

OUR POOL PROJECT - - FACT VS FICTION

Note: This article was distributed at the ECIA Annual Meeting, May 6, 2019

FICTION: We're spending a lot of money and going to a lot of trouble to get the pool open for the 2019 season.

FACT: Without all the work being done at present we could not open the pool in 2019. The pool is quite old and, like older people, needs a lot of body parts replaced. Only the pool shells and probably the outside walls meet current code. Everything else was determined out of code.

FICTION: The estimated cost to rehab the pool started out around \$250,000. The project is out of control.

FACT: The original cost estimate covered only the bath house, sections of the deck, broken skimmers, and a "shaky" electrical infrastructure. Subsequent investigation developed that the well and pool backwash systems were not working, the pool septic tank was severely damaged, and the skimmers and electrical systems needed replacement. It was also determined it would be more cost effective to demolish and replace the old deck than to try to repair it.

FICTION: \$800,000 is quite a bit of money to spend to rehabilitate the pool.

FACT: Less than \$650,000 of this cost is directly for the pool. The rest is to replace our current pool and Community Center septic systems with a new "gray water" collection and distribution system that will allow us to irrigate virtually all of our CC landscaping without tapping into our well or EAWSD water for this purpose.

FICTION: We're likely to have to impose another special assessment to help pay for the pool project.

FACT: The money is there to pay for all the work that's being done this year and to add a family changing room, re-do the mechanical room, and finish the cosmetics in 2020. We're just dipping in to our future years' pool-related reserves and will reinstate those funds as we move forward. We will have collected \$600,000 from assessments for the pool by the end of 2021.

FICTION: There's a chance the pool may not reopen for the 2019 pool season.

FACT: The pool is currently slated to open July 4. We have a new pool manager and interviews are underway for lifeguards.

FICTION: It would have been better to demolish and rebuild a new pool.

FACT: The estimated cost to raze and build just a copy of our existing pool is \$3 million. This would have required a substantial assessment increase and would have required us to not offer any pool amenity until the funds were raised and a new pool built.

FICTION: The community did not have an opportunity to participate in the project.

FACT: Starting in 2017, the POOL Ad Hoc Committee starting meeting to discuss the "issues" with the pool. Several surveys were taken. The pool has been on the agenda of the Facilities and Grounds Committee every month for nearly two years. F&G held a widely publicized "town hall" meeting early in 2019 to get additional feedback on our amenities. Every resident has the opportunity to express their views at each Board meeting.