

LHCC 2021 BOD Bar & Grill Survey Comments Export

General Comments	Section	Lot Number
1) Have their been business studies that show this could make money? With just LHCC residents? Open to the public?		
2) How would you keep non-residents from using the lake?		
3) Where would the administrative offices go?		
4) Would alcohol be allowed on the beach?		
5) How would a bartender ensure that alcohol stays on the deck and inside the building?		
6) Have you received legal input on LHCC liability? Is it in writing?		
7) We already have the food trucks and the Munchie Duck. It would seem that this proposal could increase financial risk, legal liability, the privacy of our gated community, the displacement of our current offices, and the current ambience of our beach. Other than the alcohol (for better or worse), there doesn't seem to be any advantages to this idea.		
Also) The final questions about mail and voting preferences are beyond the scope of a simple survey. They should be dealt with in a separate correspondence. Folks who would like their voting and correspondence preferences registered might not even respond to a a "bar and grill" survey.	1	97
104- Office should move out of clubhouse	5A	13
114 - This is Lisa and James Cox rental property under JC Rentals for 100 sycamore. i dont have the lot number for that specific address, so i'll put their house lot number instead. This lot number will show up multiple times because they have multiple rentals.	1B	20
120 - If it served more than just snacks, we would frequent more often	10	513
122- I would support the restaurant anywhere within Lake Holiday	6A	42
124 - Moved here 2 weeks ago	4A	34
128 TC Rentals	1B	20
129 - TC Rentals	1B	20
130 TC Rentals	1B	20
131 TC Rentals	1B	20
132 TC Rentals	1B	20
133- TC Rentals	1B	20

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47- I would definitely look forward to it. We usually eat out a lot and it would be very convenient	7	1144
50- I think a restaurant in Lake Holiday would be a tremendous asset to the community. We are growing and dont have many options this far out of town	3A	466
50- I think a restaurant in Lake Holiday would be a tremendous asset to the community. We are growing and dont have many options this far out of town	3A	466
78- We are in favor of a bar and grill. We feel it would bring a lot to our community, like Lake Frederick.I feel that admin offices should be in another building as they are taking too much community space currently. As a community, we are expanding and we need to expand our accommodations as well	10	601
A bar and grill “pub food” isn’t ideal; needs family selection like tacos, bbq, Italian, healthy choices, burgers/fries, desserts, etc. Include Breakfast to go, lunch to go, dinner specials (variety) and takeout. The different food trucks offered a variety keeping the community interested. Keep the restaurant away from the clubhouse if used by anyone outside LH. Besides, it won’t create enough revenue w/residents alone with same menu. It’s too close to Munchie Duck. They have/had a good thing with changing menu and pizza/other delivery. Restaurant shouldn’t compete with current food choices. The clubhouse is turning into a food pavilion. We like what the MD is doing when open. We love the different food trucks. If you want a restaurant, then put it on the edge of LH where it’s accessible to all and please don’t limit it to “pub food.” A family restaurant like Hayfield but with more popular family favorites is what we would support.	8A	158
A Bar will be more trouble than it is worth.	2	332
A restaurant is an idea that’s been kicked around for years. There’s a reason why there are not any restaurants in this area of the county, they just don’t make business sense. But I’d support a restaurant in the area, depending on just what it is. I certainly don’t consider the Munchy Duck anything even close to a restaurant. It’s not. It’s a snack bar that reheats frozen food. No fresh food (legally). There was recently a refrigerator out on the patio, locked up. Really? An example of what happens when you try to put a restaurant into a space not designed for a restaurant. It doesn’t look neat and comes across trashy.		
The Clubhouse is a wonderful facility that’s perfect the way it is. Our ability to rent it out for private functions is very nice. To have a pseudo-restaurant where the office/deck is? Ridiculous. It would also be trashy. To have a remote kitchen? What are you going to do when it’s raining? Snowing? Blowing? Bring our food in from the parking lot? I’m not even sure the health department would be okay with that. Not to mention we already have too few parking spaces. Has anyone even considered parking? As far as this not costing the residents any money, it surely will cost us space at the Clubhouse. Inside and outside as well as the wear and tear from more people. Who’s going to pay for the upkeep, the new carpet, bathroom cleaning and supplies? Us, the residents? No WAY.	3A	0

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We've used the Clubhouse many times for private parties and I guarantee you w/ a pseudo restaurant on the premises it's going to be a crap show. I don't want to have to be shooing people out of my private party, which by the way includes the deck.

They only option I would ever agree to, is for someone to build a new facility where the old White House/Office was and make it accessible to both public and private residents. I guarantee you a private restaurant will not work up here. There's not enough people and the current plan is a dream that will not work out.

While some say there will not be a cost involved, where will our office staff go? Who will pay for the new facility space? The phone lines, internet lines and supporting facilities? We will.

We are trying to do too much into our Clubhouse space. Don't ruin it. Right now it's working, even w/ the snack bar. If someone is serious, give them a cheap lease on land up where the White House used to be.... Then let them finance the full cost of everything else. Not us, the residents.

Alcohol and boats are not a good mix. Suppose to be no glass bottles on beach in the summer but trash cans are loaded with them.	5A	28
Alcohol is the biggest concern re: noise, overserving, driving, etc. I think this looks amazing EXCEPT for the alcohol element, which I think should be discussed and proposed on its own.	2	273
As a rule. I don't go out to a bar and grill to eat and I will not frequent one at Lake Holiday.	2	239
As long as dues do not increase and does not cause additional traffic in our area I am on board. If you permit alcohol I would recommend redland road because then it opens to people outside of the community to increase revenue as well as keeping the alcohol off the beach	1	60
At current state this proposal sounds premature. If any form of restaurant is created, it needs to be 3-5 star and guarantee the service staff is there to be hired. If people wanted to make this open to the public, I don't think the account of sewer, water, and road wear has been assessed.	2	315

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Bad idea.	5A	13
bar & grill would be a great addition to LH. All other bar/grill are a half hour away. I would use regularly	4A	174
Call it what you want, but this is a proposal for a bar. The food options were initially thrown around as being a step up from the Munchie Duck, but pizza and wings are already served at the Munchie Duck. It would not make sense to add another restaurant/grill/snack bar just to get a grilled burger. It has also been mentioned that the restaurant cannot survive without the alcohol sales, so when you put 2 and 2 together this survery is for putting a bar in the clubhouse. I'm all for having a drink with my meal, but again the food options presented don't seem like they are going to draw people on their own. This establishment will survive as a place to have a few beers or glasses of wine, and get some bar food on the side if you are hungry. Wether or not the association would be liable, there are numerous reasons that a bar at the clubhouse is not a good idea - buzzed drivers, narrow/winding/dark roads in a residential area, and noise after dark just to name a few. Just because people already drive and operate boats while drinking currently does not mean the association should promote it. Obviously there are communities that support these type of establishments, but the developements were planned with these restaurants in respect to the surrounding community.	2	333
Curious where the office staff would be relocated to	2	273
Depending on prices and how well managed.	8A	135
Dumb idea	3A	491
Fantastic idea !	5A	1246
Frequency of visits would be dependent on the menu. The food mentioned would be popular for many, but some healthier options (salads, grilled chicken) would be appreciated by those who can't eat the mentioned items. As for who it is open to, that is hard to answer without some idea of capacity. Obviously, I would love to be able to go and get served and not be shut out by non-residents. However, opening it up to everyone would certainly increase the chances for success. Only allowing guests accompanied by LHCC residents sounds good, and it may be more easily enforced indoors, but it isn't enforced at the beach.....	5A	27
Fuck you and your restaurant. We will never ever done there neither will our friends.	1	0
GET THE RESTAURANT		
EMPLOY RESIDENTS PRIMARILY		
ALL THE ALCOHOLS	3A	308
Great idea	2	391
Great idea but not in the administration office.	6A	122

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<p>Ideal the only way to support such a restaurant is with non-resident support. Redlands road would work with access to non-residents from the road side.</p>		
<p>Great idea. Let's do it.</p>	3A	474
<p>Hard no if the grill will be open to the public. People will say I am going to the grill and go to the lake. Over population will become an issue. I have seen people already asking to pay for day passes into lake holiday on Facebook groups</p>	10	583
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<p>Have enough drinks on the lake we dont need more</p>		
<p>Too much liability</p>	4B	1
<p>have lived here for the peace and quiet,,,,if i wanna go out to eat i'll go OUT to eat... its not wanted nor needed ,,,,next the "bar and grill" will want music ,,then itll be live music outside on friday nites,,,then,,,,ENUFF</p>	1	121
<p>I am not interested in having a bar and grill or a restaurant in our gated community.</p>	1	106
<p>I believe this is a bad idea</p>		
<p>To say this will not cost the residents anything is absurd and to say there is no disruption to the club house is also absurd</p>	2	408
<p>I cannot impress upon you how decidedly negative I am about moving the office staff from their current location. Unless you know something I do not know.....if you move the staff, it will be necessary to construct a new office building which we obviously don't need. Build reserves, rebate dues, upgrade equipment.....you don't have to spend money just because you have it.</p>		
<p>I trust these comments are helpful.....</p>	4A	69
<p>I cannot impress upon you how decidedly negative I am about moving the office staff from their current location. Unless you know something I do not know.....if you move the staff, it will be necessary to construct a new office building which we obviously don't need. Build reserves, rebate dues, upgrade equipment.....you don't have to spend money just because you have it.</p>		
	4A	69

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I trust these comments are helpful.....		
I do not agree with the idea to have a bar in LH,Enough with all the crazy who's driving around.We are making our families and children unsafe,We have very narrow ways and we can't handle it The safety of all the neighbors will always be at risk,Especially because of our children, we live here because we believe that it is a safe place for them.Right now LH has security problems and the place has not yet been drunk. we live families with children in this place and we should think Our streets are not a good combination to receive alcoholics	3A	475
I DO NOT support a bar and grill on the property of LH at all.		
Moreover, I am concerned about the validity of this survey. How is this survey even valid? With being given out at Fallfest and going door to door? Results could be skewed, only going to those people that would agree with the bar/grill? Surveys could be lost, changed, thrown away, if the responses were not what some of the proponents wanted.	4A	233
I do not support a restaurant or any private bussiness to be in the clubhouse. I do not support the office to be moved. I want the outside deck tables to be used and open to all residents at all times.	1B	6
I do not support the use of our clubhouse space for a bar and grill. I do not believe that the proposed plan would enhance the Clubhouse facility. Our office should not be relocated for this commercial venture. In fact, if such an establishment were to be located at our clubhouse, I believe that the Association should be compensated with substantial rental payments, and funds provided by the investors to build a new office facility.		
Comments about liability are misleading. Our Association is morally, and I believe financially, responsible for any adverse consequences of allowing alcohol service, including on our private roads and lake.		
I would support a nice family-friendly restaurant near by, but not on the Clubhouse property, and not implicitly or explicitly supported by our Association.	3A	484
I do support the food carts coming in, but do not support a bar and grill at the clubhouse or anywhere in the community. I suggest that an investor look outside the community maybe next to Shawnee Springs Market...would get some good traffic there for sure.	8A	104
I don't know my section # or lot #. And my information doesn't pull up in the LHCC directory.		
It's 207 Laurel Drive.	8A	1000
I doubt there would be enough consistent patronage to offset the cost of the bar & grill.	2	259

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I feel any type of bar and grill with a view of the lake would be a great addition to the community.	3A	536
I like the idea of a small café that can serve anything but alcohol. I'm not opposed to drinking beer and wine, etc, but I'm afraid that a full bar could get out of hand and set a poor example for our young ones in this currently beautiful, family-oriented community. So, while I'm in favor of a coffee shop / café I don't like the idea of a bar included in the picture, especially near the lake. I would like to see a restaurant just outside this development on Redland Rd and there I don't mind having a Bar & Grill, though I'd prefer a Perkins or Cracker Barrel style.	1A	316
I only favor having a bar and grill if an office continues to be maintained somewhere in the clubhouse.  If alcohol is served at the bar and grill, I prefer that it be only wine and beer, not liquor.  (Regarding property ownership in the questions below, we own three properties in Lake Holiday - two building lots and a house that we rent to long-term tenants.)	2	305
I only support a bar and grill if it does not, at any time, increase HOA fees or any other fees to support this bar and grill. Taking over the office space then establishes a need for a new "office space" of which I also do not support and do not want HOA fees, or "emergency fees" to support or increase. This needs to be a private venture supported by private investors. Lake Holiday members will then support the bar and grill through patronizing the business solely.	2	341
I spent 40 years in the restaurant business as an executive chef and the last 25 years as a General Manager. I can't tell you how strongly I feel about NOT having this anywhere at Lake Holiday. The financial aspects do not work. There is not a large enough pool of people who would use it regularly enough to make it viable, and admitting customers from outside Lake Holiday is really not an option on many levels and has obvious issues for everyone. If you did so you might as well do away with the gate and open up the whole community. You would need a REAL business plan from a REAL restaurant sub-contracting company that could objectively look at the situation (I can provide some names). I am certain at that time you would find that it is a financial black hole. What would daily sales look like - what are the social issues with serving alcohol in the community and are we ready to pay a monthly fee to support this type of operation? I assure you that all other communities with restaurants charge a monthly fee from all of their members unless they have many thousands of people in the community and even then they have minimum use rules - meaning that you pay like 75.00/month or spend a least that much monthly.. I can't be at your meeting on 11/17 ( am working) but please contact me at 540.486.6675- thanks Chris Willey- I will attempt to go to future meetings of your committee. My wife Jeannine may attend tomorrow for me as well.	2	202
I support the bar and grill proposal but not the mobile kitchen. If you're going to do it then do it right and have a true dedicated kitchen on site that can evolve the menu as the place becomes profitable.	10	593
I think a restaurant would be great to have but only if it would not increase our dues or assessments.	1	93
I think another area in the clubhouse should be used not the current administrative office.	3A	496

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I think any type of restaurant should support itself by the revenues and not be subsidized by the community. I am only in favor of non LH residents if their access is limited to the restaurant and parking lot. I would hope the menu would be freshly made and a few better quality items than just bland or fried pub food I we would not visit, even if in the community, if the food was just basic and service was mediocre.	4A	130
I think having it on Redland depending on if before gate allows non residents without concern of non Residents staying in the community after eating. I think having open to non residents increase chance of staying in business with more customers.	5B	1215
I think in order for a restaurant as such to be sustainable, non resident patronage is necessary. And to make that option viable, a Redland Road location would be necessary.	1B	4
I think it would be a great addition to LH. There are so many limitations on food out our way.		
I don't think it should be open to the public but I do think invited/signed in guests would be fine. I would love to have my parents attend with us when we would go.	6A	180
I THINK THAT THE CLUB HOUSE SHOULD not BE USED FOR THIS PURPOSE WHATSOEVER AS IT WILL PINHOLE THE SPACE FOR A PURPOSE AND TAKE AWAYF ROM THE "MULTI-PURPOSE" NATURE OF THE BUILDING.		
I AM ALSO AGAINST RELOCATING THE OFFICE STAFF. THE CLUB HOUSE IS A SUITABLE WORKING ENVIRONMENT FOR THEM AND IT IS CENTRALLY LOCATED WITHIN THE COMMUNITY.	2	216
I think this is a bad idea all the way around. If people want food then the association should allow deliveries again at the front gate or bus stop.	2	191
I think this is a bad idea all the way around. If people want food then the association should allow deliveries again at the front gate or bus stop.	2	191
I think this would be an amazing all season addition to lake holiday! We need a great chef!!	2	380
I think we should look into allowing use of the kitchen if not being utilized by other membership or partial usage is available. Thanks!	2	298
I would also support take-out service from a new bar & grill.	8A	50
I would be fine with the location within the clubhouse, but I would prefer and be more likely to use a restaurant or bar & grill with a full permanent restaurant quality kitchen that offers more than pizza, burgers, and wings. Frequency of patronization would depend on business hours as well as the variety and quality of food served. If it's just greasy bar food, I would be unlikely to dine there often. If the location was on Redland, with a parking lot/ entrance outside of the community it would allow non-residents to be able to patronize which would increase the likelihood of viability.	10	540
I would frequent a bar and grill in the warm months more often than in the cold months.	5A	155

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I would like to take this opportunity to oppose the idea of a restaurant on the community grounds.

The people that want a restaurant are not looking at the key issues. They spread the great idea of sitting on the patio and enjoying a glass of wine. The image in the mind is a good one. And as a Business Development professional I realize that they are selling the sizzle, not the steak. I would like to know more about the finances. The pro group has stated that they don't think that it is financially feasible to build a new building. And I agree with that but their solution is for us to "give" them valuable space for their business. They want us to "give" them prime space for a business (the current office, the deck, and kitchen space in the parking lot areas). If they want to use that space it should be leased from the HOA at comparable commercial rates, not "cost "or free. Current Commercial rates are \$7-15 per sqft/year. And it should be a full lease rate, not just the hours or days that they want to be open. If they want to be open only on the weekends they don't pay a discounted rate. Is the restaurant going to be part of the HOA? If so will it be a for-profit or nonprofit entity? If it is a nonprofit then it does not matter if there is alcohol as it does not need to make a profit but they can't sell their idea without it. If the business cannot be successful without the support of the community beyond patronage and needs real estate, financing, or the need for alcohol, then the business model is too much of a risk. They also do not take into account the operations costs to the community. What restrooms will they use and how will they be stocked and cleaned? Who pays for the utilities or how is the bill split? Will they use the guest WiFi for business? How will the supply trucks get through security and traverse the narrow roads to the clubhouse? How will the restaurant impact functions that happen at the clubhouse? I would hate to have a wedding or meeting going on while there are other people wandering around and interfering with the noise of occupation of space. Where is this ghost kitchen going to be placed and what is the impact on the community aesthetics and foot traffic while in operation? And what will happen to it if the enterprise fails? How much of the profits will be redirected to the HOA in lieu of lease? Does the HOA want to be a landlord to a commercial operation? How about the trash situation? Will there need to be another dumpster full of restaurant waste? I am sure the raccoons and opossum would love that, not to mention the bear.

How would this impact the Munchie Duck and why not just expand that with some seating upstairs and a Liquor license there? What about just adding an augmented Food truck schedule to add to that? What about adding infrastructure for the Trucks? This should be done anyway so we don't have the groan of generators all weekend impacting the beach and lake common areas.

4A 128

I would support a bar and grill at LH but, would prefer it not being at the Beach... living just a few houses away, we already have increased traffic because of the beach and the boat launch and couldn't imagine the traffic and parking if there was a restaurant as well.

3A 487

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Having a location on Redland would pull some of the traffic away from the beach and would allow for “outside” diners support the restaurant as well		
I would support a bar and grill if it provided good food and varied its offerings at least quarterly.	4A	206
I would support a professionally managed bar and grill run by an experienced restaurateur. Slow service, unpredictable hours, and inconsistent quality would cause it to lose business quickly. For a bar and grill to be successful, it needs to be well advertised, have a website, standard menu, maintain regular posted hours, and hire professional staff. This should not be someone's first restaurant or business venture. If so, it will be doomed to fail. The site, a gated community, includes a host of challenges to run a profitable business so a seasoned professional must be sought to run this business.	5B	1231
I would support having a restaurant at the clubhouse if there was no assessment or increase in HOA dues! I would support a restaurant that were for Lake holiday residents and their guests only if it was going to be at the clubhouse with or within our community Gates! If the location of the restaurant is on Redland Road, then it could be open for public	2	201
I'm not sure as to where it should be located in the two questions above.	1	101
I'm open on the location but the clubhouse area would be great for the boaters on the lake.		
Another location would be near the bus stop area where the old office was. That would be prime for non residence as well without going through the gates.		
This would be a win win for everyone in our community and for Cross Junction residence.	3A	507
I've received lots of feedback they don't want a bar and grill in the Clubhouse. If one were to be built, to do it on Redland Rd. However, I want to add I personally don't eat out most times and therefore, would only frequent the establishment when friends would request it.	4B	4
I'm very excited about this idea!	6A	107
If a separate entrance was developed with access only to restaurant- then I would support non residents without residents. No to use of clubhouse as a restaurant beyond the current site	2	161
If anyone answered NO for the first question, there should be NA (not applicable) options available for other survey questions.		
General comments on the restaurant:		
We would like to see a restaurant associated with the community, but certainly not in the clubhouse.	1B	10

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In our view, the best short-term solution would be to build a food-truck parking lot somewhere out in the community property (maybe Section 8) overlooking the lake as part of a park-like atmosphere with picnic tables, etc. If state laws permit it, the community could even allow limited alcoholic beverages (e.g beer and wine) to be sold through the food trucks. We could also build a small pavilion or something that looks like a Tiki Bar

In our view, the best long-term solution is to work with Shawnee Springs to try to bring a full sit-down restaurant/bar etc. either to Lake Holiday or the town of Cross Junction. There are multiple sites that could be considered including where the old LH office stood or where the Redland Outreach center now stands (assuming it can be re-located).

In every case, a business plan should be a first step to show that the business aspects are viable. Several business planning software sites have samples (including restaurants) that can be used as starting points. Here is one business planning site:

<https://www.liveplan.com/features>

If it does open it should be a home owner not a renter. Home owners have more to lose then a renters. I don't think tearing up the clubhouse is worth it.	1	143
If it would be more sustainable to have the restaurant/bar at a neutral location so outsiders could enter without entering the community I'd love that as well!	2	174
If it's not broke don't fix it. Things are perfect and better than ever in LH. Why would you attempt to change things.	1A	96
If on redland road, the community could use without needing a resident. And access way just to the restaurant could allow them to park, but not accesa the lake. Having a restaurant wevsite with hours and a set menu would be ideal. I	1	36

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feel like i never know if the munchy duck is open without asking on facebook, and i see pictures of their food on facebook that then i don't see on the menu when i go.		
If the location is at Redland Rd I think it would be alright to be open to the public as long as gated area is still protected. If the location is the clubhouse it should be for owners and guests only.	1	117
If the menu is only pub food without a revolving change in menu, I don't think this will be successful. There are just so many times one could eat the same type of food. Not sure if this could work.	10	603
Im a bit apprehensive about the aspect of the administrative staff. The decision should really be vetted through the admin office personnel. Im a bit concerned with the potential disruptiveness of the other clubhouse activities.	10	500
It is important to note that all answers are tied together. My support for such a facility being open to everyone is connected directly to my support for its location being on Redland Road. I am quite content with the current amount of traffic experienced within the boundaries of the Lake Holiday community. I would however, be glad to see a brick and mortar facility established that could offer a true atmosphere and the convenience of a short drive.		
On the other hand, an option exercised in the clubhouse attempting to utilize a taco truck with a Rocky Mountain cooler would be some half-stepping joke that I would never try to support and ultimately be, in my ever so humble opinion, an immediate failure.	10	501
It sounds so convenient!	3A	458
It would be lovely to have a Bar and Grill closer to Lake Holiday - you need to drive ~20 minutes to sit down anywhere in the area. I worry that like the Golf Course, a closed community cannot support something like a Bar and Grill and therefore it needs to be at Redland Road so it is accessible for non residents to be potentially viable. It might be best to try to attract a restaurant on 522 close to the lake (i.e. across from Shawney's).		
If the decision is to open a bar and grill for residents only, perhaps buying a property overlooking the lake but not necessarily Lakefront would be the least disruptive to rentals or uses of the clubhouse for events. If using the current office space, we would need somewhere for offices - either in the clubhouse (downstairs?) or buying a house / property from which to hold the offices.	3A	435
It would be nice to just allow LH residents and their guests, but not sure a restaurant would survive - I hope it works out!		
Thanks	3A	38

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It would be nice to just allow LH residents and their guests, but not sure a restaurant would survive - I hope it works out!		
Thanks	3A	38
It would only work if it was out by Redland Rd or it will fail , Look at the Snack Shack and Muchie Duck Oh why is there now place out on Rt 522 because it would fail	1	148
It's very important the bar and grill isn't open to the public! That would open our lake to the public and be a zoo. At lake Frederick for example you just say you're going to the restaurant and they let you in to go anywhere. People Will say going to the grill and really go to the lake. People are already asking to pay for day passes on Facebook groups for lake holiday.	10	583
It's very important the bar and grill isn't open to the public! That would open our lake to the public and be a zoo. At lake Frederick for example you just say you're going to the restaurant and they let you in to go anywhere. People Will say going to the grill and really go to the lake. People are already asking to pay for day passes on Facebook groups for lake holiday.	10	583
Lake Holiday needs less activity not more	6B	18
Last time someone stopped by about this restaurant it seemed like it was a glorified food truck. Why not prevent all these gyrations and just contract for a weekend food truck? We can bring our own alcohol.	7	1166
Less is more!! Leave the Club House alone!! It's for the use of LHCC Members and there family.		
There would be a bartender who would ensure alcohol was not taken off the premises!!		
ARE YOU KIDDING ME!! THAT WOULD BE IMPOSSIBLE!!	2	170
LHCC would have costs of office relocation to another portion of the Club House, so this is NOT a cost free facility.		
This would compete with the snack shop when it is open during the summer, reducing revenue in each.		
I do not see this as economically viable relying upon only LHCC members and their guests.	3A	446
Long overdue. Not sure why the discussion. Go if you want to go. Don't if you don't. To many damn Karens in this subdivision, that's for sure! Thanks Lisa for all you and the other board members do	1	55
Look at the success of other community restaurants such as Lake Frederick. It could only benefit the community.	8A	182
Makes our neighborhood more attractive for resale.	1B	19
Many above questions do not apply if the Bar and Grill is on Redland. Seems like a biased survey.	5A	197

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My answers would change with the determination of location. I do support a bar and grill for all community members as well as support income for a bar and grill by local community other than LHCC members.	2	321
My only concern with the clubhouse location is parking, especially during the summer. Otherwise, I think it's a great location!	8A	133
NO	3A	463
No bar and grill at Lake Holiday.	3A	445
No to proposal	5A	118
NO USE OF LAKE HOLIDAY PROPERTY	2	198
Non-resident should provide reservation to gain access to the community.	10	547
Not enough people to support and pay for: personnel , good chefs , bartenders , et cetera.	2	339
Numerous Reasons why we do not need this.	2	189
Only question is where would office staff be located?	2	428
Our club house is valuable real-estate. I like that it can be reserved by the Community and used for various community events. Putting a restaurant there would be, if fair market value, cost prohibitive. Also, if the restaurant was open to non residents, putting on Redland Rd would make more sense.		
At the bottom of this page there is a statement about deeds, owners and tenants. I have NO idea what it is referring to or asking, but I had to give an answer. Please do not count my answer in any totals.	5B	1237
Our go to restaurant is Regions 117 in lake Frederick and would love to have one in our neighborhood on our beautiful lake.	10	117
Our use would be seasonal (i.e., not during Winter) since we are lot owners and not residents.	5A	167
Pathetic excuse for a survey. Sophomoric mentality developed this survey, and answers because of it's ineptitude do not apply. If a "field" is required it needs to include an answer that is applicable to the person taking the survey, as in question 5. If we don't want a bar or bar/grill we don't give a rip where. WE DON'T WANT IT, including or excluding non-residents. No answer allowed applies. Your agenda is showing, you nimrods. Terrible idea that will never fly. This insane idea rears it's ugly head every few years and is shot down each time. Get over it, folks. Stay home and drink. You'll be safer, as will our community.	1	77
Pay off the bonds for the Dam tax FIRST.	4A	222

LHCC 2021 BOD Bar & Grill Survey Comments Export

pizza , burgers or wings are not foods I would purchase.		
I prefer the variety that comes from having food trucks regularly.		
Based on the summary, I am making the assumption this is only being offered during the warmer months? June to September		
What can be done to provide us with options to purchase a variety of foods October _ May?	2	157
Please keep in mind this is only a good idea if cost for does not increase rates to current LHCC residents. I do not support if having the bar and grill caused the construction of a new building/facility to house the current office staff which would be paid for by membership.	4A	76
Plenty of restaurants, grills, and bars in Winchester and surrounding areas.	5A	191
Positioning the bar and grill at Redland Road will provide the company running it with a larger customer base and greater year round patronage. Also, the company would have much greater flexibility in how they set up their facility and menu. A higher level of patronage will lead to better service and food quality. There simply is not enough volume at the club house for a bar and grill to survive financially. Stick with food trucks at the beach and club house during the summer months. Look at it this way, how busy is the lake during the year? Now apply that to a restaurant.	2	307
Preference is a grill that serves alcohol with meals rather than a bar attached to a restaurant.	5B	1228
Probably more than twice a year but not monthly.	3A	435
Provide a full service bar; beer, wine and cocktails.	2	396
Really would like to see more details about the plan for this before I could really say I'm in support of or not	2	224
Regarding assessment dollars, if the plan is for LHCC to fund the bar/grill, I believe LHCC to have some control over menu, pricing, etc...		
However, I would much rather prefer a private entity invest in the restaurant and LHCC plays a smaller role in support. I believe we'd be able to attract more entrepreneurs and get better service/quality.	4A	18

LHCC 2021 BOD Bar & Grill Survey Comments Export

<p>This initiative has a ton of upside, but also some risks. I would very much like to provide additional thoughts on this. Would it be possible to submit a more formal response to the committee? If so, what would the deadline be to submit a response? Thanks!</p>		
<p>Seriously!!?</p>	4A	61
<p>Serving alcohol at Clubhouse in a bar setting would increase impaired drivers on our neighborhood roads.</p>	4A	86
<p>Should have had this years ago. If a large scale bar and grill would be constructed in the future, it would be beneficial to open it to all persons, similar to regions.</p>	4A	112
<p>Something during the summer at the lower level and patio. Improve the little snack bar that was there this summer.</p>	5A	183
<p>Thank you for all the time and efforts the committee has spent on this project. We also own 4A lot 74. Can we vote the same for that lot with home in the name of JoAnn Root? jcroot48@gmail.com 714-357-2029</p>	4A	72
<p>Thank you!</p>	5A	21
<p>The bar and grill should be self sustaining and should not require increase in dues. Also think facility should be outside our gated community, and would prefer investing monies into expanding/improving the work out room and equipment (to include an abdominal machine or two and some sort of bench press equipment.</p>	1	1154
<p>The clubhouse office location shouldn't be converted to a pub as when the clubhouse is rented for a family events the deck area is included for use.. The presentation given by the committee eluded that the pub would overflow onto the deck. The parking situation is also prohibitive even with the proposed additional parking spots at the clubhouse as the egress for boats from the boat landing is a very high traffic area and they require an area to park while boating. I strongly suggest the pub not be placed at the clubhouse as beach one is a family area adding a bar is counter to those ideals with individuals spilling out to the deck and beach acting belligerent around families. We have encountered and observed this already and our security team can't be placed in a situation to "police" as their function is to observe and report. Adding more security could place additional costs to the security budget that is not needed.</p>	3A	529
<p>The current idea of a "bar and grill" in the space now occupied by the office staff is absolutely a non-starter for us. Lake Holiday deserves a restaurant which serves the needs of all members and provides a variety of dining experiences. This must include both casual fare and a more elegant menu. To make this economically viable, we must find a way to open it up to non-residents. Other POAs do so and still satisfy the "security" concern. Our restaurant should satisfy the need for a quick bite and a nice night out while being special enough to be a Frederick County attraction. You know-- something that you think about for a special occasion. Lake Holiday also features the environment for nice al fresco or inside dining overlooking the lake. Where else can you do this around here? Please do it right or don't do it at all. The current idea will never attract our business nor that of any of our circle of friends.</p>	2	152

LHCC 2021 BOD Bar & Grill Survey Comments Export

<p>The deck should remain available to residents who rent the clubhouse for an event. Wedding ceremonies are often performed there. The grill should be able to have tables on the deck ONLY when the clubhouse is not booked by someone who wants to use the deck.</p>	<p>2 432</p>
<p>The establishment must eventually pay a lease fee to the Association for exclusive use of the office space and deck. This fee should offset any utilities costs and deck maintenance. I support this in concept, subject to review of the business plan to include all assumptions made to develop that plan.</p>	<p>2 363</p>
<p>The frequency of our visits would depend on quality and cost of food/drinks. If the food is sub-par we aren't going to waste our money. We definitely wouldn't want our HOA fee to increase. Redland is a better location because it keeps traffic away from the already congested clubhouse area.</p>	<p>4A 104</p>
<p>The golf course advocacy committee previously explored the idea of having a food service as part of a clubhouse for the golf course, if restored. There was little or no support for such an idea including a vigorous "no" to using any space in the clubhouse for such a venue. The committee found that the golf course could not be sustained by "members only use" and there was little or no support for increasing assessments for support. I also believe the provision of alcoholic beverages at a facility within the bounds of Lake Holiday has great negative safety implications for our community - i.e. putting drunk drivers on our roads and common areas.</p>	<p>3A 452</p>
<p>The proposal says, "no cost", to residents, but there remains the issue of where the office will be if that space is rededicated to a "bar and grill." Surely moving the office and outfitting yet another space will be an additional expense. Additionally, the ever increasing use of alcohol at Lake Holiday, especially in the general area of Beach One, is distressing in a family-oriented community. The recent debacle with the Munchie Duck just underlies my concern about ideas like this. If an investor wishes to buy property adjacent to Lake Holiday to open a restaurant and/or grill with bar, fine, but not on LHCC property, and not at any additional expense to LHCC members. One last thing -- the statement about liability regarding over consumption of alcohol does not comport with my understanding. I understand that those who host and/or serve alcohol can be held liable, the more so if money is exchanged.</p>	<p>1 113</p>
<p>The proposed clubhouse location is already in use by the Munchy Duck as I understand it.</p> <p>Why break the snack bar's "Rice Bowl"?</p> <p>A sit-down full-service restaurant likely could not be supported by only Lake Residents. This would then entail allowing non-residents access to LH roads, and people already complain enthusiastically about traffic and speeding of LHCC residents and guests as it is.</p> <p>Outsiders with a few beers in them?</p>	<p>5A 30</p>

NIGHTMARE.

(And few outsiders are going to drive all the way out here for burgers, pizza and wings, no matter how nice the view).

Redland road location would be where this should be,with segregated LH/Public parking. If it offered coffee and breakfast pastries, it would get Bus Stop "Mommy Squad" business plus commuters that use Redland.

Of further concern would be where the LHCC Admin Offices would be relocated to..would LHCC have to erect another building for the office?

Nope.

There is no reason for a bar in Lake Holiday. The roads are narrow enough without having people driving after drinking.	4A	56
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These questions do not allow for our no responses to be reflected throughout the survey. Asking if we would prefer a particular location, but not having outside the community as a choice is slanted. If we answer one of your choices it is scored as if we are selecting a preferred location, when we are stating that we do not wish to have a restaurant located within the community. If we have answered no we don't want a bar and grill, why must we answer who we would want to use the bar and grill for our survey to be accepted. Two other questions we answered no, and then had to give preferences as if we had said yes to the bar and grill.

This survey is extremely slanted. Responding online was the only option we were given to answer the survey.

I have included our names. All other information is on record at the office. Outside of notification of voting, there is no need for further communications concerning this survey or restaurant interest.	2	226
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LHCC 2021 BOD Bar & Grill Survey Comments Export

Think this would be a good idea to have. As a single man I don't cook a lot so I would go to this bar and grill often for dinner	7	1159
Think this would be a good idea to have. As a single man I don't cook a lot so I would go to this bar and grill often for dinner	7	1159
<p>This all sounds good in print. However, we have misgivings regarding this. For example, what is to prevent a patron of the bar from going from the bar &amp; jumping into the lake for a swim? It's all well &amp; fine to say LHCC won't be liable, but in that scenario, it could be setting itself up for a lawsuit should that patron get injured or worse.</p> <p>I think having the bar &amp; grill inside/outside of the clubhouse is just not in our best interest. The Great Room is used by people having events where they would like to go out onto the deck. The privacy of their wedding, party, etc would be invaded.</p> <p>Does a church still use the clubhouse for its Sunday services? You don't say what the possible hours of the bar &amp; grill would be. It may not appeal to that church to hold its services where they know alcohol is being served.</p>		
Where will the administrative offices be if not in the clubhouse?	1A	87
This is a re-entry done by derrick. the first time i put the wrong section lot number. this one is correct. 5a/001 was the incorrect one	5B	1215
This is a very bad idea for numerous reasons. It is not financially doable. The first negative comments posted about service, quality or price will kill it. Drop it.	5A	128
This is a very bad idea for numerous reasons. It is not financially doable. The first negative comments posted about service, quality or price will kill it. Drop it.	5A	128
This is my test response. I voted by paper ballot.	5B	0
This is my test response. I voted by paper ballot.	5B	0
This is my test response. I voted by paper ballot.	5B	0
This is such a great idea	4B	7
this section lot # will show up on another ballet for Curtis Gregg, disregard that one, i re-entered it with the correct lot number and a comment about it. This ballot is good- Derrick	5A	1

LHCC 2021 BOD Bar & Grill Survey Comments Export

This seems to be an extremely biased survey in that even if you answer 'no' you are still ask "where do you want it located" and " who can be served". My real answers would have been "nowhere" and "no one".	4A	226
This would certainly is a needed perc and way to meet neighbors and friends in a close by setting that could liven up the community and truly qualify Lake Holiday CC as a country club in the true sense of what one thinks of with such clubs.	3A	458
Too many unknowns that need to addressed by the Restaurant Subcommittee not the board or any other committee. Need to provide detail plans from start up to potential failure. Based on the commitment/question 4 restoring/returning the association to pre bar and grill costs would have to be burdened on the investors.		
The office space or storage location is not the best use of association facilities if this is not open year around.	10	592
Visitation would depend on the price of food and drinks. Would not be a fan of traffic and speeding cars coming into the community if it was located at the club house..	5C	495
Visitation would depend on the price of food and drinks. Would not be a fan of traffic and speeding cars coming into the community if it was located at the club house..	5C	495
We already have roadway issues without inviting the "drunks". Not to mention the drama that also comes with alcohol.	4A	157
We are generally in favor of the bar and grill, however it doesn't state above where the new office would be located and if there is any cost associated with relocating it. Bottom line, we are in favor if there is no additional cost to us either from the adding of the bar and grill (as stated above), or relocating of the office.	3A	504
We are in favor of a proposed restaurant/bar and grill PROVIDING it is completely separate legally and financially from LHCC, especially in regard to sponsorship and liability.	5B	1211
we are not in favor of the public coming in to LH. What is the point of having a gated community?! Also, traffic would be awful and the line at the gate would be impossible. We do support one that is just for residents and their guests. That seems to make more sense for the above mentioned issues. thank you.	2	234
We are opposed to any proposal that advances the development of a restaurant/bar/grill anywhere in the lake community. We are especially alarmed at the prospect of locating a restaurant/bar/grill at the clubhouse.	3A	453

LHCC 2021 BOD Bar & Grill Survey Comments Export

According to our Lake Holiday mission statement and values, “ the association exists to promote the health, safety and welfare of its members.” The development of a restaurant/bar/grill is a blatant violation of the community’s mission, vision and values.

\* there were two questions that we had to answer in the survey that were impossible for us to answer. We had 3 choices for a location... actually, we want it nowhere. We had 3 choices for inclusion or exclusion of non residents...we want no participation by anyone.

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3A 453

We bought into the community because the community used the country club. It is now an office and potentially a restaurant. Not what we bought into. I’m sure something can be worked out, but I would prefer a nice restaurant like some of the other gated communities, not a pizza/beer joint.

3A 548

LHCC 2021 BOD Bar & Grill Survey Comments Export

<p>We certainly all want to see LH continue to be a great place so thank you for your work on this project. Here is one of my concerns. 1) LH has a known automobile speeding problem and security has limited enforcement authority, which is why the sheriff's department has been invited in to the community for traffic enforcement on a limited basis. In a community with minimal traffic law enforcement restaurant patrons could feel more brazen about drinking alcohol and then driving drunk.</p>	5B	1242
<p>We could like to see a consistent food service that would have consistent menu and not be afraid of outside vendor (food trucks) coming into community.</p>	5C	495
<p>We do NOT need a bar with alcoholic beverages here at Lake Holiday, period! Adding alcohol to the already dangerous driving habits of adolescent and young driver's (young meaning below the age 30) speeding around LH is a formula for disaster!</p>	2	255
<p>Say "NO" to a bar and grill here! Don't turn LH into just another "drinking stop" for residents and their visitors, alike!!!!</p> <p>We do NOT support a permanent bar and grill IN Lake Holiday, but WOULD be in favor of one OUTSIDE the gates, that could benefit from use by the public. We are NOT in favor of serving alcohol IN or NEAR the clubhouse for a variety of reasons. We would NOT support the dedicated use of the current admin office in the clubhouse for a bar and grill. The statement that there would be no liability to the HOA is misleading. ANYONE can be sued for ANY REASON, requiring expenditure of time and funds to mount a legal defense, and any attorney representing a client injured by an individual who was served alcohol on HOA property would find a reason to sue the HOA.</p>	3A	486
<p>We do not support moving a restaurant location to the top level of the clubhouse. There is a lake view from the current restaurant location and it does not impact use of the rest of the clubhouse or destroy the outdoor area with a food truck close to or on the clubhouse grounds. The upper deck can easily be used with the restaurant downstairs.</p>	5A	24
<p>We do not think a bar and grill that takes away the deck space from the community is acceptable. That space should be available for all residents to enjoy, not just those patronizing a restaurant. Also, what is the plan for the office? Where would it go? Furthermore, there is no way you are going to stop people from taking alcohol off the deck - a bartender can't watch everyone. That would lead to more litter and, potentially, negative behavior on or near the beach, where children are. Not to mention there will always be people who will spend all evening at the bar and then be driving home on LH roads. And, despite the supposed lack of liability to the board and community, if there were a severe accident or other incident, I don't believe the community would be shielded from a lawsuit, and, at a minimum, would have to expend legal fees to have a court determine we would not be liable.</p>		
<p>IF there is a bar and grill, it should be at Redland Rd., so outsiders' use could be considered - without entering the community, i.e., separate parking lot outside the fence.</p>	2	302

LHCC 2021 BOD Bar & Grill Survey Comments Export

We do not want to bring Winchester to LH we moved here for seclusion and quiet family atmosphere not a bar room environment.	10	531
We have enough food trucks that leave a mess. There are plenty of reasons for not serving alcohol, especially with boats involved.	5A	28
We liked the State Line cafe and Melissa's Munchie Duck...these are all that is needed from Spring to Fall WITHIN Lake Holiday. Along with an occasional Food Truck for variety.		
A restaurant as you describe is best served from the Redland Road where it would draw many more people from outside LH...better for restaurant and better for us.	4A	75
We moved into LHCC without a restaurant being present. As such, at no time would be support or PAY anything towards a restaurant => if the Board down the pike decided to financially support a restaurant either directly (an assessment to homeowners going directly to the restaurant) or indirectly (by having the Board assign funds from the owner-assessments thus needing to increase our dues or having less funds going towards other endeavors at the community). If the restaurant were to be located by Redland Road - there could be parking for non-residents outside the wire without gaining access to LHCC or inside the wire for LHCC residents.	5A	122
We need a legitimate restaurant in the community; It'd be a huge boon to living here. I'd be willing to pay additional dues for having a restaurant.		
To call ourselves a country-club without having many of the amenities one would expect a country-club to have is unfortunate.	5B	1218
We NEED this! Yes!! ONLY Residents and their Guests period.		
Do not open up to public as that option takes away our safety/security. And it WILL definitely come with many issues/rip rap beginning with safety which is enough reason in itself. Also people will say they are going to the pub and end up at the beach and throughout our community, not a good recipe trouble will definitely follow.		
Keep the same rules as always: RESIDENTS and their GUESTS only.		
We chose LH for the secure gate and it being a residents/guests only community.	4A	121

LHCC 2021 BOD Bar & Grill Survey Comments Export

Thank you and please consider safety first and you have to think no more. Not to mention respect for our community and many many issues that will come with allowing a public restaurant. We like being exclusive that is why we chose LH that is why we pay to be here.

Thank you,

Charles & Cindy Gavin

We would dine once per week if there were healthier choices other than pizza and deep fried food. For example salads and wraps as well. We can't eat processed and/or deep fried food on a weekly basis.	10	514
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We would like more information on :

- how big this bar and grill would be and the occupancy

- what alcoholic beverages they are serving (wine/beer or liquor?)	3A	527
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What is not covered here is what happens when it fails. I don't think we have enough traffic to keep it busy and lucrative.	1B	22
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Where do you propose to locate the administrative office?

Can a member only year round bar and grill survive financially?

Would children be welcome?

What are the hours of operation?

Traffic flow could be heavy at times, the roads are narrow with curves that do not have guard rails.

Good luck catching the "responsible" person who sideswiped your car on their way out of the parking lot.

Would the beer joint be owned and operated by LHCC or a private company. Investors?? Either way this is a venture that should not be financed by the membership to fulfill the desires of a few.	3A	439
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LHCC 2021 BOD Bar & Grill Survey Comments Export

Where would the office be relocated?		
I'm all for a Bar and Grill! However, being that the board is so strongly opposed to the idea, wouldn't it be more realistic to start off at a slower pace? Maybe just a BYOB lounge area with food service? People can still gather and the board can actually see what an asset it would be to the community. The board might then be willing to expand in the future once they see it as an inviting and positive environment and not a bar for just us drunks. 🤔 You've probably already thought of this... I would think that when speaking with the board it would help to not use the word "bar" as often as possible. Instead, emphasis "gathering place" or similar term. It might just help them to envision a friendlier more acceptable atmosphere. These are just a few of my drunken thoughts! 🍷 😊 Thanks for all your efforts!	8A	63
While lake view is understandable, this restricts potential revenue from this who do not live in Lake Holiday.	8A	181
Would eat there more frequently in the summer and I am not counting my adult children who would undoubtedly go themselves with invited guests	3A	535
Would support a bar and grill combined with a convenience store somewhere near the front entrance - perhaps near the location of the old office.	4B	10
you don't allow other businesses to be set up and run in the private gated community. Most people buy and live here for the privacy and seclusion. Adding the element of alcohol to a family community is asking for a whole other level of issues not currently an issue. if people don't like the lack of amenities in this gated community they are free to go elsewhere. I feel it's opening a can of worms that will lead to the degradation of this fine community.	6B	78