

FINAL REPORT

Spring 2023 Club Survey

Conducted in Support of Oakmont 2030

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with OVA Staff support**

Background

A survey of Oakmont clubs was conducted spring 2023 as a follow-up to the Oakmont 2030 effort. The survey was sent to 131 Oakmont club presidents (or representatives) and focused the space needs of the clubs in relation to Oakmont facilities. This survey did not factor OVA sponsored events into the results such as Town Halls, Board meetings, and large special events. On at least three occasions, pre-pandemic, the Berger Center was over capacity for selected events such as Los Gullicos town hall, First Responder thank you event and a Town Hall on the golf course. Going forward, in person attendance for large events such as these cannot be accommodated in Berger without use of Zoom or simulcasting.

The survey yielded 115 responses from clubs/organizations, an 87% response rate, with 103 respondents indicating that they were the person responsible for scheduling the club/organization. A summary of the survey can be found [here](#).

This report also makes use of records regarding space utilization maintained by Anita Roraus, Event Coordinator at Oakmont. These records focus on number of events and general utilization of spaces such as the Berger Center, the Central Activities Center, the East Recreation Center, the West Recreation Center, and OVA offices.

From OVA records, we see strong demand for spaces in all facilities with an increase in scheduled activities for 2023 compared to all of 2022. As shown in the table below, scheduled activities in 2023 (year-to-date) exceed activities scheduled in calendar year 2022 for all facilities.

Scheduled events by Facility			
Facility	2023 (YTD)	2022 (CY)	%Δ
Berger	773	728	6.18%
CAC	1960	1850	5.95%
OVA offices	692	469	47.55%
East Rec	1382	1191	16.04%
West Rec	2100	1724	21.81%

The 2020 club survey found stiff competition for space at preferred times/days of the week. With expected growth in clubs in coming years, the space constraints will become more acute. Current use of facilities are shown by the OVA data which follows.

Summary

The results of the 2023 survey are consistent with the observations from the 2020 survey. Current use demonstrates a number of issues:

- peak-load space shortage of desired space with stiff competition for spaces at preferred times of the day
- much needed improvements to existing spaces
- improved alignment of space and club needs

Going forward to 2030, demand for space will become more acute. Many clubs are reporting growth in attendance, and new clubs are likely to emerge as Oakmont residents continue to flourish in an active adult community.

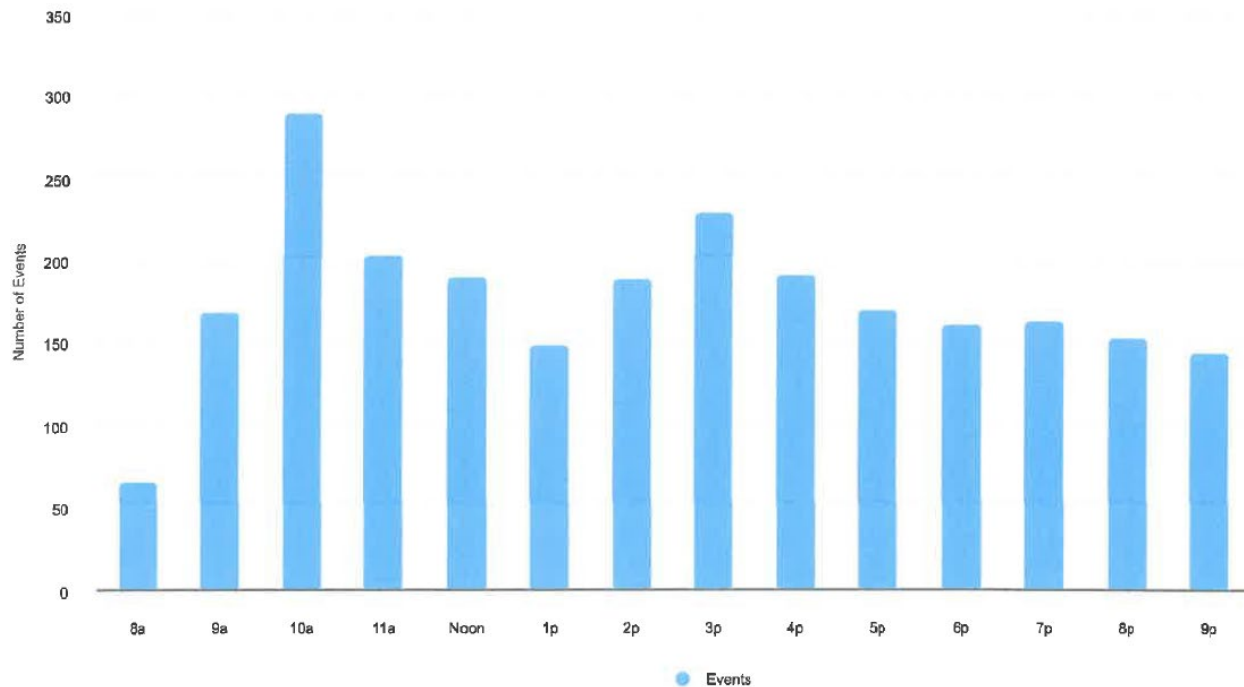
Scheduled Use of Facilities—An Overview

The following charts reflect use of the various Oakmont facilities. The Berger, CAC, and East Recreation Center showed the greatest overall use. Annual, bi-monthly, and seasonal events dominate the use of Berger auditorium. By contrast, regularly scheduled quarterly, monthly, and weekly meetings make the greatest use of CAC. Similarly, the East Rec main conference room is used for monthly and quarterly meetings. The OVA Aspen room greatest use is monthly meetings.

Berger Center

The Berger Center shows extensive use throughout the day and evening. Peak use occurs in mid-morning and mid-afternoon. Evening use between 5pm and 8pm exceeds 150 events per year.

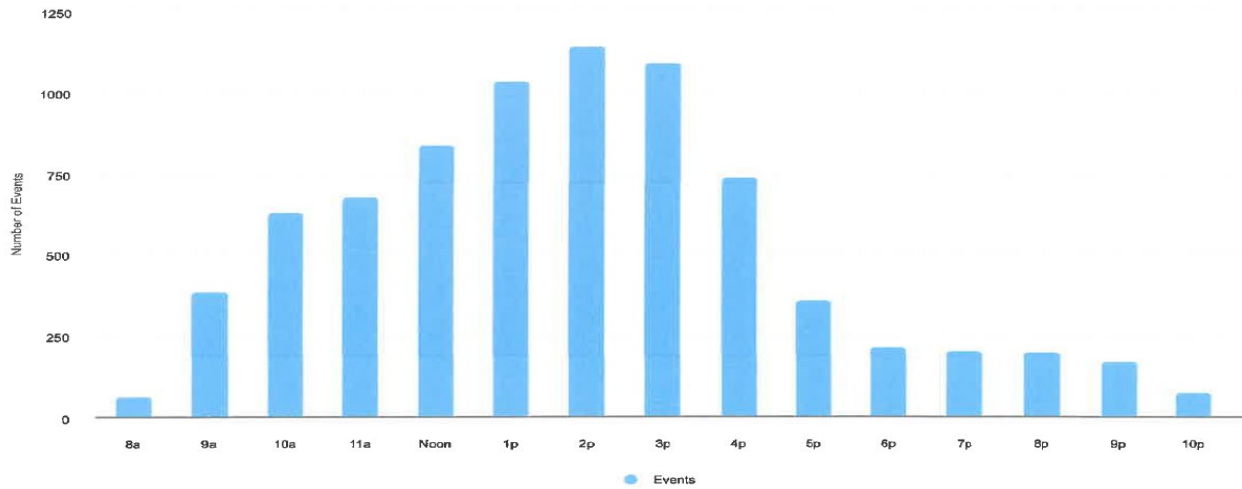
Berger: Scheduled Events January-December 2022



Central Activity Center

The use pattern for CAC shows peak use between 10am and 4pm. It reflects group preferences for use by time of day.

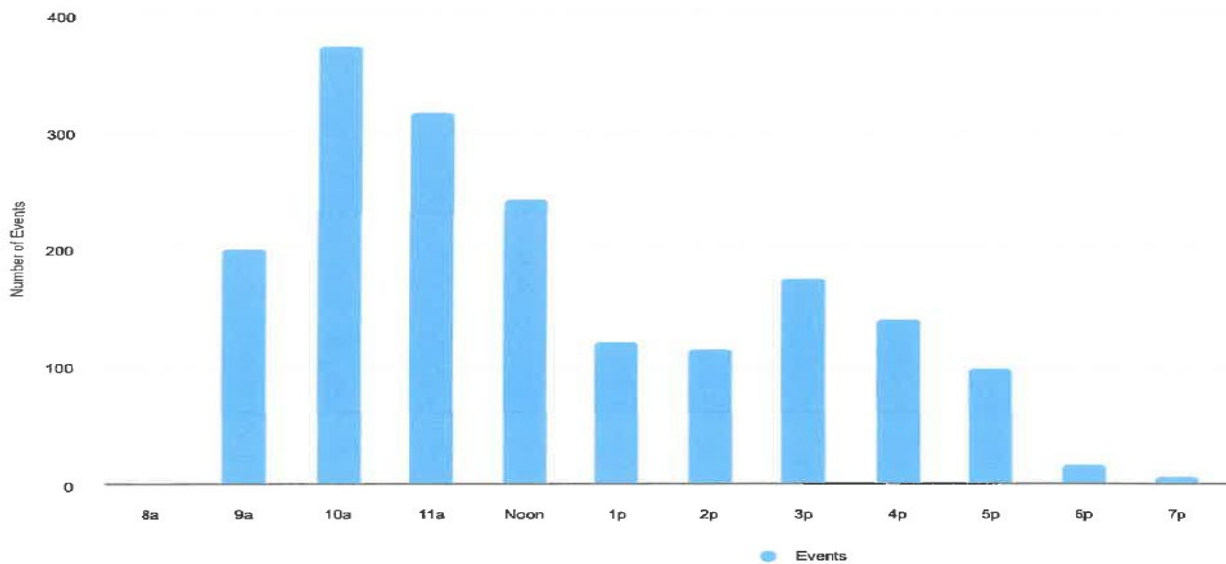
Central Activity Center: Scheduled Events January-December 2022



OVA Administration (Aspen, Suite B and Suite C)

The use pattern for the OVA complex shows peak use between 10am and noon. A smaller peak occurs in late afternoon

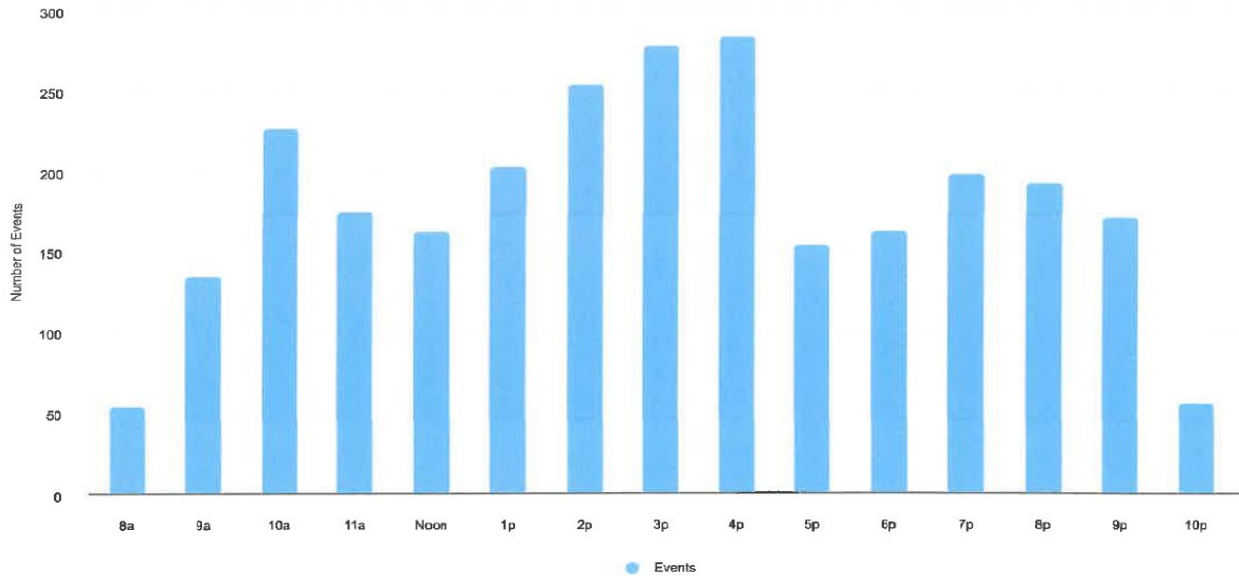
OVA: Scheduled Events January-December 2022



East Recreation

The use pattern for East Rec shows peak use in late afternoon with smaller peaks in mid-morning and early evening. Peak use in in late afternoon, but it is worthy to note that from 7pm to 9pm scheduled events approach 200 per year which indicate a relatively high utilization in the evening.

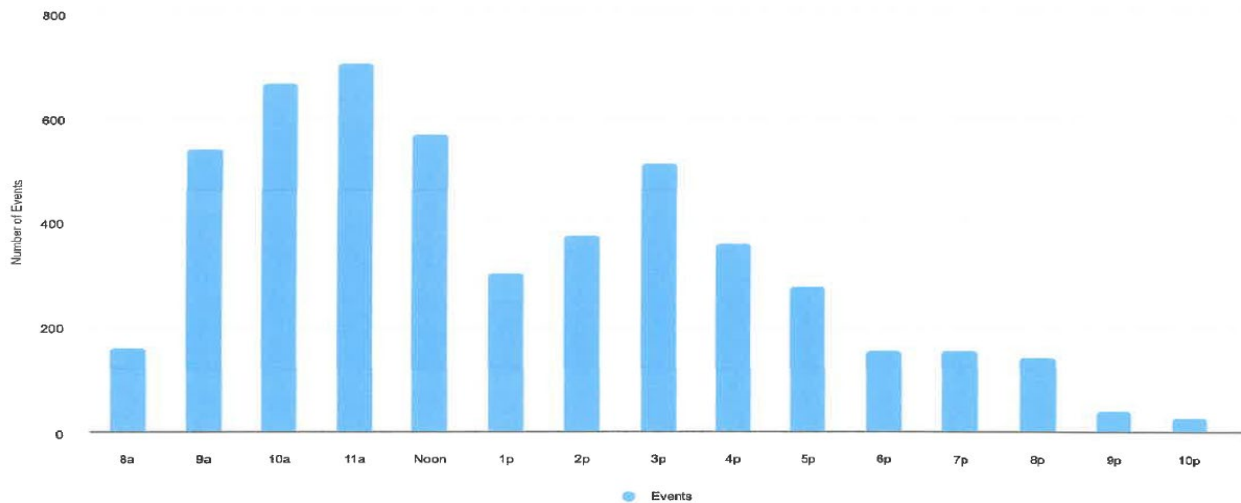
East Rec: Scheduled Events January-December 2022



West Recreation

The use pattern for West Rec shows peak use from 9am to noon with an additional peak at 3pm. Like East Rec, West Rec has scheduled events approaching 200 per year from 6pm to 8pm.

West Rec: Scheduled Events January-December 2022



Upper West Rec was discussed at the May Club Council meeting. It's not a desirable space because of parking, but it definitely meets the need for space for meetings of 30-50 people. Combined with the willingness of some clubs to consider shifting time and location and examining which groups could meet in Upper West would add capacity for additional meetings.

Space and Club Size

This issue, among others, was discussed at the May Club Council meeting. Of note was the observation that we don't have many groups that have more than 50 people attending, but a lot that have 30-50 attending. Given our space configuration, those organizations with expected attendance of more than 25-30 are bumped into much larger spaces such as Berger and East Recreation. This results in a mismatch of space and use. Another general conclusion was that groups that had trouble scheduling a meeting almost always had failed to clear possible times with Anita Roraus before determining the time they desired. Other groups, such as ORW and Boomers (big users of facilities), were usually able to accommodate their needs because their first move was to clear times and dates with Anita Roraus.

Meeting Room	Capacity	Meeting Room	Capacity
Berger Center	337	East Recreation Center Main	120
Room D	25	East Recreation Center Conference Room	30
Room G	25	West Recreation Center Upper	117
Fireside		West Recreation Center Lower	25
Central Activities Center		OVA Aspen Room	12
Room B	30	OVA Suite B	35
Art Room	23	OVA Suite C	12
Card Room (A & B)	52		

Anita Roraus, Events Coordinator, works with organizations to schedule spaces, and as shown above this is a herculean task. About one in five respondents indicated that availability of their preferred space was a problem. The most cited reason was availability of preferred space on specific dates/times.

Q32. Is availability of your preferred venue/date/time ever a problem?	#	%
Yes	21	18.4%
No	93	81.6%
	114	100.0%

Survey Results—Spring 2023

Of the respondents, 82 clubs/organizations reported having members and the size distribution of membership is shown in the table below:

Q13. How many members in your organization?	Number	Percentage	Cumulative Percentage
1-15	15	18.3%	18.3%
16 - 30	16	19.5%	37.8%
31 - 50	12	14.6%	52.4%
51 - 100	9	11.0%	63.4%
101 - 200	23	28.0%	91.5%
201 - 500	6	7.3%	98.8%
500+	1	1.2%	100.0%

The largest number of clubs have 101-200 members, but over 50% of clubs report fewer than 50 members.

Typical in-person attendance can be seen in the following table:

Q17. What is typical attendance?	#	%	Cum %
1 -15	48	42.1%	42.1%
16 - 30	25	21.9%	64.0%
31 - 50	25	21.9%	86.0%
51 - 100	11	9.6%	95.6%
100+	5	4.4%	100.0%
	114	100.0%	

These responses show that most events attract relatively small numbers of in-person attendees. This corresponds to the facility use data presented earlier with relatively large numbers of events in meeting spaces in CAC, East Rec and OVA offices. Only 35 clubs/organizations reported regular attendance by Zoom with an average remote attendance of 11.1 persons.

As shown in the following table “meetings of the whole” represent the most frequent use.

Q2. Does your organization offer different types of events?	#	%
Classes	16	14.0%
Concerts	2	1.8%
Meetings of the whole	48	42.1%
Board meetings	9	7.9%
Other	39	34.2%
	114	100.0%

Given this type of space needs, it follows that the greatest number of clubs report using CAC. Forty-five respondents indicated they use CAC which is closely followed by East Rec, OVA, and West Rec. Berger, with its larger capacity, is used by fewer organizations that offer events with larger attendance.

Facility Use	Yes	%
CAC	45	28.3%
East	37	23.3%
OVA	27	17.0%
West	27	17.0%
Berger	23	14.5%
	159	100%

Berger auditorium is scheduled by 23 organizations with the most frequent use relating to annual events. By contrast, 45 organizations schedule space in CAC and the most frequent pattern of use is “weekly” functions. West Rec, East Rec and OVA are utilized by over 20 organizations and clubs with the predominate uses being monthly and weekly functions.

For those events that include food and beverages, the overwhelming majority rely on “potluck” solutions—28 of 40 responses.

Q41. What type of dining service do you typically use?	#	%
Potluck	28	22.8%
Catered	12	9.8%
None	72	58.5%
Other	11	8.9%
	123	

Improvements

Respondents were asked; “What would you like to see added or improved in the OVA facility that your organization uses?” The comments fell into key themes:

- improved AV options (including Zoom)
- improved acoustics and hearing options
- improved climate control
- upgraded furnishings
- upgraded kitchen options
- additional storage
- expanded space for designated activities.

Below are the comments:

AV in more meeting rooms. People ask all the time if we are going to provide zoom or recordings and I have to say no
Berger: No lobby area, including restrooms, separable from seating area--this presents a serious problem with latecomers entering during performances---also with restrooms being used during performances, with noisy flushing of toilets interrupting quiet passages in music.
Berger: Poor acoustics: ability to close off only one of the side areas in seating area. We discovered some years ago that by closing off the fireside room we could somewhat improve the poor acoustics in Berger for classical music. If we could also close off the opposite side it would help even more—by approximating the “shoebox” shape of great concert halls worldwide.
Better recycling options especially compost collection for dinner meetings, East, West, and Berger
Library space increased to include Book Club meeting room, additional space for books and display areas.
We need as a community to spread out usage of the rooms. One or two clubs should not get majority of usage.
Wireless headsets would be so beneficial for our group. At the moment, and for years past, we have had only two wired microphones. Two problems: usually the cast of a play has five or six members; and we have begun to move around the room in recent months, making our presentations, more lively and fun. The two wired mics are not very helpful.
We spent a lot of our dues for a hot box that can not be used as needed. We did not need a stove with a griddle what a waist of our dues. The kitchen has no health inspections either?
Reliable climate control!
We are looking to move into another place that can afford our current space needs and meet our future growth needs.
OVA Zoom account in Classroom B in the CAC
The OVA Aspen Room is often VERY WARM (!) but it is otherwise an excellent venue for our club.
Training for group leaders periodically - especially with the zoom/TV equipment.
The sound system is not very good. A lot of echoes.
The A/V in the Berger always needs some attention and isn't turnkey for infrequent users
A 2nd HDMI connection would be useful. Quiet ventilation without necessitating an open door.
We use the East Rec Center and at times would like more kitchen appliances made available. If we could start an hour earlier, we would do a lot more with food.
Fix the lights that periodically go out.
I'd like the women's bathroom cleaned a bit more thoroughly and some of the glassware and cups in the kitchen always have lipstick on them.
If we decided to use a video series for our lessons, we might need to relocate or have portable AV equipment available, but as it is, the Art room works great.
Lower West Rec: We need shades or film on the windows in the Summer to keep out the sun and heat

For the Berger, new round tables. The ones currently available are heavy and cumbersome to move when needed. With the recent money spent on the Berger, this should have been on the list.
CAC Our only need as we have grown is a twice a month room for training on a different day than Monday or Wednesday. Also, more control over the air conditioner in the summer. Last year we played with our winter coats on.
The floor unit in the East Rec next to the screen fixed the connection to plug the lap top in did not work so had to use the wall one.
AC -- Uneven room temperature. Starts out warm and then freezes a hour or two later.
Hearing Loop and Listen Everywhere
Would appreciate change of arrangement of storage cupboards. For example, OLL has two cupboards in men's bathroom (!) and two in kitchen. Ideally, it would be four spots in kitchen. Would also like better head microphones.
Parking is a little overloaded if the pickle all courts are busy. (East Rec.)
Barbecue grills reinstalled in Picnic areas, with gravel around the base to prevent fires.
Would be nice to have light on speaker when showing PowerPoint. Speaker in darkness now if PPT.
Allow access to OTLC computers, or create a new center for all clubs to share resources. Even perhaps tech support
Berger center wiring for hearing impaired.
More storage space for our materials. The ping pong closets are located right next to us on the upper floor of west rec, but we cannot use them for storage.
More space to host workshops by well-known artists
Laptop connection for movies in OVA, Suite B
New wireless mics with new headphones, old are cutting out more often these days
Might like to have zoom to be able to bring in guests other than in person
We could also use more space especially for workshops
Request from "covers" for the pool and spa handrails has been submitted to maintenance. Comment originated from a Central Pool user who saw the handrail over at West. Covers are good for grip and protection from hot handrails in summer.