

HOA PROPERTY IMPROVEMENTS

Over the last year your HOA Board has initiated and completed several necessary property improvements. Some of this thinking started during the Pandemic when we did not know what we might need in the future. It is important to remember that our facilities are now 17 years old. Without taking care of our facilities, our assets will deteriorate.

The biggest project was remodeling and enhancing our bathrooms. The bathrooms see very high usage by pool attendees. Hot days could have 600 users. Rentals, HOA meetings/functions and social events require adequate facilities. We worked hard upfront with a volunteer bathroom project committee to get the best bids and ended up spending \$90,509 on the total improvements for the bathrooms.

Our bathroom contractor, Clifford Builders also made our facilities handicapped accessible. This cost was \$10,050 for doors, frames, hardware, and door openers. Saddle Rock Security is renovating the front doors and installed the new overall Access Control System at a cost of \$7,170. Pool and clubhouse users will now be able to use their cell phones for convenient access to our facilities. Saddle Rock was also our vendor to improve our surveillance system. They added better cameras, more cameras (10), and moved cameras. Cables, conduit, labor, and training with a 16 channel 16 Terra Byte Recording Device with web access. The total cost for this extensive project was \$16,650.

These investments continue our plan to serve our residents by maintaining our assets.

We hope this gives you some insight as to why you need an active and engaged Board now and in the future.

Bill Fisher

Treasurer

Below are some of the investments that continue our plan to serve our residents by maintaining our assets. This list is not all inclusive and costs are approximate. Some of the key projects accomplished as we look back include:

CLUBHOUSE:

2017 – Clubhouse carpeting (\$7000), exterior painting (\$9,860).

2018 – Flagpole (\$5000)

2019 – Chairs, tables, furniture, kitchen upgrade, blinds, and décor (\$19,000).

2020 – Landscaping front xeriscape, new trees, mulch replacement (\$20,000)

2020 - New HVAC system (\$20,000).

2021 – Bathroom remodel (\$90,000).

2021 – Clubhouse ADA access (\$10,500).

2021 - Pergola Repair and painting (\$ 7000)

2021 - Pool Iron Fence repair an Painting (\$14,000)

2022 – Surveillance system upgrade (\$16,500).

2022 – All access entry system and front door repairs (\$7,100).

POOL:

2018 - Drain replacement (\$2800).

2019 - Main pool manifold repair (\$2870).

2020 - Main pool filter media change (\$2775).

2020 - Pump room reconfiguration (\$3925).

2020 - Main pool automatic chemical system (\$6000).

2021 – Main pool heater (\$26,000).

2021 - New wader pool heater (\$4360).

2021 - Wader pool automatic chemical (\$5000).

2022 - Lap swim lane line (\$500).

2022 -Pool furniture replacements and additional tables and chairs
(\$14,250).