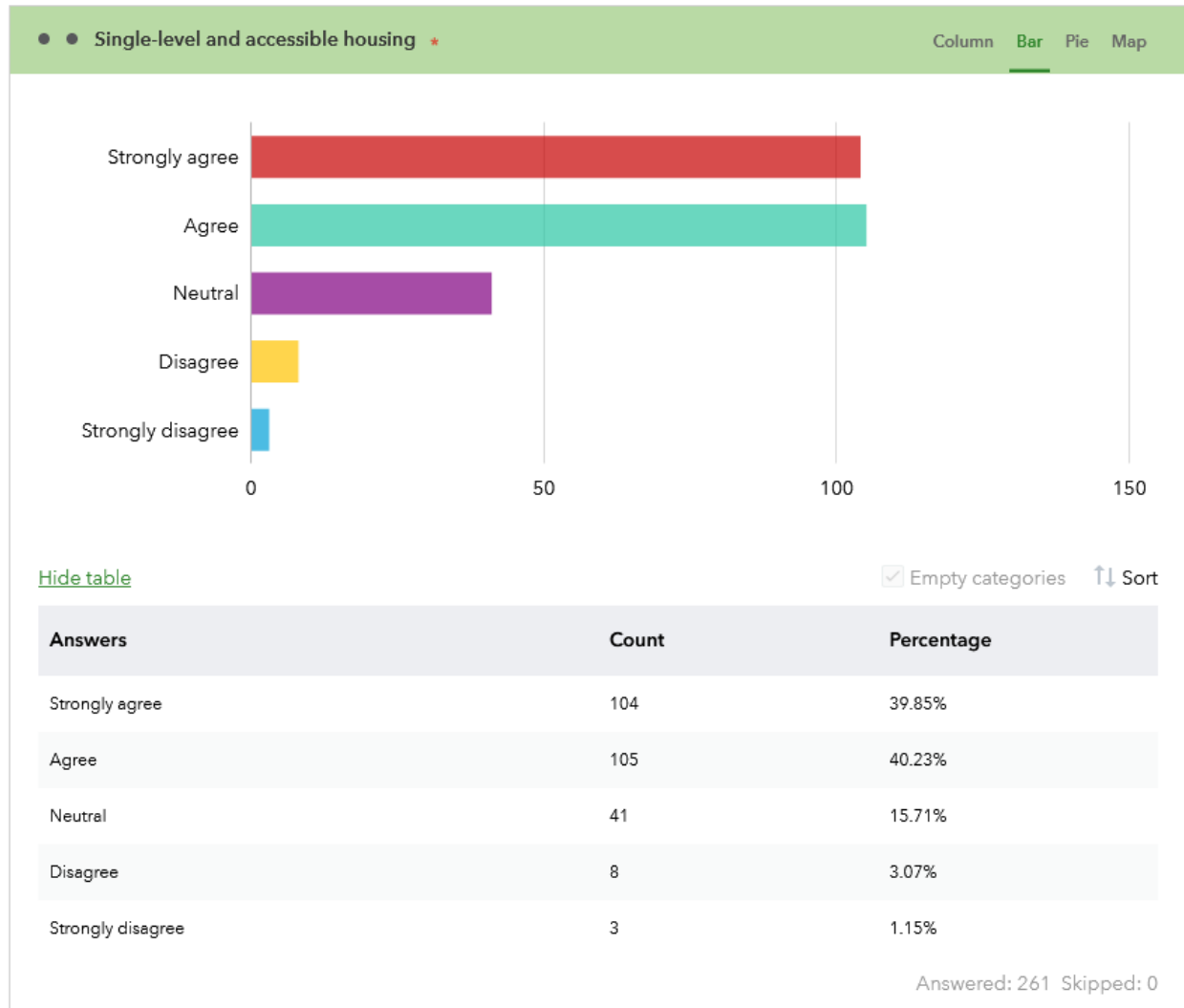
Not enough sanitary facilities and resting places along walking paths/trails	1
One of my concerns is the ability to put the garbage out twice a week and pick up the mail daily, since our drive slants down and I have already fallen in the winter on ice. I am not sure how I would do it if my husband becomes unable to do it. It may be a simple little thing but a necessary thing to manage.	1
One of North Oaks' strengths is its "wildness," but that can become awkward for aging residents (like me). Clearing the roads of snow in a timely way is critical, and much of our housing architecture is pre-accessibility, featuring stairs and lacking accommodation. I'd be interested in vendors who can modify homes inside and out for accessibility, and would really appreciate generous numbers of handicapped parking. Walking on the roads is necessary here but is hazardous.	1
Our own sport- exercise facility attached to country club	1
Outdoor recreational areas are suitable for all ages and mobility levels for the most part. Homes built in the 1950s and 1960s may need wider doorways and improved walkways including lighting, to aid in accessibility for persons with limited sight, walkers, canes or wheelchairs. Our entry is on a hill that has relatively good access except for ambulance stretchers. As we recently discovered, the wheeled stretchers are very heavy and set far apart from back to front. It was impossible to set the front and back wheels down on the same step. It took four people to carry/push the stretcher uphill with my husband on it. Nearly impossible. I'd like help reconfiguring the two steps that weren't broad enough and help to modify and pay for replacing two steps to adequately accommodate the stretcher.	1
Parking is a problem in the Rapp Farm area	1
Perhaps it is time to consider "mother-in-law" apartments in North Oaks; i.e. separate entrances, an additional kitchen and private bathroom, ability to make an apartment in part of a garage.	1
Please irrigate the ball fields inside of north oaks, it would improve our property value and enhance our ball parks tremendously. The public ball park on hwy 96 is irrigated and us residence don't get to enjoy the beauty of the grassy green fields! Bobolink and the east and west recreation centers would benefit a great deal and draw more people to use the fields especially Bobolink which we live close by. Also, could we please get a professional landscape company to address and design the main entrance off hwy 96? We must be able to afford the proper landscaping and seasonal design for our entrance.	1
Roads are very narrow and therefore not conducive to biking, walking if you are older. Too risky. There are no sidewalks or places to walk in the winter that are safe for walking. To be fair, I don't think of North Oaks as a place to live as you are older. No public transportation, one must drive everywhere, no shops or services within walking distance. I do not plan to live here as I age.	1
Should have different kind of trails. those today are very nice for nature, but may be difficult to use by aging population. Some trails should be surfaced/paved for use with wheelchairs (a few), some others should be well leveled and easy, and other for younger people...	1
Sidewalks are needed as it's dangerous to walk on some roads.	1
Sidewalks with curb cuts and bike paths are needed almost everywhere as is public transportation.	1

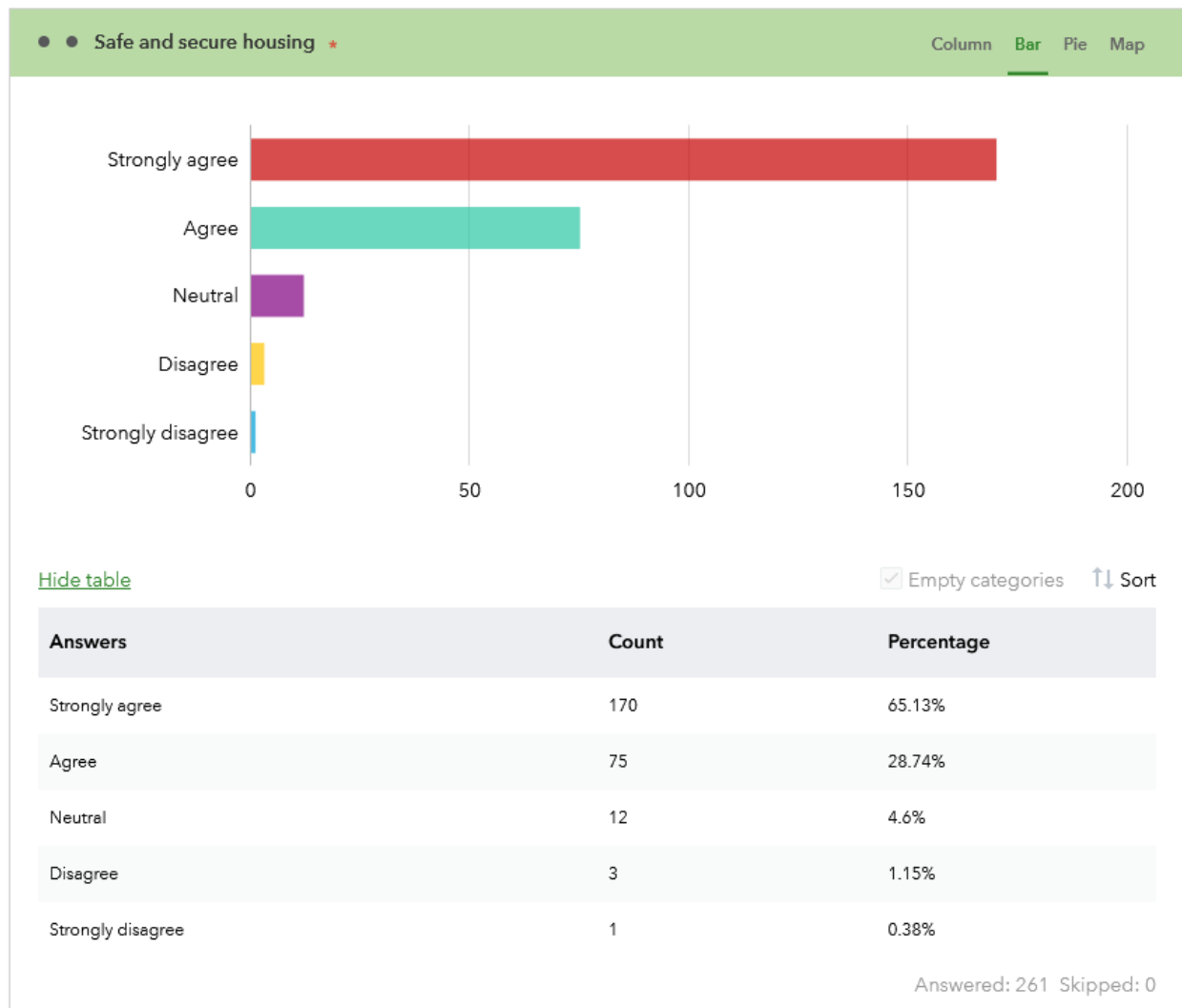
Some lovely and affordable senior housing would be nice. What has recently been built is nice but not affordable for many people currently residing in North Oaks, at least in my opinion. Also, a little more (not a lot) of street lighting in North Oaks where there are narrow roads and no sidewalks would be nice. And some nice, affordable restaurants would be nice- an Italian, steakhouse, or seafood place would be wonderful. TRIA and the Clubhouse are nice, but many more reasonably priced, nice restaurants would great as there are not nearly enough to feed North Oaks and the growing surrounding communities. Thank you for asking. We do love North Oaks.	1
The biggest issue for aging is place is hiring people to do the little things, gardening/pruning, changing light bulbs that need a ladder, the little repairs around the house both interior and exterior , chores that need some muscle like getting a 40 # bag of salt into the basement and eventually into the water softener. One can hire lawn mowing, snow removal, house cleaning but the its the little things that deteriorate over time that are hard to get taken care of.	1
The boardwalk across the marshy area of Wilkinson Lake which is supposed to connect the Tria/Waverly Gardens/Villas at Wilkinson Lake areas with Deep Lake and the rest of the trail system is unstable, unsafe, sometimes underwater. The North Oaks Company has promised to repair/rebuild it. UNless and until then, that corner of North Oaks is isolated from and without regular or safe access to the vast majority of the trail system	1
The East Rec needs to be repurposed and renovated	1
the only path that is decent for elderly people is the lake path. might be nice to have another option.	1
The trail around Pleasant Lake should stay going around the lake lakeside. Getting off the trail to walk in those streets is hazardous and my children and grand children have gotten lost over the years.	1
The trail system is great! However, walking on the roads to get to trails is a problem. We should have a little bit of a shoulder on the roadside to accommodate walkers/bikers/etc.	1
The trails are not really accessible to handicapped people.	1
The trails should be free of tripping hazards. The streets could be striped along the sides so we know where the edge of the road is.	1
The walking paths are nice but this is a terrible community for biking as the roads are too narrow.	1
There needs to be sidewalks built with grassy and natural tree and plant berms situated between these new sidewalks and the roads they run alongside so folks of all ages can safely travel without cars from one place to another for exercise, to recreate, to be out in nature to get healthy/ remain healthy as we age.	1
There should be more community spaces. Perhaps renovate the East Rec making it a community center for all? I think older members of the community need a gathering space to build community which we really don't have for older people if they are not members of the Golf Club. This community center could serve all ages, activities, interests. There are things for families to build communities in North Oaks, but there really aren't for older residents.	1
This is a car community, not a walking community even though it is billed as having miles of trails. Many of the trails are not usable as they are not kept mowed low nor prepped for walking. Dogs off leash are a big problem. Owners do not respond well to being told to leash dogs and by then it is too late -- I am afraid of my little pup and I being attacked whenever I walk in North Oaks. It happens very frequently. Trails along road do not exist so it is dangerous to walk there.	1

TRAIL Benches for seniors PLACED every half mile would be greatly appreciated. Moms with babies & preschoolers would likely appreciate these too.	1
Trails and walking paths could be improved, better maintained, are very rough in certain areas.	1
Trails. We need to be able to have electric vehicles on the trails for our older generation. Knees and hips make it impossible to enjoy the trails that are so beautiful.	1
Unlike taxes, dues are not proportional to the value of the home. In the past 9 years we have seen our dues nearly triple, our home value has not. I do not feel we have gotten the value for our money with these significant increases and worry we will not be able to afford to live in our home on a fixed (retirement) income.	1
Very few walking paths along roadways, they are nearly non-existent. Plenty of walking paths exist and are continuously being added to with easy access from homes and parking.	1
Very little single level housing	1
Walkers and bikers along Pleasant Lake road are a challenge.	1
Walking past along E. Oaks Rd. would be appreciated.	1
Walking paths and bike paths along the main roads are needed. This would enhance access to walking to grocery stores and to the clubhouse and make it a more walkable community. It is also a huge safety issue with people walking along east oaks and pleasant lake roads where there is no shoulder on the road. Many times you drive around the curves and there is a pedestrian or bicyclist in the middle of your lane. It's surprising no one has been seriously injured.	1
Walking paths are not usable for most old people.	1
Waverly Gardens has a waiting list and may not be available when needed Maybe we need in home care help Transportation to appointments	1
We are in the process of moving out of our family home and moving into a north oaks townhome. I answered the housing questions thru the lens of living in our family home.	1
We could use some benches on Long Marsh. It would be good to have some paved paths for disabled.	1
We desperately need safer walking/biking paths on some of our busier roads, West Pleasant Lake Rd and East Pleasant Lake Rd in particular. If NOHOA won't put in sidewalks, we need larger shoulders and plants cut back for visibility.	1
We don't need any of the following , the one might find in Edina.I we don't need Street Lights, Don't need Sidewalks, Don't need City Water, Don't need City Sewer, Don't need camera surveillance, Don't need rental apartments. Just leave us as a private Suburban community	1
We enjoy this community very much	1
We have lives in North Oaks for over 40 years. In 2019, we sold our house in North Oaks and moved to Waverly Gardens, a Presbyterian homes facility in North Oaks.	1
We moved into North Oaks just a couple of months ago. I, for one, don't yet know enough to properly answer the above questions.	1
We need a sidewalk on West Pleasant and East Pleasant Lake roads around in Pleasant Lake. Is the most commonly traveled route by children going to school as well as older members of the community trying to walk to the more nature trails. That being said, it is an extremely dangerous place to walk in for kids to bike. I know we don't like sidewalks, but they're absolutely should be on there for the safety of.	1

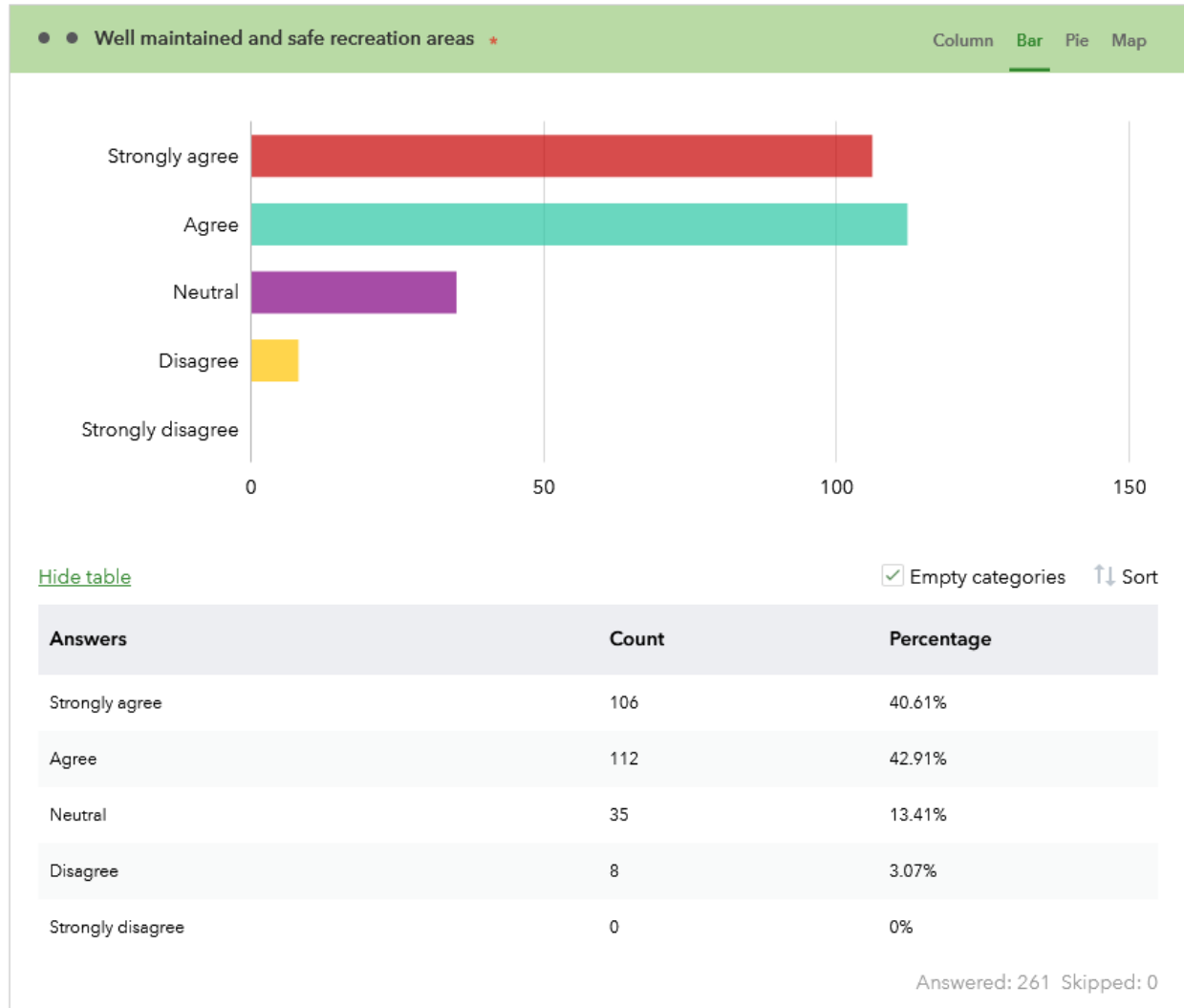
We need better walking space on the main roads. While the side streets are quiet and safe, sometimes we have to use the main road to access a side road and drivers are so inattentive. I'd also like to see some type of safety alert (seasonal speed bumps, flashing signs, etc) for dangerous stretches/curves or areas where speeding is most common.	1
We need bike and/or walk paths alongside the main road. It is hard to pass a biker or walker on the main roads.	1
We need more affordable options for one-floor living and minimal home maintenance.friends and neighbors looking for this have had to move to Weston Woods and to White Bear Township, which puts them outside the boundaries of our wonderful North Oaks community.	1
We need more community buildings for a better social life in North Oaks	1
We really really could use and benefit from the East rec getting an update/replaces so we have somewhere we can host community programming. Somewhere we could rent out for family events in the winter (the West rec is not nice to use in the winter when its used as a warming house) We could have summer kids programs there and all year.	1
We should consider adding a walking path on one side of the main roads that have double yellow lines running down the center. The auto traffic is very heavy on these roads. I often see families with young children walking on the side of the road with cars passing frequently.	1
We're not great for pushing baby strollers or wheel chairs anywhere - very difficult to downright dangerous. Biking has designated areas - but not everywhere.	1
What about the over-abundance of sports fields? There should be some thought to adapting these to updated community needs, other than paying for the extensive mowing.	1
When we moved into Waverly Gardens 4 years ago, we did not receive any information about walking trails, parks, etc. It felt like we weren't even part of "North Oaks."	1
Would like to see walking/biking paths on busier roads like East Pleasant Lake Road. Would love to see an arboretum developed.	1
Would really like to see the path around Pleasant Lake improved for walking. Also, would like to have more senior housing options like Waverly Garden, without such a long wait list.	1
<b>Answered: 108 Skipped: 153</b>	

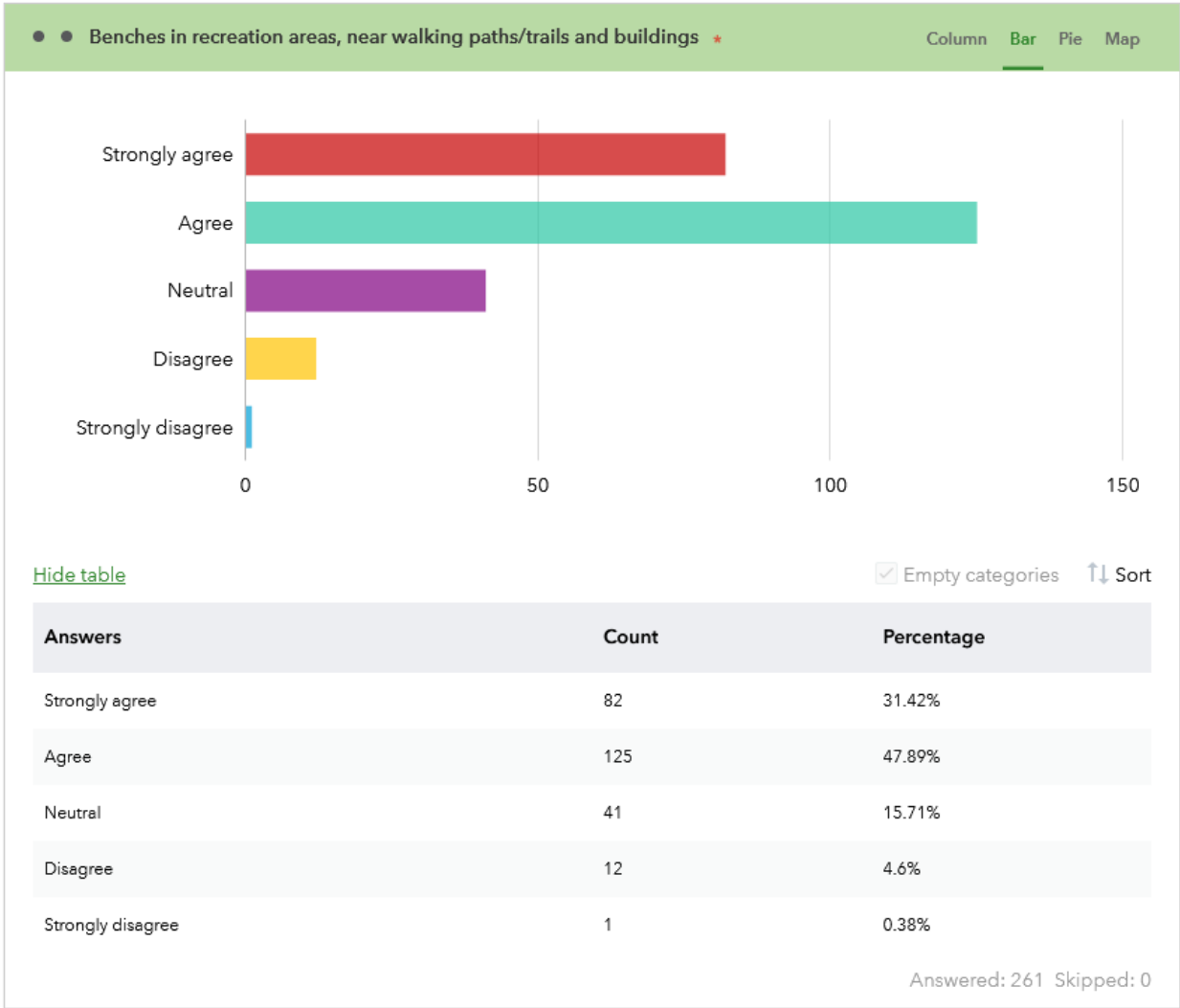






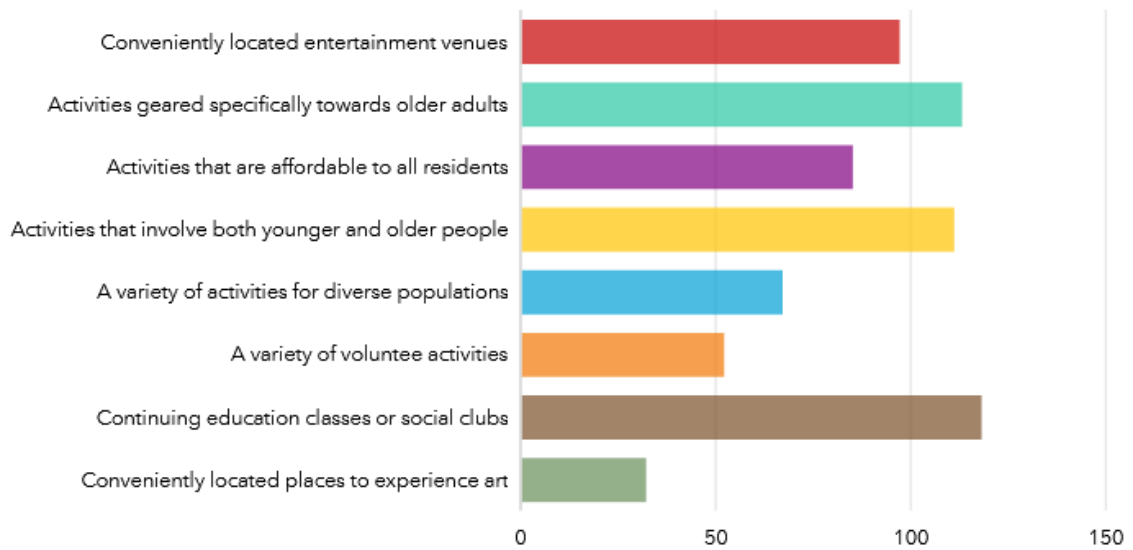






● Which of the following are (or will be) important to you? \*

Column Bar



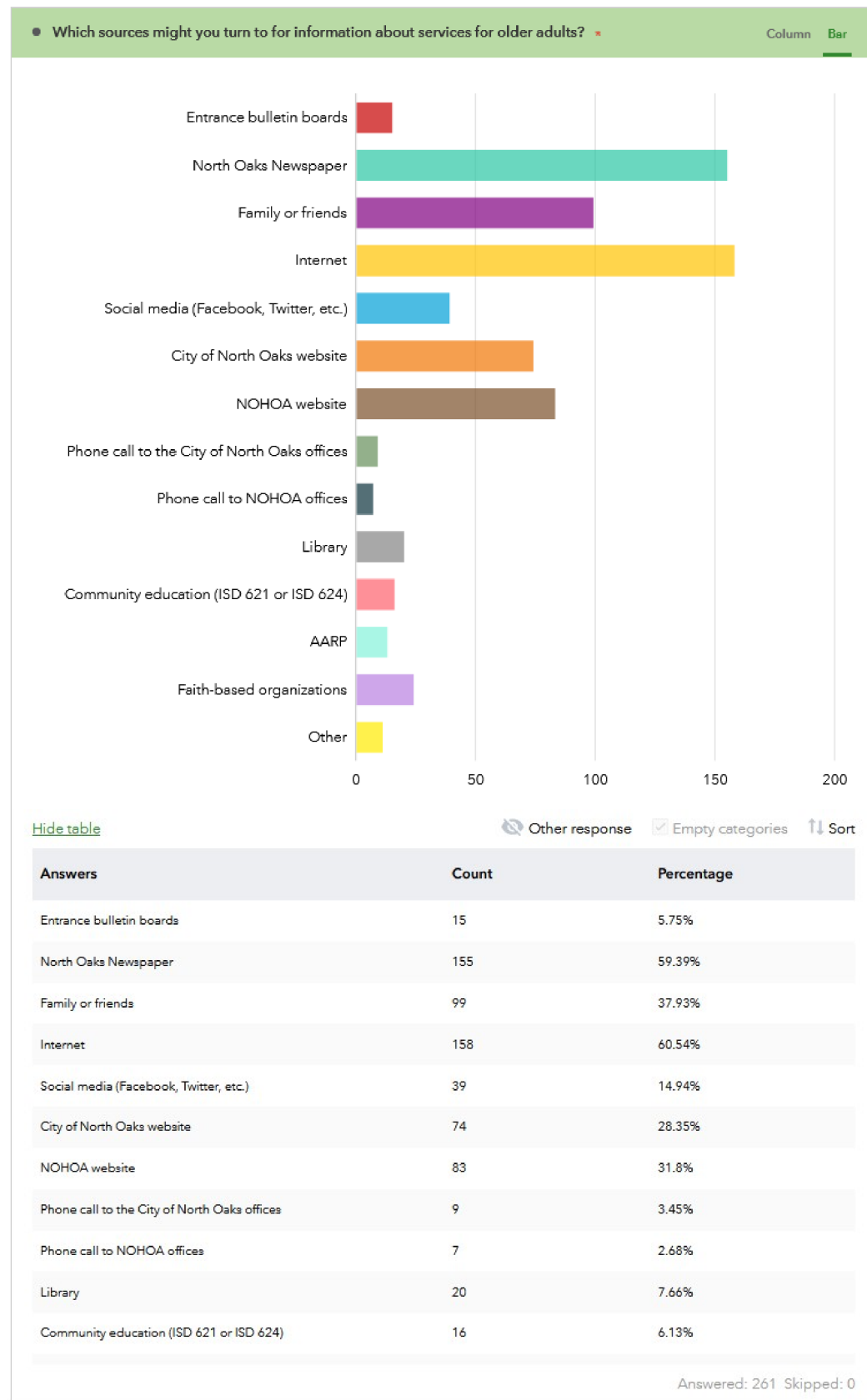
[Hide table](#)

☒ Empty categories [Sort](#)

Answers	Count	Percentage
Conveniently located entertainment venues	97	37.16%
Activities geared specifically towards older adults	113	43.3%
Activities that are affordable to all residents	85	32.57%
Activities that involve both younger and older people	111	42.53%
A variety of activities for diverse populations	67	25.67%
A variety of volunteer activities	52	19.92%
Continuing education classes or social clubs	118	45.21%
Conveniently located places to experience art	32	12.26%

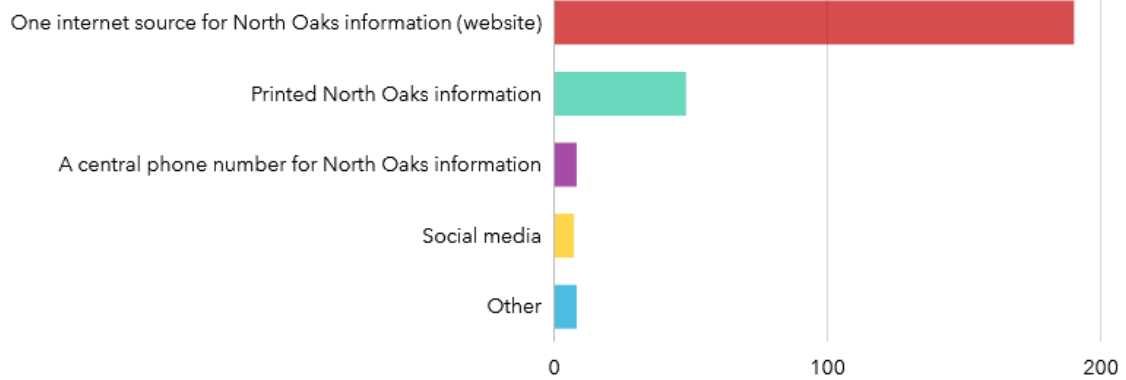
Answered: 261 Skipped: 0

## Communication and Information



● Which of the following would be the most helpful source of information? \*

Column Bar Bar Pie Map



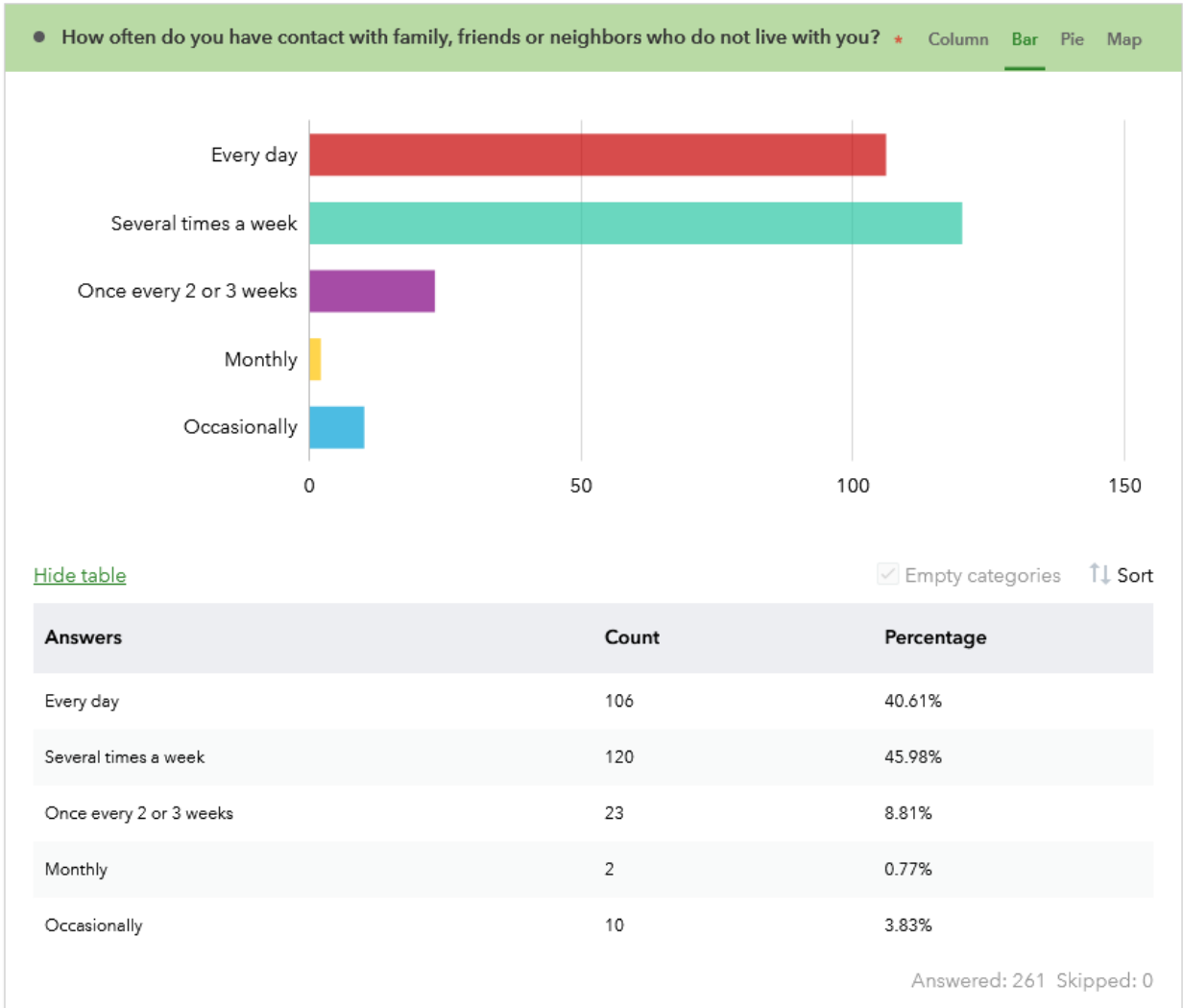
[Hide table](#)

Other response ☒ Empty categories Sort

Answers	Count	Percentage
One internet source for North Oaks information (website)	190	72.8%
Printed North Oaks information	48	18.39%
A central phone number for North Oaks information	8	3.07%
Social media	7	2.68%
Other	8	3.07%

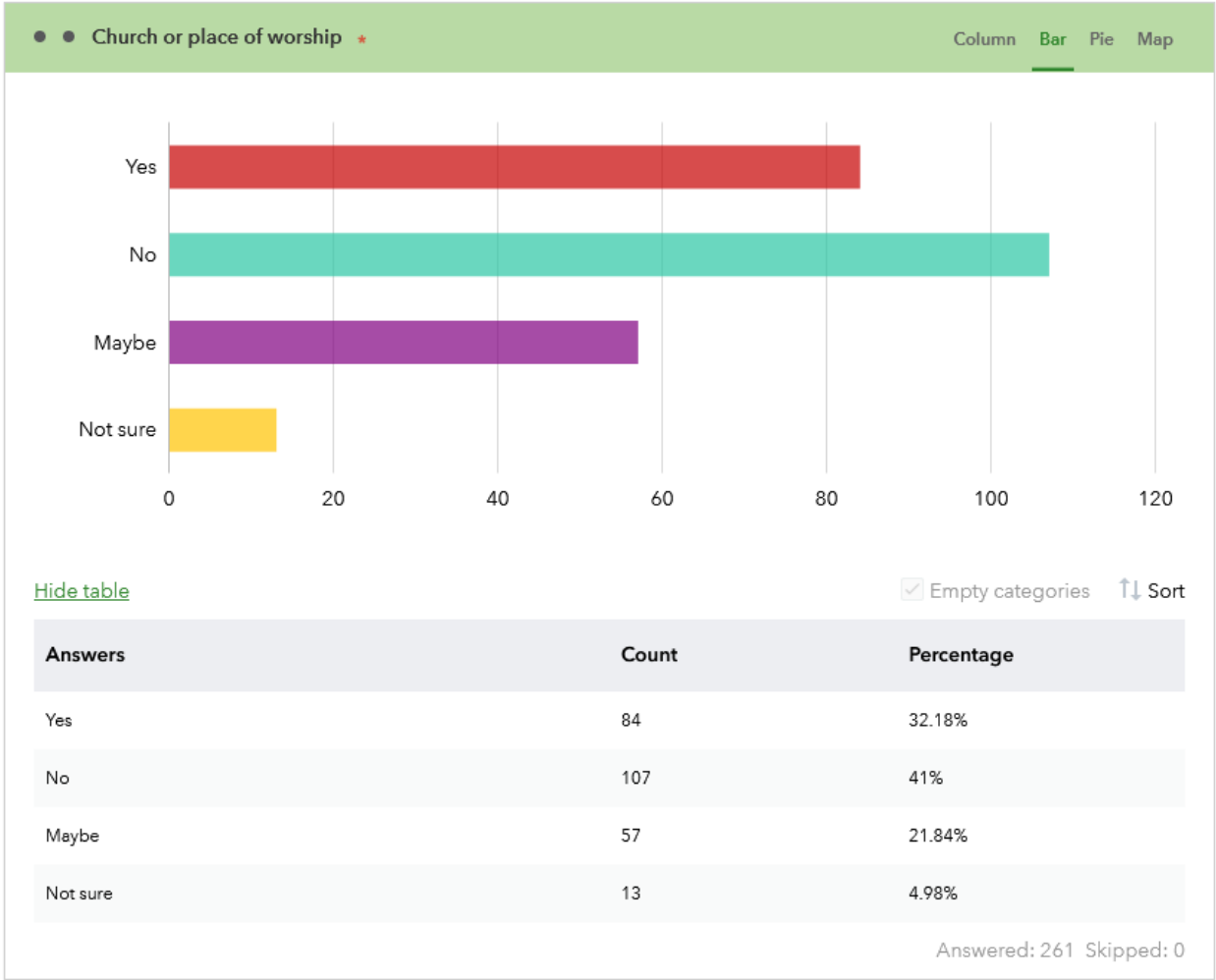
Answered: 261 Skipped: 0

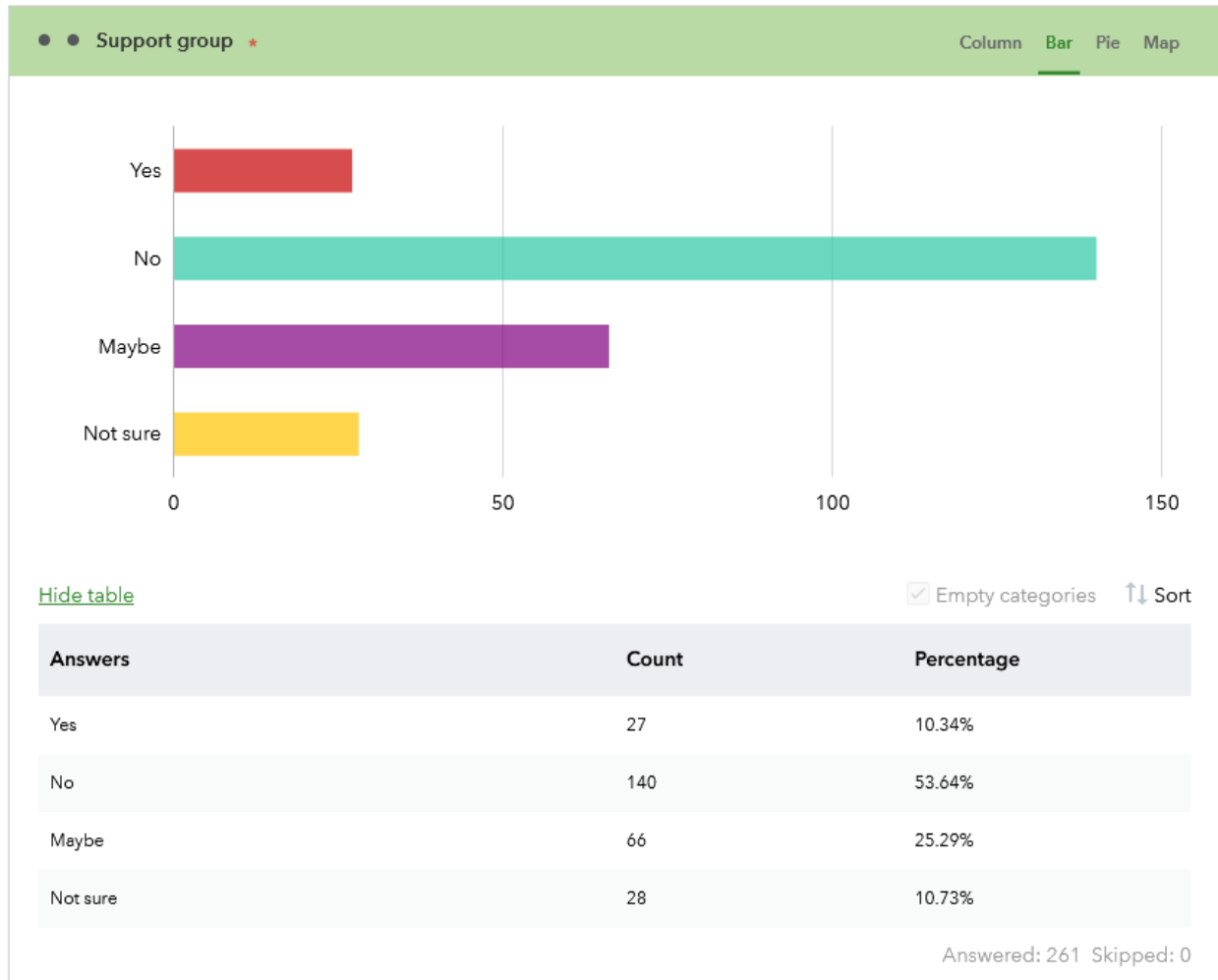
Social Participation and Inclusion

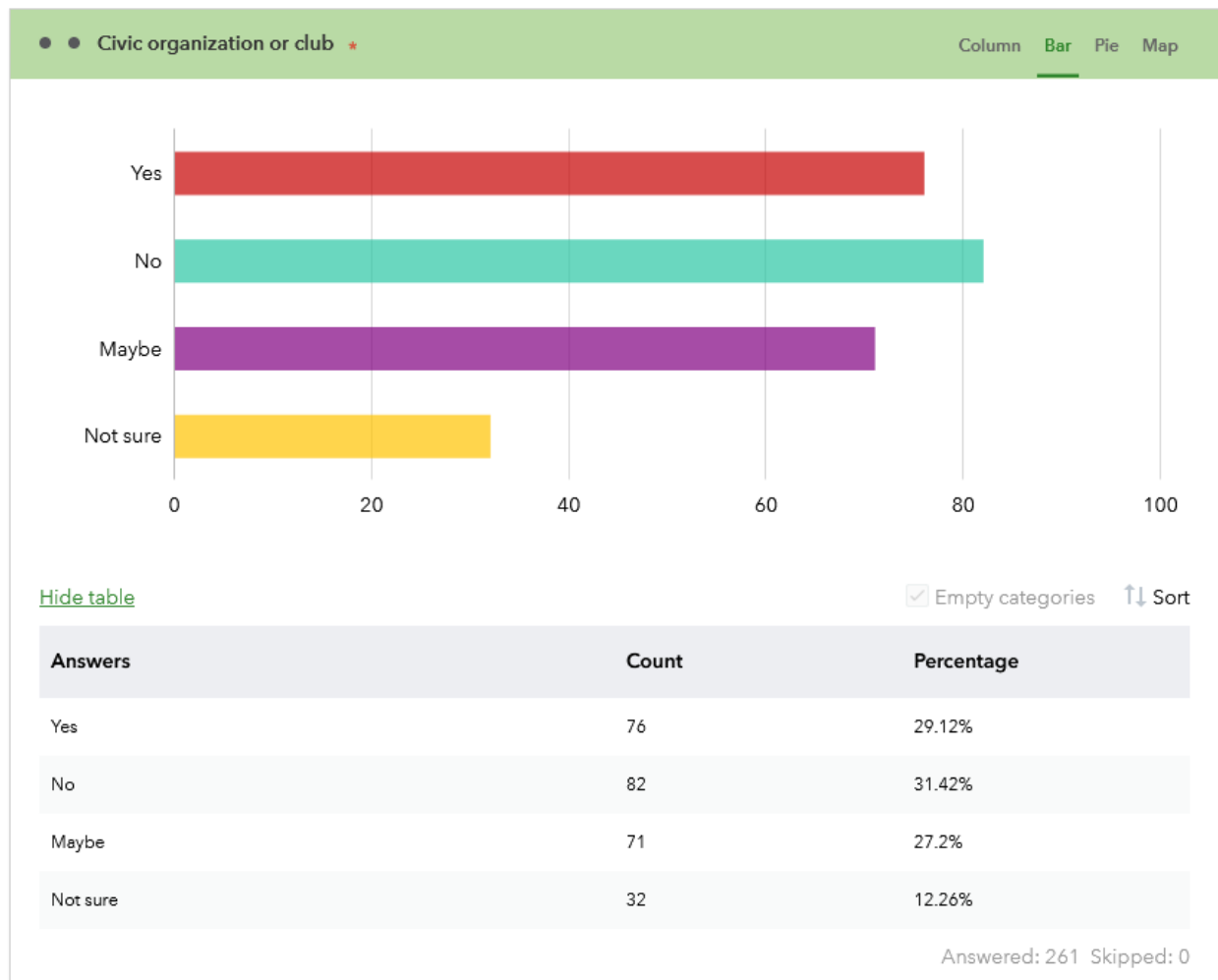


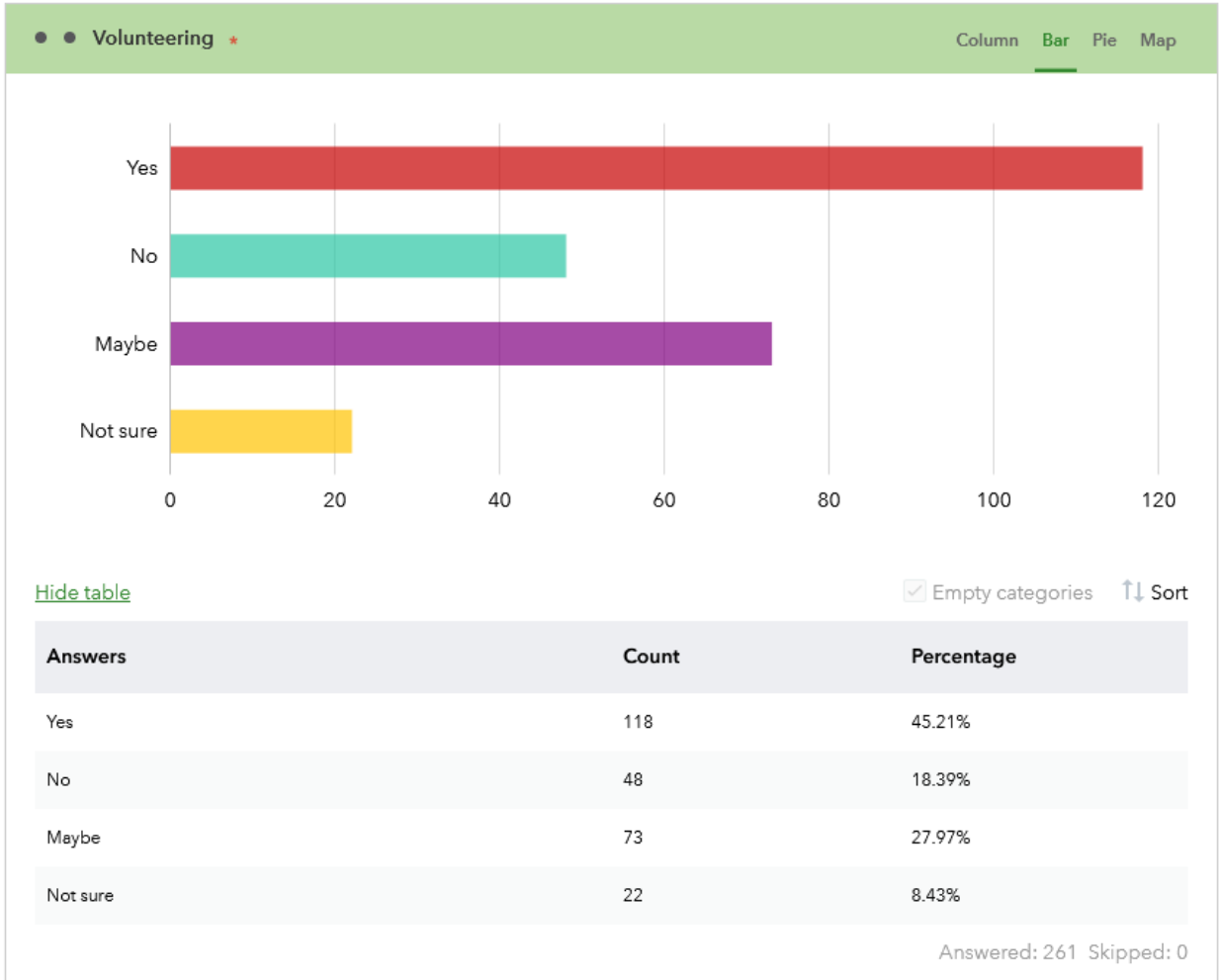


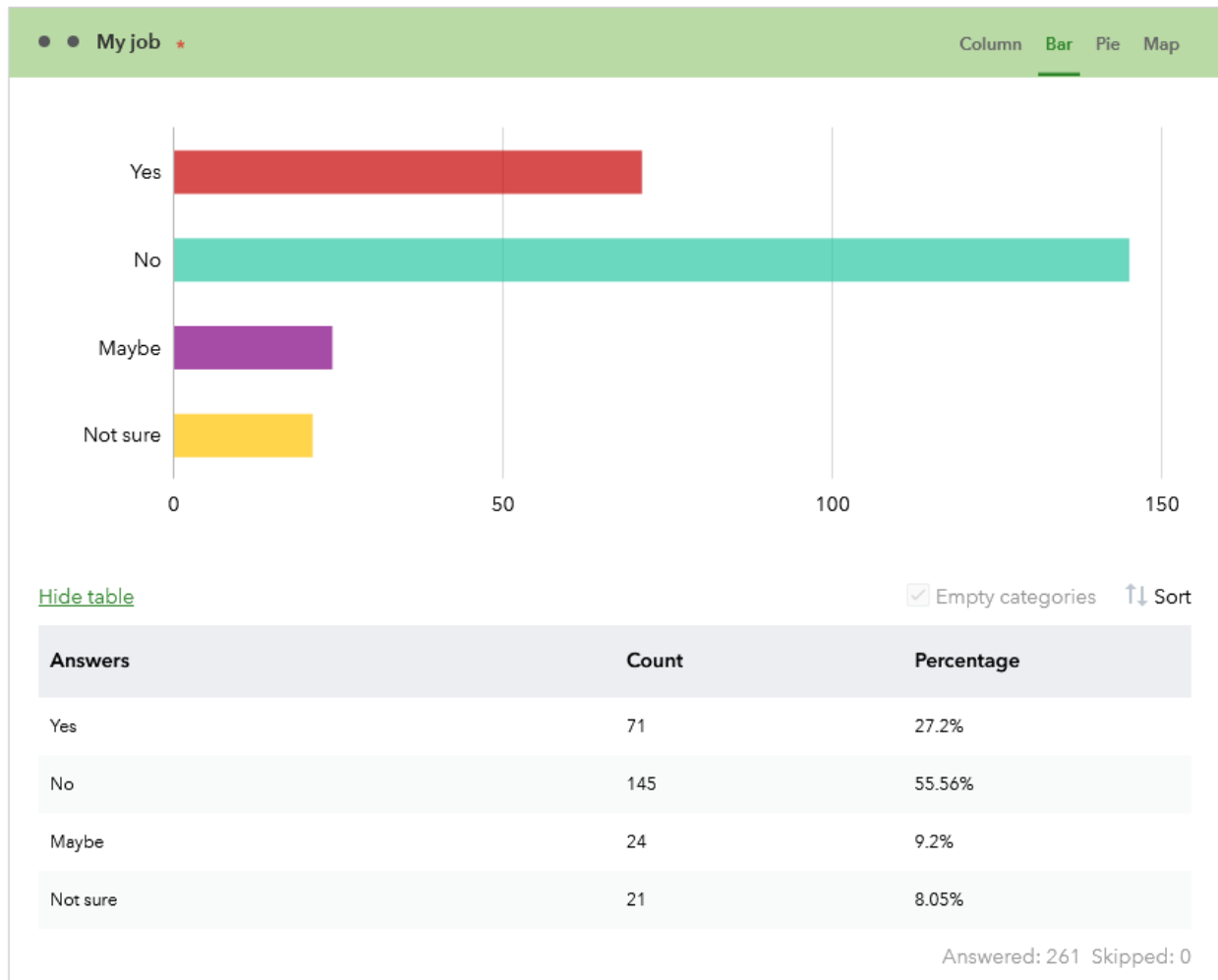
Social Participation and Inclusion > Please check which activities are most important to you in meeting or connecting with friends, family and acquaintances.

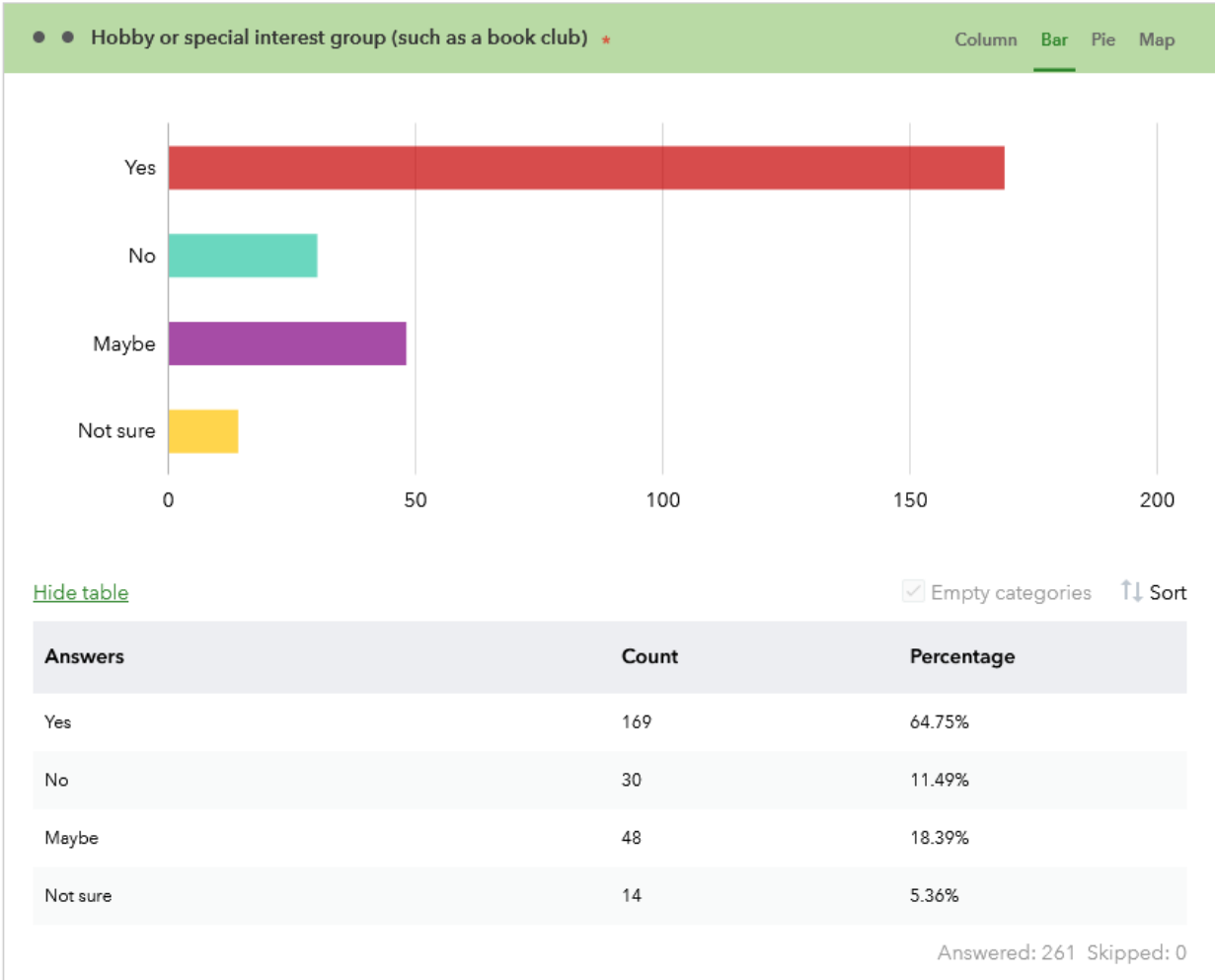




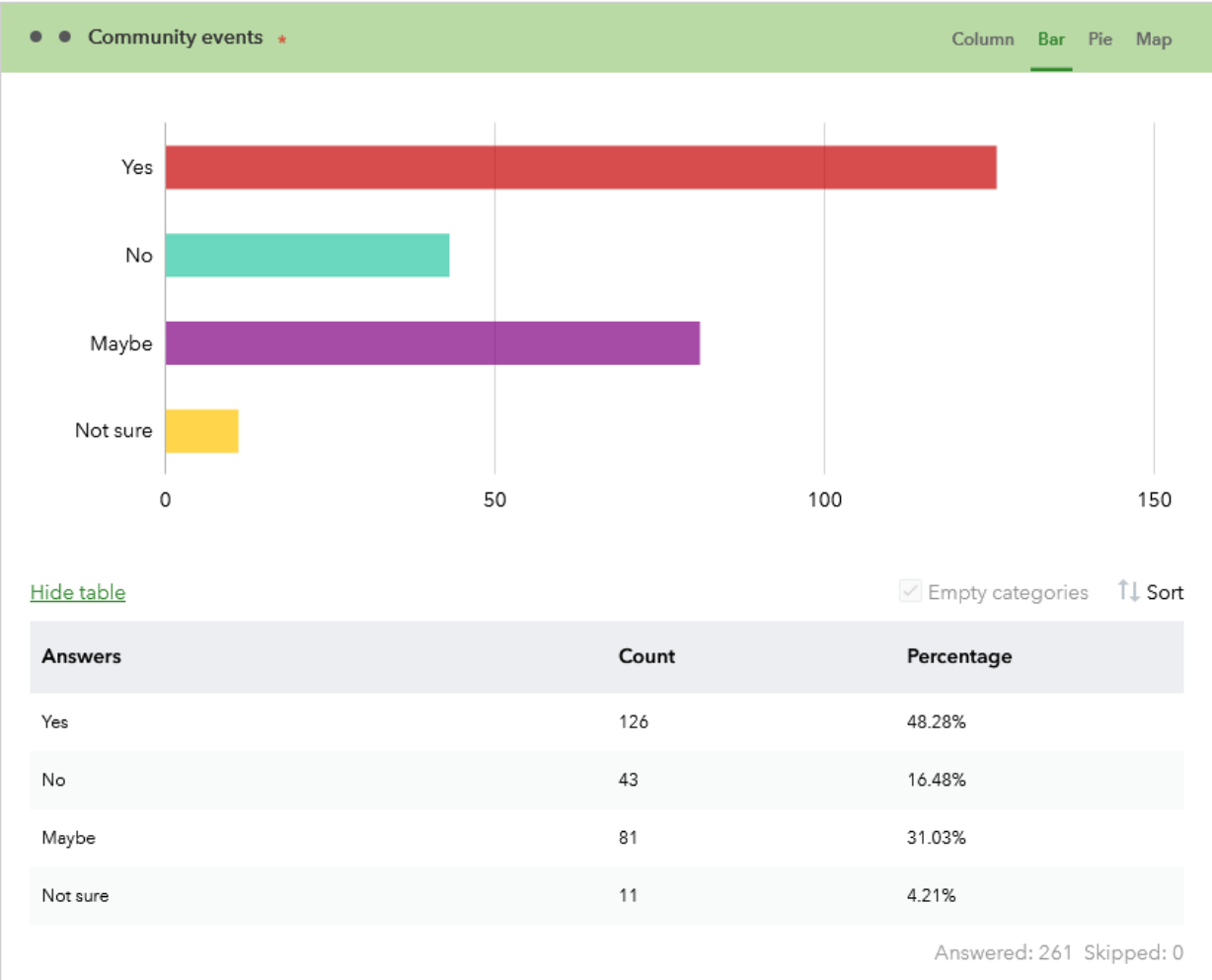


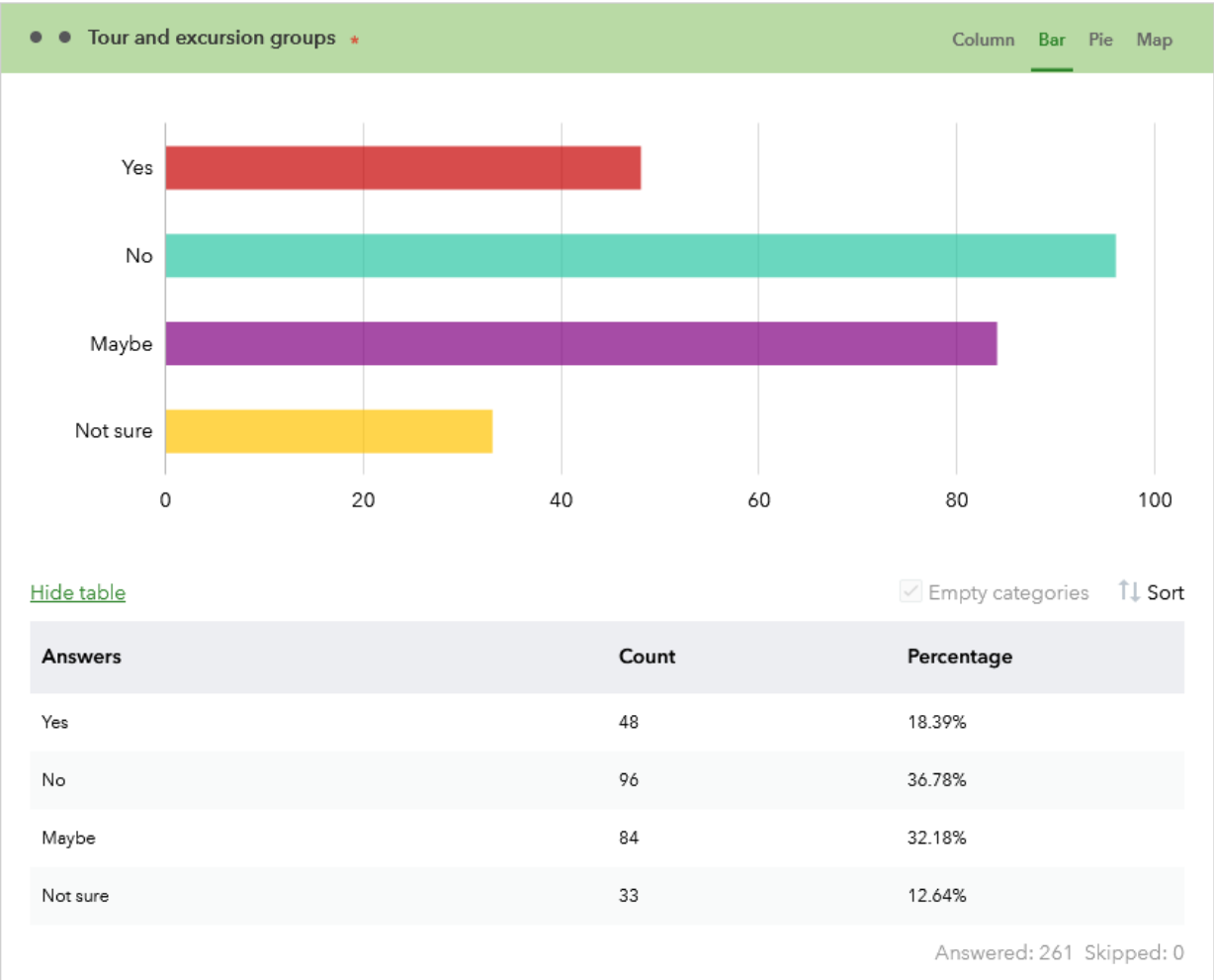




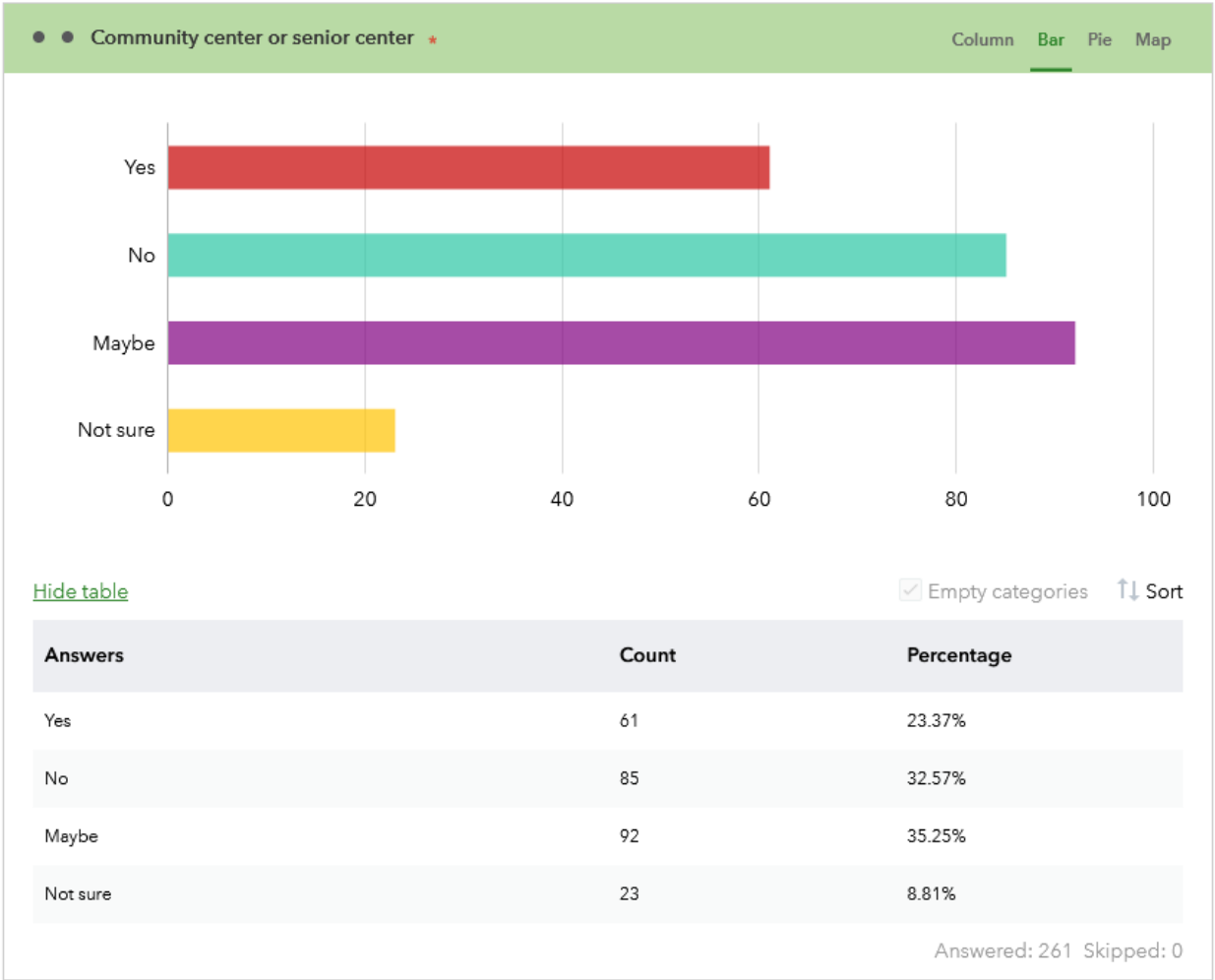


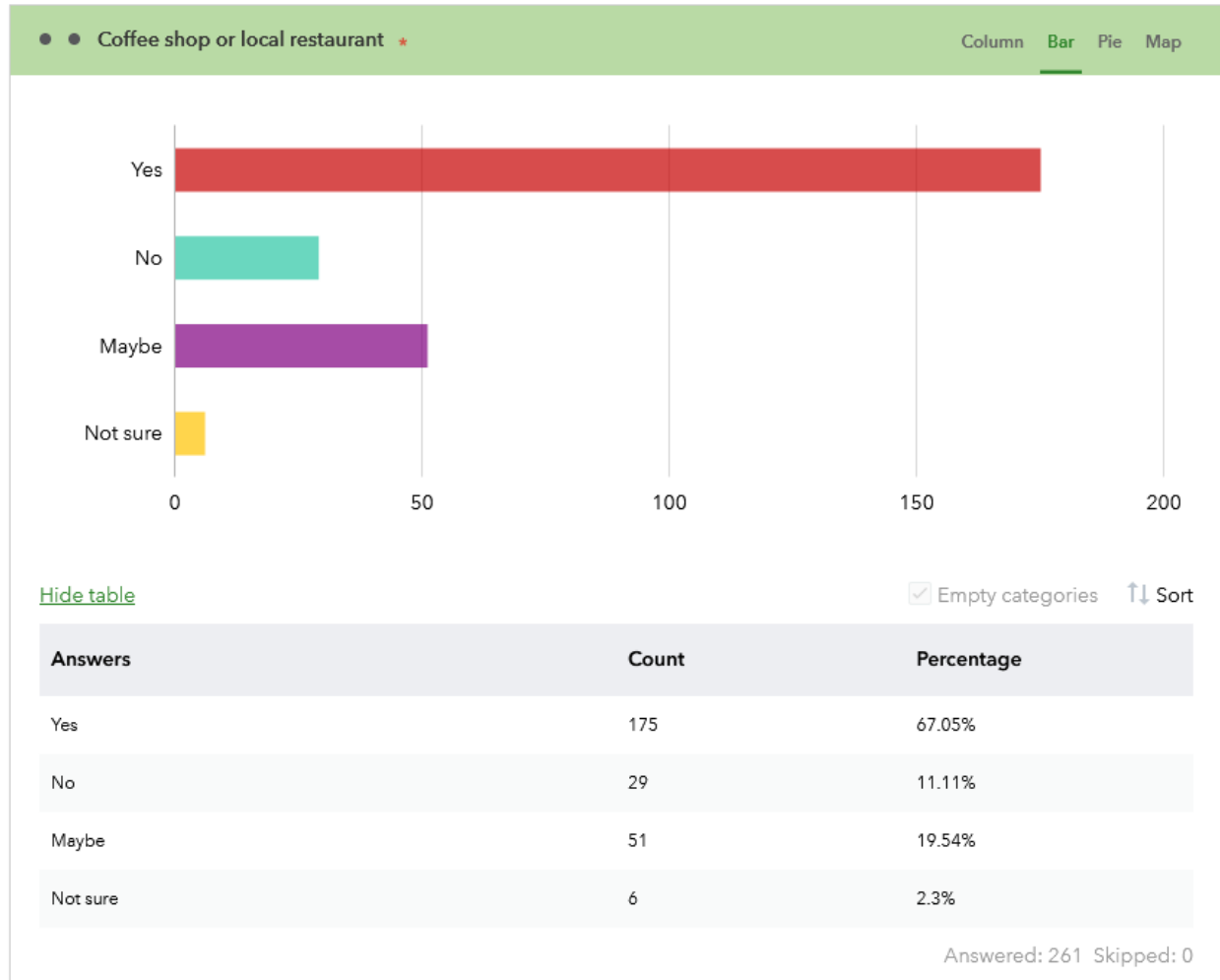


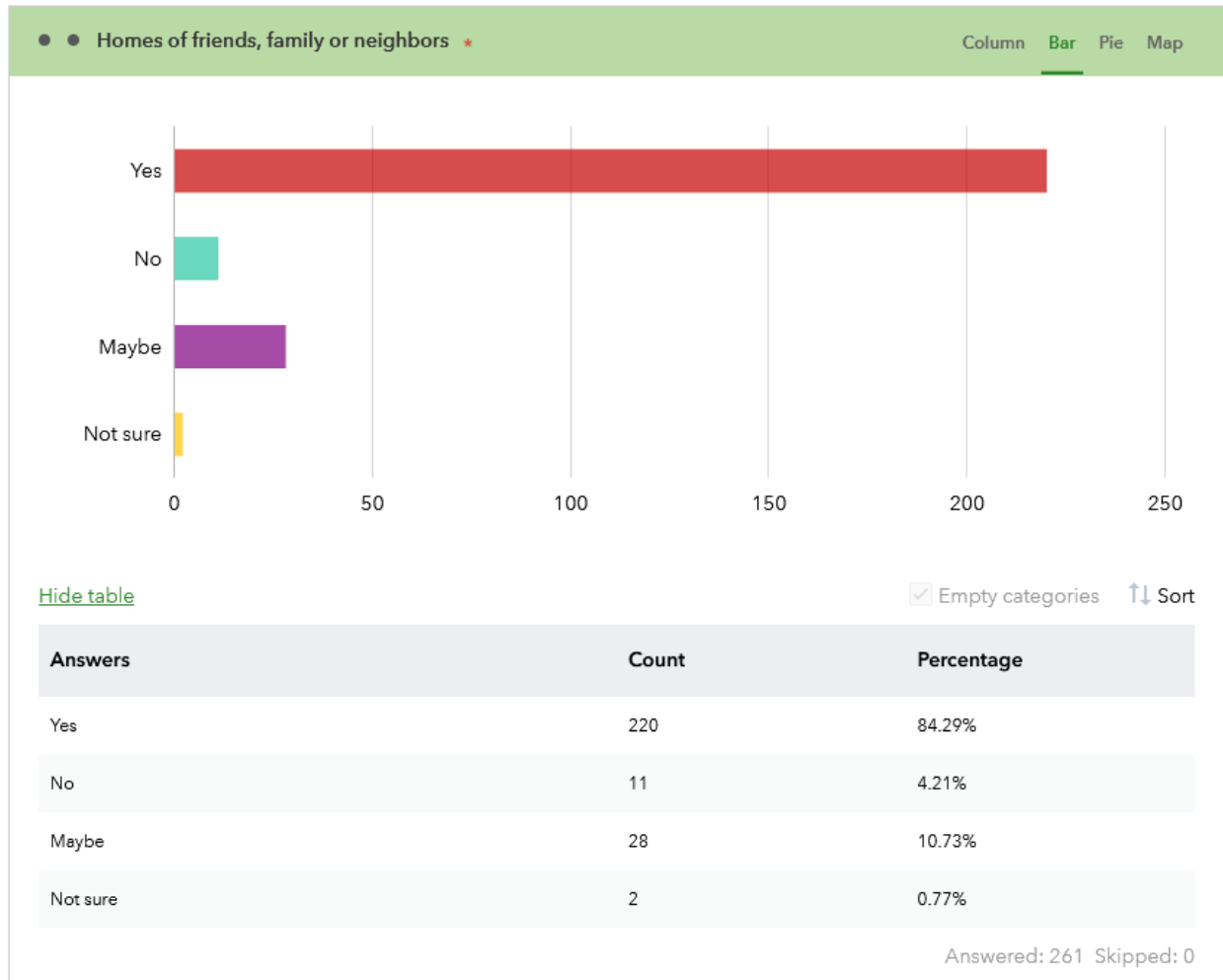


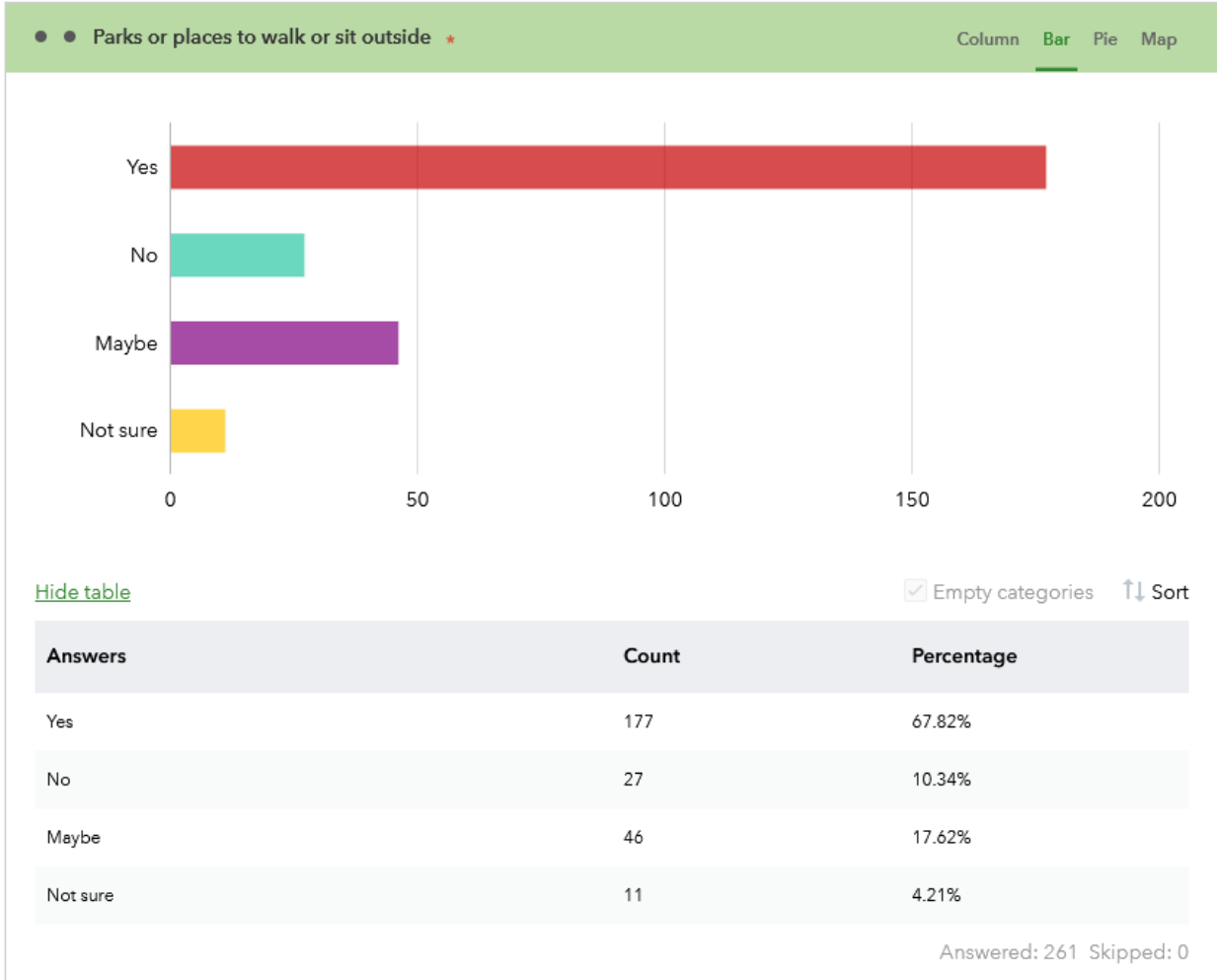


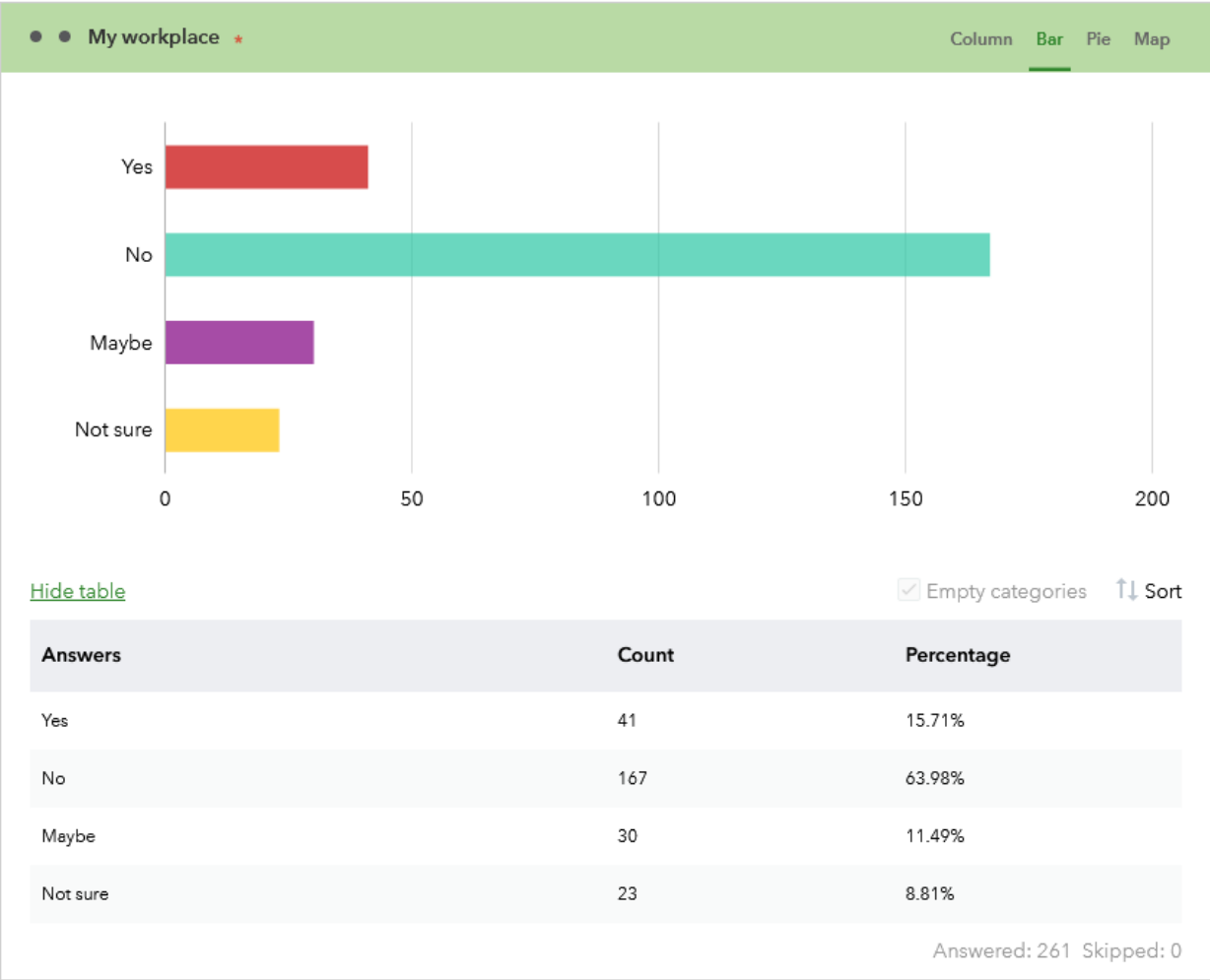
Social Participation and Inclusion > Please check which places are most important to you in meeting or connecting with friends, family and acquaintances.





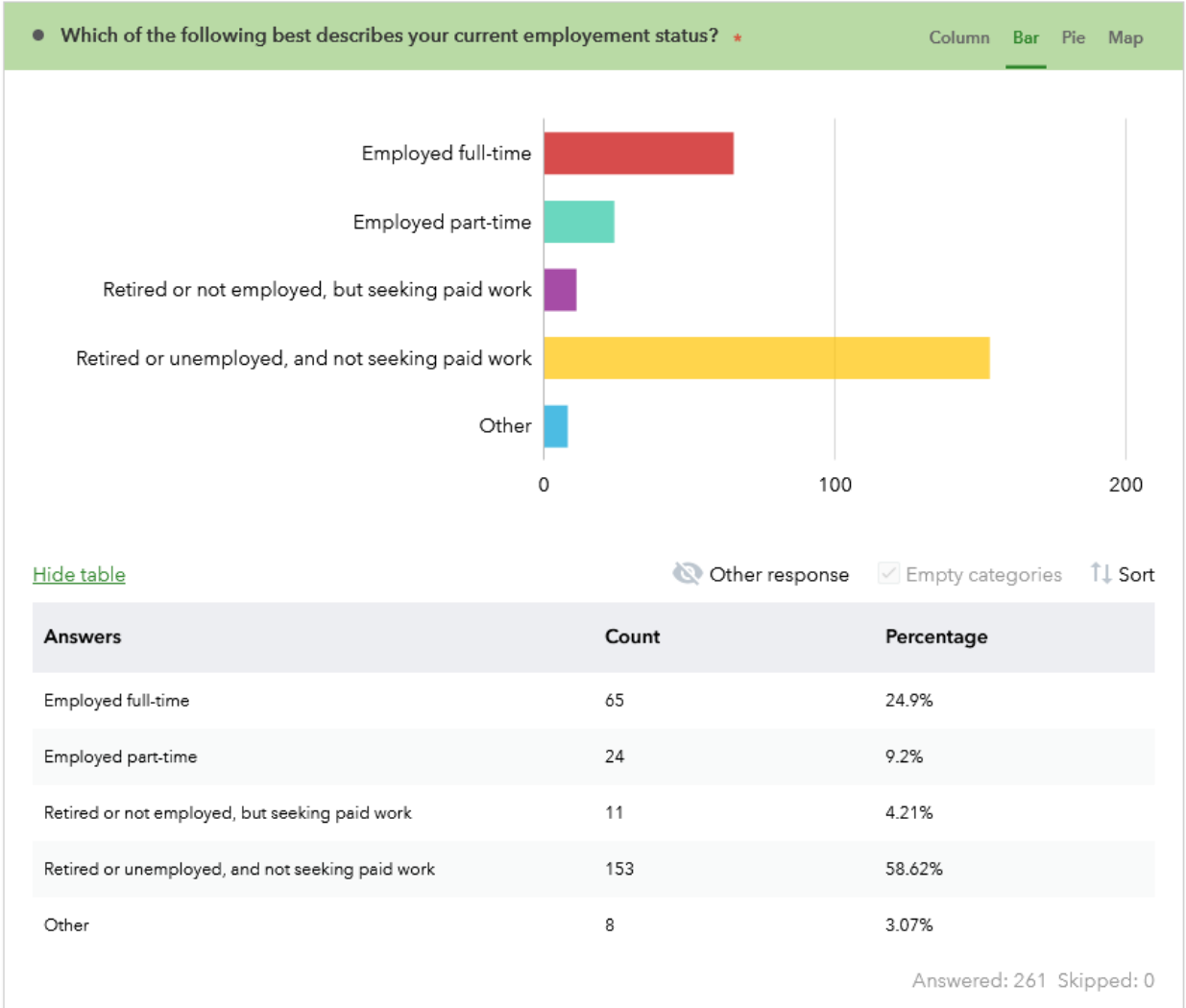


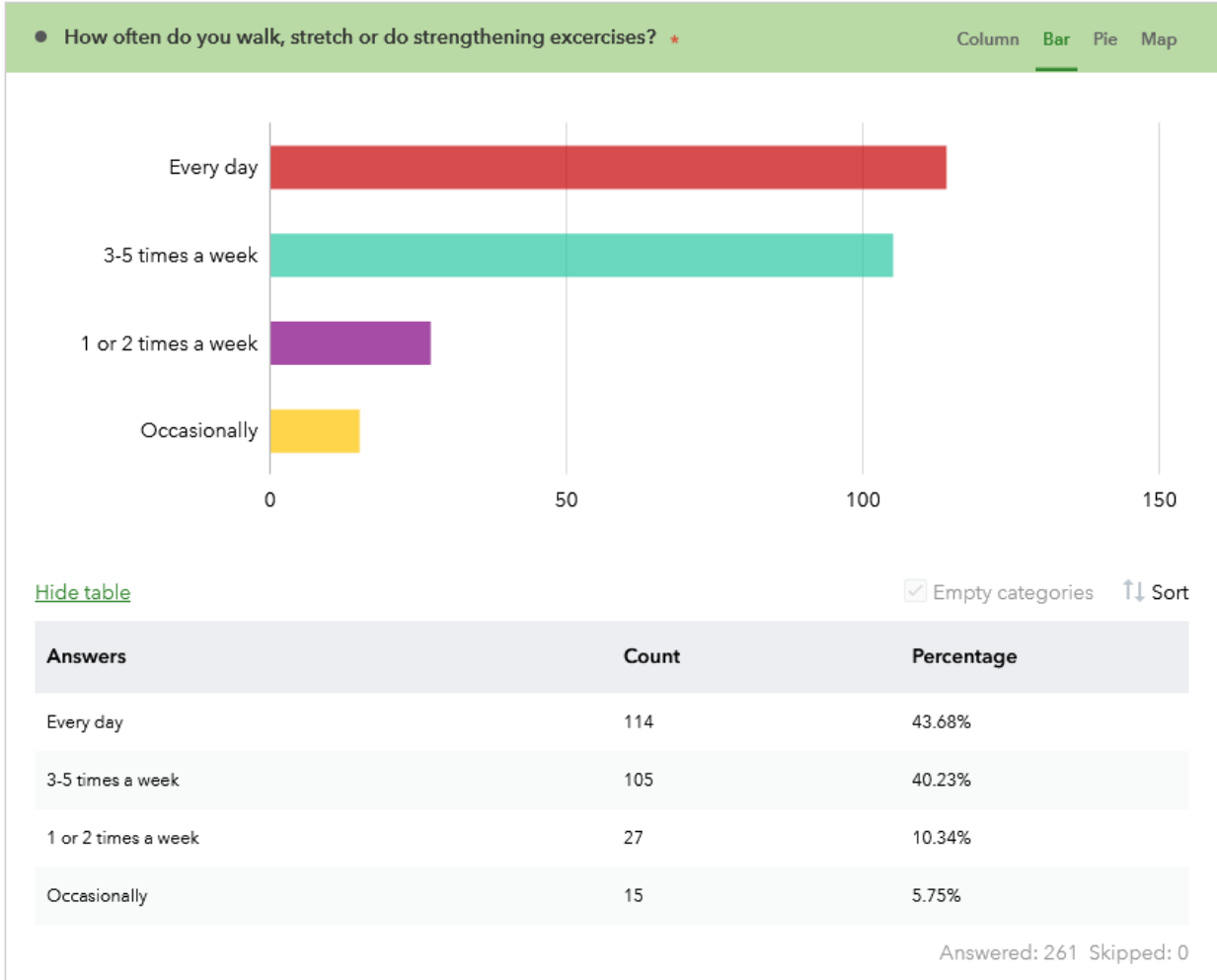






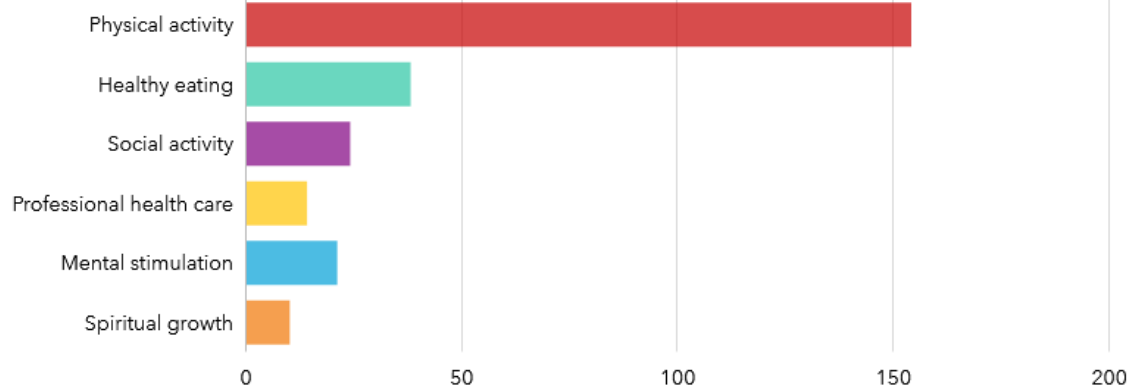
Work and Civic Engagement





● Which of these is most important to you for health and wellness? \*

Column Bar Pie Map



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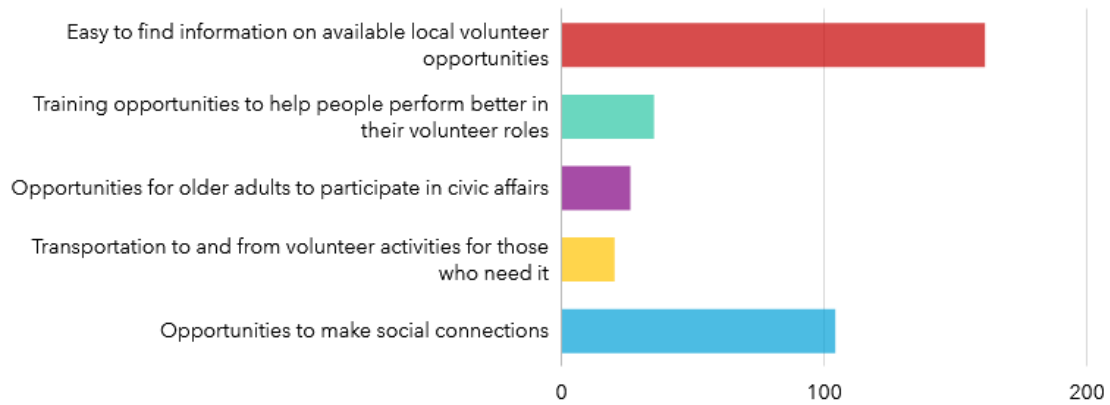
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Answers	Count	Percentage
Physical activity	154	59%
Healthy eating	38	14.56%
Social activity	24	9.2%
Professional health care	14	5.36%
Mental stimulation	21	8.05%
Spiritual growth	10	3.83%

Answered: 261 Skipped: 0

● When considering volunteering, which of the following are most important to you? \*

Column Bar



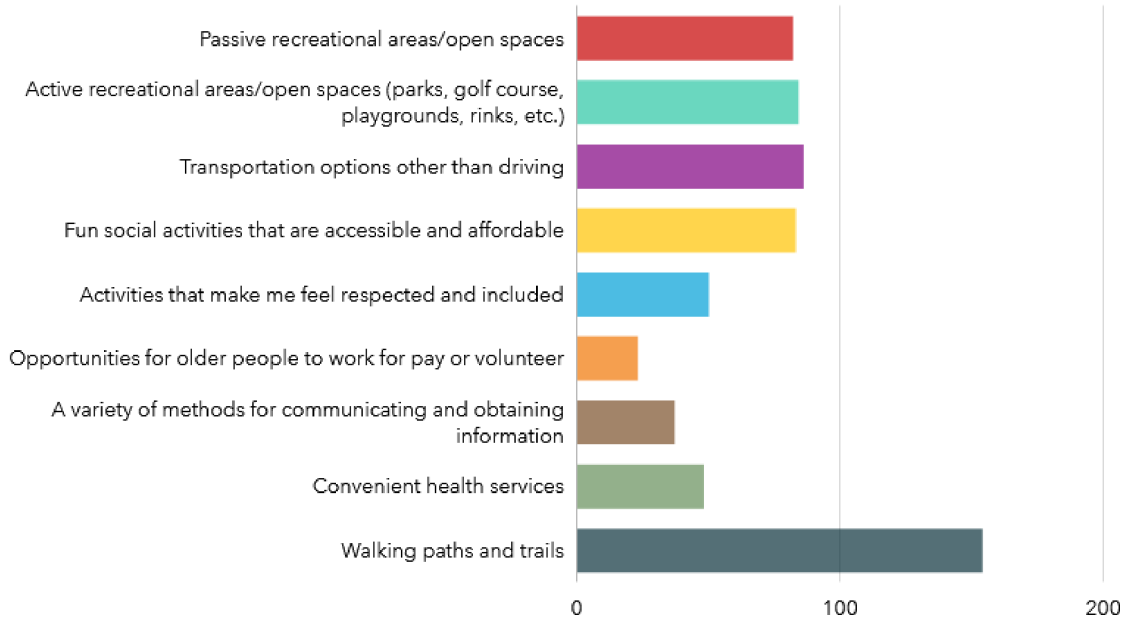
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Answers	Count	Percentage
Easy to find information on available local volunteer opportunities	161	61.69%
Training opportunities to help people perform better in their volunteer roles	35	13.41%
Opportunities for older adults to participate in civic affairs	26	9.96%
Transportation to and from volunteer activities for those who need it	20	7.66%
Opportunities to make social connections	104	39.85%

Answered: 261 Skipped: 0

● Which aspects of our community are most important for people to be able to continue to thrive as the... ★ Column Bar



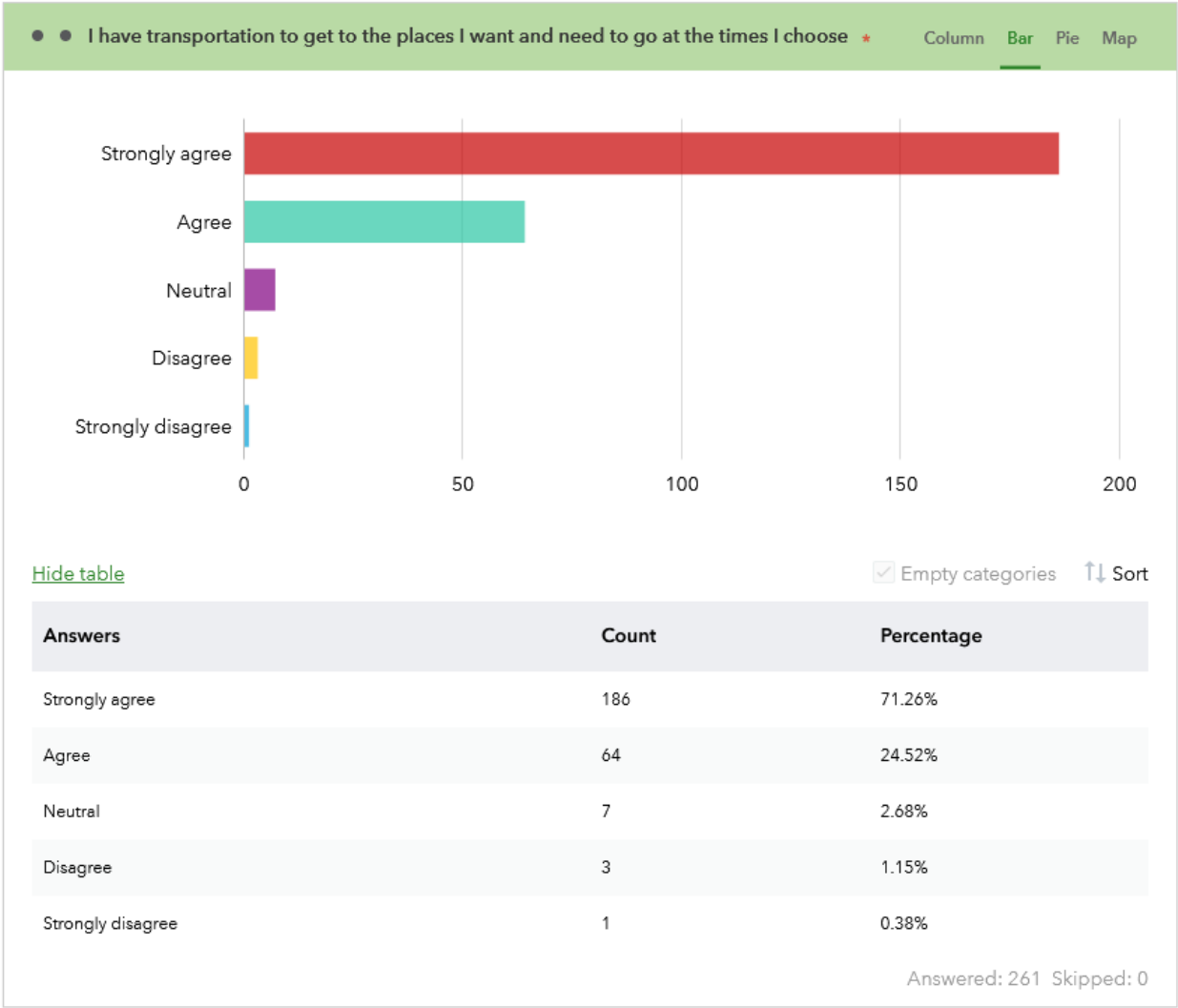
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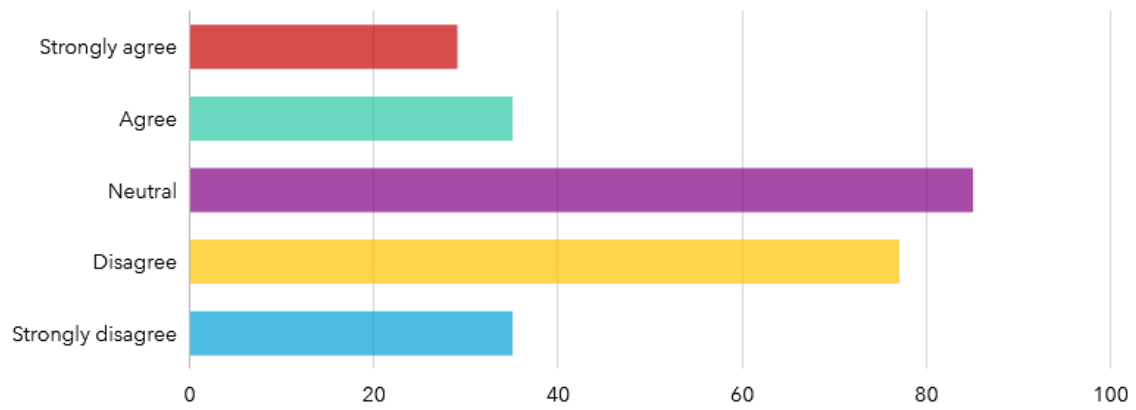
Answers	Count	Percentage
Passive recreational areas/open spaces	82	31.42%
Active recreational areas/open spaces (parks, golf course, playgrounds, rinks, etc.)	84	32.18%
Transportation options other than driving	86	32.95%
Fun social activities that are accessible and affordable	83	31.8%
Activities that make me feel respected and included	50	19.16%
Opportunities for older people to work for pay or volunteer	23	8.81%
A variety of methods for communicating and obtaining information	37	14.18%
Convenient health services	48	18.39%
Walking paths and trails	154	59%

Answered: 261 Skipped: 0

Transportation > To what extent do you agree with the following statements about the role of transportation in your life?



● ● I will have transportation options to meet my needs in the future, such as if or when I no... \*Column Bar Pie Map

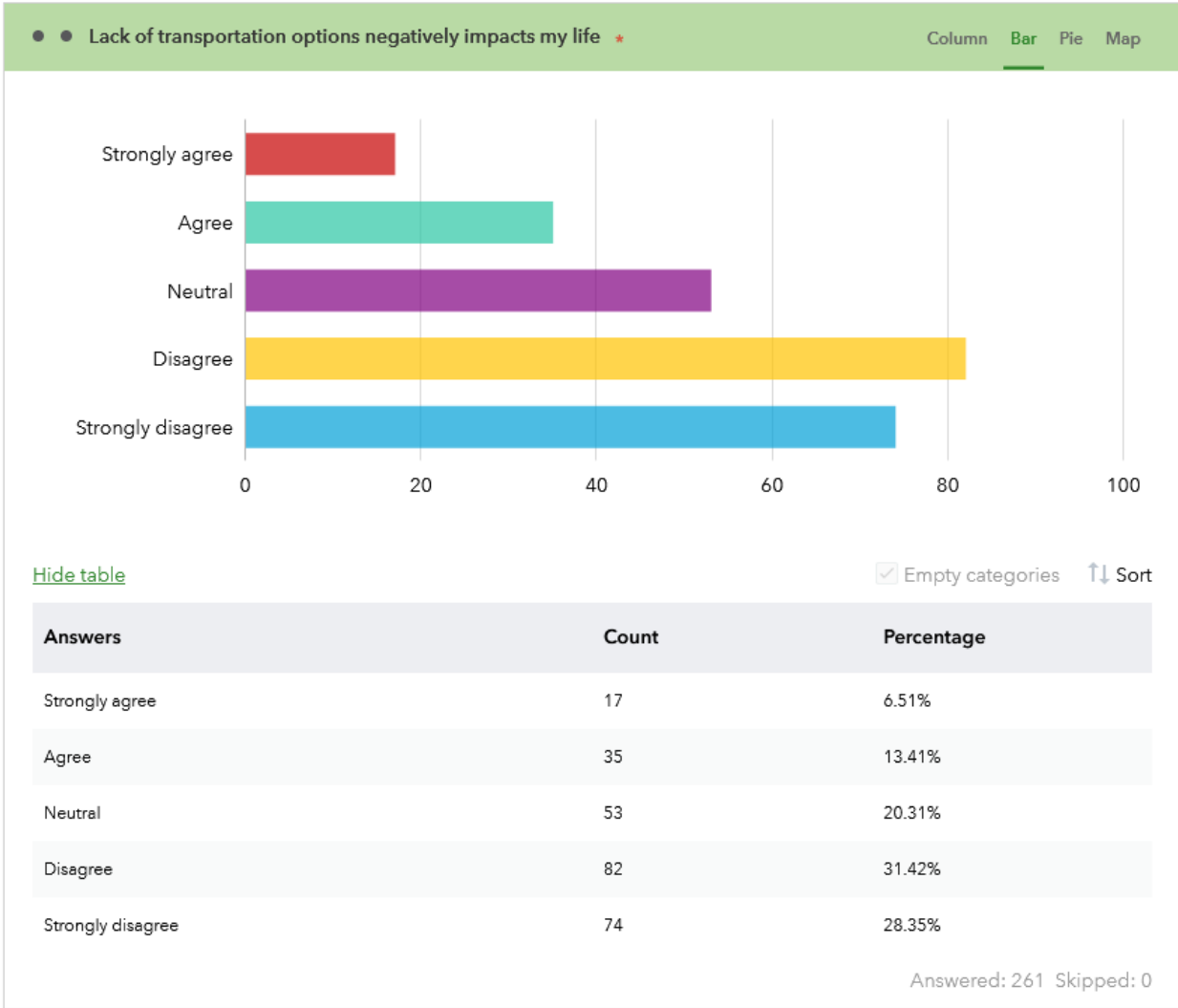


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Answers	Count	Percentage
Strongly agree	29	11.11%
Agree	35	13.41%
Neutral	85	32.57%
Disagree	77	29.5%
Strongly disagree	35	13.41%

Answered: 261 Skipped: 0



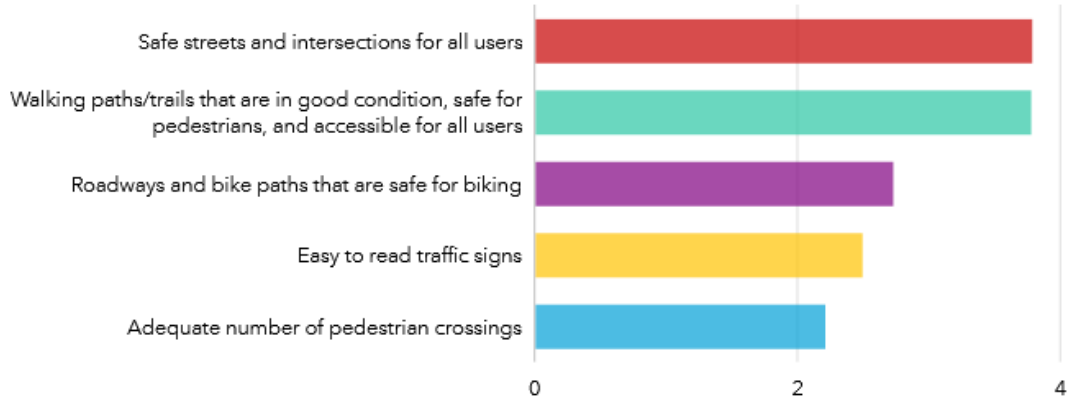


● How important are each of the following in your life as you age? \*



Column

Bar



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Show/hide choices

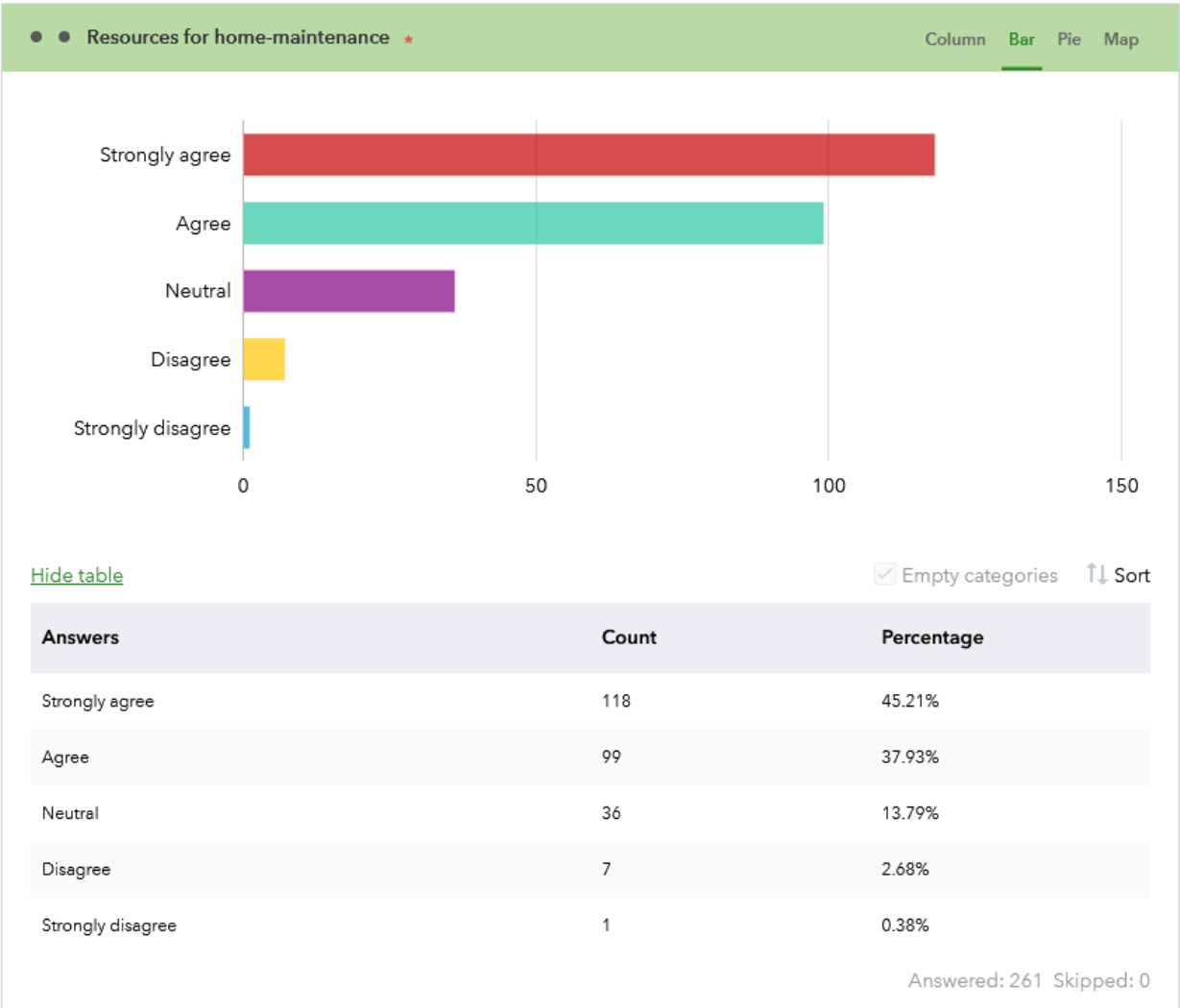


Sort

Rank	Answers	1	2	3	4	5	Average score
1	Safe streets and intersections for all users	39.46% 103	24.52% 64	18.77% 49	9.58% 25	7.28% 19	3.78
2	Walking paths/trails that are in good condition, safe for pedestrians, and accessible for all users	38.7% 101	25.67% 67	18.39% 48	9.2% 24	7.66% 20	3.77
3	Roadways and bike paths that are safe for biking	11.11% 29	21.07% 55	21.84% 57	21.07% 55	24.9% 65	2.72
4	Easy to read traffic signs	8.05% 21	14.94% 39	18.77% 49	34.48% 90	23.75% 62	2.49
5	Adequate number of pedestrian crossings	2.68% 7	13.79% 36	21.84% 57	25.29% 66	36.02% 94	2.21

Answered: 261 Skipped: 0

Community Support and Health Services > How important are each of the following in your life as you age?



What do you like most about living in North Oaks?	
Response	Count
Easy connection to the outdoors and mostly undisturbed areas and the peace and quiet that accompanies this	1
.seclusion yet accessible to. City	1
Trails around the lake North Oaks Golf Club	1
(Really? You have to ask?!?)	1
.closeness to nature. Variety of housing Quality of residents	1
.safe and secure and safe environment ; quiet and peaceful natural surroundings	1
A lot of space between neighbors, paths and ski trails,	1
Able to walk every day around Pleasant Lake. Beautiful roadways. Trees and natural beauty. Friendly people	1
Abundant trail system.	1
access to nature	1
Access to nature, walking paths, and the golf club	1
Beautiful	1
Beautiful environment. Friendly neighbors. Committed city and NOHOA administration.	1
Beautiful environment-walking and activities	1
Beauty, Quiet, Walking paths (though there should be safer walking on the street as paths are not always convenient i.e. East Oaks Road to get to shopping etc.Fill in your response here.	1
Being immersed in nature, having the walking trails, enjoying sunsets and natural beauty	1
Being in nature	1
Being in nature everyday.	1
Clean safe community near restaurants and shopping	1
Close knit m, but private community.	1
Direct access to trails for biking and walking in all seasons, seasonal skating and skiing while within a safe community .	1
Feeling that it is a safe and secure community; privacy; good neighbors; people taking pride in their property; and good access to the freeway system.	1
Fill in privacy, space.	1
Fill in your response here The privacy and large wooded lots	1
Fill in your response here. Privacy and wooded landscape.	1
Fill in your response here. The trails, my house, the darkness.	1
Fill in your response here. The woods, ponds, marshes, wildlife.	1
Fill in your response here. Beautiful scenery and walking paths.	1
Fill in your response here. Friends and family.	1
Fill in your response here. Book clubs at neighbor's homes, visiting family and friends.	1
Fill in your response here. Nature	1
Fill in your response here. Nature Beauty Quiet	1
Fill in your response here. No longer like it here. Many people are self centered, over indulged and narcissistic, with NIMBY attitudes.	1
Fill in your response here. Open spaces for walking and biking. The beautiful area to see Mother Nature. Friends and neighbor that are amazing in our community.	1

Fill in your response here. Outdoor atmosphere, safe, quiet, good neighbors	1
Fill in your response here. Privacy and the North Oaks Golf Club.	1
Fill in your response here. The privacy	1
Fill in your response here. the views	1
Fill in your response here. the walking paths and nature	1
Fill in your response here. Walking trails & relative quiet. Larger lots & open spaces; wildlife. Lake.	1
Fill in your response here. Wooded area, nature, kind people, trails, lakes	1
Fill in your response here.again map FAILED	1
Fill in your response here.I have lived here for over 43 years and it's home.	1
Fill in your response here.i love how secure I feel, how quiet it is, how it is easy to be close to nature, and how easy it is to kayak, bike, walk, or engage in other outdoor activities.	1
Fill in your response here.large lots, exposure to nature, trail system	1
Fill in your response here.Natural environment,	1
Fill in your response here.Natural settings and views.	1
Fill in your response here.Nature, hiking, Golf Club,	1
Fill in your response here.Nsture right outside our door.	1
Fill in your response here.peace and quiet - nature. Though are woods and ponds are overrun with buckthorn, deer, purple loosestrife, mustard weeds and much more - in some ways we are an ecological mess.	1
Fill in your response here.privacy	1
Fill in your response here.Quiet and beautiful surroundings, nature. Great neighbors.	1
Fill in your response here.Quite neighborhood.	1
Fill in your response here.safe neighborhood	1
Fill in your response here.The beautiful trees walkways safety quiet peaceful.	1
Fill in your response here.The natural environment and that at the same time it is convenient to stores and other services.	1
Fill in your response here: beauty of the woods and trails, relatively quiet, close friends and easy access to city venues if so desired.	1
Flora and fauna followed by friendly residents	1
Friendlyness of neighbors, green spaces	1
Friendly people, friends, trails and parks, views into wilderness from my home. We have a daughter living in North Oaks.	1
Friendly residents! We use the paths (walking, biking, skiing) and walk the roads daily- we are grateful for these resources!	1
friends and neighbors, good school district, quiet and peaceful neighborhood	1
General safety and natural environment	1
Golf club, a group of people with like interests and accomplishments in life.	1
Good natural environment, safe, well kept, quality retail and restaurants in area, close to family.	1
Great neighbors and the beautiful scenery.	1
Green space & trails	1

How quiet and beautiful/peaceful it is. Watching the deer cut through the yard, the turkeys gathering in the grass, the woodpeckers and owls announcing their presence, even the coyotes yipping at night, being immersed in nature is what makes North Oaks special to me.	1
I am a displaced Shoreview resident - now living in independent senior care. We do have exercise classes and a pool here, but I do miss the Shoreview Community Center. I do not know what else North Oaks has for seniors???	1
I like the quiet feel and historic legacy.	1
I like the trails and the people that live here.	1
I like the trees and feeling enclosed by a natural setting.	1
I like the wooded, private, large lots, and residing close to larger cities and amenities. Our family also enjoys the beautiful water access and views, recreational areas, and the schools in the Moundsview district. We are very blessed.	1
I love living in our quiet nature space.	1
I Love My home and open views of Wilkerson Lake ... and Wonderful neighbors!!! :)	1
I love the beauty and nature and quiet.	1
I love the natural environment.	1
I love the opportunities to be part of the natural landscape and walk the trails.	1
I love the walking trails. I am healthy now, but if I were older, I'm thinking the varied textures of the trails could be a balance issue.	1
It is safe, quiet and there is no low income housing and minimal multi family housing.	1
It's been my home for 60 years and still has a safe, small town feel. I can safely walk the streets and trails.	1
It's like living in the north woods, quiet, surrounded by tree and nature.	1
Large lots, mature trees, safety, walking and biking trails and the lakes.	1
Large lots, wild spaces.	1
Life in the woods.	1
Living in the forest.	1
Location of our house, the house itself	1
Location to family ,I-35, Shoreview Community Center, access to grocery stores.	1
Love the natural feel of North Oaks. Our new neighbors (as we just moved in a few months ago) have been very warm and welcoming. Transition has been eased because we've belonged to North Oaks Golf Course for several years. We became a bit more knowledgeable about the community because of that membership.	1
low density, country/rural feel, beauty.	1
Many wooded areas and old growth trees, nature and green space, low population, low traffic, privacy, low crime, private community, good school district,	1
Meeting with friends, golf, cross country skiing, biking and walking.	1
N/A	1
Natural areas and lakes Wildlife Waverly GardensFill in your response here. Clean air and water	1

Natural beauty of trails & roads...privacy & security (latter 2 diminish every year

Natural beauty. Trails . Winding roads. Safety . Wildlife. Privacy. No streetlights.	1
Natural beauty; close to familyFill in your response here.	1
Natural environment, quiet, reasonably well maintained	1
Natural environment, trails, biking,	1
Natural resources, privacy, and trails	1
Natural setting	1
Natural settings that surround our homes.	1
Nature	1
Nature and the diversity and quality of housing.	1
Nature and wildlife, safety, paths and courts, golf club.	1
Nature Less light pollution Privacy	1
Nature, lakes, trails, Pickleball	1
Natures beauty, trails.	1
Neighbors, friends, family, nature, ponds and lakes, recreation activities, NOGC.	1
NO COMMENTS I DO NOT SPEND TIME IN NO OUTSIDE HOME	1
No street lights. Relatively wild, although it's gotten very suburbanized.	1
North Oaks is quiet, private, beautiful, rustic. It was a great place to raise our family and is still a great place to live. I love the wildlife, walking trails, peacefulness.	1
Open space, nature and privacy. It feels like countryside and city	1
Open spaces and natural settings.	1
Open spaces, book club & friends.	1
Opportunities to contribute and volunteer, community events, trails	1
Opportunity to interact with nature	1
Our wonderful neighbors, peaceful, serene surroundings and trails	1
Outdoor rec and nature	1
Paths	1
Peace and security	1
Peaceful, safe, nice walking trails	1
Peacefulness. Privacy. Opportunities to be heard.	1
privacy low crime educated residents	1
Privacy and exclusivity	1
Privacy and nature	1
Privacy and quiet neighborhood.	1
Privacy and security.	1
Privacy and tranquility. Easy access to other parts of the Twin Cities.	1
Privacy of our 4+ acre property	1
Privacy of the city. The Security of the city that North Oaks use to have and has lost in the past two years.	1
Privacy, natural beauty, solitude	1
privacy, peace, quiet, beauty	1
Privacy, quiet and natural beauty & great friends & neighbors	1

Privacy, quiet, interesting and fun neighbors of all ages, natural beauty, community activities (Villagers, etc), relative safety.	1
Privacy, safety, quiet, trails.	1
Privacy, security, and natural setting.	1
Quiet and friendly neighbors	1
Quiet, peaceful, safe and lots of land. Not crowded. Many groups and activities available for participation.	1
Quiet, private, safe, wildlife	1
Quiet, safe and has many areas with lovely outdoor spaces. We like almost all of the residents we have met; just need more opportunities to meet residents with similar careers to consider how we might volunteer our knowledge.	1
Quiet. Natural surroundings. Security.	1
Quiet. Safe. Friendly neighbors. Woods.	1
Quietness. Parks. Safety. No political signs	1
Rural setting, but close to shopping.	1
Safety Nature Privacy Near to so many amenities	1
Safety and close to nature	1
Safety, quiet, privacy, trees & conservation area, trails, ski trail grooming, winding & hilly roads, lakes, no street lights,	1
SECURITY - NO TRESPASSING	1
small community and good location within the metro area; walking paths and golf course	1
Solitude and nature Fill in your response here.	1
Space. Nature. Safe. Quiet.	1
Spending time around Gilfillan Lake.	1
such a peaceful and secure place to live in.	1
That map does not function properly. I try to enter "Pleasant Lake Beach" and it flips to some neighborhood in Arden Hills. I spend time at Pleasant Lake Beach. I live with a view of the lake, walkers, dog walkers, kids playing, and I love that. I love the privacy of the community, the privacy within the community, the closeness of my children (who live here too as adults), the wildlife, and the natural habitat.	1
The beauty of the community and access to banking and stores.	1
The community, the trails, the small town feel.	1
The country feel - no street lights, no sidewalks, tree-lined lanes, yet close to the Cities.	1
The easy access to quiet trails where I can be close to nature, away from the hustle and bustle of crowds.	1
The extensive walking paths, being surrounded by lovely nature and wildlife.	1
The fresh air and wildlife in a natural setting.	1
The harmony between homes and natural environment.	1
The hiking paths. H	1
The natural environment in a safe community.	1
The natural environment. The privacy. The safety. The beautiful views. My neighbors.	1
The natural setting	1
The natural wooded areas and family friendly environment	1
The nature and trails	1

The nature aspects and the privacy	1
The nature, large lots, walking trails	1
The nature.	1
The north oaks golf club is the crown jewel of our neighborhood!!!	1
The open spaces, the history and the people.	1
The outdoor activities, and up north feel (no streetlights, wooded lots, trails, etc.). Also, interesting people from all over the country and world.	1
The outdoor environment and larger lots so I am not living on top of my neighbors	1
The outdoors	1
the outdoors: lake and trails	1
The peaceful natural environment	1
The privacy, and community, and the golf club	1
The quiet, the darkness, nature and kind neighbors	1
The space of our lot and our neighbors. Wonderful community events. We loved our kids going to North Oaks preschool, the used to have a play group. THE BEACH! we miss the beach terribly! We spent so much time there, grilling, hanging with other families, kids swimming with life guards watching! It was an unbelievable perk and one of the big reasons we moved here and now its no more and so sad and disappointing.	1
The trail system and generally quiet "rural" feel of the neighborhood.	1
The trails and beauty! My neighbors.	1
The trails and preserve areas, along with the lakes. They are a treasure to have such access to nature right outside our homes. I would love to see an effort to improve the quality of Pleasant Lake's water, as it has gone so far downhill in the 30 years we have lived here. It is barely swimmable anymore	1
The trails and roadways for walking and biking, My neighbors.	1
The trails and yoga.	1
The trails, natural environment and the people.	1
The trails.	1
The trees and the trails. Cross country ski grooming.	1
The walking paths	1
The walking paths, the lakes, the nature and the privacy.	1
The walking paths, the natural environment, no street lights, friendly neighbors	1
The wildlife and privacy.	1
the wonderful hiking and biking trail which have NO car access. E bikes are a great way for those of us who are developing physical limitations to get around.	1
The woods all around us.	1
This type of survey is NOT part of a north oaks residence thinking or community leaders thinking. Best part is privacy! Conservancy area. Golf course! And that we are a PRIVATE COMMUNITY!	1
To new to the area to really know.	1
Trails and lakes for running, biking, canoeing and cross country skiing. Roads are relatively safe for pedestrians: walking/running etc.	1
trails and nature	1
Trails, nature, privacy, cleanliness, safety and community.	1



Trails, privacy, wooded area no street lights, well septic golf club lakes ponds-they need to be restored much is overgrown trees are also overgrown james j hill farm 1 acre lots and above exclusive homes of high value nature reserve well managed streets for snow removal	1
Trails, safety and convenience to Twin Cities.	1
Very high quality of life - well being via nature, great services (plowing, sports).	1
Very much so The trees, wildlife, birds and people and it is close to the town I live in and the church and people I love. Convenient to family. And freeways.	1
Walking & Biking paths, but need to be improved Up North feel Trees	1
Walking paths in nature	1
Walking paths, distance from neighbors	1
Walking trails and golf course and club.	1
Walking trails, lakes, privacy, peace & quiet, safety, natural beauty, plentiful trees and birds, the homes with architecture that fits the site, golf course, convenience of nearby shopping options and freeway access.	1
We enjoy the paths for walking and biking. We kayak on the lakes. We are glad the budget passed so we can have roads and paths!	1
We feel North Oaks is a safe community. We absolutely love the trails and hike 80 miles a week. We hike the Pleasant Lake trail everyday and have trails directly behind our house. We love that we are near Waverly Gardens and can volunteer there and have relatives residing there as well.	1
We have lived here for over 35 years & have lifelong friends in this community. We appreciate the privacy & natural beauty of North Oaks.	1
While there is development ( housing growth) in North Oaks there still are open spaces and corridors and areas for wildlife to coexist.	1
Wild life, quiet, nature	1
Wild lives and nature. Privacy and neighborhood.	1
Woods, trails, lakes	1
Woodsy, scenic enviroment. Relatively crime-free community.	1
Answered: 218 Skipped: 43	

What would add to the quality of life?	
Response	Count
??.	1
A coffee shop where people could gather : )	1
A community center for programming and the beach	1
A community center with a poolFill in your response here.	1
A community center with swimming pool. A library. A place where kids could fish.	1
A community pool.	1
A gated entrance like we use to have plus add controlled gated access at the remaining entrances.	1
A pedestrian walkway from Waverly Gardens to the shopping center and movie theater across Centerville Road	1
A stop light at Wildflower and Hwy 96-- traffic is too intense many times to make a left turn. Speed bumps on Wildflower. Walking along roadway is dangerous as MANY are speeding.	1
Active enforcement of speed limits. Residents taking their own initiative to reduce crime ( get a locking mail is, regularly lock doors, have security systems and cameras, have your newspaper stopped and driveways shoveled when you are not home, etc). We need a grassroots effort to convert to criminals that North Oaks is not an easy target rather than wasting our money on license plate readers, etc.	1
Add a walking path near East Oaks Road and other high traffic roads. Grants for home improvements to enhance accessibility for those with physical limitations.	1
Again, having safe pathways ( sidewalks with decent separation from roadways) to be able to walk more, father distances. Would be nice if the center of North Oaks had better looking shops and areas to socialize.	1
Another map that doesn't work. I'm trying to indicate Pleasant Lake beach, which is coated with visible goose and dog scat (you can't walk on that beach, it's solid sh*t), has ecoli problems for that reason, and is unusable for that reason. Also, there is swimmer's itch from the goose/snail situation. The beach needs regular maintenance. Also: Deer Hills tennis court is broken down and in horrible condition, ripped and missing nets, broken and cracked asphalt, deteriorating fencing. Why don't we maintain any of our rec facilities? It's so disappointing about North Oaks.	1
At least one, or a couple benches out in the 800 acre preservation area main trails. More benches on the most popular trail, Pleasant Lake.	1
Beach setting and pleasant lake water quality And full trail around Pleasant Lake without having to go on streets / make use of NOHOA land around the lake to complete the pleasant lake trail...	1

Being able to take my grand kids to pleasant lake beach to swim and play in the sand. The fact that there's swimmers itch there makes it unusable.	1
Being allowed to make small improvements and changes to exterior without having to ask permission through a committee.	1
Better biking paths	1
Better care and maintenance of rec amenities, including importantly the beach area. Improved efforts to reduce vandalism at west rec and beach.	1
Better connection to people outside my family.	1
Better enforcement of our privacy & no trespassing laws	1
Better grooming/ maintenance of Deep Lake path.	1
Better roads!	1
Better roads, walking,biking paths along roads	1
Better roads. No trespassers.	1
BETTER SECURITY AGAINST CRIME.	1
Better security as there are more trespassers in North Oaks. We live near the Gilfillan entrance and we see walkers entering from across Hwy 96 into North Oaks, especially dog walkers. More nice specialized restaurants as mentioned prior and a HyVee would be terrific! First world requests for sure.	1
Better transportation and information on support services for older people.	1
Better use of East Rec center for programming / year round activity.	1
Bike lanes on the major roads, so traveling to Cub or Bruggers by bike would be less harrowing.	1
Bike trail down east Oaks rd	1
city water and sewer systems	1
Clean up Wilkinson lake and ticks and trail around the lake.	1
Closer access to a credit union like Affinity Plus Federal Credit Union. (Closest one now is in Roseville.)	1
Community center or if the golf club actually became a place to get to know people and winter relevant facility - health club, game rooms...	1
Community mixers	1
Community of friendship	1
Community outings for seniors.	1
Complete the lakeside path	1
Continue to improve the east and west recreation areas.	1
Continuing safety in community	1
Convenient electric car station.	1
DEI	1
Don't know of any.	1
East rec facilities improved. Being able to have chickens (not roosters)	1
Easy access to information Fill in your response here.	1

Enforce property cleanup. Too many years of the same homes with garbage dumpsters outside and/or “do it your self” remodeler projects never ending, stacks of dead trees not dealt with etc. Some of the beauty has been of north oaks has been lost as a result of negligent homeowners.	1
Entrance gates.	1
Exercise classes in pres homes pool for seniors. Arts and crafts amenity with a kiln or two. Books on tape.	1
Fill in your response here . Better transportation options. There is no transit here.	1
Fill in your response here Library/coffee shop nearby	1
Fill in your response here Currently very satisfied	1
Fill in your response here. People being less threatened by outsiders.	1
Fill in your response here. Easier access to health care.	1
Fill in your response here. Pedestrian crossing from Waverly Gardens to restaurants, theater etc. across Centerville Road	1
Fill in your response here. Nothing related to community	1
Fill in your response here. Be great to have a wellness center with indoor pool and pickleball - we need a gathering spot.	1
Fill in your response here. Better bike and walking lanes. Street lights	1
Fill in your response here. Emergency services	1
Fill in your response here. if people didn't leave their garbage cans at the end of their driveways for days on end after garbage pick up. If unused boats and cars that are stored (and never used) on people's properties were removed. If current laws and ordinances were enforced. If non residents weren't using the paths etc.	1
Fill in your response here. Improved transportation availability	1
Fill in your response here. Longevity	1
Fill in your response here. More opportunities to meet and socialize with other North Oaks adult residents (that don't involve children and family activities).	1
Fill in your response here. Playing golf at North Oaks at a more reasonable price for the initiation and monthly dues. We love golf but can not pay the high fee. We would love to be social members and golf members but the price is too high. Beautiful grounds and building.	1
Fill in your response here.Bike paths and trail system around Pleasant Lake that stays lakeside.	1
Fill in your response here.Gatherings for seniors	1
Fill in your response here.Having nice trails	1
Fill in your response here.living in the West pines. We are 79 years old and do not access all the activities . Think our fees should not include all the NOHOA FEES.	1
Fill in your response here.mire affordable senior housing	1

Fill in your response here.Pleasant Lake Beach could be better. Swimmers itch, rundown playground equipment. I am not sure if it would be environmentally friendly, but an asphalt path around the lake for smoother biking would be nice. Dog waste receptacles around Black Lake. Removal of invasive species around Black Lake	1
Fill in your response here.see above. Also, there should be a restriction of loud cars zooming through the neighborhoods. State law bans vehicles emitting motor noise over 90 db, but it is rarely enforced. It greatly contributes to noise pollution	1
Gate my entrance to North Oaks!	1
Gates. Enforment of resident-only policy.	1
get rid of RowCal. they don't understand the needs of North Oaks citizens	1
Great but clean up the water	1
having a nice beach.	1
Hey sidewalk on East and W. Pleasant Lake Rd.	1
Home care services.	1
I can't mark anything on the map. I would like to mark main entrance that the traffic light needs to improve to be smarter. Always wait for a long time for green light.	1
I love the wooded areas and hope they will be kept healthy.	1
I love to fish and being outside (catch and release would be a game changer of enjoying the lake as I age).	1
I think a place for seniors to congregate occasionally or on a recurring basis would be beneficial. I know the Shoreview Center and WBL Senior Center are popular but not aware of anything similar in North Oaks.	1
I think there could be a few more benches along the Pleasant Lake trail.	1
I would enjoy more educational opportunities.	1
I would really like to see an expanded community garden option.	1
ideas of people who would help me maintain the house	1
Improve the safety of walking/biking on main roads. Just need a little bit of a shoulder to improve the safety. Also, would be great to allow residence to fish on Pleasant Lake.	1
Improved trials that would allow for walking/running safely.	1
Inclusive activities for older adults	1
It would be nice if the restaurant at the golf club was open to the public. We would like to financial support them without having to belong. It would be a nice place to meet neighbors without having to have a social membership. We are not they type of people that need to feel elite and have a membership to a club. It is actually a turn-off. If it was open to all it would be a great community place.	1
It'd be nice if we could fish here	1
Knowing more about active recreational opportunities.	1

Less highway noise	1
Less leaf-blower noise.	1
Less townhomes & condos	1
Manage the lake systems better. Too many weeds and odors coming from the waterways	1
More activities and shopping near the entrances	1
more activities for seniors	1
More community gathering activities like pickle ball or swimming	1
More friends to socialize with.	1
More recreation spaces for Adults at West Rec	1
More restaurants nearby	1
More social activities in my neighborhood	1
More social groups that are easy to engage with. A community woodshed would be a nice addition.	1
More social opportunities at the golf course without a super expensive membership price tag.	1
More socialization for seniors. Let's think of a way to combat isolation.	1
My husband and I are really Happy with North Oaks.	1
My spouse and I are e-bikers. Because we moved in a couple of months ago, we haven't had a chance to find the bike paths from our home in The Pines. East Oaks Road seems a bit too busy (commuters, work trucks) for comfortable biking. Is there available information about what exits and how to get to it? If there isn't, how do we help add emphasis to get more done?	1
Need abundance of social activities to connect residents. There is no sense of community living in North Oaks in its current state.	1
No comments	1
no idea	1
Not gates, not guns, nor license plate readers.	1
Nothing currently but a resource for companies/people available to hire in NO for the smaller repairs/jobs	1
On NOHOA "view easement" property between E Gilfillan Rd & Lake Gilfillan Put in park, gardens & lawn bowling &/or amenities to be used by NOHOA residents, especially seniors.	1
Organized activities such as cards, chess, etc. in the community centers.	1
overall I feel like the quality of life in North Oaks is pretty good!	1
Paths to go in and out of North Oaks on main roads.	1
Pleasant Lake lake shore restoration. Better maintenance of the paths - getting rid of all the trees that have been cut down and tossed to the sides of the paths. Blackthorn remediation.	1
Quality of life is good. I'm right at retirement age so my wants and needs are yet to be determined.	1
Quality restaurants nearby.	1

reduce theft and crime	1
Reduction of the speed limit on County Rd 96. Improvement of Pleasant Lake water quality	1
Requiring people to clean up the front of their property - cut trees, woodpiles, trash cans, piles of dirt in the front yard, visible to all who pass by.	1
Road improvement	1
Safe and better walking paths. Better options to remain in our own home.	1
Safe space for biking and running off the roadways that is accessible to our end of North Oaks (southeast)	1
Safe walking and biking trails	1
Safe walking paths along busy roads	1
SAFE WALKING PATHS ON BUSIER STREETS, away from traffic!!	1
Safe walking/biking & outhouses. Also, difficult to drive through NO in the winter around 5 p.m. because people out walking their dogs, wearing dark clothes, you can hardly see them until your almost on top of them. Keep speed limit at 30 mph on major roads & 20 mph on all side streets	1
Safe walking/biking paths all through our community. Safe roads for all (drivers and bikes/walkers). More events for older (50+) adults to meet and make new friends. More interest groups to meet people (cooking club, game club, etc)	1
Safer access walking paths. And possibly lower speed on Centerville rd north of co rd H2	1
Safer walking/biking paths. Speed bumps to help slow traffic. Winter walking options.	1
Secure our city with gates/cameras. North Oaks is a “private” community without the private community mentality. We need to start behaving like a private community.	1
security gates yoga aerobics better maintained trails safe bike paths for all--off the roads	1
shuttle bus for shopping Some additional restaurants	1
Sidewalks Bike paths Publix transporrFill in your response here.	1
Sidewalks along the most dangerous parts of East Oaks Road. Potentially speed bumps near East Rec.	1
Signage Fill in your response here.	1
slower speed limits, stopping trespassers, enforcement of road rules	1
Slower traffic from more drivers who obey the speed limits, better roads, less new construction with its many contractors coming & going (often speeding and littering) and destroying so much habitat.	1
Smoother roads, trees cut back from the edge of he road.	1
Social clubs, singing groups	1

Some attention to trails and trail entrances. Our entrance off Buffalo Road has exposed roots which should be removed or covered; they pose some danger, especially when Dover by leaves or light snow. Leash enforcement for dogs would be nice although in my experience owners have been very helpful in control.	1
Some kind of arts and cultural programming or area.	1
Stronger sense of community. Frankly, the current focus on security and exclusivity(monitoring automobile traffic in the name of security, for example) diminishes long held values of trust.	1
The development should be more in tune with the original intent of Louis Hill, Jr.. Less destruction of natural topography.	1
The intersection of East Oaks Road and North Oaks Road is very hard to take a left turn safely because of trees on both properties and the angle of the road. Also, with the increase of traffic on Centerville Road, pulling out to take a left or right turn from East Oaks Road has become increasingly dangerous. I would also add that it would be safer for the community if the intersection at Hwy 96, Rice Street and the North Oaks does not line up. I have witnessed several near misses.	1
The map marker wasn't working. It would be nice if entry and exit from the city was better regulated to preserve safety. I'm thinking of guards who could regulate exits when an alarm has been triggered but would allow free flow of marked vehicles otherwise.	1
The negativity of residents online.	1
The road we live on is getting full of potholes and needs repaving.	1
There needs to be accessible shopping--groceries, pharmacy, convenience shop, restaurant, coffee shop.--surprisingly, none of your questions directly asked about this. there is no easily accessible public transportation in north oaks.	1
To have the entrances unified in design and landscape solutions to match the current front entrance	1
Transportation availability when I get older and unable to drive.	1
Transportation options from front entrance.	1
Transportation options -its too far (2-3 miles one way) to walk to needed stores from my home.	1
tree maintenance removal to see oncoming cars so much overgrowth, irrigation on the ball fields, security at the entrances beautifying the main entrance with high end landscaping, road repair pleasant lake repair ponds and small lake restorations,	1
Variety of social opportunities	1
Volunteer opportunities; chance to get to know others who had similar careers and to consider how we could volunteer based on our knowledge. Fill in your response here.	1



Walking access to Hwy 96 other than the main entrance.	1
Walking and bike paths along side main roads to make it a walkable community to area grocery stores; drug stores; restaurants.	1
Walking trails for elders, better quality water and swimming areas in Pleasant Lake, town swimming pool, some additional amenities like sauna, hot tubs, swimming pool. More inclusive decorations during Christmas. You put up wreaths which symbolize Christmas. How about something for other faiths? Big deals for Easter. Not everyone here is Christian and celebrates the birth and death of Christ.	1
Water condition at beach and Pleasant Lake.	1
Well maintained trails and roads. Events that include the entire community. Getting the community into the 21st century. Maintaining what is currently in North Oaks before having the leadership add something else. Would feel better if NOHOA and the City worked together to have a plan for the future.	1
When I first moved here you could swim in Pleasant Lake. Now it is a polluted body of water.	1
Wider roads with decent bike/walking lanes.	1
Workout facility	1
Would be nice if the west rec center was a regular destination for residents - I don't rent it for parties nor do I ice skate. So I'm still not sure why North Oaks needed it. I drive by it all the time and it's almost always empty. Why not have a coffee shop in it?- even if it is limited hours.	1
Would love to see more health/wellness opportunities within our community, i.e. a wellness center dedicated to classes, meditation, etc.	1
Answered: 169 Skipped: 92	

What would make you leave North Oaks?	
Response	Count
hmm... not sure... unless things got really out of control/elitist feeling. We are opposed to gates. we love North Oaks and intend to live here for as long as we can.	1
?	1
... maybe eventually leaving for out of state to be closer to future Grandchildren.	1
1- Being close to family could cause us to move at some point. 2- The increasing cost of living in North Oaks could make us leave (fees have almost doubled in the last 5 years). That rate of increase is not sustainable.	1
A home near a lake that was usable	1
A liberal community where stuff like this thrives. And a private community that pretends to be private but doesn't gate my privacy.	1
A state like AZ with no or mild winters. Some other senior housing that was more affordable.	1
Affordability. Health issues.	1
Affordable single level living.	1
Age or disability	1
Aging out of our traditional two story home. Moving to be near adult children down the road.	1
At this point nothing, with the options Waverly Gardens offers I se no reason to leave and lots of reasons to stay.	1
Better choice of restaurants & a move closer to my kids	1
Care necessities	1
Choosing to spend more time away in the winter and not wanting to maintain a large house	1
Confidence in my ability to get myself where I need to go.	1
Congestion, violent crime increase, affordability	1
continued denigration of properties, so many trailer garbage cans outdoor storage is making our properties unsightly, people can hide behind the woods and leave the yard unkept, Rapp farm does a beautiful job maintaining order for all people to enjoy	1
Continued rapid increase in HOA fees and taxes. The inability to live in our two level home and maintain the exterior of the home.	1
Continued rise in crime. Our crummy roads. Rising taxes.	1
Cost of leaving, cold community	1
Cost of living	1
Cost of living and lack of social support.	1
Cost of living Fill in your response here.	1
Cost of living increases or politics that exclude/harm other humans.	1
Cost.	1
Costs of elderly care.	1
Crime	1
Crime and trespassing	1
Crime. Lack of privacy.	1
death	1
death or running out of s\$\$\$\$	1

Death. Or too much development.	1
Decline in my health.	1
Desire for warmer climate.	1
Disabilities	1
Disability requiring advanced nursing care	1
Downsizing or family moving.	1
Dues too high	1
Entrance gates or other invasive so-called security measures.	1
Ever rising HOA fees if I don't see tangible evidence of where my spend goes (including diverse spending, so all ages benefit). If our community ever didn't feel safe.	1
Expenses, not being able to navigate steps in the house.	1
Failure to maintain infrastructure.	1
Family moving (to be with family) or job opportunities.	1
Family moving out of state	1
Family needs outside of Minnesota	1
Feeling unsafe.	1
Fill in your response here If we're unable to find a home with one level living. in your response here.	1
Fill in your response here Death	1
Fill in your response here Heath issues	1
Fill in your response here I would plan on moving to Waverly when I can not care for myself or my husband.	1
Fill in your response here Sewer.	1
Fill in your response here. Health reasons	1
Fill in your response here. Cost of living here or death.	1
Fill in your response here. Inability to maintain our current lifestyle	1
Fill in your response here. Not much.	1
Fill in your response here. Retirement of illness of family in other states.	1
Fill in your response here. When my house is too big or too much work. When I miss being part of a more active, urban community. When I get tired of driving everywhere.	1
Fill in your response here. Family and friends leaving.	1
Fill in your response here. When I can't drive.	1
Fill in your response here. Death	1
Fill in your response here. i just bought another age friendly home and plan to sell my house	1
Fill in your response here. If I was unable to get help managing the physical aspects of managing my home, such as taking out garbage (especially in the winter, the ability to drive myself places.	1
Fill in your response here. Inability to find workers to help with handyman projects, gardening, landscaping, etc, at a reasonably affordable rate.	1
Fill in your response here. Inexpensive lake house	1
Fill in your response here. Lack of transportation	1
Fill in your response here. -not having an appropriate living situation for growing old -crime	1
Fill in your response here. Nothing.	1

Fill in your response here. old age; need for assisted living	1
Fill in your response here. Our health and ability to take care of ourselves.	1
Fill in your response here. Overall cost after retirement Hard to get around if I couldn't drive	1
Fill in your response here. Unable to care for myself	1
Fill in your response here. When we can no longer keep up the house and yard, or climb stairs When a spouse dies and the house feels too big If family in another state needed us	1
Fill in your response here.cost of senior housing	1
Fill in your response here.if I were no longer able to live in my home and I was unable to find senior housing	1
Fill in your response here.If we need a smaller place and it isn't available. If we would be unable to find help in maintaining a home when we are unable to. Hard to predict what needs we may have, but possible we may move to be closer to kids if we need a lot of help.	1
Fill in your response here.inability to stay in my home	1
Fill in your response here.Not having safe places to walk without driving somewhere	1
Fill in your response here.unable to live in my home	1
Fill political hacking.in your response here.	1
finances	1
Further increase in the costs to live here.	1
Gates at the entrances. If I lived alone and felt isolated.	1
Health aging	1
Health issues and cost of living	1
Health issues, (couldn't climb or descend stairs, can't get help plowing or caring for the property)	1
Health issues.	1
Health reasons due to aging.	1
Health related obstacle	1
Health. We bought an 'age in place' townhome in The Pines. We're hoping we won't need further housing for a decade or more. If we do, we've already talked to Waverly Gardens and are on their waiting list.	1
HOA going crazy with wacky rules and fines	1
Housing	1
I like the idea of turning the East Rec into a social center to be used by young and old. We need to connect with our neighbors.	1
I never want to leave North Oaks, but I will have to someday if there are not more opportunities for one-level, maintenance- light home ownership for under \$600,000.	1
I plan to stay at Waverly Gardens.	1
I would need to leave North Oaks if I could no longer afford to stay in my home...housekeeping, yardwork, maintenance, home health care, etc...	1
I would only leave North Oaks if I was physically incapable of living in my home.	1
If crime should happen to escalate.	1
If crime were to increase. Not feeling safe.	1

If I age out of my home and can't afford to add an elevator or ramp or other accommodation. I'm also quite disappointed and surprised at how unevenly and often poorly North Oaks maintains its rec areas, courts, park areas, and beach. Some areas get attention, like pickleball courts, and others like the beach or Deer Hills tennis courts, look utterly neglected. That feels a little creepy as an aging resident—we look run-down.	1
If I could no longer afford housing expenses, taxes, and homeowners association (2) dues.	1
If I could not afford to improve my home to be livable and accessible.	1
If I find myself unable to drive, I believe living in North Oaks would become untenable.	1
If I got a opportunity to move to an international location.	1
If it became less safe, not maintained or if taxes became unreasonable.	1
If it became more busy/noisy or insecure, or if I could no longer afford it.	1
If it loses its specialness for the reasons stated above as to why we like it here. If people keep removing the natural beauty for park like lawns, no longer quiet, friends leave.	1
If noise levels increased, trails and roads were further degraded, more new construction, decrease in privacy, increased crime, further tree loss, worse service from home owners association.	1
If North Oaks lost its status as a private community	1
If our children moved far away.	1
If property taxes and association fees get too high. We live on Social Security and unfortunately taxes and fees are going up considerably.	1
If taxes and dues get too high.	1
If the kids move somewhere else.	1
If they keep raising our taxes	1
if too many residents move into the community, that will change the nature of this community.	1
If we allow crime to get worse!!!	1
Inability to add solar to our home.	1
Inability to care for ourselves and large property tax increases	1
Inability to care for self.	1
Inability to live safely in my home due to physical limitations.	1
Inability to maintain my home.	1
Inability to stay in my house as I age. I would need to have a no ledge shower and gradual ramp to get in and out of the house if I could not use stairs.	1
Incapacity. Death.	1
Incompetence in local government and conflict of interest for local politicians	1
Increased costs in dues making it unaffordable to continue to live here on a fixed income. Uptick in crime making the premium paid to live in a private community no longer worth it.	1
Increased taxes or fees. Denser housing on smaller lots adding to traffic and noise pollution.	1
Increasing crime & decreasing security & privacy.	1
Increasing expenses and failing health	1
It my husband and I could no longer take care of ourselves or if I were alone and needed more social opportunities. My long driveway and secluded lot can be hindrances especially in the winter.	1
Kids leaving and moving elsewhere.	1

Lack of ability to use trails. I cannot use many of them now. But enough to keep me walking here. Without the trails, North Oaks is just another suburb	1
Lack of accessible transportation as I age.	1
Lack of community and facilities relevant to being retired.	1
Lack of contact or assistance	1
Lack of enforcement of our private roads, parks and trails. Continued large increases in the assessed value of property and large increases to the association dues for roads and trails. If we are going to pay for private roads, large groups of bikers should not be allowed to train on our roads. They block most of the road and don't allow cars to pass. They are sometimes hostile to our residents.	1
Lack of independent living associated with assisted living.	1
Lack of transportation and unavailability of even minimal home services (snow, mowing, household assistance)	1
Lack of transportation if we could no longer drive.	1
Lack of transportation. Inability to live alone due to health issues.	1
Maintaining a large house and yard is time consuming and expensive. At some point we will decide to put our time and financial resources somewhere else, and then it will be time to leave North Oaks.	1
Medical hardship or necessity	1
Medical needs.	1
Minnesota taxes	1
Mobility - our home is 3 stories. If my spouse dies I would move to Pines + Summit or closer to my daughter in Minnetonka.	1
More destruction of the forests. Transportation when I can't drive. Reduced ability to socialize because of inability to drive.	1
More government	1
More non resident people approaching me at my home trying to solicit me. More reports of crime inside the city from neighbors.	1
More restrictions, more rules, city and NOHOA being in your business.	1
Moving full time to a different state.	1
My children become adults and live their own lives and I may retire to a smaller condo living in the city. We also have a lake home farther north. I would stay and retire in North Oaks is there is more condo living that is accessible to me and feels lively and cheerful!	1
My death	1
My home and yard are too much to handle	1
Nature	1
Need single level living that's more affordable than The Pines or Wilkinson area villas.	1
Need to have senior care.	1
Needed stores are too far to walk to. It's easily a five mile round trip. There aren't public transportation options inside north oaks or even much at the borders.	1
Needing to downsize	1
No longer can live in home. Only if I couldn't find a place for me and my DOG to live.	1
No transportation if I cannot drive anymore in your response here.	1
Not a thing!	1

Not being able to physically stay in our house. At some point we will have to downsize as our house is too big. I would love more affordable options in North Oaks	1
Not finding adequate housing when we choose to downsize.	1
Not sure. We have lived here only a short time.	1
not sure. No improvements, deteriorating roads, lake etc. Residents here do not seem to appreciate what they have and are unwilling to spend \$\$ to keep up the special place they have here. Too much rigidity in building and yard appearances. Too much of a focus on Christianity.....	1
Not to be able to afford living in North Oaks when I retire.	1
Nothing.	1
Obnoxious taxes, levies or dues ---- which we don't have.	1
People continue to not care for their properties in our neighborhood. Brush and buckthorn everywhere. Declining property value.	1
People who do not care for the greater good of the community.	1
Petty crime and my friends and family leave or die.	1
Physical decline	1
Physical/Health needs.	1
Physically unable to live in my home.	1
Politics and crime	1
Poor health	1
poor health crime wood tick illness--lymes disease	1
Poor health- no longer can maintain my home	1
Poor health, I guess.	1
Poor health. Limited financial resources.	1
Poor NOHOA management, rudeness or unfriendliness if neighbors, expensive NOHOA, poor quality of activities and restaurants nearby	1
Probably difficulty in attaining care in maintaining yard and home.	1
PROPERTY MAINTENACE.	1
Retire and move to warmer climate	1
rise in crime, increase in nonresident traffic, cutting down trees, reducing green space	1
Seeking warmer winters. Seeking home with fewer maintenance needs.	1
Serious health problems/limitations for either my husband or me.	1
Significant deterioration in my health after the loss of my spouse	1
Snobby people, stringent rules	1
Street lights, curbing, more rules, taking away the feel of privacy.	1
Tax increases and NOHOA dues increases. Architect Society making things difficult and expensive	1
Taxes	1
The area becoming too developed	1
the continued increase in expense (taxes, HOA, etc)	1
The need to be with kids in another state (grandkids). The need for single level living.	1
The NOHOA dues have almost doubled in the last 4 years. If they continue at this rate we will not be able to afford living here anymore!	1

The people. So far my experience here with the people have been they only care about their own needs. There seems to be a lot of rich, entitled people who like to complain and are out of touch with the "real" world.	1
The weather.	1
Too much development, public transportation, traffic	1
Too much pickelball or club noise. It has gotten increasingly loud and busy at the club. I don't see this as a positive as they are not very respectful of those that live nearby	1
Unable to care for our home and yard and get up and down the stairs,	1
Unaffordable housing	1
Unaffordable housing and a lack of accessible amenities.	1
Unless there were dramatic changes, nothing	1
Warmer climate. Fill in your response here.	1
Warmer weather	1
We can't manage the house and outdoors ( landscaping and gardens)	1
We struggle with the winters. Presently spending 6 months in Arizona. The fees keep going higher as we age we are accessing less of the amenities. We are on waiting list of Waverly gardens wish more independent living facilities. Or add on to Waverly Gardens. Disappointed in the hill Farm poorly planned and extremely overpriced.	1
We would leave if it becomes too noisy and unsafe. Fill in your response here.	1
when its time	1
When it's time to downsize	1
When the house became too much to take care of.	1
When we downsize, finding affordable, convenient, livable , low maintance housing.	1
When we no longer wish to or are able to live in a single family home.	1
Winter; lack of walkable shopping.Fill in your response here.	1
Answered: 214 Skipped: 47	





Information About You and Your Background



