

We need your vote to save the Windsong Pool

The Windsong pool has been enjoyed by residents for nearly 40 years. Unfortunately, the pool has deteriorated to the point where it will soon become unusable. Having a safe and well-operating pool adds tremendous value to our neighborhood, however the expense to renovate is significant, and a Special Assessment would be required to fully fund the project. A detailed presentation regarding the pool status from the April 11 Annual Meeting is available on Facebook, NextDoor, and WindsongGeist.com.

The Vote

✓ **Yes: Implement a \$550 Special Assessment per household due Sept 1, 2023 to fund the pool restoration.**

Pool restoration would result in a beautiful, safe, and efficient amenity that would benefit the neighborhood for years to come. The work would be scheduled for Sept 2023 – May 2024, with no downtime expected during the pool season. Full restoration is estimated to be \$225,000 and would include:

- Main pool skimmers, tile, coping, and plaster
- Wader pool skimmers, tile, coping, and plaster
- Full concrete deck and new retaining wall
- Fencing
- Pool cover

✗ **No: Do not implement a \$550 Special Assessment per household to fund the pool restoration.**

If repairs are not made, the pool will develop additional safety issues, operational expenses will quickly rise to unreasonable levels, and closure will likely be required. The cost to fill in the pool for permanent closure is estimated at \$80,000. The cost to permanently close the pool house and pump room are unknown, but expected to be substantial. Funding for permanent closure would still need to be determined.

Voting Requirements

- Each Windsong household will have a vote to determine whether a Special Assessment should be implemented to fund the pool restoration.
- Your vote must be received by June 27th by returning the enclosed form by mail, to a Board member, or at the Special Assessment Open Meeting on June 27th being held at the pool.
- In order for a decision to be made with the vote on June 27th, a quorum must be reached. That means that 60% of households must participate in the voting to comply with the neighborhood covenants and achieve a valid vote. A simple majority of votes will determine the results.
- If we do not achieve a quorum at the June 27th Special Assessment Open Meeting, a second meeting will be held on July 11th requiring 30% of households to vote to reach a quorum to make a decision.

FAQs

Q. We just raised dues in 2022. Why do we need a Special Assessment for this project?

A. Dues were increased beginning in 2022 partly to catch up with rising operating expenses as well as to create a Special Projects Reserve that could be applied to large projects like the pool restoration. Unfortunately, the experts believe the pool is likely to become inoperable before the Special Projects Reserve is high enough to cover the project.

Q. Where has the extra revenue gone that was collected from the dues increase beginning in 2022?

A. The majority of the extra revenue has been deposited into the Special Projects Reserves account, with a balance of \$42,890 as of 5/13/2023. This would be applied to the pool project this fall, along with any future allocations available.

Q. Why is the proposed assessment amount now \$550 per household when the original amount provided at the April Annual meeting was only \$520 per household?

A. As stated throughout the presentation, the dollar amounts provided at the April Annual meeting were best estimates based on the information we had available at the time. Upon consultation with our vendors since the April 11 meeting, our expense estimates have increased to include a retaining wall. The current projected shortage to be covered by the Special Assessment is \$123,000.

Q. What if I can't pay the Special Assessment by the Sept 1, 2023 due date?

A. It is critical that adequate funding is obtained by Sept 2023 to ensure that the project can move forward. However, the Board recognizes that there may be some residents who are unable to budget for this expense by the Sept. 1, 2023 due date. If passed, the Board will provide contact information to discuss alternative payment arrangements if required.

Q. Why should we begin the project in fall 2023 instead of waiting until we have the full funding built up through the normal dues process?

A. Continuing to operate the pool in poor condition is not a viable option. The experts don't expect that the pool will function safely and efficiently beyond the 2023 season, and attempting to do so will likely result in further damage. Also, the overall project could potentially be much more expensive in the future due to inflation and increasing demand on supplies and construction companies.

Q. Can the project be broken into smaller pieces instead of being completed all at once?

A. The experts state that the skimmers, tile, coping, and main deck must be done at the same time. The wader pool and plaster replacement could be done separately, but it would cost more to do it later (multiple concrete trucks, crews, etc.) resulting in a higher expense overall and potentially a future Special Assessment. The consensus of the experts, the Board, and our neighbors who attended the April Annual Meeting is that we will get the best results if we are able to complete the project all at once.

Q. What happens if the project expense goes higher than budget?

A. Any unexpected issues are likely to be identified in the first half of the project when the old concrete is removed. If this happened, we would reassess our options at that time to determine the best course of action. Potential actions include deferring the wader pool restoration or plaster replacement.

Q. What if the neighborhood votes against the Special Assessment?

A. If the neighborhood does not vote to approve the Special Assessment, the pool will further deteriorate and become an eyesore and hazard to the neighborhood. Closing the pool permanently is the next viable alternative. The cost to fill in the pool is estimated to be \$80,000. There would be additional expenses related to the pool house and mechanicals.

Q. Why should I vote for pool restoration if I don't use the pool?

A. Having a community pool increases the attractiveness of our neighborhood and arguably has a positive impact on our property values. A community pool is an amenity that is not available in every neighborhood, which sets Windsong above many of the surrounding communities. Refurbishing this asset is a long-term investment in keeping our neighborhood recognized as a desirable place to live for current and future residents.

Q. What is the Board's position on this topic?

A. Our Covenants state that the Association is responsible for the operation of the pool and cabana. That continues to be the Board's objective. While it is ultimately the neighborhood's decision on how to move forward, the Board's consensus is that restoration of the pool will benefit our neighborhood for years to come and the members support that outcome. Board members are not exempt from the Special Assessment and will pay the assessment if passed.

Q. Who can I talk to if I have additional questions about the proposed pool restoration and/or Special Assessment?

A. Each of our Board members has been involved in efforts to determine the best recommendations and can answer general questions about the restoration and Special Assessment. For detailed questions, contact:

- Ken Scheer, Board President, 317-753-8521
- Steve Scott, Special Projects, 317-414-9717
- Craig Henderson, Treasurer, 317-464-9683
- Kerri Pfau, Pool Chair, 317-432-4122