



POOL UPDATE MEETING



Pool Update Meeting

June 7th 2026



THE VALUE OF A COMMUNITY POOL



1. INCREASES HOME VALUES

Homes in neighborhoods with a community pool **sell for more** and appreciate faster.



2. STRONGER BUYER APPEAL

Pools are a top-rated amenity that **attracts more buyers** and shortens time on market.



3. HIGHER ROI

Investing in a community pool delivers one of the **highest returns** of any neighborhood amenity.



COMMUNITY POOLS IMPACT HOME VALUES



Studies indicate homes in communities with desirable community pool amenities can command a **5% – 9%** value premium, depending on local market conditions.



**BASED ON
COMMUNITY POOLS**



OUR POOL: CURRENT CONDITION

Why Major Action Is Needed Now



VISIBLE WEAR & TEAR ON OUR POOL



STRUCTURAL CRACKING

Cracks in the pool surface indicate structural stress and deterioration.



WATER LEAKAGE RISK

Cracks can lead to water loss, soil erosion, and further damage.



SURFACE DETERIORATION

Aging plaster and finishes impact both appearance and safety.



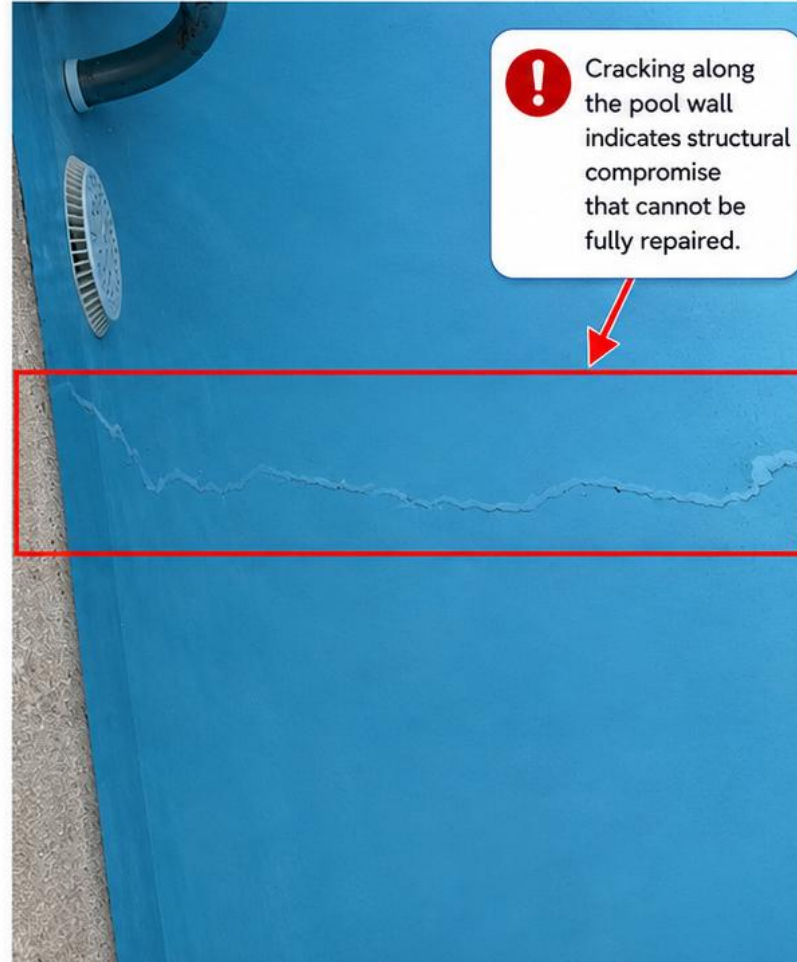
SAFETY CONCERNS

Structural issues can become safety hazards for swimmers.



ONGOING MAINTENANCE COSTS

Older pools require more repairs and higher costs over time.



Cracking along the pool wall indicates structural compromise that cannot be fully repaired.

PROFESSIONAL INSPECTION FINDINGS

PUBLIC SWIMMING POOL INSPECTION REPORT			
Facility Name: CHESTNUT CREEK HOA - POOL		Points	RATING
Facility Address: 3330 DAVIS RD MARIETTA, GA 30062		98	☒ SATISFACTORY
Permit Number: 14126			☐ UNSATISFACTORY
Permit Date: 04/24/2024 3:18:25 AM 9:18:19 AM			
Inspection Date: 04/24/2024 Inspection Time: 9:18:06 AM			
Area	Item	Points	Rating
OUTDOOR FACILITIES	Physical plant (Structure, plumbing, etc.)	0	☒
	Plaster (Surface): plaster, paint, exposed areas	0	☐
	Tile: missing, cracked, loose	0	☐
	Decks: cracks, settling, not slip resistant	0	☐
SANTARY FACILITIES	Ladders, rails, handholds	0	☐
	Slides, diving boards, stairs	0	☐
	Fences, gates, enclosures	0	☐
	Restrooms: walls, floors, ceilings	0	☐
WATER QUALITY	Restroom fixtures, toilets, urinals, lavatories	0	☐
	Showers, dressing rooms	0	☐
	Ventilation, lighting	0	☐
	Water clarity	0	☐
SUPPORT FACILITIES	pH (Total hydrogen ion concentration)	0	☐
	Drain covers, suction fittings	0	☐
	Chemicals available, stored properly	0	☐
	Recirculation pumps, filters	0	☐
			Voluntary Suspension
			Aquatic facility ☐
			Swimming pool ☐

Public Swimming Pool Inspection Report Addendum			Page 2 of 2
Violations cited in this report must be corrected within the time frames specified below, or as stated in the Georgia Department of Public Health Rules and Regulations (State Sanitation Code) Chapter 511-3-6, Rule .23			
Facility:	Permit #	Date	
CHESTNUT CREEK HOA - POOL	14126	04/24/2024	
3330 DAVIS RD	MARIETTA, GA	30062	
Number	OBSERVATIONS AND CORRECTIVE ACTIONS		
16	Violation Citation 511-3-6-.09 (1) Observe cracks in the pool deck. C/A: Pool deck must be clean and in good repair. New Violation.		
Person in Charge (Signature) Cameron M		Date:	
Inspector (Signature) Bailey McKnight Bailey McKnight		Date: 04/24/2024	



ENGINEERING ASSESSMENT RESULTS

WHAT THE ENGINEER FOUND



POOL SHELL SETTLEMENT & DEEP-END MOVEMENT

Cracks and observed settlement indicate structural movement within the pool shell, particularly in the deep-end section.



UNDERLYING STRUCTURAL CONCERNS

Additional issues may exist beneath current finishes.



AGING INFRASTRUCTURE

Pool and deck are approximately 45 years old.



DECK DETERIORATION

Surface spalling, cracking, and safety concerns observed.



END OF USEFUL LIFE

Pool deck has exceeded its typical service life.

ENGINEERING FINDINGS SUMMARY

FACTOR		ENGINEER'S ASSESSMENT
	Pool Structure	Settlement observed
	Existing Cracks	Structural concern
	Pool Deck	End of useful life
	Age of Facility	~45 Years
	Repair Complexity	Significant
	Hidden Conditions	Unknown
	Long-Term Reliability	Uncertain
RECOMMENDED PATH		REBUILD

* Official Engineering study can be shared upon request



WHAT IS THE RECOMMENDATION



THE DUE DILIGENCE PROCESS WE FOLLOWED



1. INVESTIGATE

Identified cracking and deterioration. Initiated a formal evaluation.



2. ENGINEERING STUDY

Independent engineering assessment completed. Structure found to be compromised.



3. GATHER BIDS

Obtained multiple competitive proposals for repair and rebuild, including demolition and site work.



4. ANALYZE VALUE

Compared initial costs, lifespan, maintenance, risk, and total cost of ownership.



5. RECOMMEND SOLUTION

Based on engineering findings and proposals, rebuild is the most cost-effective long-term solution.

WHY REBUILD IS A BETTER INVESTMENT THAN REPAIR

FACTOR	FULL REBUILD	REPAIR OPTION
Useful Life	★★★★★ 30+ Years	Unknown Could be as little as a few years.
Upfront Investment	Higher	Lower (Initially)
Future Maintenance	Lower	Higher Ongoing repairs likely.
Risk of Major Repairs	Low	High Hidden issues may be uncovered.
Total Cost of Ownership (Over Time)	Lower	Higher Repairs can add up.
BEST LONG-TERM VALUE	MOST COST-EFFECTIVE LONG-TERM SOLUTION	RISKY & POTENTIALLY MORE EXPENSIVE OVER TIME

THE REALITY OF REPAIR



Repairs only address current symptoms—not the underlying structural issues.



Once repairs begin, additional hidden problems are often discovered, leading to escalating costs.



Many pools that start with repairs end up requiring a full rebuild anyway—at a significantly higher total cost over time.



WHAT'S NEXT?

Next Steps for Our Community



Step	Action
1	Explore Financing Options Evaluate funding alternatives and share estimated homeowner impacts with the community.
2	Community Vote Homeowners will have the opportunity to vote on whether to proceed with the pool rebuild project.
3	Legal, Governance & Permitting Review Continue working with HOA legal counsel and appropriate county teams to: • Ensure compliance with governing documents and HOA requirements • Confirm proper procedures for a project of this magnitude • Investigate and explore permitting needs related to a full rebuild with the appropriate county teams
4	Submit Questions Send questions, comments, or feedback to: vicepresident@chestnutcreek.org
5	Stay Informed Watch for additional updates through community emails, meetings, and the Chestnut Creek Facebook page.



Important Note: The Board and Pool Committee are committed to transparency throughout this process and will continue sharing information as additional details become available.