



ALADDIN VILLAS

PROPERTY OWNERS ASSOCIATION

STRATEGIC PLAN

2026 *A* Vision

PRESERVE OUR LEGACY • STRENGTHEN OUR COMMUNITY • SHAPE OUR FUTURE



COMMUNITY • INTEGRITY • STEWARDSHIP • EXCELLENCE

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EXECUTIVE SUMMARY

A. OUR MISSION

Aladdin Villas Property Owners Association is a vibrant, volunteer-led community for residents aged 55 and older. We prioritize self-governance, stewardship, financial responsibility, open communication, and mutual respect, fostering an active, supportive, and engaging environment with a rich array of activities.

B. OUR VALUES

Our community is guided by these principles, identified and prioritized by residents to shape our culture and decision-making:

- Fiscal Responsibility and Keeping Costs Low
- Stewardship
- Transparency and Communication
- Activities and Volunteerism
- Safety and Looking out for Each Other
- Respect
- Self-Governance
- Continued Growth

C. OUR PRIORITIES/GOALS

To ensure long-term success and harmony of Aladdin Villas, we are committed to the following objectives:

1. Ensure financial and operational sustainability.
2. Foster an engaged and harmonious community.
3. Empower residents through modern governance and leadership.
4. Implement effective communication and change management.

D. SUMMARY

The 2026 Strategic Plan for the Aladdin Villas Property Owners Association outlines the community's vision for long-term sustainability, engagement, and growth. Developed by a resident-led Strategic Planning Committee, the plan is built on extensive community input gathered through brainstorming sessions, town halls, and high-participation surveys conducted throughout 2025 and 2026.

The community consists of 543 privately owned properties and approximately 740 residents. The demographic leans heavily toward northern transplants, with the largest age group falling between 75 and 84. Aladdin Villas boasts excellently maintained, resident-funded infrastructure—including a pool, courts, billiard hall, ballroom, and specialized hobby shops—and a standout array of resident-led activities ranging from fine arts and woodworking to sports and social clubs.



(Upper Left – Wood Shop. Upper Right – Pool. Bottom – Tennis/Pickleball Courts)



Through the planning and survey process, residents identified clear priorities to guide future Board decisions, categorized generally into:

- Capital Improvements: Maintaining and enhancing community facilities and shared spaces.
- Education and Wellness: Expanding programming to support resident health, learning, and engagement.
- Process Enhancements: Improving organized governance, communication, and volunteer coordination.

To turn this input into action, the committee recommends that the POA Board actively implement the top-ranked initiatives. To ensure accountability, it is strongly recommended that a dedicated Board member be assigned to oversee each primary goal and identify a project driver/champion who will create a clear, itemized timeline with cost estimates. The POA Board should establish an ongoing evaluation process to regularly review the plan, measure success, and ensure it continues to meet the evolving needs of the residents.

II. PROCESS

A strategic planning committee was assembled by the project volunteer coordinator to provide a diverse range of strategic planning experience, backgrounds, genders, and geographic perspectives. Committee members believed it was vitally important for the committee to be seen as a tool for the residents to use to shape the future of their community. At the time of the committee formulation, no committee member was an elected Board member. During the process, one became an elected Board member and one an appointed assistant.

A. STRATEGIC PLANNING COMMITTEE

- Alisa Dahl
- Jackie Maynard
- Marshalaa Wagner
- Lorilyn Schultes
- Maggie Leach
- Marty Pfeiffer

B. COMMITTEE MEETINGS



(Hacienda Meeting Room)

The committee held multiple meetings to establish the strategic planning process, confirm timelines, determine methods for gathering information, and identify opportunities for resident input. Throughout the process, residents were kept informed of the committee's progress through regular updates at Board and resident meetings.

2025 Meetings: January 18, February 21, March 6, and October 27

2026 Meetings: January 24, February 16, February 24, April 14, and July 5

C. COMMUNITY MEETINGS

Several Community Meetings were held to receive input from residents. Residents were also encouraged to send input to the committee's email address.

Mission/Vision: In January 2026, three community meetings were held at different times over the course of one week to encourage broad resident participation and discussion regarding the community's values and mission statement. Each meeting produced a draft mission statement, and the three drafts were combined into one cohesive mission statement for Aladdin Villas. Residents also identified and prioritized community values during these sessions. The results of this process are reflected in the final Mission Statement and Values adopted for Aladdin Villas.

Projects/Processes: Two community gatherings were held in February 2026 to gather resident input and feedback and receive proposed initiatives and process improvements. Each session was structured to brainstorm project ideas, identify needed resources and responsible parties, discuss potential challenges, establish timelines, and define measures of success. In addition to the meetings, residents were invited to submit suggestions through the committee's email and community suggestion boxes. These efforts resulted in a comprehensive collection of project opportunities and process improvement recommendations aligned with each community goal. The worksheet summarizing the outcomes of these sessions is included as **Exhibit A**. Some process improvement recommendations received strong resident support and were subsequently implemented shortly thereafter following Board approval (i.e. volunteer coordinator).



(Ballroom)

D. SURVEYS

At the beginning of the strategic planning process, the committee conducted a community survey over several months to gather information about resident demographics, community experience, and interest in the strategic planning process for Aladdin Villas. The survey received a 30% response rate, which is considered strong for statistical purposes and provides a reliable basis for understanding overall community perspectives. Additional responses would not be expected to materially change the results. Key findings indicated that the median length of residency at Aladdin Villas was four to nine years; more than half of residents live in the community for more than six months each year; the median resident age was 75; and respondents identified a broad range of potential benefits from strategic planning. A copy of the survey and results dated June 14, 2025, is attached as **Exhibit B**.

A second survey was conducted in March 2026 to assess resident interest in, and priorities for, the projects and process improvements identified through the community meetings. The online survey received an approximately 25% participation rate, which falls within the typical 10% to 30% response range for online surveys. The results were presented at the residents meeting on May 7, 2026, and were made available for review on the Aladdin Villas website and bulletin board. The presentation is attached as **Exhibit C**. Summary charts of results follow.

Chart 1

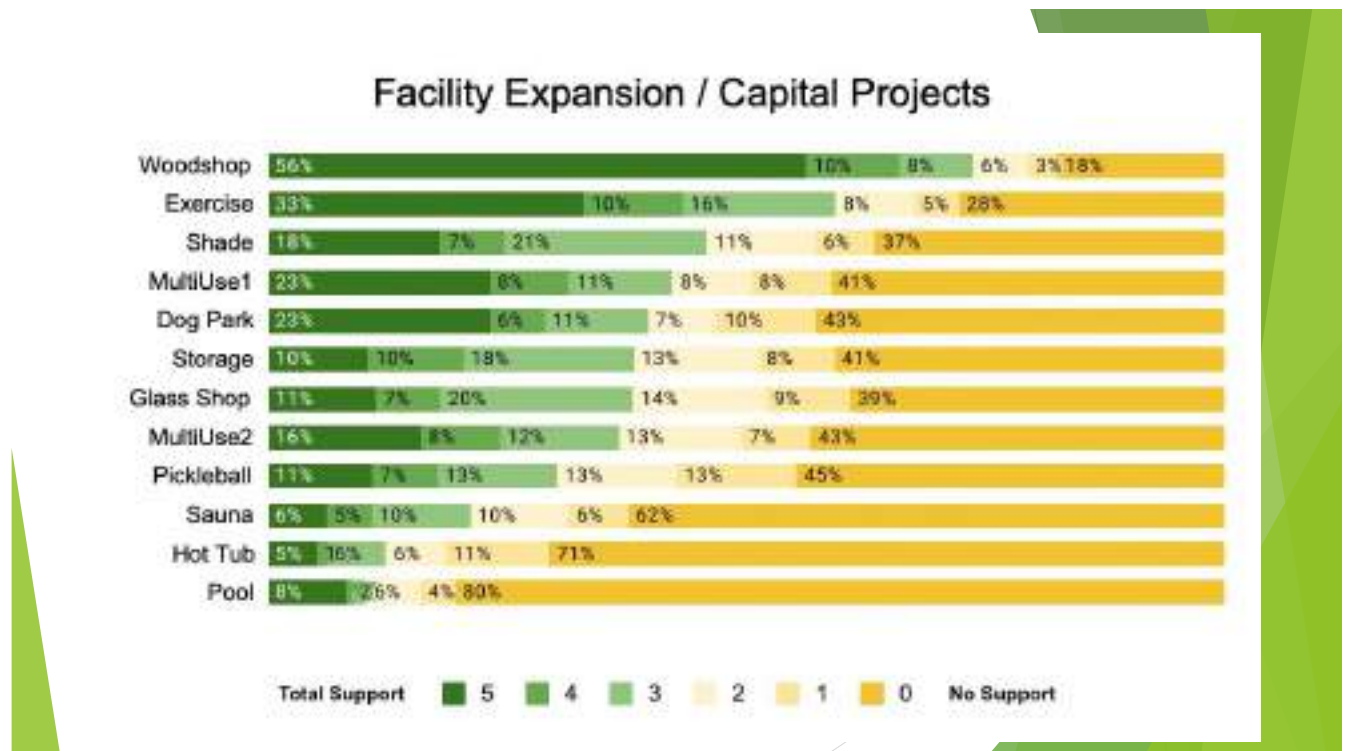


Chart 2

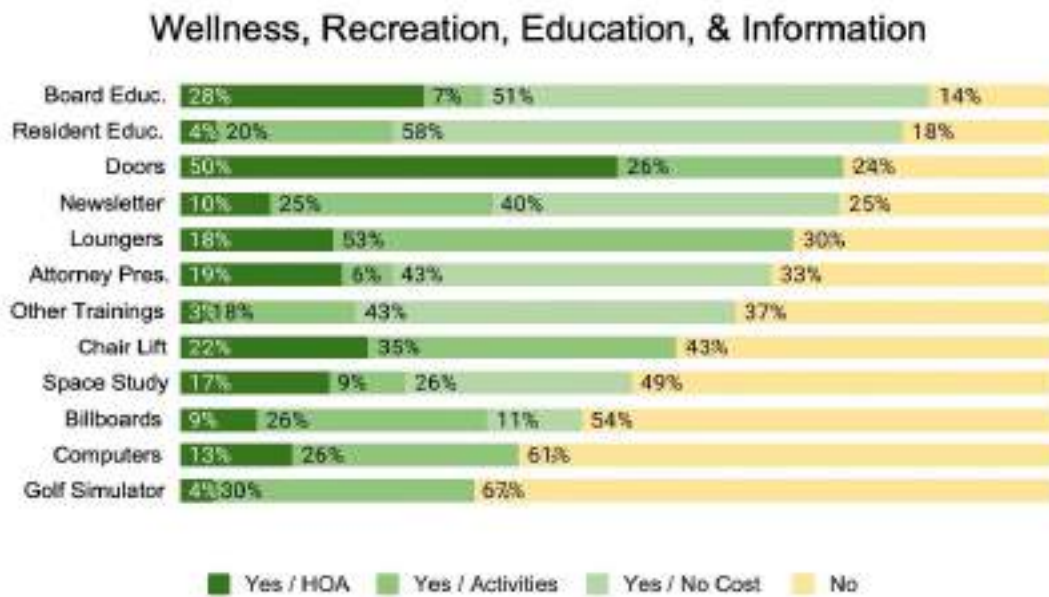
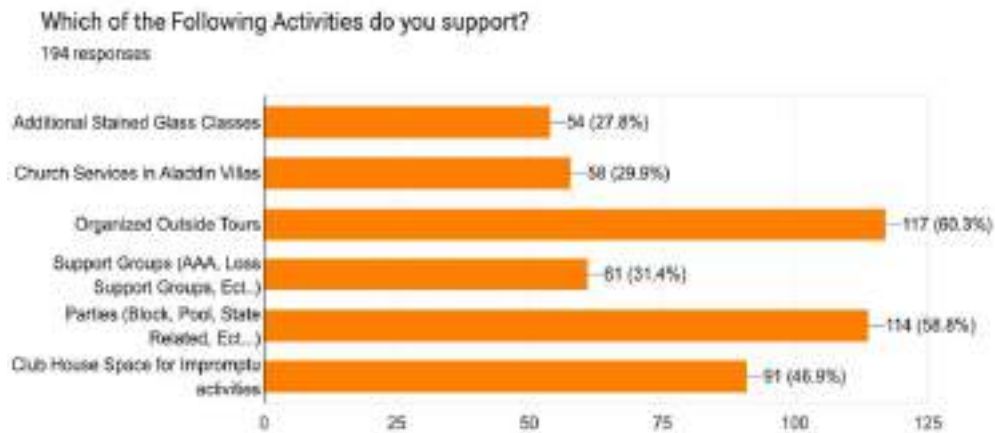
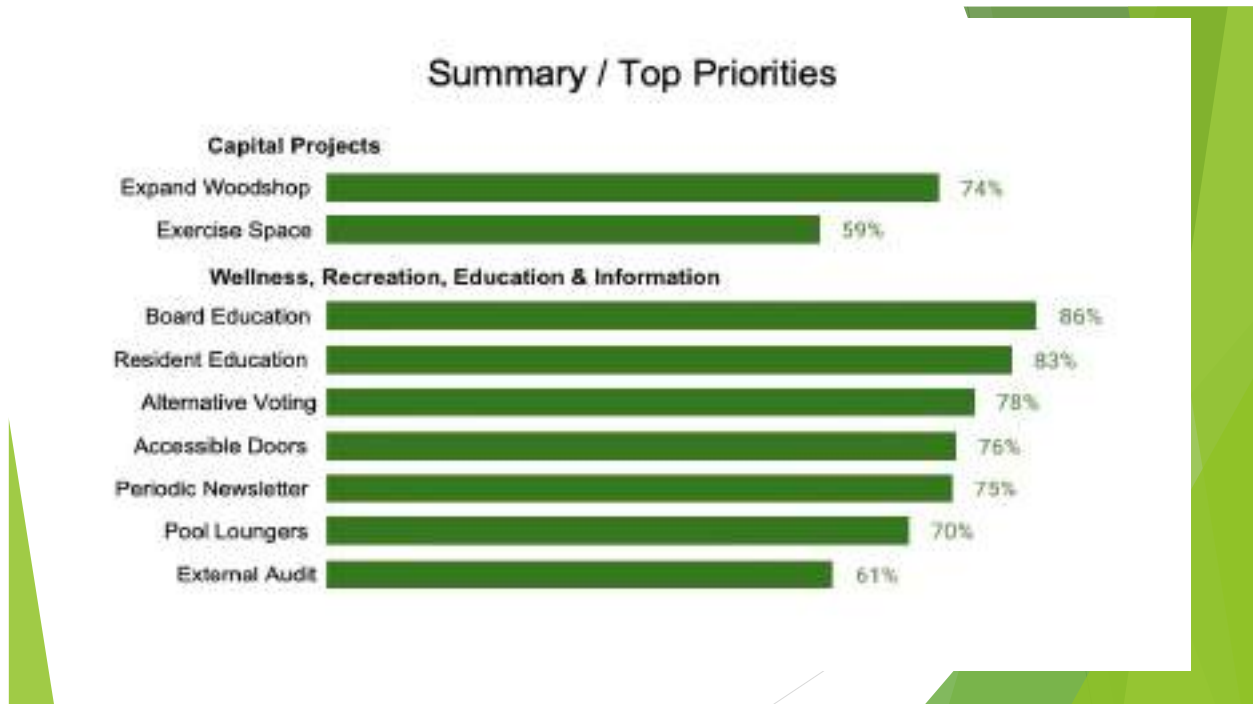


Chart 3



- ✓ Organized Outside Tours
- ✓ Parties/Block, Pool parties, Slates.
- ✓ Club House Space for Impromptu Activities

Chart 4



Overall, the survey results demonstrated meaningful resident interest in the projects and process improvements submitted by the community. The highest-priority capital projects identified were the woodshop expansion and exercise center. The top priorities in wellness, recreation, education, information, and governance-related improvements include Board education, resident education, alternative voting options, additional handicap accessible doors, a periodic newsletter, pool loungers, and an external audit.

Survey Takeaways:

Survey results reflected an important distinction between vocal support expressed during community meetings and the broader priorities indicated through the membership survey responses. In several cases, projects that received strong verbal support did not receive the same level of support in the survey results.

The results also showed that a majority of residents were not in favor of increasing POA fees. This reinforces the need for thoughtful long-term planning, careful prioritization, and clear funding strategies for future capital projects and process improvements.

At the same time, resident enthusiasm for many of the proposed projects and process improvements demonstrates the value of continued community engagement. Ongoing resident involvement will be essential to ensuring that future planning efforts reflect community needs, priorities, and financial expectations.

III. COMMUNITY ASSESSMENT

A. OUR AREA

Aladdin Villas is located in Mission, Texas. Data for this section is derived from the United States Census Bureau QuickFacts sheet for Mission and surrounding areas. Mission's population was estimated at 87,292 in 2023, up from 85,786 in the 2020 Census. While Mission has its own commercial district, residents often rely on nearby McAllen, Edinburg, and Pharr for additional shopping and medical services. In 2023, those cities had estimated populations of 146,593, 105,799, and 80,410, respectively. Together, they form a vibrant and growing region along the United States–Mexico border. In 2023, the median value of an owner-occupied housing unit in Mission was \$160,800, compared with the U.S. median of \$340,200. The median household income in Mission was \$60,813, compared with \$80,610 nationally.

Mission's population is diverse. Census figures indicate that 37.6% of residents identify as White alone and 49% as belonging to two or more races, with 88.2% of the population identifying as Hispanic or Latino. Foreign-born residents make up 26.6% of the population, and 14.5% are 65 or older. As of 2025, Aladdin Villas residents are predominantly White, and all are age 55 or older with few exceptions.

B. OUR HISTORY

Today there are 543 privately owned properties in Aladdin Villas with approximately 740 residents. Brick houses dominate the community, with some mobile homes as well. Commonly owned buildings and courts, along with these private homes, create a community where seasonal Texas residents as well as year-round residents enjoy the oasis they jointly manage with their volunteer efforts. The following is a **brief** history of how our community began and progressed to what it is today. A more detailed history is available as **Exhibit D**.

Aladdin Villas was established in 1982 in Mission, Texas, by venture capitalist Homer Small. Early buyers purchased lots before basic infrastructure was even completed, taking an active role in organizing and funding their own community activities from the very beginning.

When the developer faced severe financial struggles in the mid-1980s, the residents banded together to secure the neighborhood's future. In 1988, they incorporated the Aladdin Villas Property Owners Association and took over ownership and management of all common areas. Residents pooled their professional skills to manage the organization, reduce taxes, and actively help sell the remaining undeveloped lots to stabilize the community's finances.

Built on that strong foundation of volunteerism, Aladdin Villas remained financially sound and continued to grow. Over the decades, resident donations and strategic planning have funded numerous upgrades, including a renovated pool, upgraded halls, and a standalone woodshop. Recently, in the 2020s, and with the recommendation of the association's attorney, the community streamlined its governance by legally merging its independent activities corporation into the main property owner's association.

C. OUR INFRASTRUCTURE

An infrastructure assessment of Aladdin Villas community property was completed to document buildings, square footage, and related site information, including sketches and photographs. That analysis is attached as **Exhibit E**. The infrastructure is in excellent condition thanks to regular maintenance and updates. Buildings include a ballroom, commercial kitchen, billiard hall, library, pool, hot tubs, shuffleboard courts, tennis and pickleball courts, stained glass room, ceramic and pottery room, card/game room, meeting rooms, woodshop, outdoor games area, and office space.

D. OUR DEMOGRAPHICS

A recent demographic survey indicates that residents range in age from 55 to well over 90, with the largest segment falling between 75 and 84 years old, followed by the 65-to-74 demographic.

The community is predominantly female, making up 60% of the population. Additionally, about 10% of residents are Hispanic. This makeup differs notably from the broader population of the surrounding city, largely because many Aladdin Villas residents relocated from northern states.

To ensure that strategic planning accurately reflects the community's evolving needs and identity, it is recommended that demographic surveys be conducted on a regular basis.

E. OUR ACTIVITIES

A standout feature of Aladdin Villas compared to other 55+ communities is our wide variety of resident activities. You will find a list of current offerings below, though our calendar is always growing as we continuously introduce new events and programs.



(Library)



(Pool Hall)



(Indoor Spa)



(Outdoor Spa)

Ceramics/Pottery	Crafts	Dances
Entertainment	Happy Hours	Cards
Poker	Bunco	Shuffleboard
Corn Hole Toss	Horseshoes	Pickleball
Tennis	Stained Glass	Woodworking
Billiards	Bingo	Bridge
Card Elimination	Cribbage	Dominoes
Euchre	Hand, Knee & Foot	Mahjong
Michigan Rummy	Pegs & Jokers	Ping Pong
Samba	Texas Canasta	Texas Hold 'Em
7's	Golf	Fine Arts
Paper Crafting	Hardanger & Embroidery	Magic Needles
Quilting	Rug Hookers	Woodcarving
Line Dance	Trail Dance	Women's Bible Study
Wine Tasting	Ladies Exercise	Yoga
Water Aerobics	Freestyle Nutrition	Croquet
Water Volleyball	Paper Clay	

IV. ACTION PLAN

The survey completed provides a clear summary of resident priorities related to capital improvements, education and wellness programming, and process enhancements. The Planning Committee presented these results to both residents and the Board, emphasizing the highest-ranked initiatives in each category as a foundation for future planning and decision - making.

The committee recommends that the Board implement as many of these priorities as feasible. To support accountability and timely progress, each project should be assigned a Board member

sponsor. The sponsor may either develop the required action items, timelines, and cost estimates directly or designate a Champion/Project Coordinator to complete those tasks. In either case, clear ownership will be essential to moving each project forward in an organized and timely manner.

A worksheet is provided as **Exhibit F** to assist with developing an **Action Plan** with sheets for each project or process improvement. A sample worksheet is included here. Ideally, these worksheets should be completed annually as new projects and process improvements are identified, reviewed, and prioritized by the community.



Aladdin Villas Strategic Plan Action Plan Worksheet			
 Identified Goal:			
 Board Member Sponsor:			
 Project Champion/Coordinator:			
 Strategy / Action Item	 Responsible Party	 Estimated Cost	 Target Timeframe

V. EVALUATION PROCESS

A. Importance of Annual Evaluation

The AVision Committee **STRONGLY** recommends an annual evaluation of the strategic plan. Annual evaluation helps ensure the Strategic Plan remains relevant, realistic, and aligned with the community's priorities. It provides a regular opportunity to review progress, confirm accountability, identify needed adjustments, and use resident input and available data to guide future decisions.

The evaluation process should focus on whether planned actions were completed, whether the intended results were achieved, what challenges or lessons were identified, and what updates are needed for the next planning cycle.

At a minimum, the annual review should include progress on priority projects, use of resources, resident communication and involvement, and recommendations for continuing, revising, or adding goals.

The evaluation may be conducted during the annual Town Hall meetings or at another time deemed appropriate by the Board. Regardless of timing, meaningful community input should be actively sought and incorporated into the evaluation process.

A worksheet sample is presented here and as **Exhibit G** for the Board and community's use.

B. Strategic Plan Annual Evaluation Worksheet

 Aladdin Villas Strategic Plan Annual Evaluation Worksheet		
Evaluation Item		Response / Notes
 Review Schedule When will the Strategic Plan be reviewed?		
 Review Responsibility Who will review the Strategic Plan?		
 Process Measures How will progress on planning activities, communication, and implementation steps be evaluated?		
 Outputs What actions, projects, reports, meetings, communications, or other deliverables were completed?		
 Outcomes What results or benefits were achieved for residents and the community?		
 Community Involvement and Communication How were residents involved in the evaluation process and informed of progress or results?		
 Key Findings What worked well, what challenges were identified, and what lessons were learned?		
 Recommended Updates or Next Steps What revisions, priorities, assignments, or follow-up actions are recommended for the next planning cycle?		

VI. FINAL THOUGHTS

The AVision Committee extends its sincere appreciation to the community and the Board of Directors for their support, participation, and encouragement over the past two years. We believe this strategic planning process will serve as a meaningful guide for thoughtful decision-making, shared responsibility, and the continued progress of Aladdin Villas.



“Coming together is a beginning; keeping together is progress, working together is success.

— Henry Ford

EXHIBITS

EXHIBIT A

Community Meeting Worksheet

Community Meeting Results

From Vision to Action: Community Goals Workshop

GOAL 1: ENSURE FINANCIAL AND OPERATIONAL SUSTAINABILITY

Goal Description: *Maintain long-term fiscal health and trust through transparent budgeting, responsible stewardship of community assets, and sustainable practices.*

Activities/Projects:

(What specific activities or projects will help achieve this goal?)

[Space for brainstorming]

Resources Needed:

(What resources, tools, or skills are required?)

[Space for listing resources]

Who's Responsible:

(Who will lead or take ownership?)

[Space for names/roles]

Timeline:

(What is the expected timeframe or milestones?)

[Space for dates or phases]

Potential Challenges:

(What obstacles might arise?)

[Space for risks or concerns]

Measuring Success:

(How will we know we've succeeded?)

[Space for metrics or outcomes]

GOAL 2: FOSTER AN ENGAGED AND HARMONIOUS COMMUNITY

Goal Description: *Build a vibrant, supportive, and safe environment by encouraging active participation in social, recreational, education, and volunteer activities, and nurturing mutual respect and open communication among residents.*

Activities/Projects:

(What specific activities or projects will help achieve this goal?)

[Space for brainstorming]

Resources Needed:

(What resources, tools, or skills are required?)

[Space for listing resources]

Who's Responsible:

(Who will lead or take ownership?)

[Space for names/roles]

Timeline:

(What is the expected timeframe or milestones?)

[Space for dates or phases]

Potential Challenges:

(What obstacles might arise?)

[Space for risks or concerns]

Measuring Success:

(How will we know we've succeeded?)

[Space for metrics or outcomes]

GOAL 3: EMPOWER RESIDENTS THROUGH MODERN GOVERNANCE AND LEADERSHIP

Goal Description: *Promote transparent self-governance, attract and support strong leaders, and ensure all members have opportunities to shape policies and community direction.*

Activities/Projects:

(What specific activities or projects will help achieve this goal?)

[Space for brainstorming]

Resources Needed:

(What resources, tools, or skills are required?)

[Space for listing resources]

Who's Responsible:

(Who will lead or take ownership?)

[Space for names/roles]

Timeline:

(What is the expected timeframe or milestones?)

[Space for dates or phases]

Potential Challenges:

(What obstacles might arise?)

[Space for risks or concerns]

Measuring Success:

(How will we know we've succeeded?)

[Space for metrics or outcomes]

GOAL 4: IMPLEMENT EFFECTIVE COMMUNICATION AND CHANGE MANAGEMENT.

Goal Description: Develop and maintain a consistent framework for communication and change management to increase transparency, awareness, and support for community initiatives.

Activities/Projects:

(What specific activities or projects will help achieve this goal?)

[Space for brainstorming]

Resources Needed:

(What resources, tools, or skills are required?)

[Space for listing resources]

Who's Responsible:

(Who will lead or take ownership?)

[Space for names/roles]

Timeline:

(What is the expected timeframe or milestones?)

[Space for dates or phases]

Potential Challenges:

(What obstacles might arise?)

[Space for risks or concerns]

Measuring Success:

(How will we know we've succeeded?)

[Space for metrics or outcomes]

EXHIBIT B

Demographic Survey Results



Aladdin Villas

Demographic Survey

Survey Results

Completed on

Jun 14, 2025

The Aladdin Villas Planning Committee conducted a demographic survey from March to April, 2025. This report provides summary results of the survey.

Table of Contents

- Page 1: Introduction
- Pages 2-3: Executive Summary
- Pages 4-13: Survey Results
- Appendix 1: Raw Survey
- Appendix 2: Respondent Suggestions

Executive summary

Response Rate

- 228 surveys returned; an excellent response rate
- More responses would likely not change findings

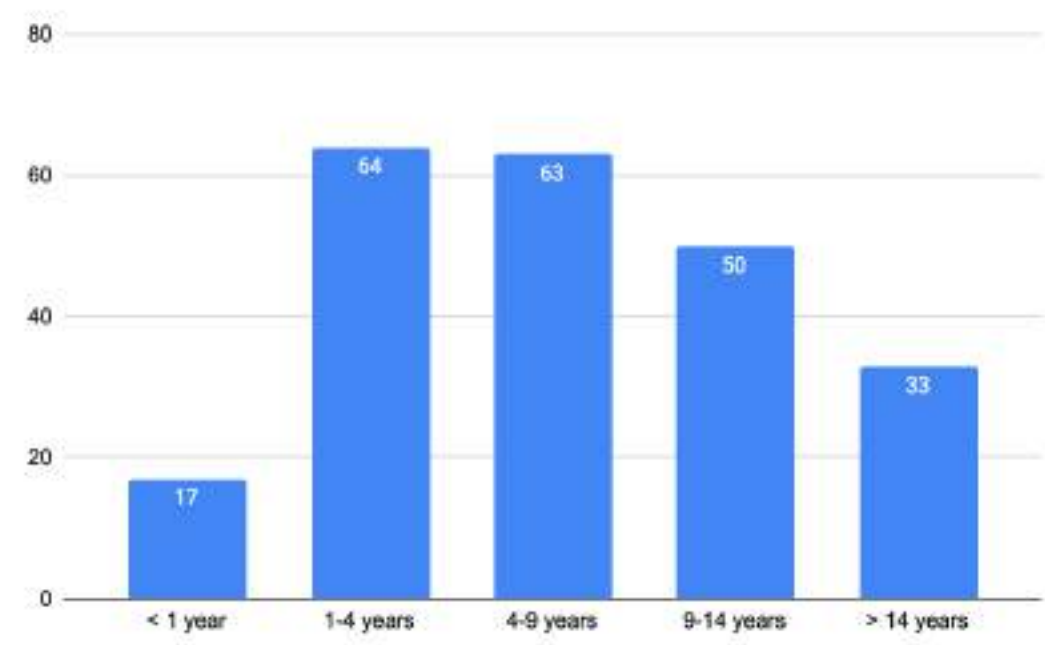
Key Insights

- The median time lived in Aladdin Villas by survey respondents is 4-9 years
- Over 98% of survey respondents own their residence
- Over half (57%) of respondents live in Aladdin Villas for more than 6 months each year
- About half of respondents moved to Aladdin Villas from an out-of-state, non-retirement, neighborhood
- The median age of survey respondents is 75 years old
- About 60% of respondents are female
- Over 90% of respondents are Non-Hispanic

- All but 4 respondents are White
- Most respondents are familiar with strategic planning
- A large majority of respondents have not previously participated in planning for the future of a community
- Many respondents are unsure of their interest in helping to plan the future
- A majority of respondents are positive about expected outcomes from planning
- Although respondents generally expect positive outcomes from planning, they're not fully committed to participating
- Survey respondents see a wide range of potential benefits from planning
- Respondents would like the Planning Committee to communicate in multiple ways
- The three most common suggestions have to do with "50/50" raffle (9), swimming "pool" (9), and communicating (8)

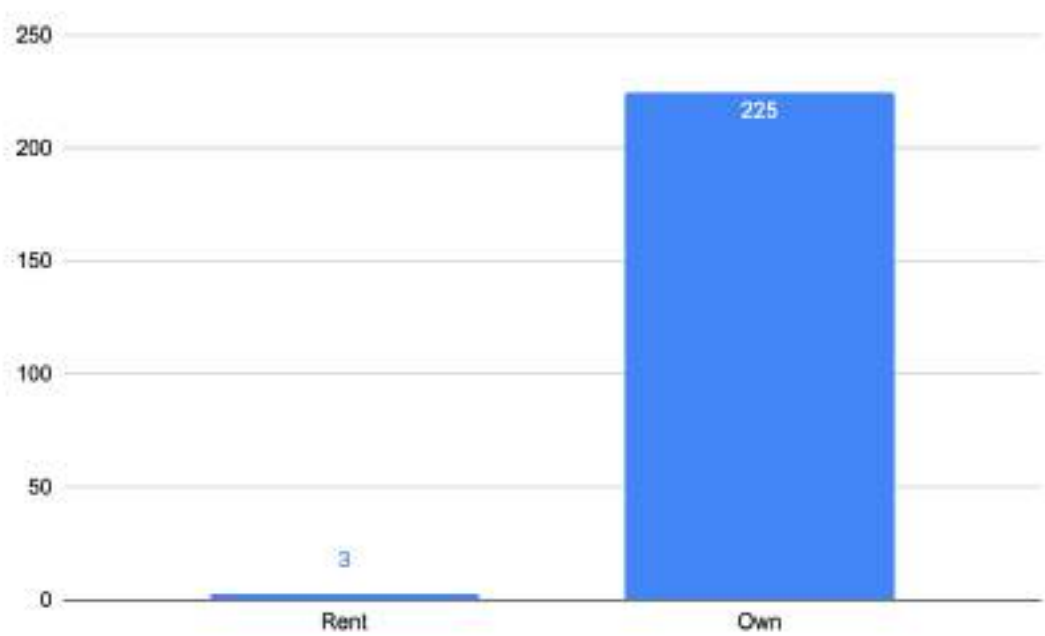
Survey Results

Q1: How long have you lived in Aladdin Villas?



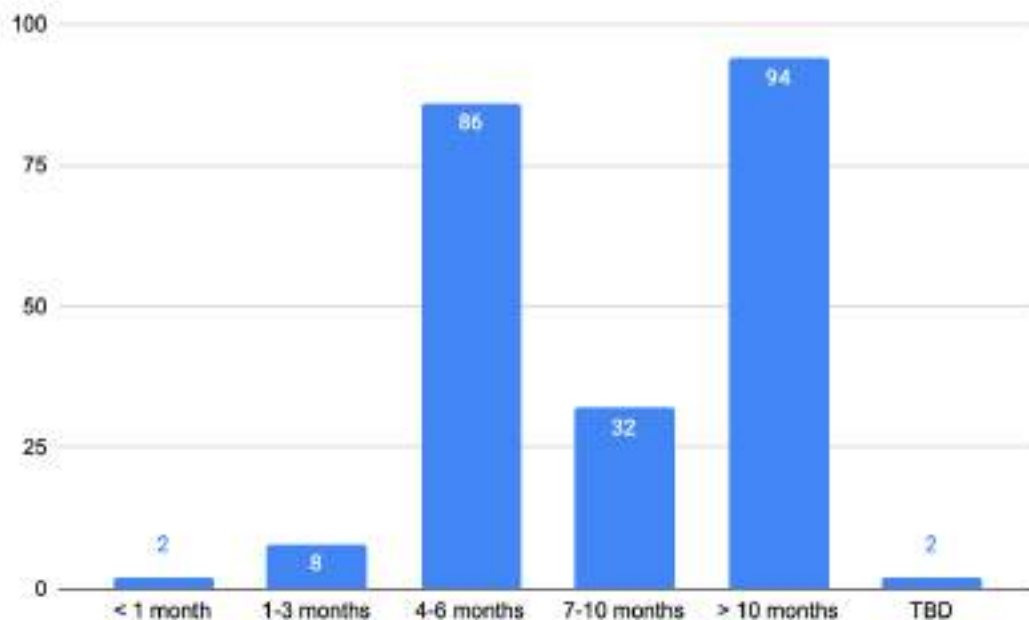
Key insight: The median time lived in Aladdin Villas by survey respondents is 4-9 years

Q2: Do you rent or own?

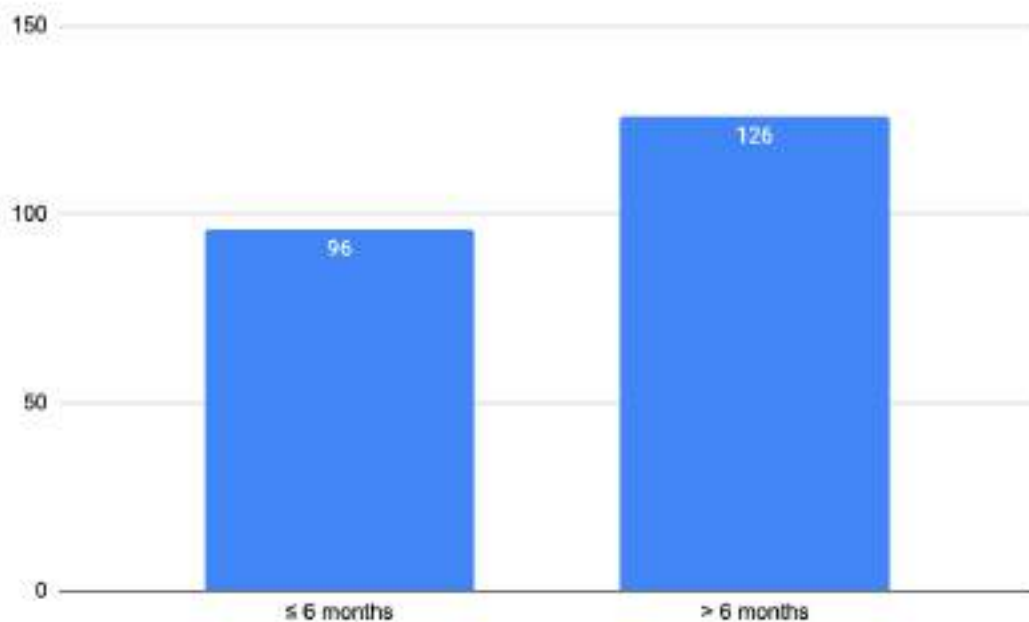


Key insight: Over 98% of survey respondents own their residence at Aladdin Villas

Q3: What amount of time do you spend in Aladdin Villas each year?

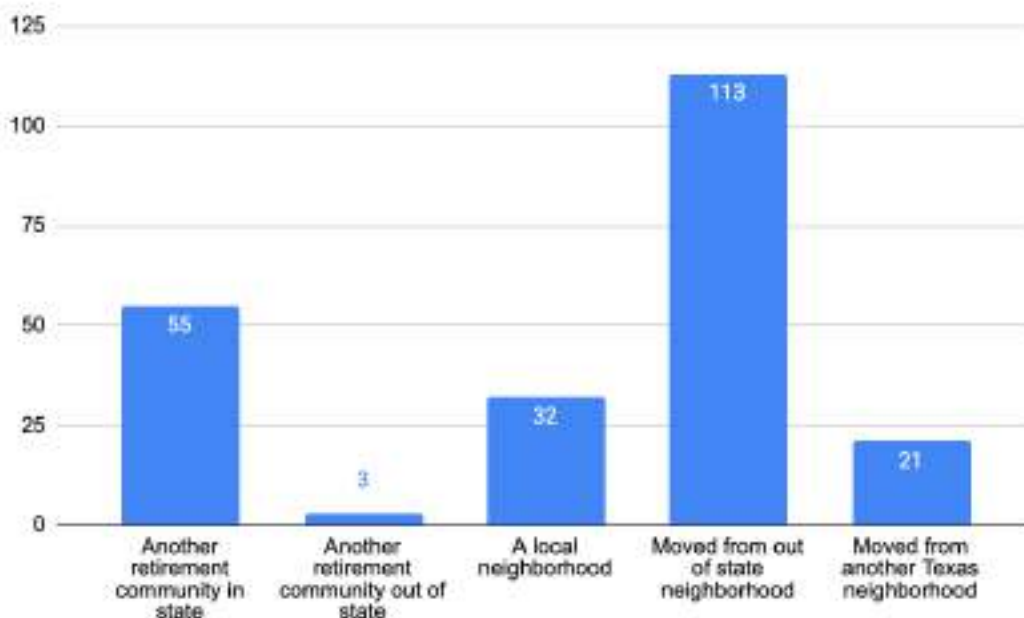


Results (below) are aggregated for ≤ 6 months and > 6 months

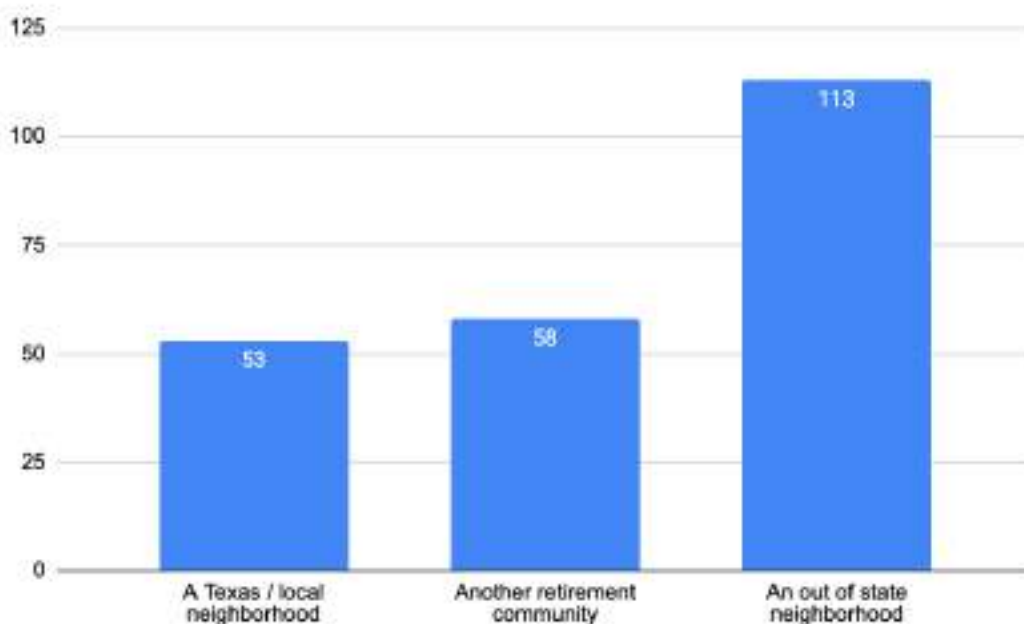


Key insight: Over half (57%) of respondents live in Aladdin Villas for more than 6 months each year

Q4: Where did you live before moving to Aladdin Villas?

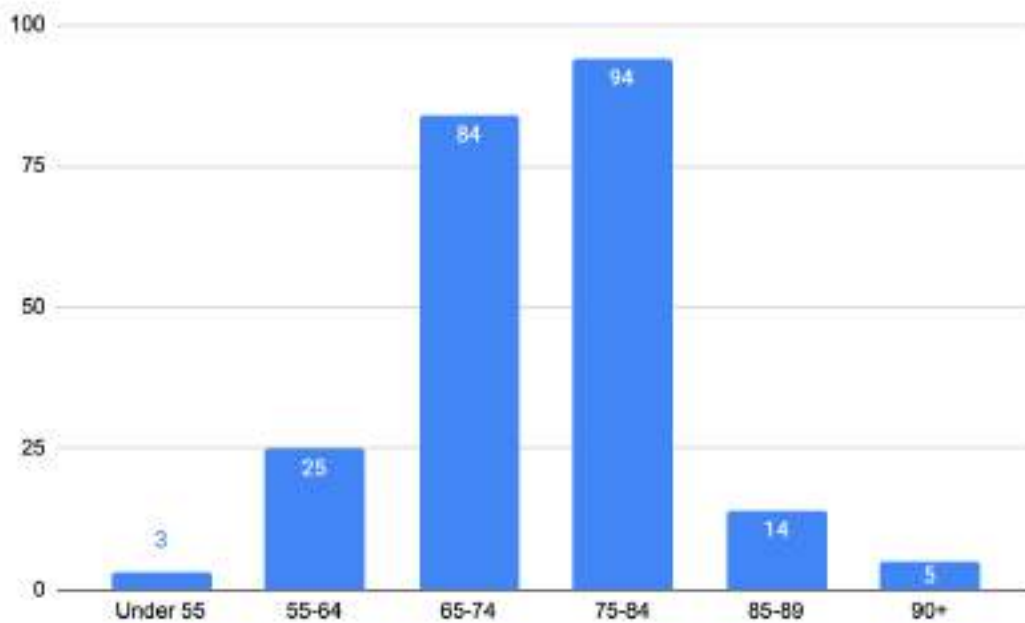


Below: The five categories (above) are aggregated to three categories



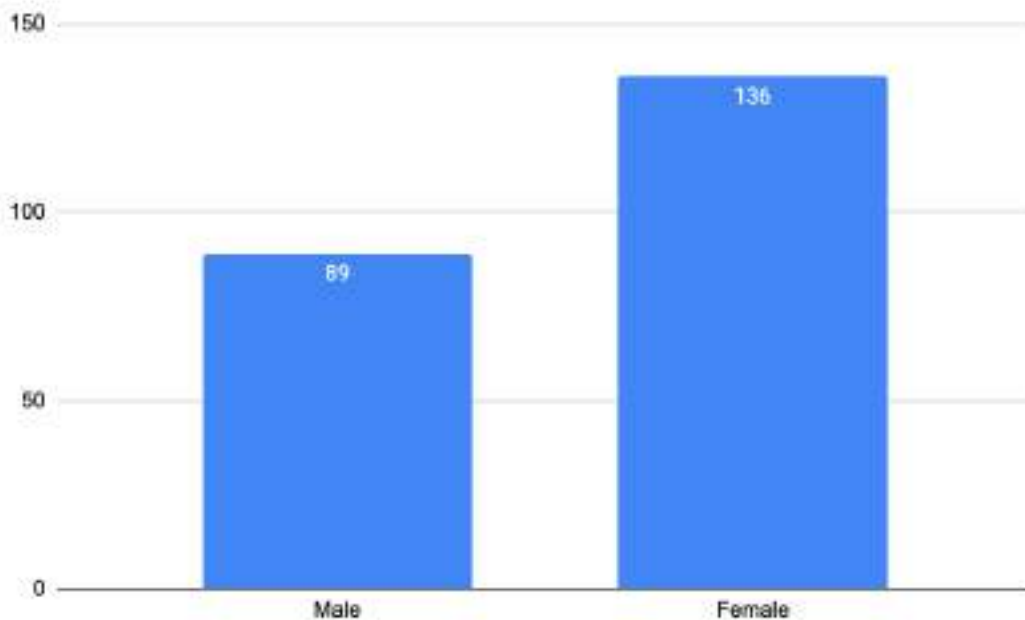
Key insight: About half of respondents moved to Aladdin Villas from an out-of-state (non-retirement) neighborhood

Q5: What is your age group?



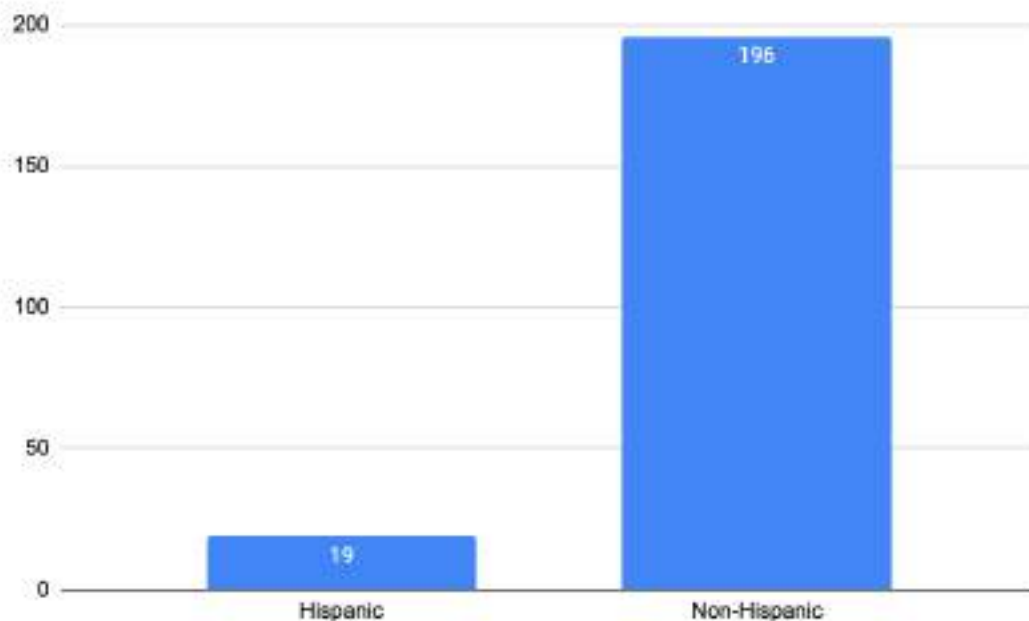
Key insight: The median age of survey respondents is 75 years old

Q6: Are you male or female?



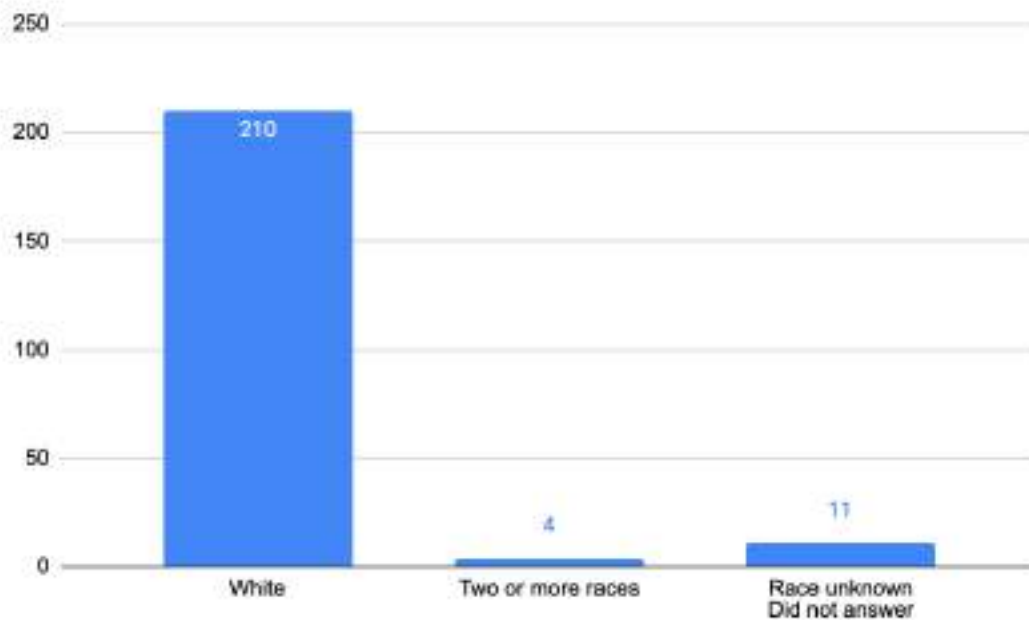
Key insight: About 60% of respondents are female

Q7: What is your ethnicity?



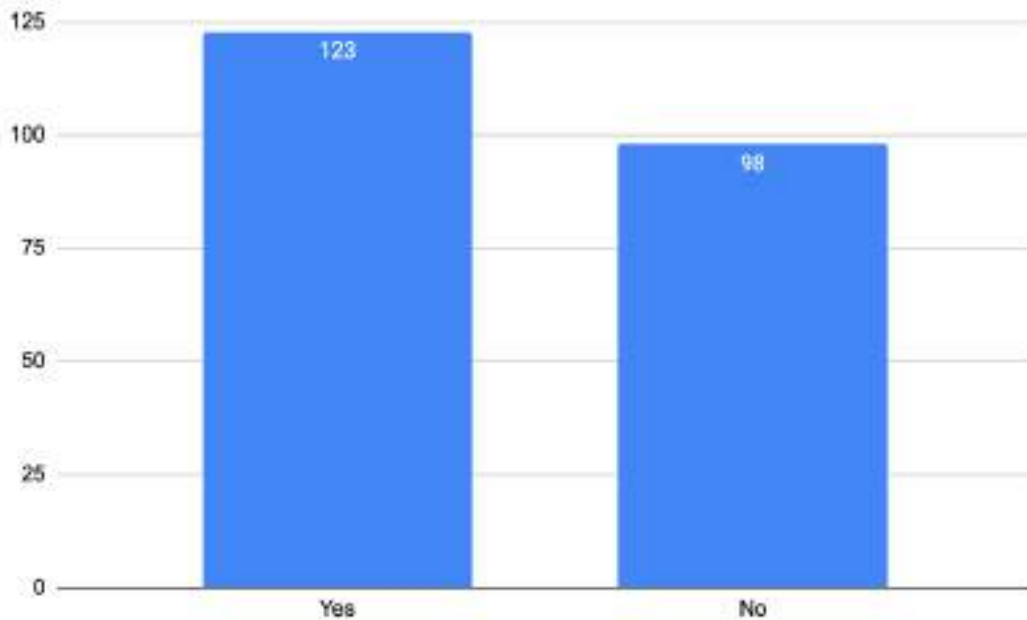
Key insight: Over 90% of respondents are Non-Hispanic

Q8: What is your race?



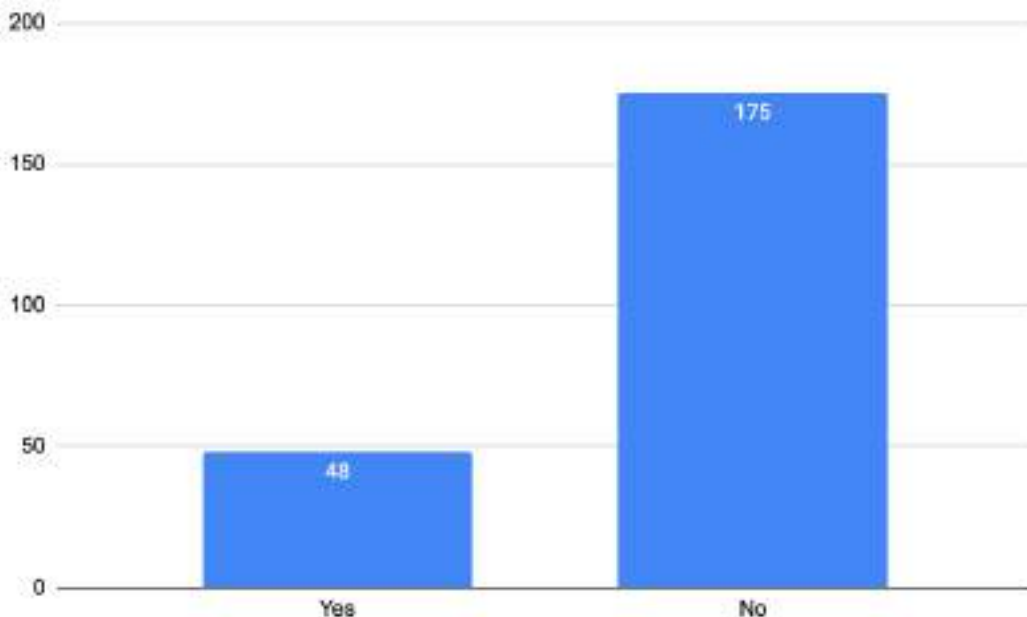
Key insight: All but 4 respondents are White

Q9: Are you familiar with Strategic Planning for organizations and/or communities



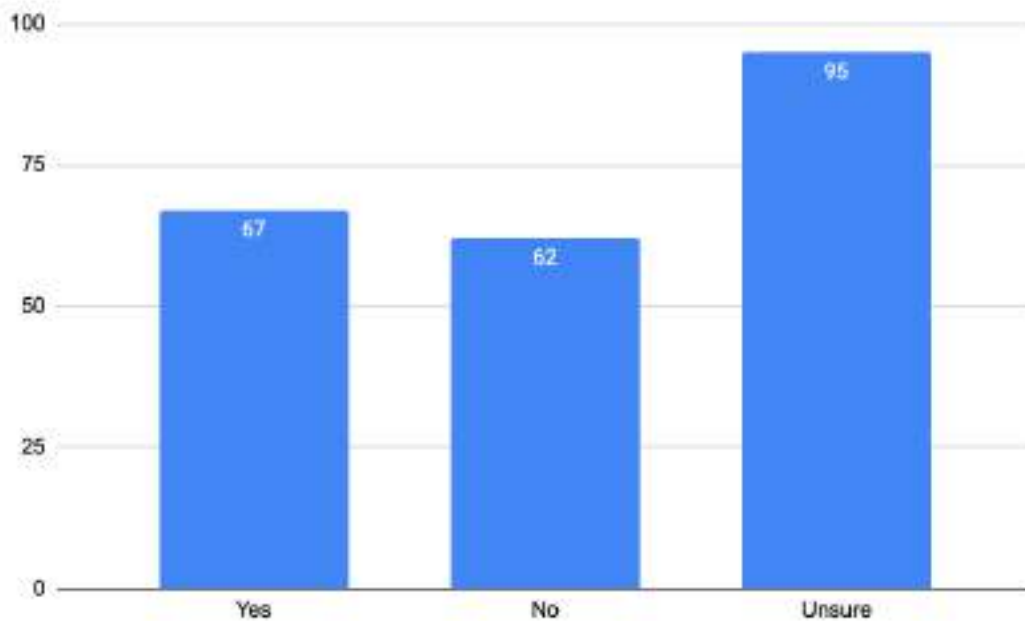
Key insight: Most respondents are familiar with strategic planning for organizations

Q10: Have you ever participated in planning for the future in a community?



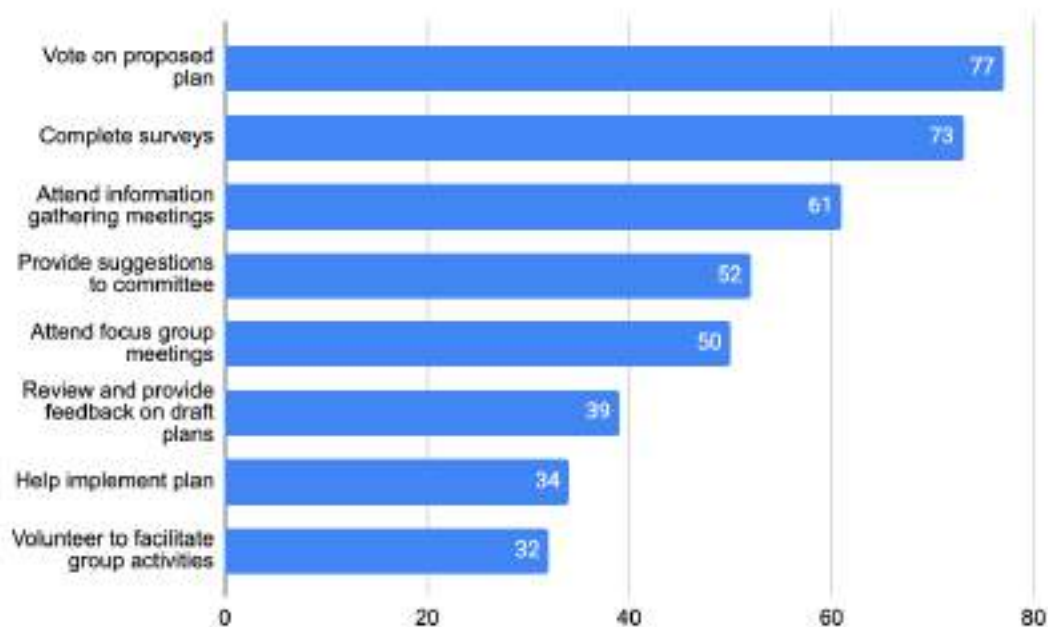
Key insight: A large majority of respondents have not previously participated in planning for the future of a community

Q11: Are you interested in participating in planning for the future of Aladdin Villas?



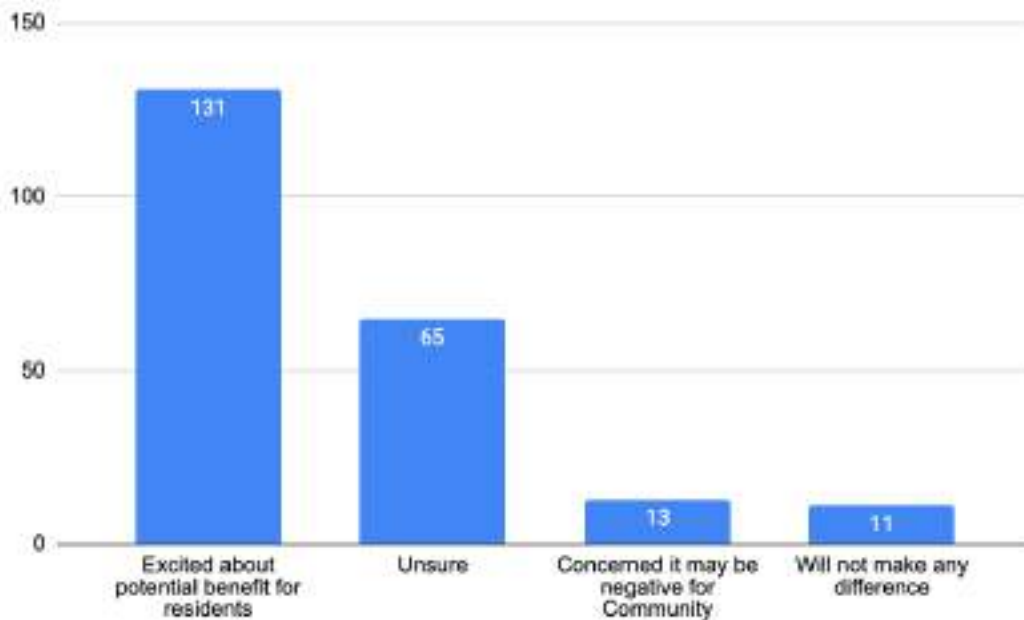
Key insight: Many respondents are unsure of their interest in helping to plan the future

Q11a: If yes, how? (check as many as you want)



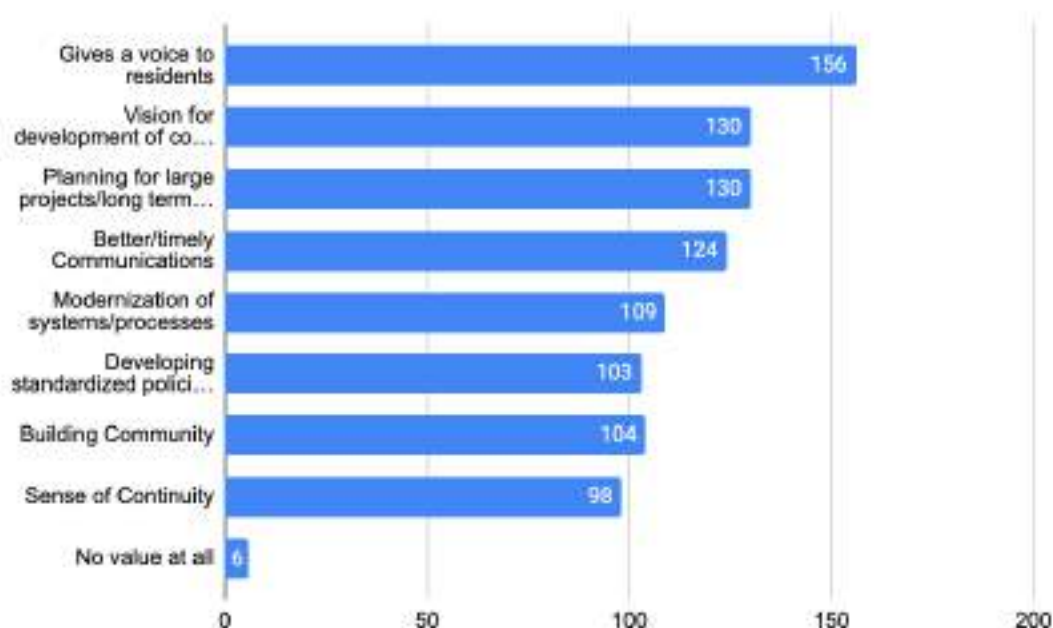
Key insight: Although respondents generally expect positive outcomes from planning, they're not fully committed to participating

Q12: How do you believe planning for the future will affect Aladdin Villas?



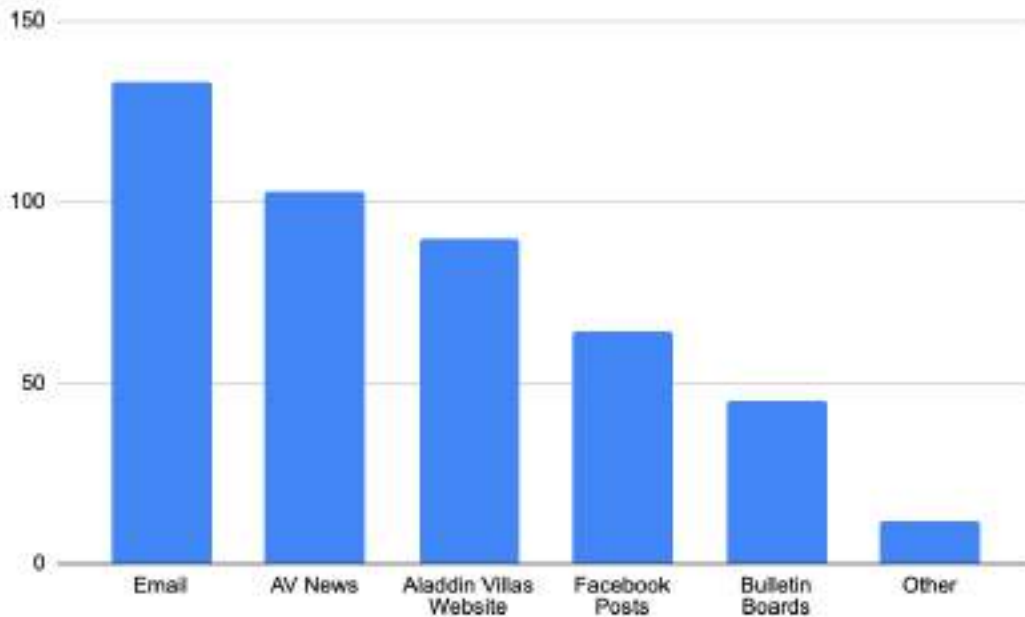
Key insight: A majority of respondents are positive about expected outcomes from planning

Q13: What values do you believe a plan will bring to the community (Check all that Apply)

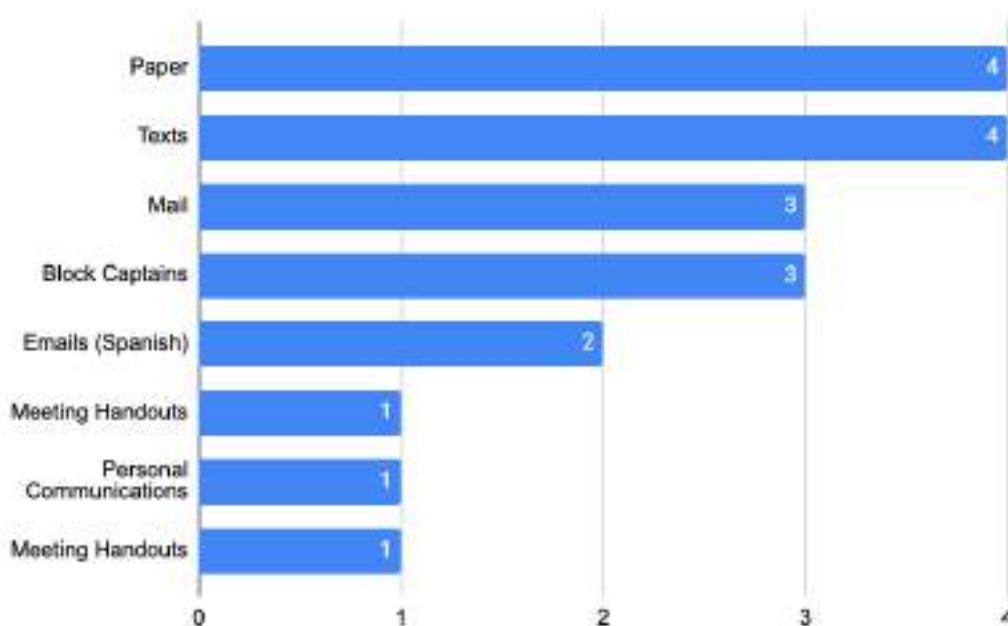


Key insight: Survey respondents see a wide range of potential benefits from planning

Q14: How would you like to receive communications from the AV Planning Committee? (Check all that Apply)



Below: Other methods of communication that respondents requested



Key insight: Respondents would like the Planning Committee to communicate in multiple ways

Do you have any suggestions for the committee

*** All respondent suggestions appear in Appendix 2

****** End of Results ******



Appendix 1

ALADDIN VILLAS' FIRST STEP TO OUR AV-VISION March/April 2025

These questions are designed to get a current snapshot from the residents living in Aladdin Villas today AND to determine interest in the proposed community strategic planning process. All answers are voluntary. Any questions, please contact the committee at AVplanningcom.org.

Each individual Aladdin Villas resident is encouraged to fill out a survey. The purpose of this survey is to understand our neighborhoods demographics so that we can address our community's future vision and desires. This is our community's first step for developing our AV-Vision.

SURVEY:

1. How long have you lived in Aladdin Villas?

- ☐ Less than 1 year
- ☐ 1-4 years
- ☐ 4-9 years
- ☐ 9-14 years
- ☐ More than 15 years

2. Do you rent or own?

- ☐ Rent
- ☐ Own

3. What amount of time do you spend in Aladdin Villas each year?

- ☐ <1 month
- ☐ 1-3 months
- ☐ 4-6 months
- ☐ 7 -10 months
- ☐ >10 months

ALADDIN VILLAS' FIRST STEP TO OUR AV-VISION
March/April 2025

4. Where did you live before moving to Aladdin Villas?

- ☐ Another retirement community in state
- ☐ Another retirement community out of state
- ☐ A local neighborhood
- ☐ Moved from out of state neighborhood
- ☐ Moved from another Texas neighborhood

5. What is your age group?

- ☐ Under 55
- ☐ 55-64
- ☐ 65-74
- ☐ 75-84
- ☐ 85-89
- ☐ 90+

6. Are you male or female?

- ☐ Male
- ☐ Female

7. What is your ethnicity?

- ☐ Hispanic
- ☐ Non-Hispanic

8. What is your race?

- ☐ White
- ☐ Black
- ☐ American Indian or Alaska Native
- ☐ Asian
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ 2 or more races
- ☐ Race unknown

ALADDIN VILLAS' FIRST STEP TO OUR AV-VISION
March/April 2025

9. Are you familiar with Strategic Planning for organizations and/or communities?

- ☐ Yes
- ☐ No

10. Have you ever participated in planning for the future in a community?

- ☐ Yes
- ☐ No

11. Are you interested in participating in planning for the future of Aladdin Villas?

- ☐ Yes
- ☐ No
- ☐ Unsure

11.a. If yes, how? (check as many as you want)

- ☐ Attend focus group meetings
- ☐ Complete surveys
- ☐ Provide suggestions to committee
- ☐ Review and provide feedback on draft plans
- ☐ Vote on proposed plan
- ☐ Help implement plan
- ☐ Attend information gathering meetings
- ☐ Volunteer to facilitate group activities
- ☐ Other Comments

12. How do you believe planning for the future will affect Aladdin Villas?

- ☐ Excited about potential benefit for residents
- ☐ Concerned it may be negative for Community
- ☐ Will not make any difference
- ☐ Unsure

ALADDIN VILLAS' FIRST STEP TO OUR AV-VISION
March/April 2025

13. What values do you believe a plan will bring to the community? (Check all that Apply)

- ☐ Gives a voice to residents
- ☐ Vision for development of community
- ☐ Better/timely Communications
- ☐ Sense of Continuity
- ☐ Building Community
- ☐ Planning for large projects/long term infrastructure projects
- ☐ Modernizations of systems/processes
- ☐ Developing standardized policies and procedures
- ☐ No value at all

14. How would you like to receive communications from the AV Community Planning Committee? (may check more than one)

- ☐ Email
- ☐ Facebook Posts
- ☐ Aladdin Villas Website
- ☐ AV News
- ☐ Bulletin Boards
- ☐ Other _____

Do you have any suggestions for the committee

Appendix 2

Respondent Suggestions*

* Note: These suggestions are from those responding to the survey. We are separately tracking suggestions provided in other forms.

- Pickleball is one of the fastest growing sports in America. Aladdin Villas, right now has only two courts where four people can play at a time. We have over thirty people playing and making it difficult to get playing time. We envision an indoor court with multiple courts inside. (See Survey in Stack1 for additional details)
- We (AV) have lived off the largess of the initial investors that had a vision of what this place could be. We as present residents need to contribute now to avoid huge special assessments later.
- Create escrow accounts for replacing the large buildings, tennis courts (possible indoor pickleball), adding/replacing small storage building, and woodshop addition.
- Create a policy whereby any special interest group (ceramics, card players, pool players, woodshop, stained glass, tennis players) want to add to or improve , that if they raise half of the proposed costs of said improvement, AV association will fund the remainder.
- I think if we continue to keep AV facilities top notch, it will be good for all of our property values.
- Long-term plan for Ballroom (ceiling) <- example
- Why don't we have 50/50 anymore? Others have it!!
- We would like to have 50/50 brought back to our dances and whenever it is possible!
- Bring back 50/50
- Let's bring back 50/50
- Let's bring back 50/50
- Bring back 50/50
- Having positive thoughts & visions
- Good communications
- Positive thoughts & visions; Negative sh*t has to go
- Enforce existing policies & procedures

- Update existing rules/policies/procedures to avoid any ambiguity. No misunderstandings!
- If you have rules (Follow them!). Make sure they are written in a way they are understood!
Example - (Letting people under 55 live here)
- I think we need a pet policy - Limit number of pets at one house. WE have lived across from barking dogs (4). We have lived in several 55+ parks and never had this problem.
- All men & women are created equal. Keep that in mind when making rules.
- Bring back 50-50
- Get info from Mission - McAllen organizations & have them share their future plans, etc.
- Make sure Hispanic residents share their hopes for community
- Maybe traffic light between East & West?
- Get recycling for cans and glass
- Get recycling glass and metal cans
- Survey on temperature of the pool. Many residents do not use because it is too cold. We have a wonderful pool. Just get a better heater please!
- Let the majority get things done. A handful of people try to run AV and if it's not what they want they scream and lie till they get their way. Squeaky wheels get the grease.
- I never use the pool because it's too cold! 3 people want it cold.
- People have a way of filling their pantry from our kitchen.
- All lots should have a tree
- Google AMA advice on pool temperatures for active older adults. They recommend 86 to 88 degrees in one report & 84 to 90 degrees in another report due to arthritis & heart issues. Those concerns should be considered, as well as algae concerns.
- Bring back 50/50
- Keep pool temp at 86 degrees
- We need more trees and green - people cut too many trees down
- Bring back 50/50
- Keep pool temp at 86 degrees
- Pool needs maintenance. Jets not all working.

- More reclining pool chairs
- Ballroom Chairs - they wouldn't need to be replaced. When we have open events, the chairs we have are good enough.
- The higher lounge chairs at pool are lovely
- Don't start one!
- Don't start!
- Communicate frequently - quickly clarify / address concerns
- Need to find area for pickleball. May convert 1/2 of shuffleboard courts.
- Ensure transparency from membership through board. Ensure integrity of the process & commitment to the membership's voice.
- Communication
- Asking residents that can only work from home what, if anything, they would to do and develop a system for them to participate
- Printing on new phone book too small
- Dog walking park
- Start Welcome Committee again
- Make a plan to enclose tennis/pickleball court
- Good luck
- Keep the suggestions open and allow feedback forward
- Keep meetings & gatherings short and to the point
- Only do one thing (project) at a time
- New Chairs
- Digital Signs instead of Manual Signs
- Keep communication patterns consistent
- Several ages of people
- Not interested
- I live here all year so would like to have more activities and meals offered in summer

- Don't get discouraged. There are lots of people who want to move together as a community. New voices deserve equal time as "it's always been...".
- Preserve all benefits of activities as woodshop, glass shop, yearly meetings
- Have a great year
- Good luck & God Bless
- Good luck & God Bless Ya'll
- \$?
- Inform residents of what subjects are being discussed before decisions are made by open meeting, email, or posting
- Not interested in being involved
- Thank you!

EXHIBIT C

Projects and Process Improvements
Survey Results Presentation



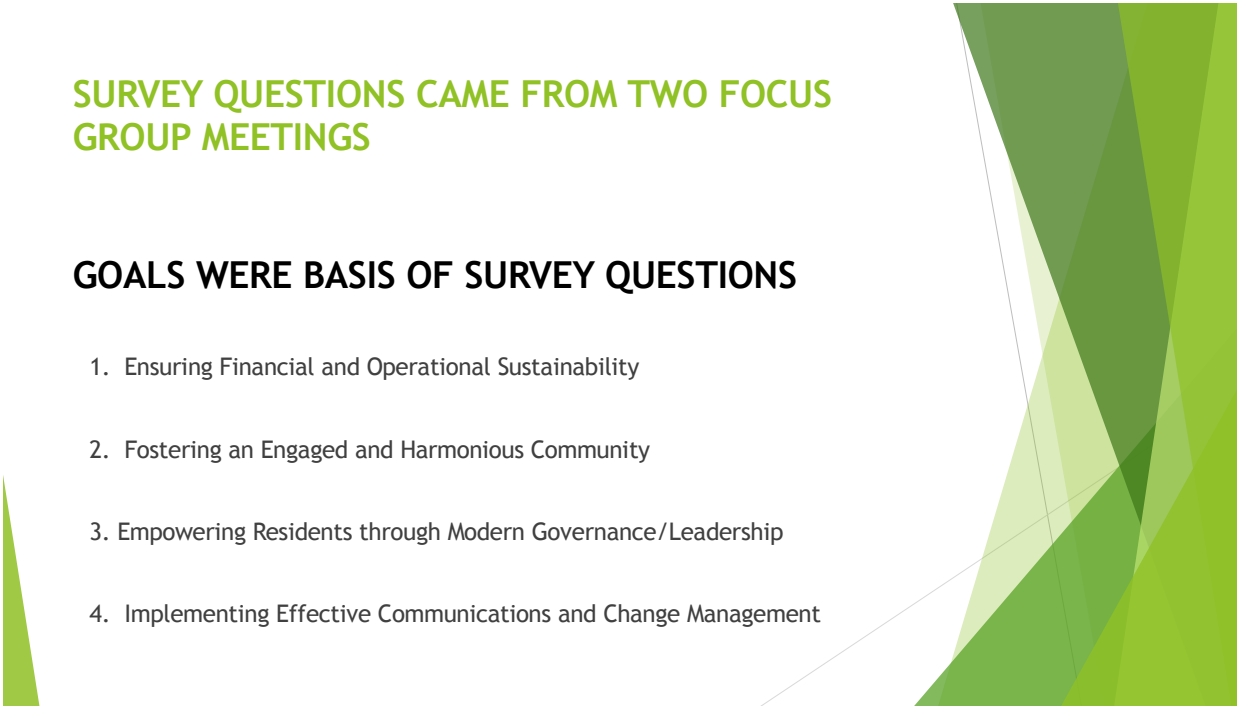
AVision

STRATEGIC PLANNING COMMITTEE

Your 2025/26 Community Survey Summary

**SURVEY QUESTIONS CAME FROM TWO FOCUS
GROUP MEETINGS**

GOALS WERE BASIS OF SURVEY QUESTIONS

1. Ensuring Financial and Operational Sustainability
 2. Fostering an Engaged and Harmonious Community
 3. Empowering Residents through Modern Governance/Leadership
 4. Implementing Effective Communications and Change Management
- 

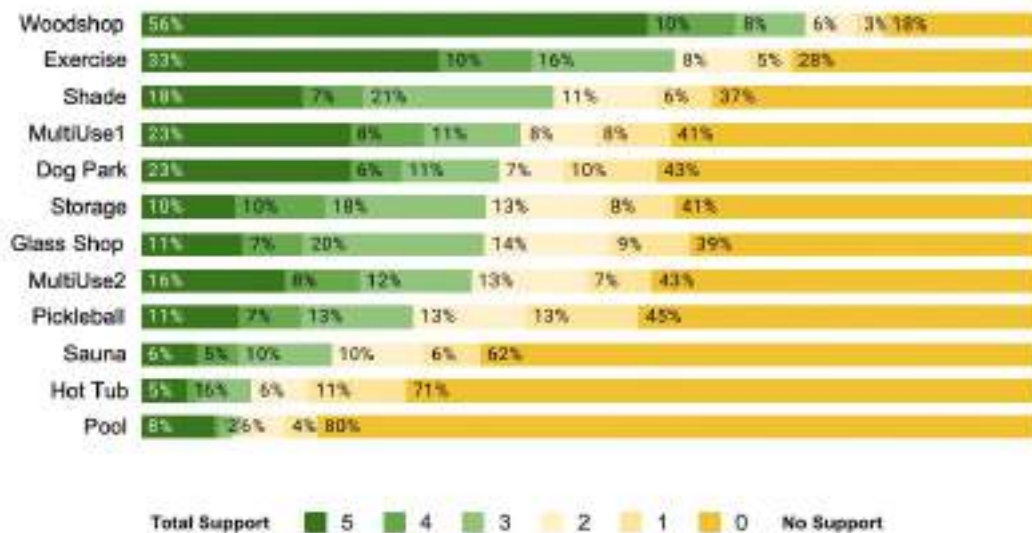
► SURVEY WAS DIVIDED INTO 3 PARTS

1. Facility Expansion/Capital Improvement Projects
2. Wellness/Recreation
3. Education/Information

► 194 RESPONSES TO SURVEY

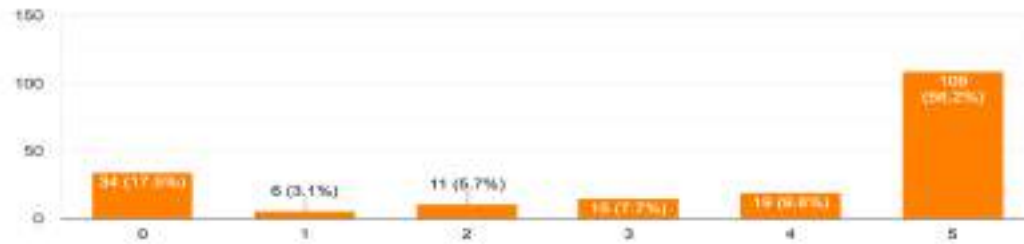
- ✓ PAPER AND ELECTRONIC RESPONSES
- ✓ 31 Surveyed QUESTIONS
- ✓ Online surveys aim for 10-30 percent. This survey was at more than 25% response

Facility Expansion / Capital Projects



Would you Support Expanding the Woodshop to the currently proposed 20X60 expansion with the pledged donations?

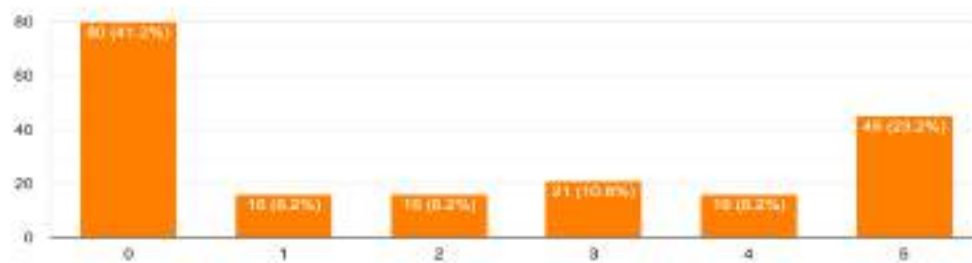
194 responses



✓ 56%. Totally support of this project at highest rating

Would you Support Adding an Additional 20 X 60 Multi Use Space to the Woodshop Expansion Proposal paid for with Corporate funds?

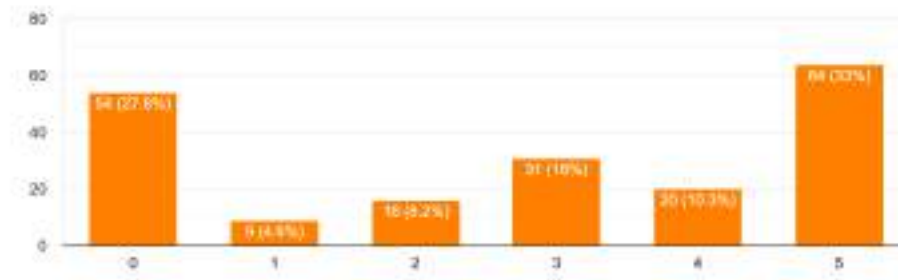
194 responses



➤ 41.2% Did not support this project

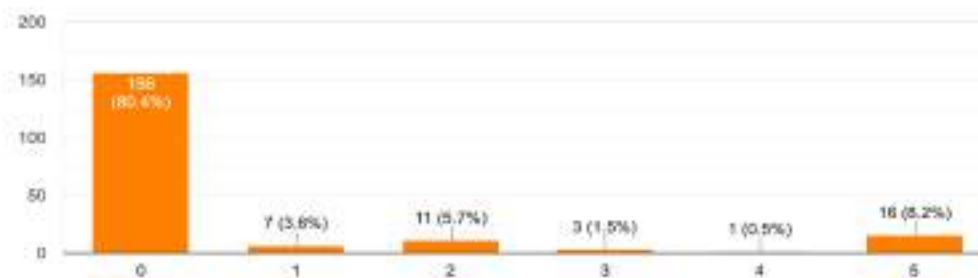
➤ 23.2% Fully Supported this Project

Would you Support the addition of an Exercise/Workout space or room?
194 responses



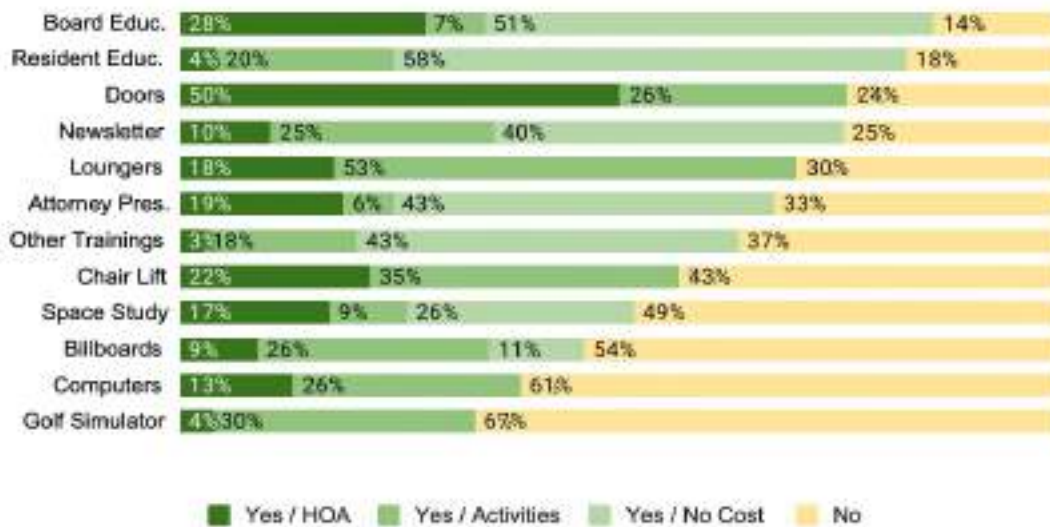
- 59% of respondents Support having a Dedicated Exercise Space.
- Second Highest Area of Community Interest.

Would you Support Adding a Second Swimming Pool on the eastside of Aladdin Villas Subdivision?
194 responses



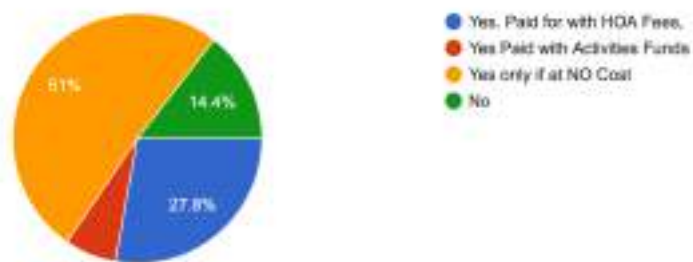
Big Surprise!

Wellness, Recreation, Education, & Information



Would you Support Education Programs for the Board of Directors?

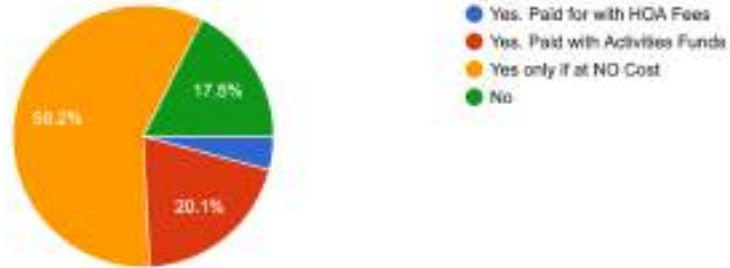
196 responses



- ✓ The Community believes we need to have an Educated Board of Directors.
- ✓ But the question is How do we make this Happen?
- ✓ Creativity? Do we need a Mentoring Process?

Would you Support Education Programs for the Residents of Aladdin Villas

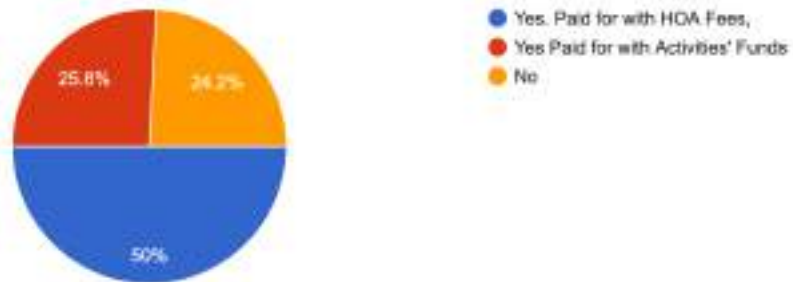
194 responses



- Community Supports Education Programs.
- How do we Support them to Keep Learning?
- A New Activity Position?

Would Support Upgrading Doors to be handicap Accessible around the ballroom?

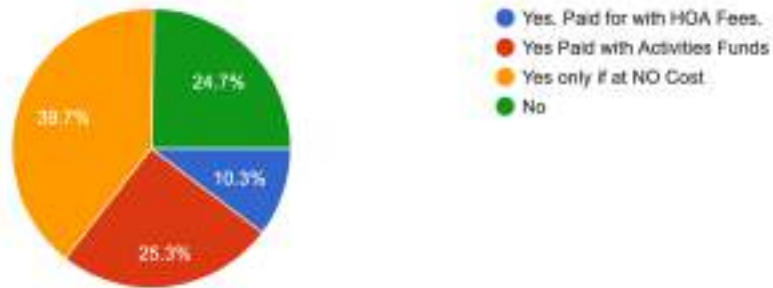
194 responses



- ✓ 75.8% Support upgrading Doors to be more Accessible to our membership
- ✓ 50% Wants to use HOA Corporate Dollar to do this.
- ✓ A line Item in Next Years Budget?

Would you Like to have a periodic Newsletter?

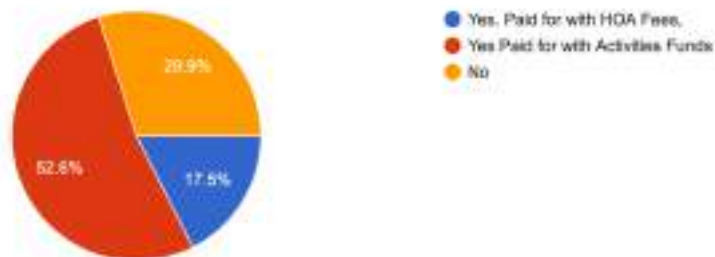
194 responses



- ❑ 75.3 % Want a Newsletter
- ❑ Only 20% Want an Actual printed copy. Most want something digital.

Would you Support Adding Additional Chairs, Loungers and Tables around the Pool area?

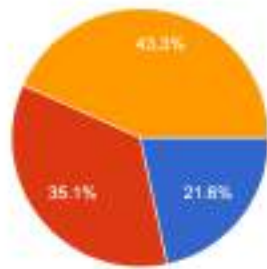
194 responses



- 70.1 % Want Additional Chairs, Loungers and Tables in Pool Area
- 52.6% Wants it paid for with Activities Funds

Would you Support Adding a Chair Lift to the Swimming Pool?

194 responses

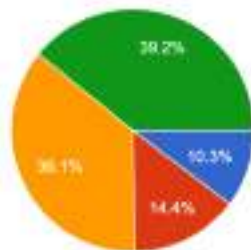


- Yes, Paid for with HOA Fees
- Yes Paid for with Activities Funds
- No

- ✓ 56.7% Want to Add a Chairlift to the Pool.
- ✓ How do we pay for it? Activities 35.1%. HOA Fees 21.6%.
- ✓ Line Item to Budget?

Would Support an External Financial Audit of the Aladdin Villas Corporate/Activities Accounting System?

194 responses

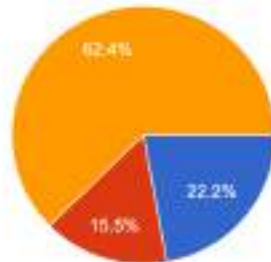


- Yes At Any Cost
- Yes Less than \$5000
- Yes, Less than \$2500
- No

- 60.8 % want an External Audit less than \$2500.
- 24.7% want an External Audit less than \$5000.
- How do we ensure our Books are Correctly done and Ensure Transparency?

Do you Support Alternative forms of Voting?

194 responses

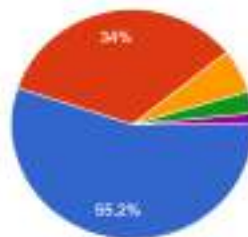


- No, Keep it as is only in-Person/Proxy
- Yes, Electronic Only
- Yes, Hybrid form that may include Electronic, Paper or Other Means

❑ 77.8% Want an Alternate Form of Voting.

Would you be Willing to Increase your Annual Dues to Cover Additional Cost to Support Expanded Common Area Facilities?

194 responses

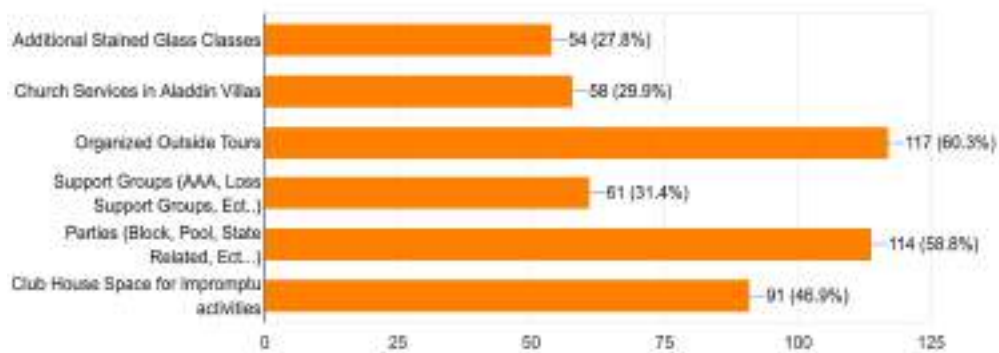


- No
- Yes, \$50 to \$100 per year
- Yes, \$100 to \$250 per year
- Yes, More than \$250 per year
- Yes, \$50 to \$100 per year

❖ Most don't want increased HOA Fees

Which of the Following Activities do you support?

194 responses



- ✓ Organized Outside Tours
- ✓ Parties/Block, Pool parties, Slates.
- ✓ Club House Space for Impromptu Activities

Summary / Top Priorities

Capital Projects



Wellness, Recreation, Education & Information

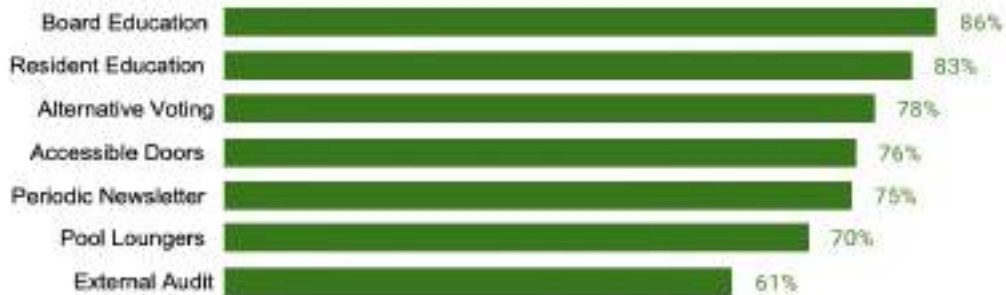


EXHIBIT D

Aladdin Villas History

Aladdin Villas - From citrus groves to vibrant senior living

Today there are 543 privately owned properties in Aladdin Villas. Brick houses dominate in the community, with some mobile homes as well. Commonly owned buildings and courts, along with these private homes, create a community where Winter Texans as well as year-round residents enjoy the oasis they jointly manage with their volunteer efforts. The following is a **brief** history of how our community began and progressed to what it is today.

1982- A venture capitalist, Homer Small, purchased the land that Aladdin Villas was developed on. He held more than ½ of the stock of the corporation he called Sunburst Properties. Just to pay the interest on the loan required the immediate sale of 26 properties.

Spring, 1983- The early purchasers saw only citrus trees and a plat showing lot numbers and streets to be put in by the City of Mission. Twelve couples or individuals had the courage to buy properties with no streets, no sewers, no water and no zoning decision. They were promised full return of their money if the clubhouse, water, sewer and streets were not in by that fall. The City of Mission soon zoned Aladdin for modular and mobile homes and Aladdin Villas was to be a subdivision of Mission, a “community” not a “mobile home and RV park.” Stewart Road ran through the middle of Small’s property. The area west of Stewart was developed first, and called the West side, with the East side to follow soon thereafter. Small, as Sunburst Properties, managed the common properties and business of the community. It was clearly understood that the residents would be in charge of the activities and pay for them. From the start the residents decided to volunteer their efforts and elect an Activities ‘Director’ rather than hiring one. As 1983 turned to 1984 an Activities Chairperson was elected. Small also appointed a “Management Committee,” made up of residents, which would later become the “Advisory Committee,” to assist in community building plans.

1984- The names of 55 residents of Aladdin Villas were recorded and 100 lots had been sold. That year the activities committee planned money making ventures, including a style show and luncheon, a tradition that continued through 2015. Small announced that East side of Aladdin Villas would get a clubhouse. It included a lapidary shop, carpentry shop, a large meeting room and a smaller room for card games.

1985- Residents developed bylaws for the activities program. The first issue of *News and Views* was published by volunteer residents. As early as this year, a resident made the boat-rocking suggestion that the residents should consider incorporation of the Aladdin organization to be run by themselves. Sunburst Properties began to feel serious budget problems and the residents were feeling some of the pinch by needing to pay for garbage collection and providing the swimming pool upkeep in addition to the \$150 yearly maintenance fees they were paying.

1987- Financial issues became even more obvious. In March, 1987, Small stated his desire to turn over the upkeep, maintenance and operation of all the Common Areas to the residents’ Advisory Committee, although Sunburst would continue to act on behalf of the Association until 80% of the lots had been sold, as specified in the original agreement.

1988- A number of the parks in the valley went under, Small requested approval for residents to pay an additional \$100 maintenance fee. Residents were overwhelmingly opposed, but 75% of them favored using the proceeds from activities for legal advice on forming a corporate homeowners association. By March, three residents were elected to lead the development of the homeowners corporation. In June, 1988, Aladdin Villas filed papers to incorporate and bylaws were in the process of being drawn. By October the proposed bylaws were explained to the community. There was a clear demarcation between what would be the Aladdin Villas Corporate Board and the Aladdin Villas Activities Committee, with the Activities director being one of several elected vice -presidents of the Corporation. November 29, 1988 the members of the new corporation, that is the owners of properties met and approved the corporation’s certificate as a 501c4 corporation, articles of

incorporation and bylaws. Aladdin Villas Property Owners Association, Inc. would take over ownership of the Common Areas from Sunburst Properties at the end of 1988.

1989- The newly formed corporation needed officers and many residents were willing to throw their hats in the ring. There were 3 candidates for President, 6 for vice-president and at least 2 for all of the other offices. Many residents were sharing their time, talents & skills learned in their earlier lives, including corporation management, accounting, building construction and contracting as well as writing, editing, office management, cooking and teaching of crafts. The residents approved bylaws for the new era of Aladdin Villas, Inc. at their first meeting. One of the financial decisions was to contract with a tax valuation consulting firm, which led to a major reduction in real estate taxes. On February 11, 1989, all aspects of management were transferred to the new corporation board. By the fall of 1989, 300 lots had been sold, leaving the remaining in the hand of a bank.

Clearly more lots needed to be sold soon for the community to keep going. The bank had a sales office in the West Hall and the Aladdin Villas residents themselves made many of the sales pitches. Those residents persevered and eventually succeeded in having all 543 lots in private ownership. The serious financial problems were behind the fledgling corporation and financial matters would remain on solid footing through today.

Improvements have been made over the years. In 1997, a storage building for community property was constructed. In 2008 new restrooms went in at the West Hall, along with a storage room for janitorial supplies and an enlarged kitchen storage area. A beautifully renovated swimming pool opened in early 2013, a new Aladdin Villas identifying walls were constructed at the entrance to the community and a new door security system for the common areas was installed. In 2014 a new free standing 60'x40' state-of-the-art heated and air-conditioned wood shop opened that was entirely paid for by donation from residents. This left the previous wood shop space for an expanded stained-glass shop. Other projects residents desired that have been completed are a kitchen update, replacement of signs in the common areas & Ballroom refurbishment.

Those first years clearly demonstrated that serious and important work can be accomplished by volunteers. Volunteers who not only work in the community, but enjoy all of the amenities and by their effort to keep their association dues low. Certainly, some construction and upkeep in the community requires the work of licensed workers such as plumbers and electricians, landscaping and upkeep of common grounds are maintained by hired help.

Many residents have donated precious days, weeks, and months of their lives to the maintenance of Aladdin Villas, though perhaps few have worked quite as energetically as those early residents. Today, most of Aladdin Villas residents volunteer in big or little ways. Many residents enjoy their volunteer work as officers, committee members, kitchen workers, woodworking shop monitors, teachers of crafts, card games & languages, as well as office workers, etc. This brings a sense of purpose & accomplishment to their senior years, as well as providing a sense of community and camaraderie. Others are less involved in volunteer work, some due to aging and health issues and others because they enjoy the privacy of individual or small group projects & recreations. All residents enjoy the many amenities and activities of Aladdin and the warmth of South Texas.

At some point in the development of the community, someone coined the phrase "Aladdin Villas- Where Everything is Accomplished by Volunteers." It was true for the most part at the beginning and remains true today.

References: Aladdin Villas History: The Story of Our Community by Bettye McCracken and History on our website composed by Marcia Neeley

February, 2025

EXHIBIT E

Aladdin Villas Infrastructure Assessment:

Improvement Analysis Common Areas Square Footage

IMPROVEMENT ANALYSIS

General Description

The subject improvements consist of four detached buildings which are each described as follows:

WEST BALLROOM (1415 Aladdin Villas)

The West Ballroom building contains approximately 14,601 square feet of finished area, an attached 1,253 square foot covered entry, and a non-climate controlled 1,031 square foot enclosed hot tub room.

Exterior Construction

This building is constructed of decorative concrete block and stucco over CMU perimeter walls on a steel-reinforced concrete slab foundation with a gable roof constructed of pre-engineered metal panels over steel framing and metal gutters and downspouts. Windows and doors are average-cost commercial grade.

Interior Construction

Finished areas consist of a 60' x 115' ball room with a built-in stage and storage rooms; a 30' x 50' billiard room, a kitchen, office area, restrooms, and a library. Flooring is finished with vinyl plank flooring, VCT, ceramic tile, and terrazzo flooring. Walls are constructed of composite wall panels or painted and textured gypsum board over metal stud framing. Ceilings are at approximately 10 feet and are finished with suspended panels with florescent lighting. Electrical and plumbing fixtures are typical. The finished areas are equipped with electric HVAC.

WEST STORAGE (Jupiter Street)

The West Storage building contains 1,000 square feet that is accessible via two pedestrian doors and two metal overhead doors, with an approximate eave height of 12 feet.

Exterior Construction

This building is constructed of pre-engineered metal panels over steel frame on a steel-reinforced concrete slab foundation with a gable roof constructed of pre-engineered metal panels over steel framing and metal gutters and downspouts.

Interior Construction

This building is unfinished storage space, equipped with electrical service only.

EAST HALL (1615 Aladdin Villas)

The East Hall building contains approximately 5,640 square feet of finished area with an attached 1,410 square foot covered entry.

Exterior Construction

This building is constructed of pre-engineered metal panel walls over steel frame on a steel-reinforced concrete slab foundation with a gable roof constructed of pre-engineered metal panels over steel framing. Windows and doors are average-cost commercial grade.

Interior Construction

Finished areas consist of an activities room, hobby room, poker room, workshop, pottery room, storage rooms, and restrooms. Flooring is finished with VCT and terrazzo flooring. Walls are constructed of composite wall panels or painted and textured gypsum board over metal stud framing. Ceilings are at approximately 10 feet and are finished with suspended panels with florescent lighting. Electrical and plumbing fixtures are typical. The finished areas are equipped with electric HVAC.

VIRGO WORKSHOP (506 Virgo)

The Virgo Workshop building contains 2,400 square feet that is accessible via pedestrian doors and a metal overhead door, with an approximate eave height of 13 feet.

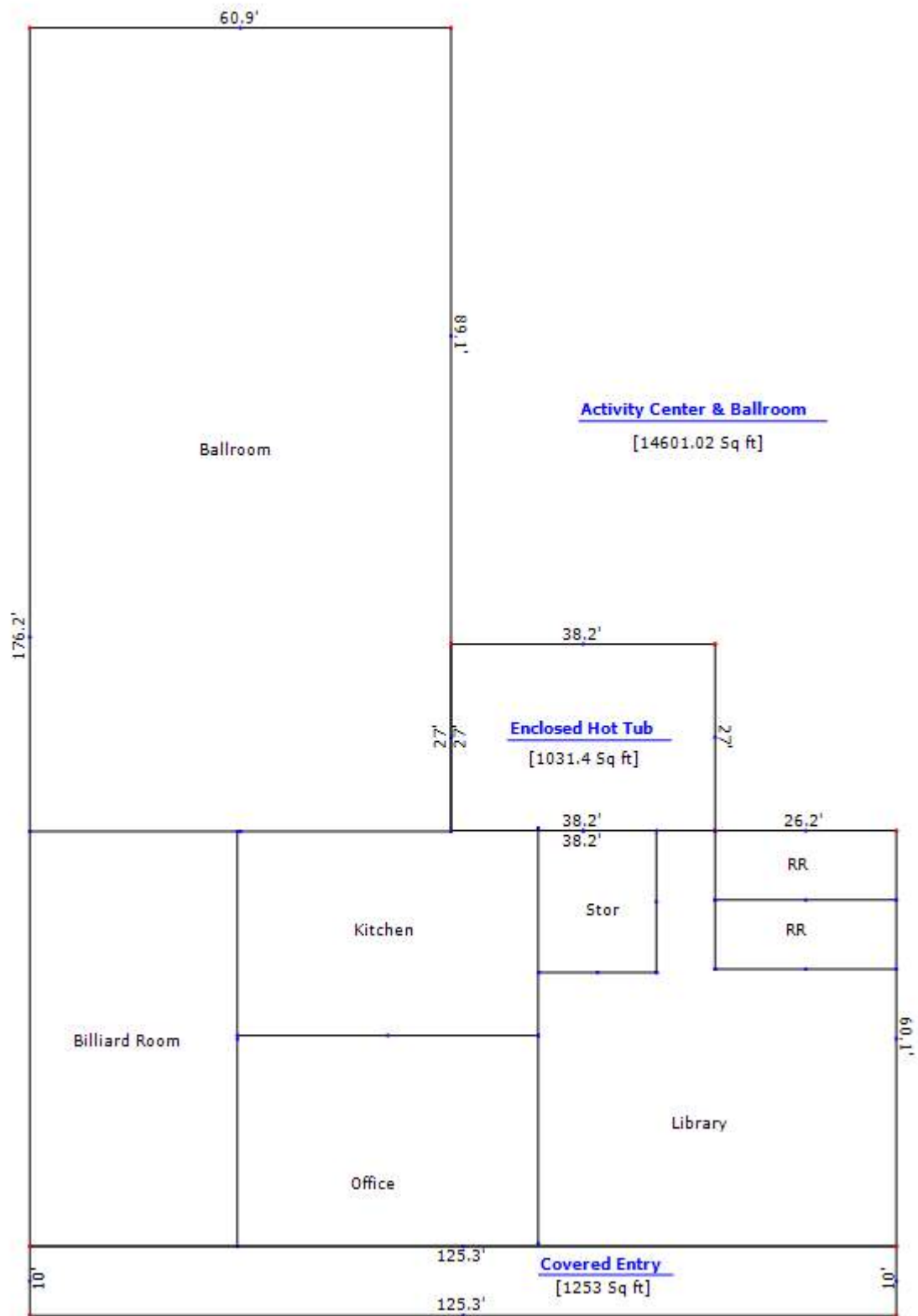
Exterior Construction

This building is constructed of pre-engineered metal panels over steel frame on a steel-reinforced concrete slab foundation with a gable roof constructed of pre-engineered metal panels over steel framing and metal gutters and downspouts.

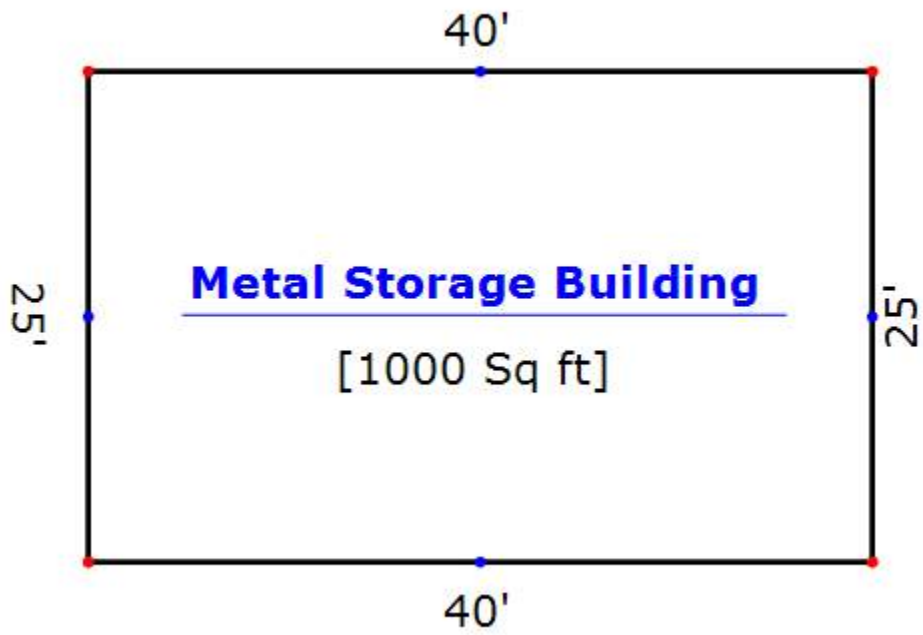
Interior Construction

This insulated metal building is partitioned into two compartments utilized as a wood workshop and a wood crafting room. Flooring is unfinished concrete. Perimeter walls are finished with painted and textured gypsum board. Ceilings are exposed metal frame. The building is serviced by a restroom and HVAC.

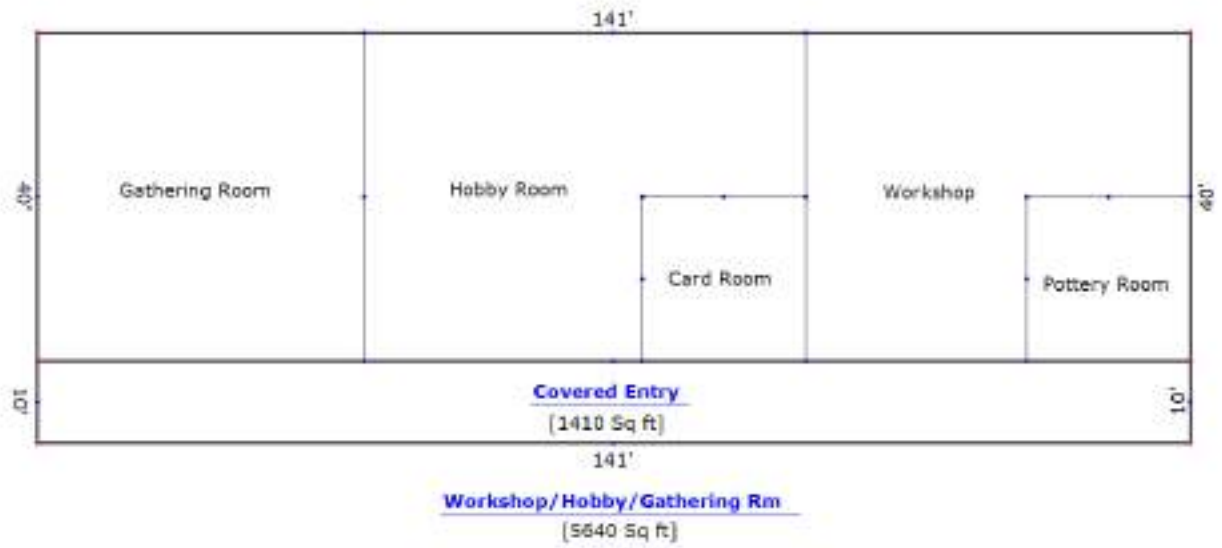
Improvement Sketch – West Ballroom



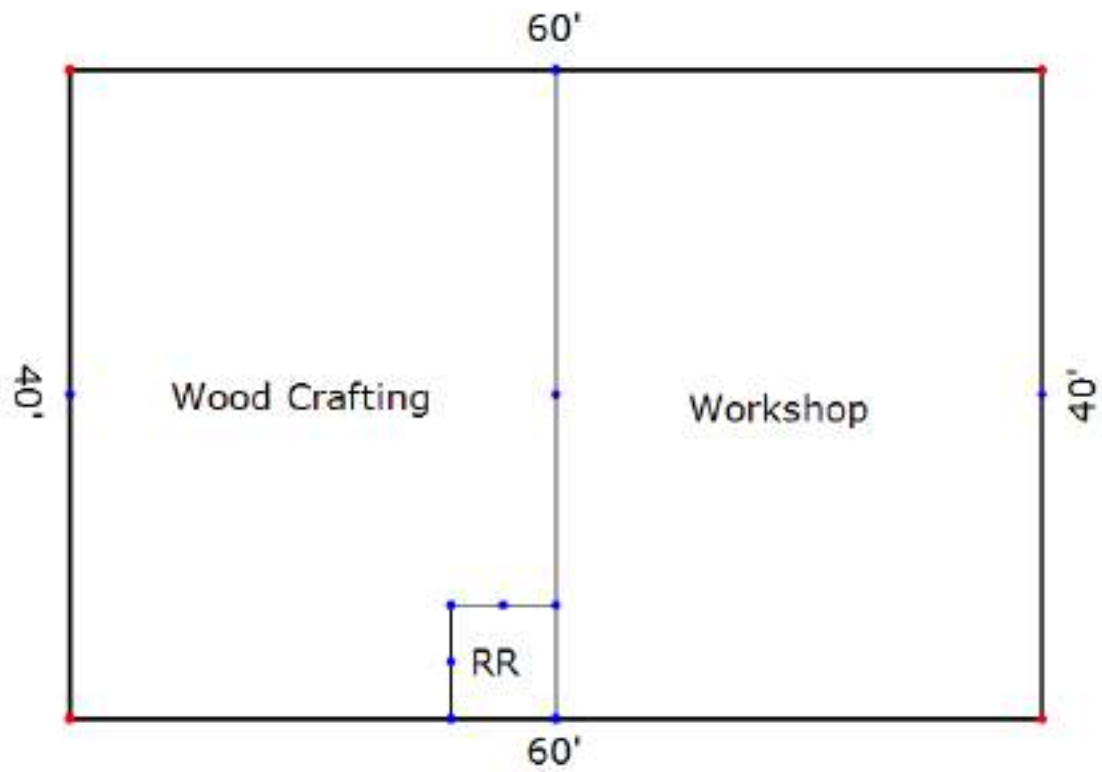
Improvement Sketch – Jupiter Metal Storage Building



Improvement Sketch – East Hall



Improvement Sketch – Virgo Workshop



Metal Stor & Workshop

[2400 Sq ft]

Subject Photographs

View of Subject
West Ballroom



View of Subject
West Ballroom



Interior
West Ballroom



Interior
West Ballroom



Interior
West Ballroom



Interior
West Ballroom



Interior
West Ballroom



Interior
West Ballroom



Interior
West Ballroom



View of Subject
Jupiter Metal Storage
Building



View of Subject
Jupiter Metal Storage
Building



Interior
Jupiter Metal Storage
Building



View of Subject
East Hall



View of Subject
East Hall



Interior
East Hall



Interior
East Hall



Interior
East Hall



Interior
East Hall



View of Subject
Virgo Workshop



Interior
Virgo Workshop



Interior
Virgo Workshop



EXHIBIT F

Action Plan Worksheet

[illegible]

EXHIBIT G

Evaluation Worksheet



Aladdin Villas Strategic Plan Annual Evaluation Worksheet

Evaluation Item		Response / Notes
	Review Schedule When will the Strategic Plan be reviewed?	
	Review Responsibility Who will review the Strategic Plan?	
	Process Measures How will progress on planning activities, communication, and implementation steps be evaluated?	
	Outputs What actions, projects, reports, meetings, communications, or other deliverables were completed?	
	Outcomes What results or benefits were achieved for residents and the community?	
	Community Involvement and Communication How were residents involved in the evaluation process and informed of progress or results?	
	Key Findings What worked well, what challenges were identified, and what lessons were learned?	
	Recommended Updates or Next Steps What revisions, priorities, assignments, or follow-up actions are recommended for the next planning cycle?	