



WOII Proposed Pool & Rec Space Expansion Frequently Asked Questions

FACILITIES & LOGISTICS

Q: The pool expansion was proposed many years ago. Are the reasons for the proposed expansion still valid?

A: We believe they are, considering the growth we have seen in the community since that time and the additional children we now have in the neighborhood.

Q: How many people are anticipated to use the expanded facilities?

A: From meeting feedback, we anticipate many of our community to utilize some or all of the planned amenities.

Q: What percentage of “YES” votes from the membership will be required to approve?

A: 2/3 of the ballots cast will need to be in favor of the project for it to be approved. (Example: 200 total votes cast, need 132 yes votes to approve.)

Q: Has there been any consideration of a tiered membership? Many of our neighbors have never used nor do they intend to use the pool or the expanded facilities.

Tiered memberships with higher fees would provide access to all facilities. Lower tier members still enjoy the benefit of an HOA, (a well-maintained community, enforcement of covenants,) but do not use the pool or playground facilities and pay a lower rate.

A: There will not be a tiered dues system in Whispering Oaks II.

Q: The architectural rendering of the project is lovely, but the completed project will not appear as shown. Is it possible to see a modeling of the project that utilizes the topography, reflects the actual street and parking situation, and shows homes on the plats surrounding the area as opposed to the depicted park-like setting of level ground studded with trees?

A: It is possible to request additional renderings, but considering the high cost of each rendering, we are not planning to purchase more.

Q: What is the total payback of the loan including interest over 20 years?

A: Approximately \$1.8 million

Q: Assuming the loan is repaid over 20 years, how much additional money will need to be set aside for repair and/or replacement of equipment?

A: Those items will be budgeted each year like we do for the current facilities.

Q: Has there been a count of the use of Clubhouse access cards for a given period? (For example: How many people used the pool between June 1 and July 1, 2022? How many times have residents been turned away because the pool was over capacity?)

A: We have not pulled the access card data. No one has been forced to leave the facility due to overcapacity. However, we have gotten feedback from residents that they would utilize the pool more if it wasn't so crowded.

Q: Does the health department require hot water in pool houses and showers?

A: No, they do not.

Q: Will all new areas be handicapped accessible?

A: All areas will be ADA-compliant.

Q: Is a lifeguard required?

A: It has been checked and confirmed that a lifeguard is not required.

Q: What is the minimum age allowed at the pool without parental supervision, and should a lifeguard be included if we have two pools?

A: Minimum age is 14. We will not be hiring a lifeguard.

Q: Do residents of Whispering Oaks I still have access to the pool, and if so, will they be responsible for paying the increased HOA fee?

A: There are only a few WOI residents who were grandfathered in for use of WOII amenities. Only those who were grandfathered in will continue to have access to the WOII amenities as long as their annual dues remain paid, and they will pay the higher dues rate if the project is approved.

COSTS

Q: Has the added maintenance cost for the additional pool been factored into the proposed costs?

A: Yes

Q: What is the expected increase in monthly and yearly expenses for the expanded facilities: (Items such as insurance, maintenance, landscaping, etc.)

A: The expected increased budget amount to maintain the additional amenities and lot is \$29,000/yr.

Q: Has the cost of increased liability insurance been confirmed?

A: We have asked our insurance agent for this information. We expect costs to be nominal to the overall expense of project.

Q: If the land is purchased but the expansion is put on hold, would that still increase the dues now?

A: It will not cause dues increase this year. The dues increase will be calculated on what is approved to do with the property.

DUES

Q: What is the current proposed increased dues amount per household?

A: \$650-\$700/year

Q: How many houses are factored into the proposed dues amount?

A: 268

Q: Does the proposed dues increase include the extra insurance cost?

A: The current budget should be able to support the extra insurance cost without using the increased dues.

Q: How do our current and proposed increased dues compare to other neighborhoods?

A: It would put us in the middle range of dues in our area.

FINANCING

Q: What is the interest rate that First Financial quotes us?

A: 7%

Q: How much will closing costs be?

A: That is unknown currently.

Q: Will there be a pre-payment penalty?

A: There is no pre-payment penalty.

Q: Could we increase the savings allotment in future budgets to help us save up for the expansion?

A: This could be an option.

Q: If we vote against the expansion, what options do we have for the funds that have already been set aside for this specific use?

A: If the pool expansion is voted down those funds can be allocated to another project.

Q: I have never seen a project where the estimated costs are the exact costs once completed. What will happen as costs change during the building project?

A: We requested that the estimates be on the high side. We expect costs to go down, not increase.

Q: What would be the collateral for the loan?

A: The loan will be secured by documentation of the increased dues amount and the valuation of current property (Clubhouse, existing pool) and future property (pool, expanded rec space).

CONSTRUCTION PROJECT

Q: Has a contractor been secured already?

A: No, nothing has been finalized.

Q: Have we received more than one construction proposal?

A: We have one. The HOA president is working on getting a second proposal.

Q: How long would it take to complete the project?

A: Project will begin when the pool closes this year and complete before the pool opens next year.

Q: Is it possible to vote to buy the land now, but to wait for the expansion until a later point in time?

A: Yes

VOTING

Q: What data set was used to determine whether we need another pool?

A: Surveys of the community and known final size of the community. No quantitative study was done on the usage rate.

Q: What voting options will be on the ballot?

A: Yes or No. Options of how to proceed will be on the ballot so people can voice their preference.

Q: How will the votes be counted, and how will we ensure the votes are counted fairly?

A: Each household's ballot will have a unique username and a unique access code that they can use to either vote on paper or online. Only one vote per household will be accepted. We plan to use a group of 4 residents + 1 board member to count the votes which will remain sealed until after final voting on May 20.

Q: Will the counting process be closed to the membership?

A: The counting of the ballots will be open to anyone that wants to stay and watch.

Q: What percentage of the membership is required to vote to approve the project?

A: Approval requires 2/3 of the votes cast to be in approval of the project.

Q: If we vote “Yes”, will the HOA Board make all future decisions about the project?

A: Yes. We will only come back to the membership if there is a major issue that causes the project cost to exceed the approved dues rate.

Q: If there are multiple options on how to proceed with the project, how will the final decision be made?

A: The final decision will be determined by the options listed on the ballot.

Q: How can homeowners submit additional questions about the project after this meeting?

A: Email questions to wo2pool@gmail.com.