

**FUND RAISING PLANNING STUDY REPORT**

**Presented to**

**OUR LADY OF THE SNOWS CATHOLIC PARISH  
Westwood-Chester-Lake Almanor, CA**



**Walsh & Associates**  
Church Fundraising and Stewardship Specialists

**Confidential**

August 19, 2007

Father Larry Beck  
Our Lady of the Snows Parish  
425 Cedar Street  
Westwood, CA 96137

Dear Father Larry,

I am pleased to submit this report of our fund raising planning and feasibility analysis for Our Lady of the Snows Parish.

The study indicates the potential to raise a minimum of \$500,000 over a three-year period for your proposed fund raising project and campaign.

The study results, together with our conclusions and recommendations, are found on the following pages.

This report would not be complete without a word of thanks to you and your church leadership for inviting our firm to conduct this study in what we believe is an important, if not critical, first step to a successful capital campaign. Our thanks especially to Ron Davey and Sharon Greif, and the project leadership team for providing helpful background information needed and for coordinating our interviews.

I look forward to working with you as you implement a successful campaign.

Respectfully submitted,

Michael A. Walsh  
President

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**SECTION A**  
**STUDY PURPOSES & PROCESS**

## **STUDY PURPOSES & PROCESS**

The primary purposes of the fund raising planning study were to determine:

1. The climate for fund raising in the church and community, which involved assessing satisfaction with the church, awareness of and acceptance for the proposed project and campaign, and the competitive environment for philanthropic funds at this time;
2. Your volunteer and volunteer leadership potential and the names of prospective key leaders;
3. Your financial potential and the names and estimated gift potential of prospective key donors;
4. The best way to prepare for and/or proceed with, package and promote your campaign in order to achieve optimum success.

The study process involved four basic phases or steps:

1. **Preparation.** During this phase of the study process, relevant information was gathered about the church and the proposed project; a project description and a gift pyramid were prepared; a survey questionnaire was developed; candidates for confidential interviews were selected, a phone script to be used to invite them to participate in the study was outlined, and interviews were scheduled.
2. **Interviews and Informational Meeting.** A total of twenty-seven (27) confidential interviews involving forty-six (46) individuals were conducted during the course of our study. In addition, all parishioners were invited to a church-wide informational meeting prior to the interviews to which approximately 80 people attended. We attended this meeting too, and incorporated some of the common comments, questions and concerns into our analysis and report. Finally, a mail survey was also sent to all members of your church, and a total of forty-seven (47) surveys were received by Sunday, August 12<sup>th</sup>. The primary purpose of the informational meeting, individual interviews and mail surveys was to inform people about the proposed project and campaign; to assess their awareness and acceptance of it as well as their willingness to support it; and to record their feelings about how others might react and respond.

3. **Analysis and Report Preparation.** During this phase of the study, all of the information gathered and recorded was compiled and analyzed, and a written report of the study results and our recommendations was prepared.
  
4. **Presentation Of The Report.** The final phase of the study process involves presenting our findings and recommendations to the person(s) who authorized the study and answering any questions that might arise.

The conclusions reached and recommendations made in this report are based on our analysis of all of the information gathered, responses to our interview questions, and our firm's experience in conducting similar fund raising campaigns.

**SECTION B**  
**INDIVIDUALS INTERVIEWED**

## INDIVIDUALS INTERVIEWED

Mike & Angela Angelis	Dennis & Lynn Kelleher
Julie Azevedo	Phil & Helen Kelly
Bob Baertlein	Dennis & Priscilla McEfee
Dwite Brown	Jack Meissner
Vern & Luci Burgess	Mary & Marty Munoz
Julie Chavez	Maura & Bob Munroe
Ron & Barbara Davey	Diana & Ray Pallari
Mary & Carl Deveny	Walt & Patty Parker
Kitty & Steve DeWitt	Pat & Marilyn Penick
Marietta & Paul Gray	Linda & Dennis Porter
Joan & Dennis Glendenning	Joan St. Clair
Ruthie Hinman	Art Tantardino
Mark & Nita Jimenez	Mike & Carolyn Wilhoit
Tom & Bridie Johnston	

**SECTION C**  
**SUMMARY OF ALL RESPONSES**

## SUMMARY OF ALL RESPONSES

In all, seventy-four (74) survey responses were received and tabulated. A total of twenty-seven (27) confidential interviews were conducted involving forty-six (46) individuals, and a total of forty-seven (47) confidential mail surveys were received. When two or more people were interviewed at the same time (a husband and wife, for example), individual responses were encouraged and recorded where appropriate. At times, two answers were given by an individual to a single question. For example, some may have responded that acceptance of a campaign would be "fair" to "good." In this and similar instances, two answers were recorded. In addition, there were times when a person was not able to answer or, if not appropriate or applicable, was not asked certain questions. This explains why the total number of responses does not always equal the total number of individuals interviewed.

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1. HOW SATISFIED ARE YOU WITH OUR LADY OF THE SNOWS PARISH AND THE PROGRAMS AND SERVICES THAT THE PARISH PROVIDES?

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	<u>NO.</u>	<u>PERCENT</u>
VERY SATISFIED	30	32%
SATISFIED	46	49%
SOMEWHAT DISSATISFIED	14	15%
DISSATISFIED	04	05%

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2. HOW WELL INFORMED WOULD YOU SAY THAT YOU'VE BEEN ABOUT THE PARISH'S NEEDS AND PLANS?

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	<u>NO.</u>	<u>PERCENT</u>
WELL INFORMED	56	59%
HAVE GENERAL KNOWLEDGE	32	34%
KNOW VERY LITTLE	06	06%
UNINFORMED	01	01%

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3. OVERALL, HOW IMPORTANT DO YOU THINK IT IS TO ADDRESS THESE NEEDS?

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	<u>NO.</u>	<u>PERCENT</u>
VERY IMPORTANT	40	44%
IMPORTANT	19	21%
NICE TO DO	13	14%
NOT NEEDED	19	21%

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4. INDIVIDUALLY, HOW WOULD YOU RATE ADDRESSING EACH OF THESE NEEDS AND THE PROPOSED PROJECT'S MAJOR PARTS IN TERMS OF IMPORTANCE?
- 

	VERY IMPORTANT	IMPORTANT	NICE TO HAVE/DO	NOT IMPORTANT
1. A New Centralized Church	38/42%	20/22%	13/14%	20/22%
2. Meeting/Classroom Space	27/31%	26/29%	22/25%	13/15%
3. Adequate, Appropriate Office Space	18/21%	41/47%	17/20%	11/12%
4. Separate Rectory	33/37%	25/28%	17/19%	14/16%
5. More Adequate, Paved, Off-Street Parking	25/29%	22/26%	19/22%	20/23%

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5. WERE YOU AWARE THAT THE PARISH WAS CONSIDERING A MAJOR FUND RAISING CAMPAIGN TO ADDRESS THESE NEEDS?
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	<u>NO.</u>	<u>PERCENT</u>
YES	81	91%
NO	08	09%

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6. IN YOUR OPINION, WHAT WOULD BE THE ACCEPTANCE LEVEL AMONG MEMBERS FOR A FUND RAISING CAMPAIGN THAT WOULD ADDRESS THESE NEEDS?
- 

	<u>NO.</u>	<u>PERCENT</u>
EXCELLENT	00	00%
GOOD	26	28%
FAIR	38	41%
POOR	29	31%

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7. THE COST OF THE PROJECT IS ESTIMATED TO BE IN THE \$3.5 MILLION RANGE. OUR EXISTING PROPERTIES, WHICH WE WOULD ULTIMATELY SELL AND APPLY THE PROCEEDS TO THE NEW FACILITY COSTS, HAVE AN ESTIMATED VALUE OF POTENTIALLY \$1.3 MILLION. THIS WOULD LEAVE \$2.2 MILLION TO BE RAISED, WHICH WE WOULD HOPE TO RAISE THROUGH THE CONDUCT OF A SPECIAL CAPITAL FUNDRAISING CAMPAIGN. HOW MUCH MONEY DO YOU THINK CAN REALISTICALLY BE RAISED FROM ALL PARISHIONERS AND SELECT OTHERS IN PLEDGES PAYABLE OVER A MINIMUM OF THREE YEARS?
- 

	<u>NO.</u>	<u>PERCENT</u>
\$2,200,000 OR MORE	07	09.5%
\$2,000,000 - \$2,199,999	00	00%
\$1,750,000 - \$1,999,999	01	01%
\$1,500,000 - \$1,749,999	04	05.5%
\$1,250,000 - \$1,499,999	00	00%
\$1,000,000 - \$1,249,999	15	20%
\$750,000 - \$999,999	07	10%
\$500,000 - \$749,999	16	22%
LESS THAN \$499,000	24	32%

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8. IN YOUR OPINION, WHO WOULD BE THE THREE TO FIVE BEST PEOPLE TO LEAD A FUND RAISING CAMPAIGN FOR OUR LADY OF THE SNOWS PARISH IF WE COULD GET THEM?
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(Names provided under separate cover.)

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9. IN YOUR OPINION, WHO ARE THE THREE TO FIVE MEMBERS WHO MIGHT BE CAPABLE OF MAKING THE LARGEST GIFTS IF THEY WERE SO INCLINED?
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(Names provided under separate cover.)

Every effort was made to ensure accuracy of the above listed names. If a mistake was made, please accept our sincere apologies and bring the error to our attention. Thank you
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10. IN YOUR OPINION, WHAT INDIVIDUALS AND INSTITUTIONS OUTSIDE OF THE CHURCH COMMUNITY (E.G., FORMER MEMBERS, BUSINESSES AND ORGANIZATIONS, ETC.) MIGHT HAVE THE POTENTIAL AND WILLINGNESS TO MAKE SIGNIFICANT GIFTS?
- 

(Names provided under separate cover.)

- 
11. IF A CAMPAIGN IS CONDUCTED, DO YOU THINK YOU MIGHT CONSIDER OR ACCEPT A CAMPAIGN LEADERSHIP POSITION IF ASKED?
- 

	<u>NO.</u>	<u>PERCENT</u>
YES	11	12%
MAYBE	16	18%
NO	63	70%

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12. IF NOT A LEADERSHIP POSITION, WOULD YOU WORK ON THE CAMPAIGN IN SOME OTHER CAPACITY?

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	<u>NO.</u>	<u>PERCENT</u>
YES	32	36%
MAYBE	21	24%
NO	35	40%

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13. IF A CAMPAIGN IS CONDUCTED, DO YOU THINK YOU WOULD MAKE A GIFT?

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	<u>NO.</u>	<u>PERCENT</u>
YES	42	57%
MAYBE	15	20%
NO	17	23%

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14. IF YOU WERE TO MAKE A GIFT, WHAT RANGE GIFT DO YOU THINK YOU MIGHT CONSIDER OVER A THREE YEAR TIME PERIOD?

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Of the 57 individuals or couples who said they would make or would consider making gifts, 52 mentioned specific amounts or a gift range they might consider. The highest gift mentioned in a single interview was in the \$45,000 - \$50,000 range. Another mentioned a gift in the \$10,000 - \$20,000 range. Specified gifts ranged from a low total of \$227,090 to a high total of \$298,930.

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15. ARE YOU AWARE OF ANY OTHER CAMPAIGNS THAT ARE IN PROGRESS OR PLANNED THAT MIGHT CONFLICT WITH A CAMPAIGN FOR OUR LADY OF THE SNOWS PARISH?

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	<u>NO.</u>	<u>PERCENT</u>
NO	65	87%
YES	10	13%

Potential conflicts mentioned more than once by interview participants included the needs of the fire department, the hospital, the schools, and the needs of either other churches or people's "home" churches.

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16. DO YOU HAVE ANY OTHER COMMENTS OR SUGGESTIONS THAT YOU THINK MIGHT BE IMPORTANT OR HELPFUL TO THIS STUDY OR IN PLANNING A CAMPAIGN?

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1. The new property is a good location because an influx of people will see the church from Clifford.
2. The parish will be able to rent the new social hall out for revenue generating purposes. We should look into the money making potential of that because there is no a place in town to rent for a reception, a funeral, an anniversary party, or other event.
3. Younger people will start coming if we build it.
4. It was on the bishop's face. He WILL close one of the two properties.
5. Driving? If they were building a new WalMart, people would drive to IT. You will never please all the people.
6. This parish has no programs. I'd like to see something for youth.
7. If enough people want it to succeed, it will succeed. And all those complaining now will be first in line to use the new facility.
8. This is something for the future. The only way we are going to increase the parish is to build something new.
9. It's the same old story: people hate change.
10. Programs? There are none. I wish there were more. We don't socialize. I wish there were Bible study.
11. This area probably has more non-practicing Catholics than parishioners.
12. Music is important, and our music is awful.

13. We have friends on the West Shore who don't come to church anymore.
14. We could just do nothing, and all the people in the parish will be dead, or moved away, and it won't be a problem anymore. The parish will be gone. If the parish wants to survive, then they have to address these needs.
15. I'm dead-set against paved parking because we are ruining our lake. Oils and junk will run off. Just use an acre of tough grass for parking. Even in winter, it is a rare person who doesn't have four-wheel drive.
16. I don't like the "them against us" mentality I see. People are so narrow-minded. If we have one church, it will solve that problem. One church will make it so we are not split up and fighting each other. (2)
17. I understand that snow is a problem. But we don't go to Mass in the worst snow either.
18. We have a lot of spoiled people. They have been content to use all the resources left to them by their elders. Aren't we lucky that previous generations built for us. Our generation doesn't seem to be interested in leaving things for the next generation as was done for us.
19. Acoustics are bad in the existing church.
20. The roads are dangerous in winter.
21. Those who are negative are older. They keep the roads very well. This needs to happen.
22. Could a less expensive, modular home be erected for the priest? There are ways to cut corners.
23. The informational meeting Sunday was enlightening. I didn't know people were so split.
24. I think the fact that the land was donated is fabulous.
25. People here can't picture growth. We're in a slump now, but if Walker Ranch goes through, that's 1,600 homes. It will be another Tahoe. The area is going to grow.
26. It is a great parish, especially since Father Larry came.
27. I know people want a separate rectory, but why not make a social hall the priest could live in, attached to the church.
28. A priest should have a nice place, where he could have his family over to visit. (2)
29. Start a rectory and we will donate money today. Get a three bedroom, two-bath house where one bedroom is the office. This is the time to buy in Chester. I haven't heard from anyone who wants to build. The church is plenty big.
30. The church needs a separate office to do business—separate from the living space.
31. It is money down a rat hole to support the existing church properties. I won't support that.
32. Father is right. You have to think ahead.
33. From one summer to the next, you never know how many people will come to Mass. More people discover this area every year. I don't see it growing for youth, though. After high school, they leave.
34. We helped to build (a previous parish) from scratch. I learned it brought the community together. The same will happen here.

35. It would be nice if the two communities were less divisive.
36. If that land donation hadn't happened, we could have waited. There is a need. It is not as pressing as most parishes have when they start to build. These two churches meet our need most times of the year. You could keep them going for a long time on \$3.5 million.
37. We're in a stale period right now, but that is going to change. We will be gone from this earth by the time it is pressing.
38. I'm convinced it is possible to raise the full amount, with the right approach and marketing. You must include the summer seasonal people.
39. People are not confident in the church's ability to manage the money.
40. Westwood is still living in 1966.
41. There are a lot of frustrated Catholics. People wonder how much of the money goes to pay for some lawsuit.
42. I'd make a gift if I were sure that the project would actually move forward.
43. I'm not really excited about it.
44. I don't think the negative people are the majority.
45. If the people in Westwood won't give, then I won't give. I won't give a futile gift—the project really has to “go” before I'll give.
46. People can give more than they say. They say they are on fixed incomes, but they live in houses I could not afford. They are very comfortably retired. A lot of the Catholics in this area have a lot of money. If it caught their imagination, they would donate.
47. Father Brooks was not what this parish needed in a pastor. He didn't consult with a committee and he didn't involve anyone in decision making. We didn't care for him. (4 comments in this vein).
48. Our two priests right now are a breath of fresh air.
49. I think they came up with an excellent design.
50. Westwood people call us “The Lake People” and say we are stirring up trouble. The Westwood people are too set in their ways.
51. A great many people are opposed in Chester. A lot of older people don't feel the need.
52. I'm perfectly satisfied with things just the way they are. But if the project went forward, it would be good that it would be centrally located. Most important is good worship space. It is hard to see change. I'd like to see the old church remain until the old timers are gone. I know there's high maintenance, but to build something for \$3.5 million?
53. We'll have to go to the rich people's neighborhood. Driving would be a hardship to many people in the winter.
54. This is a retirement community—unless Dyer Mountain goes in, or Walker Ranch. Then everything changes. (3)
55. People will like the idea that the church building is for us—that money is not going to the diocese. This is for our own church.
56. Sure a new church would be wonderful. But where will the money come from?

57. It is not up to us six-month residents to decide. But we would back the local residents if they choose to go forward with a new church. We all have lovely churches to go home to.
58. Saying the roads are bad is an excuse. That's someone who's opposed.
59. I don't see how we can pay the interest on the loans. It will be more than the taxes. With the offertory now, we are not paying the bills. \$3.5 million is excessive for what we need. The money isn't here.
60. We just love Father Larry. It makes me feel terrible not to cooperate with these priests. To have such wonderful priests stuck in the end of California!
61. I don't feel a need to build a new church. The religious needs are being met. Keep the property in Chester. Sell Westwood. There are too many factions. They are disagreeable.
62. The rectory is very cold and requires a lot of expense to run.
63. The church hasn't changed and the world has moved on. The evangelicals are wiping us out. The Hispanics are leaving because the church is not up with the times. Services are boring and not what people need. Our kids are drawn to other churches by what others offer.
64. It needs to be publicized more.
65. Westwood doesn't want to participate in Chester things.
66. It was a shock coming here from a large community. Only two people showed up for a reconciliation service!
67. We are not a big city. We don't have a diverse population. People come here to relax, not to work.
68. The rectory is cold and falling down. It was not built for good heat distribution. Cosmetically, it is fixed up, but it has a lot of problems. They have no maintenance program, and critters are living under the house.
69. We need ONE church, not a new church.
70. A bone of contention I have is that the diocese is willing to let us sell all these properties to build a church at Foxwood. However, indications from the bishop are that they won't let us sell the property at Foxwood. Then why can we sell all the property in Westwood and Chester?
71. Fundraising isn't only a good idea, it is the only one. But we need to solve the current shortfall in the parish budget before proceeding. Anyone who runs a household or a business knows you can't keep operating in red ink.
72. One of our biggest problems here is the low number of registered parishioners vs. the number who attend. That needs to be worked on.
73. I would love to have unity in the parish. Ministries would flourish and do better if we could be united as one. We need to do things that force the parish together so we can get to know one another.
74. I would like to see an objective on the part of the parish—a mission statement that we've never put on paper.
75. I love Father Larry. He is way overworked. I am pleased by his approach about everything.

76. Close one of the churches all the time during winter, and alternate which church has all the Masses. That would cut expenses in half during winter. It would get people used to driving some distance sometimes to go to Mass. Some may not be able to do that, and that's when a parish community comes into play to help those people get to Mass. There has always been snow. That is a minor detail.
77. We support two churches (seasonal resident). The Planning Committee did a great job—we owe them a great debt of gratitude for working on this.
78. We are an aging Catholic population. I have a hard time seeing us doing the perpetual upkeep of a new facility.
79. The land is sitting out there. Something has to be done.
80. Our dads helped build that Chester church. Those days are gone. Looking forward is a good thing, but we are going to have to get younger people into the church.
81. I was amazed to learn that the collections are equal in the two churches. Chester should have triple the offertory.
82. The only time we need a bigger church is when the seasonal residents are here.
83. People ask, "Are you a member of Chester or Westwood?" and that is the problem. We need one church.
84. The location is in an overly expensive area. The acreage is small, the access is off a private road, and the slope could be problems.
85. Sell the gift property for a bundle. Purchase a "less desirable" but more practical property for half the money and use the profit for seed money for building.
86. Our aging buildings are hurting really bad. But a new church is premature because there is no money. Still it is a great idea for many reasons, including the two separate churches.
87. You will find very few people who will raise money. We can't even find people to clean the church.
88. Sell the parish hall. Renting it out isn't paying for itself. And we're not using it. Let's boil things down to one church.
89. We agree things have to be done. But we are paying taxes on a property we were never consulted about.
90. People who will bear the brunt of this are the people of Westwood, who will have to come up with money they don't have. It will not meet their needs as well. People in Westwood have always been able to walk to church, and now they will be required to drive.
91. Dyer Mountain will never happen. Hamilton Branch is at least 15 years away.
92. Fifty years ago they were going to close both parishes, but when the Peninsula was developed, it was viable to keep the churches open.
93. People in Plumas County are totally out of touch with reality. I strongly support the need for a single church. It makes sense based on economy of scale. You can provide better services. If we don't build something, that would be sad. (2 comments like this)
94. The most helpful thing is having Walsh & Associates. A campaign wouldn't fly without them.

95. It's cost effective to build; strong community will form out of it.
96. Both churches (this parish and the parish where they live the other portion of the year) are our churches (seasonal resident). I want to be part of this. Even if money were not an issue, there would still be division between Chester and Westwood folks.
97. The animosity for us "Lake People" is painful, and hurtful. I ran into venom almost immediately. I didn't know it existed but I got chewed out. This won't be fixed overnight.
98. We could do so much more if we had a new building.
99. People are not cooperating with each other. Some of it is age, but some is just people being set in their ways.
100. There are so many things wrong with the church building. If we were to try to renovate, we would have to bring things up to code. The heat system is on its last legs. It will disintegrate at any time.
101. How do we attract kids in? If we had a facility, we could attract them.
102. Our neighbors are fallen away Catholics. They told us, 'We will come back if you build a beautiful new church.'
103. I object to permanent pews. You need to have flexible use space so you could have a wedding reception or other events and make money.
104. We need to cut down; the plan is too ambitious. Three reasons why: seniors are on fixed incomes, the parish has split loyalties, and a lot of people are against it and they are angry.
105. Father Tom looked into an extension of the Chester church years ago. It would cost more to fix up than to build new. Remodels are extremely expensive for what you get out of them. The corner of the building is pulling out.
106. Why not do it in steps? When it gets going, then they'll donate more, and more people will donate.
107. Although I am satisfied with the church, we could do better! We need to do more and be more engaging.
108. A real layout like these plans would help us get a better response from Catholics in the area as well as summer residents.
109. There's no turning back. We have the property. Now we have to figure out how to do it.
110. If a church is too crowded (in summer), and people have to stand outside, they don't come again.
111. We're going at this a little wrong. We haven't talked to the visitors all summer long. CEO's visit but go through our fingers.
112. Eventually this is going to happen. Look ahead.
113. Once people see something is real, they will contribute.
114. Why not build the social hall first, and then add on the church and other parts later?
115. People don't see what is happening. Many people can now work away from their office—telecommuters—and they are not going to make it in Tahoe. They are coming here.

116. Have the Diocese donate to the campaign. They seem to be paying good money for lawsuit settlements. This is a good cause.
117. If you are going to build, you might do it right the first time.
118. The multi-use church plan can be improved. So can the rectory plan.
119. I am only an occasional visitor. My parish is in Chico, and I must support it as much as possible.
120. Why didn't the Bishop send this out two years ago, before sending us Father Brooks to work on a new church? No new church!
121. I do not think that we need a new church.
122. As you can see from my answers, I am opposed to the building of a new church. I have been attending Our Lady of the Snows Church for over 25 years and see no need for change. I will continue to support the church with my weekly donation but will not pledge any money to the building of a new church. Most of my "elderly" friends feel the same way that I feel.
123. If and when Dyer Mountain develops with many more full-time families, I believe a new central church would be in order.
124. Will snow removal be expensive from the off-road parking? Will it be expensive to maintain the new parking area? Will insurance be higher on the new building? Will there be any expense in maintaining the grounds? What are the projected monthly expenses for the above items and were they considered?
125. Our family will not contribute to the construction or any future expenses of a new church.
126. Drop it. Get back to religion.
127. I am not a permanent resident, but do own a home on the West side. Although I see your/our need for a new church, I do prefer a Chester site vs. the Peninsula site.
128. When we are at our summer cabin at Lake Almanor (Prattville), we attend Mass at Christ the King Church. We have never been to Our Lady of the Snows for Mass.
129. I suggest we pray!
130. I believe with continued education about it, more positive response will build and carry this campaign out to success.
131. The warmth and devotion of our congregation has become strained and may be lost if members are asked to give up that which is loved and familiar and simultaneously shoulder a burden beyond their means.
132. I believe it would be more efficient to locate the business office in a part of the rectory with a separate entrance so not to intrude on the privacy of the pastors, etc.
133. The Catholic Church says they have a shortage of priests. But they want to build a \$3.5 million church to replace two existing churches. All this because land was donated to the parish. If I ran my household the way Bishops run the church, my husband would have been a wife beater.
134. Keep people informed.

135. Keep the old churches because of travel issues during winter and the age of the parishioners.
136. I thought the parish meeting in July was well planned and executed. It took in consideration the “negative” concerns and listened to them. It also had an overall strong intention of moving forward with these plans. It was very constructive and informative and with the Bishop’s support these perspectives were given much more weight or significance. I also applaud you for keeping to the time-line of the agenda, which makes it all work well. If this is a sign of how organized the campaign will be carried out, surely it will attract leaders and donors and workers.
137. I think it is a waste to build a new church.
138. I hope a new church really can be built, but I can’t get too excited about it. The truth is—I’m going on 89 years old and really wish you folks GOOD LUCK!! I’ll pray for it.
139. I can only speak for Christ the King Church (went here since 1985). Our Lady of the Snows Church really has slipped into inactivity for a good many years.
140. Have the priest please use microphones.
141. We are old people that have attended “Our Lady of the Snows” Church for 27 years. We do not wish to lose it. It is unrealistic to expect old, retired, and semi-retired people, to support the construction of a new church that “in all probability” they may never see in this life; before they expire. Young people in the working sector are, and have been, leaving the Catholic Church in this area and moving over to Protestant Fundamentalist religions. Too bad.
142. Since I hardly go to a Vatican II Mass. I will only donate and get my family to return to church if we can have the Latin Mass at least once a month. The church owes it to us. It was never said we could NOT have the true Mass. Even if we used the day chapel, this is very important. It is hard for us to go to Chico. Please consider this. P.S. The children aren’t taught church history and know nothing about their catechism. A priest should teach—not people who know very little. They did this when I was small. Nuns also taught. We need a library. I will donate books.
143. This is a small community and also part time. Why can’t we get help from Sacramento?
144. I really don’t think we need a new church. I love our church and want to continue there. It is old, but that makes it better, and I have been told it is structurally sound and there is nothing wrong with it. It would be so sad, not to have Our Lady of the Snows here in Westwood and Christ the King, in Chester.
145. Many who attend are seasonal. We do attend 33 Sundays a year, but are at Almanor only on weekends and are members of parishes elsewhere. I like the old church building in Westwood, but understand that it is inefficient.
146. I think it will be difficult (understatement). Many parishioners have dual parishes. We for example have our primary residence in Santa Rosa and are members also of Resurrection Parish, which is also in need of our resources and support. Many of the full-time parishioners are elderly and retired and have limited resources. In addition, their children are grown and gone from home. Those families with children have limited resources. We appreciate the good work of Fr. Larry and Fr. Bernie and would support them the best we can.

147. I think the rectory entrance is too far away from the living room. It should be by the living room and leave the other one there, too. We usually use the rectory for weekday Masses. We don't usually heat the whole church for weekday Mass in the winter. What about a Catholic school or retreat center instead of a new church? We need some life in the church, with a new music program and youth program.
148. The church's location would be very convenient for those of us on the Peninsula, Bailey Creek, and the development adjacent to it. But it certainly would be a hardship for the people of Westwood, Clear Creek, Chester, and Almanor West in the winter (when most of us here on the peninsula are away from here for long periods of time). With that as my logic, it would be a poor choice as well as a real hardship on those who will be the major financial support for the parish.
149. As a summer attendee of Our Lady of the Snows Church, we think there is no need for a new church. Surely, the people of Chester and Westwood would want to keep their 'in town' churches, especially in the winter months.
150. The Westwood church and hall are more than sufficient to serve the current needs. Both buildings are in good condition. Half of the year, Westwood has less than 50 people in for Mass. The church in winter is easy to get to! A new location would pose hardship on elder folks.
151. Base the needs/projects on fulltime residents. The economy of the area dictates funding. Weather impacts road/travel conditions, and older people will not drive in inclement weather.
152. Consider the age of the population. It will determine the building needs (classrooms, etc.) Donated land was a nice gift, but do we need such a grand church?
153. I feel that a centralized Church is essential to the health and well being of Our Lady of the Snows parish and the Foxwood property is the ideal location. As a fairly recent (last 4-5 years) summer parishioner, I have been interested in volunteering my time at the Church, but it has been difficult to decide which Church!! I live on the Peninsula, and am equal distance from the two churches and attend Masses at both, but have not been able to decide where I feel the most connection – Westwood or Chester. There may be other future arrivals that will feel the way I do. As to the size of the project, I do not feel qualified to say how much money could be raised, but my 'gut' feeling is that the project is too large. I see many opportunities in the plans where the building size could be scaled back (17' x 11' is a large office!). If the parish is unable to handle a \$2.2 million debt, I would recommend scaling back the size of the building, even drastically if it comes to it, rather than not proceeding at all. Thank you for giving me the opportunity to participate in the survey.
154. I do not think a new church is feasible at this time. Maybe down the road a few years there might be a need. I have lived in this area all my life and owned businesses for 40 years. I know the area very well; have gone through its ups and downs. I helped build Christ the King Church so all the Catholic families would not have to travel over snowy and icy roads in winter storms. I also have looked into the real estate in this area and found over 400 homes for sale and some are being repossessed. This does not make for a stable economy in our area. The jobs are seasonal and families cannot make a living and raise a family here. The mill is not stable; it has come close to closing many times and most likely will one of these days. This is a retired community; you only have to look around in church to see that all the parishioners are elderly. You will not see couples with

children in church, very few. Our schools are losing kids and are laying off teachers. The thing we need up here is a good priest (the ones we have now are great); the one we had before just tore up the church community. People left and went to other churches and have not come back to ours. The Bishop was written about this and paid no attention to us up here in this end of his Diocese, until now. Now he wants money and for us to build a church. Having a new church at the lake will be a great inconvenience for all the people who live in Chester and around. You cannot expect these people to drive out of town to church when our streets and highways are not plowed. That is why a church was built in Chester so only a priest would have to drive. The Bishop was coming for Confirmation and turned around and went back because of an inch of snow on the road, and he expects all of us to drive to Mass in it. Also, why build a church that holds 300 people, when in the winter, counting all Masses, there would only be maybe 60 people in total? What I think should be done is to ask the people to donate repairs and what is needed to fix both churches, the hall and rectory for the next few years until it is more feasible to build new and there are more priests. The people would be more inclined to help this way. As for the land, give it back or let the Bishop pay the taxes on it. That land was not a gift but a burden; the man got a good write off and still wants to dictate how we should build. Give it back and count our losses. Sorry to feel this way, I love my religion but cannot afford to give anything toward this folly.

**SECTION D**  
**CONCLUSIONS**

## **CONCLUSIONS**

### **A. SATISFACTION WITH THE PARISH**

The level of satisfaction with Our Lady of the Snows Parish is fairly high with eighty-one percent (81%) of survey respondents overall saying they were either satisfied or very satisfied with the parish and the programs and services you currently provide. People were especially complimentary and supportive of Fathers' Larry and Bernie and feel they are both a breath of fresh air for your church. Sources of dissatisfaction seemed to center most on a general lack of programs, services and ministries for people of the parish as well as what some see as a lack of member engagement and involvement, and a low sense of unity and community. Ironically, it is all of these issues that your proposed new building project is designed to address, which is something that should be stressed. Consequently, we see the current level of satisfaction with the church and even the main sources of dissatisfaction as being beneficial to your planned campaign.

### **B. PROJECT AWARENESS AND ACCEPTANCE**

Ninety-three percent (93%) of survey respondents said they were either well informed or had at least a general knowledge of your space needs and plans. Consequently, awareness of your impending project is viewed as very high. People were especially complimentary of the efforts of the Building Committee, especially as it related to keeping people informed, and felt that the informational meetings conducted were also most helpful.

Acceptance of the proposed project overall is also fairly high with eighty-six percent (86%) of interview participants (who are among the most active and generous to your parish community currently) seeing the needs as expressed as important to very important to address. This level of acceptance dropped a little among survey participants overall with a sixty-five

percent (65%) – a majority still – saying the proposed project overall was important or very important to address.

In addition, all of the proposed project’s major parts were also viewed as important or very important by a majority of survey participants and an even higher majority of those personally interviewed.

The need for more adequate and appropriate administrative office space was rated the highest priority overall by both groups. Sixty-eight percent (68%) of all survey respondents and eight-eight percent (88%) of the people we personally interviewed viewed this portion of your plan as a priority and as important or very important to address.

The need for a new rectory and a new more centralized church were seen as the next highest priorities and were viewed as important or very important by sixty-five percent (65%) and sixty-four percent (64%) respectively of all survey respondents. By contrast, eighty-two percent (82%) and eighty-four and a half percent (84.5%) of those personally interviewed viewed these parts of your project similarly.

Finally, the need for more adequate meeting and classroom space and expanded, paved off street parking were seen as important or very important by sixty-percent (60%) and fifty-five percent (55%) respectively of survey participants overall. This compares to eighty-four and a half percent (84.5%) and eighty-two and a half percent (82.5%) of those personally interviewed who see these parts of the plan in the same vein.

It’s important to note the different and rising acceptance level for the overall plan as well as its main components among those who were personally interviewed. This is key because those we typically see personally are among the most active and generous people in the parish currently. And these are people we need and look to most to fill key campaign leadership roles and from whom key leadership gifts are typically sought and received.

In summary, while it was clear from the various responses and comments received that many people don't want or welcome change and/or don't like the idea of having to travel greater distances to church, especially in the wintertime, it's also important to note that a majority of those surveyed expressed supportiveness of your overall plans and its main components and are desirous of a new, more centralized church that they feel will help attract more people to your parish and bring unity and a stronger sense of community.

### **C. CAMPAIGN AWARENESS AND ACCEPTANCE**

Ninety-one percent (91%) of survey respondents said that they knew a capital campaign was being considered or planned to address your stated needs. Consequently we view campaign awareness to be quite high at this time.

Acceptance for such an effort was more moderate, however, with most survey respondents saying they thought acceptance for such an effort would be "fair" and a majority (69%) thinking that it would be "fair" to "good." Major obstacles to higher acceptance for such an effort include what some see as a lack of urgency and consistency (year-round nature) of the space problems that exist; the scope of the proposed project itself, which some say is beyond your parish's means and needs; an animosity toward your seasonal residents, as well as a general aversion to change among some of your year-round and especially elderly members who seem to not want to compromise or see "what's good for the whole" but instead ask, "what's in it for me?"

### **D. COMPETITION FOR FUNDS**

A majority of those interviewed (87%) knew of no other campaigns in progress or planned that they felt would adversely affect people's willingness or ability to support your proposed effort at Our Lady of the Snows. Possible competing projects or campaigns did surface,

but none were mentioned multiple times and/or were viewed as major detriments to people's willingness and/or ability to support your planned campaign effort at Our Lady of the Snows. Consequently, we view competition for philanthropic funds to be quite low currently. This is positive for your planned campaign, particularly if this situation does not change.

#### **E. VOLUNTEER AND VOLUNTEER LEADERSHIP POTENTIAL**

Campaigns of this nature are not only volunteer intensive, they're volunteer dependent. Consequently, it is essential to have ample, able and willingly available volunteers and volunteer leadership for a successful campaign. Ideally, you should have one volunteer for every five or six households or prospective donors. In your case, with roughly 260 households, this translates into a need for approximately 45 to 50 volunteers, ideally. Approximately 20% of these, or up to 10 people and preferably couples, would be needed to serve in key leadership positions enlisting, soliciting and supervising other volunteers and volunteer leaders. And, as a general rule of thumb, you should have at least two candidates for every volunteer (leadership) position that needs to be filled. For your parish, this means you should have a pool of at least 20 key leadership candidates to assure that these key (leadership) positions are filled. During the course of our interviews, 26 different individuals or couples were named among the best possible leaders for your campaign, which is slightly more than the minimal pool of quality candidates that we would need.

Willingness to work on the campaign, especially in a leadership role, is also critical to your success and something that we also assessed. And the study shows that thirty percent (30%) of survey respondents overall and fifty-nine percent (59%) of those personally interviewed (again, presumably some of the most active and generous people in your parish community currently) indicated a willingness to consider campaign leadership roles if offered or asked. This approximates – and among those personally interviewed is far higher than – the one-out-of-three leadership willingness that we typically and ideally would like to see. This is encouraging. Even

more encouraging, though, is the fact that of the 17 people who were mentioned multiple times as among the best to lead your campaign, we interviewed or received survey responses from 13, and 12 of the 13 (or 92%) said they would or might accept campaign leadership roles if asked.

Finally, of the 10 individuals or couples who were mentioned three or more times as the most qualified candidates to lead your campaign, we interviewed or received survey responses from all but one of these, and all (or 100%) said they would or might accept campaign leadership roles if asked. This is exceptional and especially encouraging given that campaigns of this nature tend to have somewhat of a bandwagon effect with people waiting to get involved until those they respect most already have.

In addition, sixty percent (60%) of survey respondents overall indicated a willingness to work on the campaign in some (other) capacity if asked. This is also higher than the typical one-out-of-two willing-to-work response that we typically and minimally like to see. This, too, is positive and encouraging and shows a strong potential for attracting both a high quantity of volunteers as well as the quality leadership that you will need for a successful campaign

## **F. FINANCIAL POTENTIAL**

A number of considerations are used to determine financial potential. All of the previously discussed criteria – satisfaction with the church, acceptance of the proposed project and campaign, competition for funds, and leadership potential – are major considerations.

Another important criterion in estimating financial potential is the opinion of the church members themselves, since experience, for the most part, shows that people tend to perform at the level they think they are capable of and rarely above. And, the study shows that a majority (or 69%) of survey respondents overall believe that at least \$500,000 can realistically be raised over a three-year period for your planned campaign.

We also look at prospects for pacesetting gifts in evaluating your financial potential. To reach your capability in a fundraising effort for a church of your size, you normally need and ideally will receive one gift equal to at least 20% or more of your goal. Furthermore, you should have at least three to four prospective contributors rated as capable of making the top gift that you need. In your case, with a \$3.5 million project, that means you would need at least three prospective donors capable of contributing approximately \$700,000 or more to your planned campaign. During the course of our interviews, there were no individuals or couples who were consistently rated as capable of making such a gift. One individual or couple, however, was rated as capable of a gift of at least \$500,000 if they were so inclined. Another was consistently rated as capable of contributing \$225,000 or more and two individuals or couples were rated as capable of gifts in the \$75,000 range or above. The average rating of your top prospects for gifts amounted to approximately \$220,000. This would indicate a potential for raising \$1,100,000 for your campaign under this financial formula.

We also looked at the top gifts your people expressed a willingness to consider or make in evaluating your financial potential. During the course of our interviews, there was one individual or couple who indicated that they would consider or make a gift in the \$45,000 to \$50,000 range to your campaign. This would indicate a potential for raising at least \$250,000 under this financial formula.

And finally, one of the best barometers of financial potential is current giving. Normally, a parish should be able to raise at least two-and-a-half times its annual offerings in a well run and received campaign. And according to information provided to us, annual contributions to your parish community currently approximate \$75,000 per year. This would indicate a potential for raising at least \$187,500 in your campaign.

The average of the aforementioned indicators amounts to \$509,375. Consequently, we believe that you have the capability to raise a minimum of \$500,000 over a three-year period in your planned campaign.

**SECTION E**  
**RECOMMENDATIONS**

## RECOMMENDATIONS

1. That you begin formal planning and preparations for a capital campaign that will address your space needs in the spring of next year (2008), with the formal announcement, kickoff and completion of the effort to be scheduled for the summer months when your summer residents are here.
2. That you use the rest of this year's summer months to conduct a formal census to capture the names and contact information for your permanent and seasonal parishioners and visitors and that you begin to build and/or refine a database of this information, which should also include former parishioners and possibly some select others who may be prospects for current and future gifts to the parish or campaign.
3. That you begin communicating with your permanent and seasonal parishioners and visitors about ongoing parish activities and "new church news" through a regular (at least quarterly, if not monthly), well designed and written, parish newsletter.
4. That you plan to complete the proposed project or funding for it in phases, if needed, based on your people's and the parish's priorities as well as what you can reasonably expect to raise with each (campaign) phase. You may wish, for example, to phase the project physically and campaign to complete the new rectory and either the new church offices and social hall or the new church itself in the initial construction phase and campaign. Phase two could then focus on completing whatever physical portions of the project may remain. Another option would be to phase the project financially, campaigning for and completing the proposed project all at once and doing a second successive campaign, if needed, to retire whatever debt may remain.
5. That a minimum goal of no more than \$500,000 be set for at least the first phase of the campaign effort, with more challenging "challenge goals" to be set beyond this. This may enable you to achieve additional objectives and will keep people reaching and from becoming complacent once a minimum goal is met.

6. That a three-year pledge period be adopted for at least the first phase of the campaign effort.
7. That you begin to prepare people for the eventual transition to a new church and location by implementing the following minimal suggestions:
  - a) That you alternate holding your weekend liturgies in the winter months between the Westwood and Chester churches, which will probably not only save money in heating expenses, but will also get people used to worshipping together and traveling greater distances to come to Mass.
  - b) That you hold regular weekend liturgies in the summertime - outdoors in the open air or under a tent - at the planned site of the new church. This will not only get people used to traveling to the new church location, but will also allow you to worship together as one parish community and may even save you from paying future property taxes, since the land you have and are currently paying property taxes on will now be regularly used for its intended non-profit purpose.
  - c) That you organize and offer transportation assistance (car and/or van pools) to all future weekend liturgies for those who want or need it, which is a service we suggest you continue once the new church is built.
  - d) That you begin to explore and eventually explain how you plan to incorporate elements or artifacts from your existing church buildings into your new church design and site.
8. That you research and reveal to people the anticipated status of the Dyer Mountain and various planned community housing developments as well as the comparative cost estimates of upgrading and maintaining your existing facilities versus building and maintaining the proposed new property. This will undoubtedly give credence and enhance your case for building now and building new.
9. That you begin to research and write responses to some of the more common questions and concerns that were raised during the course of this study and incorporate addressing these in future communications about the new church and the campaign.

10. That you consider implementing a more formal and ongoing stewardship effort at your parish before and/or immediately after your planned capital campaign. Such an effort will help to dramatically expand people's understanding of what it means to be a Christian steward from a holistic sense as well as helping them to understand volunteerism and volunteer activities and the ongoing financial support of your church.
  
11. That professional counsel, and in particular our firm, be used to help implement the capital campaign and stewardship efforts mentioned above. This is a sound, not solely self-serving suggestion, because professionally driven capital campaigns and stewardship efforts have proven to be far more productive than similar self-driven efforts with the additional funds raised far exceeding any additional costs in fees. And utilizing our firm in these efforts would be especially wise, not only because of the intimate knowledge we have gained about the parish and the project already by virtue of this study, but also because our capital campaign and stewardship efforts have proven to be more productive over all other alternatives.

**SECTION F**  
**SUMMARY OF INDIVIDUAL INTERVIEW RESPONSES**

## SUMMARY OF INTERVIEW RESPONSES

A total of twenty-seven (27) confidential interviews were conducted involving forty-six (46) individuals. When two or more people were interviewed at the same time (a husband and wife, for example), individual responses were encouraged and recorded where appropriate. At times, two answers were given by an individual to a single question. For example, some may have responded that acceptance of a campaign would be "fair" to "good." In this and similar instances, two answers were recorded. In addition, there were times when a person was not able to answer or, if not appropriate or applicable, was not asked certain questions. This explains why the total number of responses does not always equal the total number of individuals interviewed.

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1. HOW SATISFIED ARE YOU WITH OUR LADY OF THE SNOWS PARISH AND THE PROGRAMS AND SERVICES THAT THE PARISH PROVIDES?

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	<u>NO.</u>	<u>PERCENT</u>
VERY SATISFIED	15	33%
SATISFIED	23	51%
SOMEWHAT DISSATISFIED	07	16%
DISSATISFIED	00	00%

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2. HOW WELL INFORMED WOULD YOU SAY THAT YOU'VE BEEN ABOUT THE PARISH'S NEEDS AND PLANS?

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	<u>NO.</u>	<u>PERCENT</u>
WELL INFORMED	37	77%
HAVE GENERAL KNOWLEDGE	08	17%
KNOW VERY LITTLE	03	06%
UNINFORMED	00	00%

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3. OVERALL, HOW IMPORTANT DO YOU THINK IT IS TO ADDRESS THESE NEEDS?

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	<u>NO.</u>	<u>PERCENT</u>
VERY IMPORTANT	28	67%
IMPORTANT	08	19%
NICE TO DO	01	02%
NOT NEEDED	05	12%

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5. INDIVIDUALLY, HOW WOULD YOU RATE ADDRESSING EACH OF THESE NEEDS AND THE PROPOSED PROJECT'S MAJOR PARTS IN TERMS OF IMPORTANCE?

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	VERY IMPORTANT	IMPORTANT	NICE TO HAVE/DO	NOT IMPORTANT
1. A New Centralized Church	31/69%	07/15.5%	07/15.5%	00/00%
2. Meeting/Classroom Space	22/51%	12/28%	07/16%	02/05%
3. Adequate, Appropriate Office Space	15/36%	22/52%	05/12%	00/00%
4. Separate Rectory	26/61%	09/21%	07/16%	01/02%
5. More Adequate, Paved, Off-Street Parking	18/45%	15/37.5%	04/10%	03/07.5%

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5. WERE YOU AWARE THAT THE PARISH WAS CONSIDERING A MAJOR FUND RAISING CAMPAIGN TO ADDRESS THESE NEEDS?

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	<u>NO.</u>	<u>PERCENT</u>
YES	43	91%
NO	04	09%

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6. IN YOUR OPINION, WHAT WOULD BE THE ACCEPTANCE LEVEL AMONG MEMBERS FOR A FUND RAISING CAMPAIGN THAT WOULD ADDRESS THESE NEEDS?

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	<u>NO.</u>	<u>PERCENT</u>
EXCELLENT	00	00%
GOOD	15	30%
FAIR	19	37%
POOR	17	33%

- 
7. THE COST OF THE PROJECT IS ESTIMATED TO BE IN THE \$3.5 MILLION RANGE. OUR EXISTING PROPERTIES, WHICH WE WOULD ULTIMATELY SELL AND APPLY THE PROCEEDS TO THE NEW FACILITY COSTS, HAVE AN ESTIMATED VALUE OF POTENTIALLY \$1.3 MILLION. THIS WOULD LEAVE \$2.2 MILLION TO BE RAISED, WHICH WE WOULD HOPE TO RAISE THROUGH THE CONDUCT OF A SPECIAL CAPITAL FUNDRAISING CAMPAIGN. HOW MUCH MONEY DO YOU THINK CAN REALISTICALLY BE RAISED FROM ALL PARISHIONERS AND SELECT OTHERS IN PLEDGES PAYABLE OVER A MINIMUM OF THREE YEARS?
- 

	<u>NO.</u>	<u>PERCENT</u>
\$2,200,000 OR MORE	06	13%
\$2,000,000 - \$2,199,999	00	00%
\$1,750,000 - \$1,999,999	00	00%
\$1,500,000 - \$1,749,999	04	09%
\$1,250,000 - \$1,499,999	00	00%
\$1,000,000 - \$1,249,999	09	20%
\$750,000 - \$999,999	05	11%
\$500,000 - \$749,999	13	29%
LESS THAN \$499,000	08	18%

- 
8. IN YOUR OPINION, WHO WOULD BE THE THREE TO FIVE BEST PEOPLE TO LEAD A FUND RAISING CAMPAIGN FOR OUR LADY OF THE SNOWS PARISH IF WE COULD GET THEM?
- 

(Names provided under separate cover.)

- 
9. IN YOUR OPINION, WHO ARE THE THREE TO FIVE MEMBERS WHO MIGHT BE CAPABLE OF MAKING THE LARGEST GIFTS IF THEY WERE SO INCLINED?
- 

(Names provided under separate cover.)

<p>Every effort was made to ensure accuracy of the above listed names. If a mistake was made, please accept our sincere apologies and bring the error to our attention. Thank you</p>
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10. IN YOUR OPINION, WHAT INDIVIDUALS AND INSTITUTIONS OUTSIDE OF THE CHURCH COMMUNITY (E.G., FORMER MEMBERS, BUSINESSES AND ORGANIZATIONS, ETC.) MIGHT HAVE THE POTENTIAL AND WILLINGNESS TO MAKE SIGNIFICANT GIFTS?
- 

(Names provided under separate cover.)

- 
11. IF A CAMPAIGN IS CONDUCTED, DO YOU THINK YOU MIGHT CONSIDER OR ACCEPT A CAMPAIGN LEADERSHIP POSITION IF ASKED?
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	<u>NO.</u>	<u>PERCENT</u>
YES	10	23%
MAYBE	16	36%
NO	18	41%

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12. IF NOT A LEADERSHIP POSITION, WOULD YOU WORK ON THE CAMPAIGN IN SOME OTHER CAPACITY?

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	<u>NO.</u>	<u>PERCENT</u>
YES	30	71%
MAYBE	04	10%
NO	08	19%

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13. IF A CAMPAIGN IS CONDUCTED, DO YOU THINK YOU WOULD MAKE A GIFT?

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	<u>NO.</u>	<u>PERCENT</u>
YES	22	82%
MAYBE	02	07%
NO	03	11%

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14. IF YOU WERE TO MAKE A GIFT, WHAT RANGE GIFT DO YOU THINK YOU MIGHT CONSIDER OVER A THREE TO FIVE YEAR TIME PERIOD?

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In 24 of the 27 interviews, respondents said they would make or would consider making gifts. Of the 24 individuals or couples who said they would make or would consider making gifts, 22 mentioned specific amounts or a gift range they might consider. The highest gift mentioned in a single interview was in the \$45,000 - \$50,000 range. Specified gifts ranged from a low total of \$172,800 to a high total of \$209,000.

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15. ARE YOU AWARE OF ANY OTHER CAMPAIGNS THAT ARE IN PROGRESS OR PLANNED THAT MIGHT CONFLICT WITH A CAMPAIGN FOR OUR LADY OF THE SNOWS PARISH?

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	<u>NO.</u>	<u>PERCENT</u>
NO	23	77%
YES	07	23%

Potential conflicts mentioned more than once by interview participants included the needs of the fire department, the hospital, the schools, and the needs of either other churches or people's "home" churches.

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16. DO YOU HAVE ANY OTHER COMMENTS OR SUGGESTIONS THAT YOU THINK MIGHT BE IMPORTANT OR HELPFUL TO THIS STUDY OR IN PLANNING A CAMPAIGN?

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1. The new property is a good location because an influx of people will see the church from Clifford.
2. The parish will be able to rent the new social hall out for revenue generating purposes. We should look into the money making potential of that because there is no a place in town to rent for a reception, a funeral, an anniversary party, or other event.
3. Younger people will start coming if we build it.
4. It was on the bishop's face. He WILL close one of the two properties.
5. Driving? If they were building a new WalMart, people would drive to IT. You will never please all the people.
6. This parish has no programs. I'd like to see something for youth.
7. If enough people want it to succeed, it will succeed. And all those complaining now will be first in line to use the new facility.
8. This is something for the future. The only way we are going to increase the parish is to build something new.
9. It's the same old story: people hate change.
10. Programs? There are none. I wish there were more. We don't socialize. I wish there were Bible study.
11. This area probably has more non-practicing Catholics than parishioners.
12. Music is important, and our music is awful.
13. We have friends on the West Shore who don't come to church anymore.

14. We could just do nothing, and all the people in the parish will be dead, or moved away, and it won't be a problem anymore. The parish will be gone. If the parish wants to survive, then they have to address these needs.
15. I'm dead-set against paved parking because we are ruining our lake. Oils and junk will run off. Just use an acre of tough grass for parking. Even in winter, it is a rare person who doesn't have four-wheel drive.
16. I don't like the "them against us" mentality I see. People are so narrow-minded. If we have one church, it will solve that problem. One church will make it so we are not split up and fighting each other. (2)
17. I understand that snow is a problem. But we don't go to Mass in the worst snow either.
18. We have a lot of spoiled people. They have been content to use all the resources left to them by their elders. Aren't we lucky that previous generations built for us. Our generation doesn't seem to be interested in leaving things for the next generation as was done for us.
19. Acoustics are bad in the existing church.
20. The roads are dangerous in winter.
21. Those who are negative are older. They keep the roads very well. This needs to happen.
22. Could a less expensive, modular home be erected for the priest? There are ways to cut corners.
23. The informational meeting Sunday was enlightening. I didn't know people were so split.
24. I think the fact that the land was donated is fabulous.
25. People here can't picture growth. We're in a slump now, but if Walker Ranch goes through, that's 1,600 homes. It will be another Tahoe. The area is going to grow.
26. It is a great parish, especially since Father Larry came.
27. I know people want a separate rectory, but why not make a social hall the priest could live in, attached to the church.
28. A priest should have a nice place, where he could have his family over to visit. (2)
29. Start a rectory and we will donate money today. Get a three bedroom, two-bath house where one bedroom is the office. This is the time to buy in Chester. I haven't heard from anyone who wants to build. The church is plenty big.
30. The church needs a separate office to do business—separate from the living space.
31. It is money down a rat hole to support the existing church properties. I won't support that.
32. Father is right. You have to think ahead.
33. From one summer to the next, you never know how many people will come to Mass. More people discover this area every year. I don't see it growing for youth, though. After high school, they leave.

34. We helped to build (a previous parish) from scratch. I learned it brought the community together. The same will happen here.
35. It would be nice if the two communities were less divisive.
36. If that land donation hadn't happened, we could have waited. There is a need. It is not as pressing as most parishes have when they start to build. These two churches meet our need most times of the year. You could keep them going for a long time on \$3.5 million.
37. We're in a stale period right now, but that is going to change. We will be gone from this earth by the time it is pressing. However, if Dyer Mountain... five years from now...
38. I'm convinced it is possible to raise the full amount, with the right approach and marketing. You must include the summer seasonal people.
39. People are not confident in the church's ability to manage the money.
40. Westwood is still living in 1966.
41. There are a lot of frustrated Catholics. People wonder how much of the money goes to pay for some lawsuit.
42. I'd make a gift if I was sure that the project will actually move forward.
43. I'm not really excited about it.
44. I don't think the negative people are the majority.
45. If the people in Westwood won't give, then I won't give. I won't give a futile gift—the project really has to “go” before I'll give.
46. People can give more than they say. They say they are on fixed incomes, but they live in houses I could not afford. They are very comfortably retired. A lot of the Catholics in this area have a lot of money. If it caught their imagination, they would donate.
47. Father Brooks was not what this parish needed in a pastor. He didn't consult with a committee nor involve anyone in decision making. We didn't care for him. (4 comments in this vein).
48. Our two priests right now are a breath of fresh air.
49. I think they came up with an excellent design.
50. Westwood people call us “The Lake People” and say we are stirring up trouble. The Westwood people are too set in their ways.
51. A great many people are opposed in Chester. A lot of older people don't feel the need.
52. I'm perfectly satisfied with things just the way they are. But if the project went forward, it would be good that it would be centrally located. Most important is good worship space. It is hard to see change. I'd like to see the old church remain until the old timers are gone. I know there's high maintenance, but to build something for \$3.5 million?
53. We'll have to go to the rich people's neighborhood. Driving would be a hardship to many people in the winter.
54. This is a retirement community—unless Dyer Mountain goes in, or Walker Ranch. Then everything changes. (3)

55. People will like the idea that the church building is for us—that money is not going to the diocese. This is for our own church.
56. Sure a new church would be wonderful. But where will the money come from?
57. It is not up to us six-month residents to decide. But we would back the local residents if they choose to go forward with a new church. We all have lovely churches to go home to.
58. Saying the roads are bad is an excuse. That's someone who's opposed.
59. I don't see how we can pay the interest on the loans. It will be more than the taxes. With the offertory now, we are not paying the bills. \$3.5 million is excessive for what we need. The money isn't here.
60. We just love Father Larry. It makes me feel terrible not to cooperate with these priests. To have such wonderful priests stuck in the end of California!
61. I don't feel a need to build a new church. The religious needs are being met. Keep the property in Chester. Sell Westwood. There are too many factions. They are disagreeable.
62. The rectory is very cold and requires a lot of expense to run.
63. The church hasn't changed and the world has moved on. The evangelicals are wiping us out. The Hispanics are leaving because the church is not up with the times. Services are boring and not what people need. Our kids are drawn to other churches by what others offer.
64. It needs to be publicized more.
65. Westwood doesn't want to participate in Chester things.
66. It was a shock coming here from a large community. Only two people showed up for a reconciliation service!
67. We are not a big city. We don't have a diverse population. People come here to relax, not to work.
68. The rectory is cold and falling down. It was not built for good heat distribution. Cosmetically, it is fixed up, but it has a lot of problems. They have no maintenance program, and critters are living under the house.
69. We need ONE church, not a new church.
70. A bone of contention I have is that the diocese is willing to let us sell all these properties to build a church at Foxwood. However, indications from the bishop are that they won't let us sell the property at Foxwood. Then why can we sell all the property in Westwood and Chester?
71. Fundraising isn't only a good idea, it is the only one. But we need to solve the current shortfall in the parish budget before proceeding. Anyone who runs a household or a business knows you can't keep operating in red ink.
72. One of our biggest problems here is the low number of registered parishioners vs. the number who attend. That needs to be worked on.
73. I would love to have unity in the parish. Ministries would flourish and do better if we could be united as one. We need to do things that force the parish together so we can get to know one another.

74. I would like to see an objective on the part of the parish—a mission statement that we've never put on paper.
75. I love Father Larry. He is way overworked. I am pleased by his approach about everything.
76. Close one of the churches all the time during winter, and alternate which church has all the Masses. That would cut expenses in half during winter. It would get people used to driving some distance sometimes to go to Mass. Some may not be able to do that, and that's when a parish community comes into play to help those people get to Mass. There has always been snow. That is a minor detail.
77. We support two churches (seasonal resident). The Planning Committee did a great job—we owe them a great debt of gratitude for working on this.
78. We are an aging Catholic population. I have a hard time seeing us doing the perpetual upkeep of a new facility.
79. The land is sitting out there. Something has to be done.
80. Our dads helped build that Chester church. Those days are gone. Looking forward is a good thing, but we are going to have to get younger people into the church.
81. I was amazed to learn that the collections are equal in the two churches. Chester should have triple the offertory.
82. The only time we need a bigger church is when the seasonal residents are here.
83. People ask, "Are you a member of Chester or Westwood?" and that is the problem. We need one church.
84. The location is in an overly expensive area. The acreage is small, the access is off a private road, and the slope could be problems.
85. Sell the gift property for a bundle. Purchase a "less desirable" but more practical property for half the money and use the profit for seed money for building.
86. Our aging buildings are hurting really bad. But a new church is premature because there is no money. Still it is a great idea for many reasons, including the two separate churches.
87. You will find very few people who will raise money. We can't even find people to clean the church.
88. Sell the parish hall. Renting it out isn't paying for itself. And we're not using it. Let's boil things down to one church.
89. We agree things have to be done. But we are paying taxes on a property we were never consulted about.
90. People who will bear the brunt of this are the people of Westwood, who will have to come up with money they don't have. It will not meet their needs as well. People in Westwood have always been able to walk to church, and now they will be required to drive.
91. Dyer Mountain will never happen. Hamilton Branch is at least 15 years away.
92. Fifty years ago they were going to close both parishes, but when the Peninsula was developed, it was viable to keep the churches open.

93. People in Plumas County are totally out of touch with reality. I strongly support the need for a single church. It makes sense based on economy of scale. You can provide better services. If we don't build something, that would be sad. (2 comments like this)
94. The most helpful thing is having Walsh & Associates. A campaign wouldn't fly without them.
95. It's cost effective to build; strong community will form out of it.
96. Both churches (this parish and the parish where they live the other portion of the year) are our churches (seasonal resident). I want to be part of this. Even if money were not an issue, there would still be division between Chester and Westwood folks.
97. The animosity for us "Lake People" is painful, and hurtful. I ran into venom almost immediately. I didn't know it existed but I got chewed out. This won't be fixed overnight.
98. We could do so much more if we had a new building.
99. People are not cooperating with each other. Some of it is age, but some is just people being set in their ways.
100. There are so many things wrong with the church building. If we were to try to renovate, we would have to bring things up to code. The heat system is on its last legs. It will disintegrate at any time.
101. How do we attract kids in? If we had a facility, we could attract them.
102. Our neighbors are fallen away Catholics. They told us, 'We will come back if you build a beautiful new church.'
103. I object to permanent pews. You need to have flexible use space so you could have a wedding reception or other events and make money.
104. We need to cut down; the plan is too ambitious. Three reasons why: seniors are on fixed incomes, the parish has split loyalties, and a lot of people are against it and they are angry.
105. Father Tom looked into an extension of the Chester church years ago. It would cost more to fix up than to build new. Remodels are extremely expensive for what you get out of them. The corner of the building is pulling out.
106. Why not do it in steps? When it gets going, then they'll donate more, and more people will donate.
107. Although I am satisfied with the church, we could do better! We need to do more and be more engaging.
108. A real layout like these plans would help us get a better response from Catholics in the area as well as summer residents.
109. There's no turning back. We have the property. Now we have to figure out how to do it.
110. If a church is too crowded (in summer), and people have to stand outside, they don't come again.
111. We're going at this a little wrong. We haven't talked to the visitors all summer long. CEO's visit but go through our fingers.

112. Eventually this is going to happen. Look ahead.
113. Once people see something is real, they will contribute.
114. Why not build the social hall first, and then add on the church and other parts later?
115. People don't see what is happening. Many people can now work away from their office—telecommuters—and they are not going to make it in Tahoe. They are coming here.

**SECTION G**  
**SUMMARY OF MAIL SURVEY RESPONSES**

## SUMMARY OF MAIL SURVEY RESPONSES

A total of forty-seven (47) mailed survey responses were received by August 12<sup>th</sup> and tabulated. In some cases, when two or more people filled out the questionnaire at the same time (a husband and wife, for example), individual responses were recorded. At times, two answers were given by an individual to a single question. For example, some may have responded that acceptance of a campaign would be "fair" to "good." In this and similar instances, both answers were recorded. In addition, there were times when a person did not answer certain questions. This explains why the total number of responses does not always equal the total number of mail surveys received.

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1. HOW SATISFIED ARE YOU WITH OUR LADY OF THE SNOWS CATHOLIC PARISH AND THE PROGRAMS AND SERVICES THE PARISH PROVIDES?

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	<u>NO.</u>	<u>PERCENT</u>
VERY SATISFIED	15	31%
SATISFIED	23	47%
SOMEWHAT DISSATISFIED	07	14%
DISSATISFIED	04	08%

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2. HOW WELL INFORMED WOULD YOU SAY THAT YOU'VE BEEN ABOUT THE CHURCH'S NEEDS AND PLANS TO BUILD A NEW CHURCH AND OTHER NEEDED PARISH FACILITIES?

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	<u>NO.</u>	<u>PERCENT</u>
WELL INFORMED	19	41%
HAVE GENERAL KNOWLEDGE	24	51%
KNOW VERY LITTLE	03	06%
UNINFORMED	01	01%

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3. OVERALL, HOW IMPORTANT DO YOU THINK IT IS TO ADDRESS THESE NEEDS?

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	<u>NO.</u>	<u>PERCENT</u>
VERY IMPORTANT	12	24.5%
IMPORTANT	11	22%
NICE TO DO	12	24.5%
NOT NEEDED	14	29%

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4. INDIVIDUALLY, HOW WOULD YOU RATE ADDRESSING EACH OF THESE NEEDS AND THE PROPOSED PROJECT'S MAJOR PARTS IN TERMS OF IMPORTANCE?

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	VERY IMPORTANT	IMPORTANT	NICE TO HAVE/DO	NOT IMPORTANT
1. A New, Centralized Church	07/15%	13/28%	06/13%	20/44%
2. Meeting/Classroom Space	05/11%	14/31%	15/33%	11/25%
3. Adequate, Appropriate Office Space	03/07%	19/42%	12/27%	11/24%
4. Separate Rectory	07/15%	16/35%	10/22%	13/28%
5. More Adequate, Paved, Off-Street Parking	07/15%	07/15%	15/33%	17/37%

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5. WERE YOU AWARE THAT THE CHURCH WAS CONSIDERING A MAJOR FUND RAISING CAMPAIGN TO ADDRESS THESE NEEDS?

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	<u>NO.</u>	<u>PERCENT</u>
YES	38	90%
NO	04	10%

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6. IN YOUR OPINION, WHAT WOULD BE THE ACCEPTANCE LEVEL AMONG MEMBERS FOR A FUND RAISING CAMPAIGN THAT WOULD ADDRESS THESE NEEDS?

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	<u>NO.</u>	<u>PERCENT</u>
EXCELLENT	00	00%
GOOD	11	26%
FAIR	19	45%
POOR	12	29%

- 
7. THE COST OF THE PROJECT IS ESTIMATED TO BE IN THE \$3.5 MILLION RANGE. OUR EXISTING PROPERTIES, WHICH WE WOULD ULTIMATELY SELL AND APPLY THE PROCEEDS TO THE NEW FACILITY COSTS, HAVE AN ESTIMATED VALUE OF POTENTIALLY \$1.3 MILLION. THIS WOULD LEAVE \$2.2 MILLION TO BE RAISED, WHICH WE WOULD HOPE TO RAISE THROUGH THE CONDUCT OF A SPECIAL CAPITAL FUNDRAISING CAMPAIGN. HOW MUCH MONEY DO YOU THINK CAN REALISTICALLY BE RAISED FROM ALL PARISHIONERS AND SELECT OTHERS IN PLEDGES PAYABLE OVER A MINIMUM OF THREE YEARS?
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	<u>NO.</u>	<u>PERCENT</u>
\$2,200,000 OR MORE	01	03.5%
\$2,000,000 - \$2,199,999	00	00%
\$1,750,000 - \$1,999,999	01	03.5%
\$1,500,000 - \$1,749,999	00	00%
\$1,250,000 - \$1,499,999	00	00%
\$1,000,000 - \$1,249,999	06	21%
\$750,000 - \$999,999	02	07%
\$500,000 - \$749,999	03	10%
LESS THAN \$499,000	16	55%

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8. IF A CAMPAIGN WAS CONDUCTED, DO YOU THINK YOU WOULD CONSIDER OR ACCEPT A CAMPAIGN LEADERSHIP POSITION IF ASKED?

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	<u>NO.</u>	<u>PERCENT</u>
YES	01	02%
MAYBE	00	00%
NO	45	98%

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9. IF NOT A LEADERSHIP POSITION, WOULD YOU WORK ON THE CAMPAIGN IN SOME OTHER CAPACITY?

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	<u>NO.</u>	<u>PERCENT</u>
YES	02	04%
MAYBE	17	37%
NO	27	59%

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10. IF A CAMPAIGN IS CONDUCTED, DO YOU THINK YOU MIGHT MAKE A GIFT?

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	<u>NO.</u>	<u>PERCENT</u>
YES	20	42%
MAYBE	13	28%
NO	14	30%

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11. IF YOU WERE TO MAKE A GIFT, WHAT RANGE GIFT DO YOU THINK YOU MIGHT CONSIDER OVER A THREE YEAR TIME PERIOD?

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Of the 33 individuals or couples who said they would or might make gifts, 30 mentioned specific amounts or a gift range they might consider. One individual or couple mentioned a gift in the \$10,000 - \$20,000 range, another mentioned a gift in the \$10,000 range. Five others mentioned a possible high gift of \$5,000. Specified gifts ranged from a low total of \$54,290 to a high total of \$89,930.

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12. ARE YOU AWARE OF ANY OTHER CAMPAIGNS THAT ARE IN PROGRESS OR BEING PLANNED THAT MIGHT CONFLICT WITH A CAMPAIGN FOR OUR LADY OF THE SNOWS CATHOLIC PARISH?

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	<u>NO.</u>	<u>PERCENT</u>
NO	42	93%
YES	03	07%

The only conflicts mentioned were “the upkeep of my own home,” other parish campaigns, and the annual diocesan appeal.

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13. DO YOU HAVE ANY OTHER COMMENTS OR SUGGESTIONS THAT YOU THINK MIGHT BE IMPORTANT OR HELPFUL TO THIS STUDY OR IN PLANNING A CAMPAIGN?

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1. Have the archdiocese donate to the campaign. They seemed to be paying good money for lawsuit settlements. This is a good cause.
2. If you are going to build, you might do it right the first time.
3. Multi-use church plan can be improved. Rectory plan can be improved.
4. I am only an occasional visitor. My parish is in Chico, and I must support it as much as possible.
5. Why didn't the Bishop send this out two years ago, before sending us Father Brooks to work on a new church? No new church!
6. I do not think that we need a new church.

7. As you can see from my answers, I am opposed to the building of a new church. I have been attending Our Lady of the Snows Church for over 25 years and see no need for change. I will continue to support the church with my weekly donation but will not pledge any money to the building of a new church. Most of my “elderly” friends feel the same way that I feel.
8. If and when Dyer Mountain develops with many more full-time families, I believe a new central church would be in order.
9. A Saturday evening Mass at Chester like the Saturday evening Mass at Westwood.
10. Will snow removal be expensive from the off-road parking? Will it be expensive to maintain the new parking area? Will insurance be higher on the new building? Will there be any expense in maintaining the grounds? What are the projected monthly expenses for the above items and were they considered?
11. Our family will not contribute to the construction or any future expenses of a new church.
12. Drop it. Get back to religion.
13. I am not a permanent resident, but do own a home on the West side. Although I see your/our need for a new church, I do prefer a Chester site vs. the Peninsula site.
14. When we are at our summer cabin at Lake Almanor (Prattville), we attend Mass at Christ the King Church. We have never been to Our Lady of the Snows for Mass.
15. I suggest we pray!
16. I believe with continued education about it, more positive response will build and carry this campaign out to success.
17. The warmth and devotion of our congregation has become strained and may be lost if members are asked to give up that which is loved and familiar and simultaneously shoulder a burden beyond their means.
18. I believe it would be more efficient to locate the business office in a part of the rectory with a separate entrance so not to intrude on the privacy of the pastors, etc.
19. The Catholic Church says they have a shortage of priests. But they want to build a \$3.5 million church to replace two existing churches. All this because land was donated to the parish. If I ran my household the way Bishops run the church, my husband would have been a wife beater.
20. Keep people informed.
21. Keep the old churches because of travel issues during winter and the age of the parishioners.
22. I thought the parish meeting in July was well planned and executed. It took in consideration the “negative” concerns and listened to them. It also had an overall strong intention of moving forward with these plans. It was very constructive and informative and with the Bishop’s support these perspectives were given much more weight or significance. I also applaud you for keeping to the time-line of the agenda, which makes it all work well. If this is a sign of how organized the campaign will be carried out, surely it will attract leaders and donors and workers.
23. I think it is a waste to build a new church.
24. I hope a new church really can be built, but I can’t get too excited about it. The truth is—I’m going on 89 years old and really wish you folks GOOD LUCK!! I’ll pray for it.
25. I can only speak for Christ the King Church (went here since 1985). Our Lady of the Snows Church really has slipped into inactivity for a good many years.

26. Have the priest please use microphones.
27. We are old people that have attended “Our Lady of the Snows” Church for 27 years. We do not wish to lose it. It is unrealistic to expect old, retired, and semi-retired people, to support the construction of a new church that “in all probability” they may never see in this life; before they expire. Young people in the working sector are, and have been, leaving the Catholic Church in this area and moving over to Protestant Fundamentalist religions. Too bad.
28. Since I hardly go to a Vatican II Mass. I will only donate and get my family to return to church if we can have the Latin Mass at least once a month. The church owes it to us. It was never said we could NOT have the true Mass. Even if we used the day chapel, this is very important. It is hard for us to go to Chico. Please consider this. P.S. The children aren’t taught church history and know nothing about their catechism. A priest should teach—not people who know very little. They did when I was small, also nuns taught. We need a library. I will donate books.
29. This is a small community and also part time. Why can’t we get help from Sacramento?
30. I really don’t think we need a new church. I love our church and want to continue there. It is old, but that makes it better, and I have been told it is structurally sound and there is nothing wrong with it. It would be so sad, not to have Our Lady of the Snows here in Westwood and Christ the King, in Chester.
31. Many who attend are seasonal. We do attend 33 Sundays a year, but are at Almanor only on weekends and are members of parishes elsewhere. I like the old church building in Westwood, but understand that it is inefficient.
32. I think it will be difficult (understatement). Many parishioners have dual parishes. We for example have our primary residence in Santa Rosa and are members also of Resurrection Parish which is also in need of our resources and support. Many of the full-time parishioners are elderly and retired and have limited resources. In addition, their children are grown and gone from home. Those families with children have limited resources. We appreciate the good work of Fr. Larry and Fr. Bernie and would support them the best we can.
33. I think the rectory entrance is too far away from the living room. It should be by the living room and leave the other one there, too. We usually use the rectory for weekday Masses. We don’t usually heat the whole church for weekday Mass in the winter. What about a Catholic school or retreat center instead of a new church? We need some life in the church, with a new music program and youth program.
34. The church’s location would be very convenient for those of us on the Peninsula, Bailey Creek, and the development adjacent to it. But it certainly would be a hardship for the people of Westwood, Clear Creak, Chester, and Almanor West in the winter (when most of us here on the peninsula are away from here for long periods of time). With that as my logic, it would be a poor choice as well as a real hardship on those who will be the major financial support for the parish.
35. As a summer attendee of Our Lady of the Snows Church , we think there is no need for a new church. Surely, the people of Chester and Westwood would want to keep their ‘in town’ churches, especially in the winter months.
36. The Westwood church and hall are more than sufficient to serve the current needs. Both buildings are in good condition. Half of the year, Westwood has less than 50 people in for Mass. The church in winter is easy to get to! A new location would pose hardship on elder folks.

37. Base the needs/projects on fulltime residents. The economy of the area dictates funding. Weather impacts road/travel conditions, and older people will not drive in inclement weather.
38. Consider the age of the population. It will determine the building needs (classrooms, etc.) Donated land was a nice gift, but do we need such a grand church?
39. I feel that a centralized Church is essential to the health and well being of Our Lady of the Snows parish and the Foxwood property is the ideal location. As a fairly recent (last 4-5 years) summer parishioner, I have been interested in volunteering my time at the Church, but it has been difficult to decide which Church!! I live on the Peninsula, and am equidistant from the two churches and attend Masses at both, but have not been able to decide where I feel the most connection – Westwood or Chester. There may be other future arrivals who will feel the way I do. As to the size of the project, I do not feel qualified to say how much money could be raised, but my 'gut' feeling is that the project is too large. I see many opportunities in the plans where the building size could be scaled back (17' x 11' is a large office!). If the parish is unable to handle a \$2.2 million debt, I would recommend scaling back the size of the building, even drastically if it comes to it, rather than not proceeding at all. Thank you for giving me the opportunity to participate in the survey.
40. I do not think a new church is feasible at this time. Maybe down the road a few years there might be a need. I have lived in this area all my life and owned businesses for 40 years. I know the area very well; have gone through its ups and downs. I helped build Christ the King Church so all the Catholic families would not have to travel over snowy and icy roads in winter storms. I also have looked into the real estate in this area and found over 400 homes for sale and some are being repossessed. This does not make for a stable economy in our area. The jobs are seasonal and families cannot make a living and raise a family here. The mill is not stable; it has come close to closing many times and most likely will one of these days. This is a retired community; you only have to look around in church to see that all the parishioners are elderly. You will not see couples with children in church, very few. Our schools are losing kids and are laying off teachers. The thing we need up here is a good priest (the ones we have now are great); the one we had before just tore up the church community. People left and went to other churches and have not come back to ours. The Bishop was written about this and paid no attention to us up here in this end of his Diocese, until now. Now he wants money and for us to build a church. Having a new church at the lake will be a great inconvenience for all the people who live in Chester and around. You cannot expect these people to drive out of town to church when our streets and highways are not plowed. That is why a church was built in Chester so only a priest would have to drive. The Bishop was coming for Confirmation and turned around and went back because of an inch of snow on the road, and he expects all of us to drive to Mass in it. Also, why build a church that holds 300 people, when in the winter, counting all Masses, there would only be maybe 60 people in total? What I think should be done is to ask the people to donate repairs and what is needed to fix both churches, the hall and rectory for the next few years until it is more feasible to build new and there are more priests. The people would be more inclined to help this way. As for the land, give it back or let the Bishop pay the taxes on it. That land was not a gift but a burden; the man got a good write off, a wall and still wants to dictate how we should build. Give it back and count our losses. Sorry to feel this way, I love my religion but cannot afford to give anything toward this folly.