

From Pool to Park

Pool Conversion Concept Discussion



Presented to: Park Vista Homeowners
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Discussion Agenda

- Objective
- Current Situation/Background
- Pool Conversion Process
- Conversion Concepts (for illustration)
- Cost Analysis and Projections
- Next Steps/Approvals

Objective

- Share an analysis for transforming an expensive, aging underused pool into a more appealing and cost-effective communal space.
- Solicit and review estimates/bids from qualified contractors.

Background Overview

- Park Vista Mission Hills operates seven pools serving 62 residences. Only three of these pools are heated for the season, while all seven spas are typically heated.
- Several pools require replastering and extensive repairs.
- Pools consume substantial electricity for water circulation and lighting, even when not heated.
- The Association's electricity costs have more than doubled over the past five years, increasing from \$22,000 in 2020 to \$48,000 projected budget for 2025 (about 16% CAGR).
- This situation offers an opportunity to transform one or more pools into community gathering areas, while still maintaining easy pool access for residents.
- Pool conversions could reduce ongoing maintenance and operational costs while improving community amenities.

Example: Pool 6



- Medium Size Pool: approx. 31,000 gallons, 35x24 feet, avg depth 5 feet
- Hot Tub: 3,400 gallons, 12 feet diameter, 4 feet deep
- 4 pumps: 1 pool, 3 hot tub
- 1 heater/1 filter

Pool Removal Process & Cost

- Common Ground Pools has provided an initial cost estimate for pool removal and filling ranging from \$15,000 to \$30,000.
- Our pools are classified as commercial, requiring permits and approval from the health department.
- The process involves removing approximately 3 feet of the pool's upper side walls, followed by puncturing holes in the pool floor to allow drainage. The pool would then be filled with road gravel and dirt, with an inspector overseeing and approving the compaction of the fill material.

Community Amenity & Cost

- The pool area could be redesigned into a gathering pavilion incorporating desert landscaping, seating, a picnic table, and a gazebo. The hot tub could be kept, removed, or upgraded to a saltwater system based on preference.
- Other options include developing a dog park or a recreational area.
- The projected cost for conversion of one pool is estimated at a minimum of \$25,000.
- When combined with the expenses for pool removal and filling, the initial total estimate for the full conversion is roughly \$50,000.

Sample Designs - #1



Sample Designs - #2



Sample Designs - 3

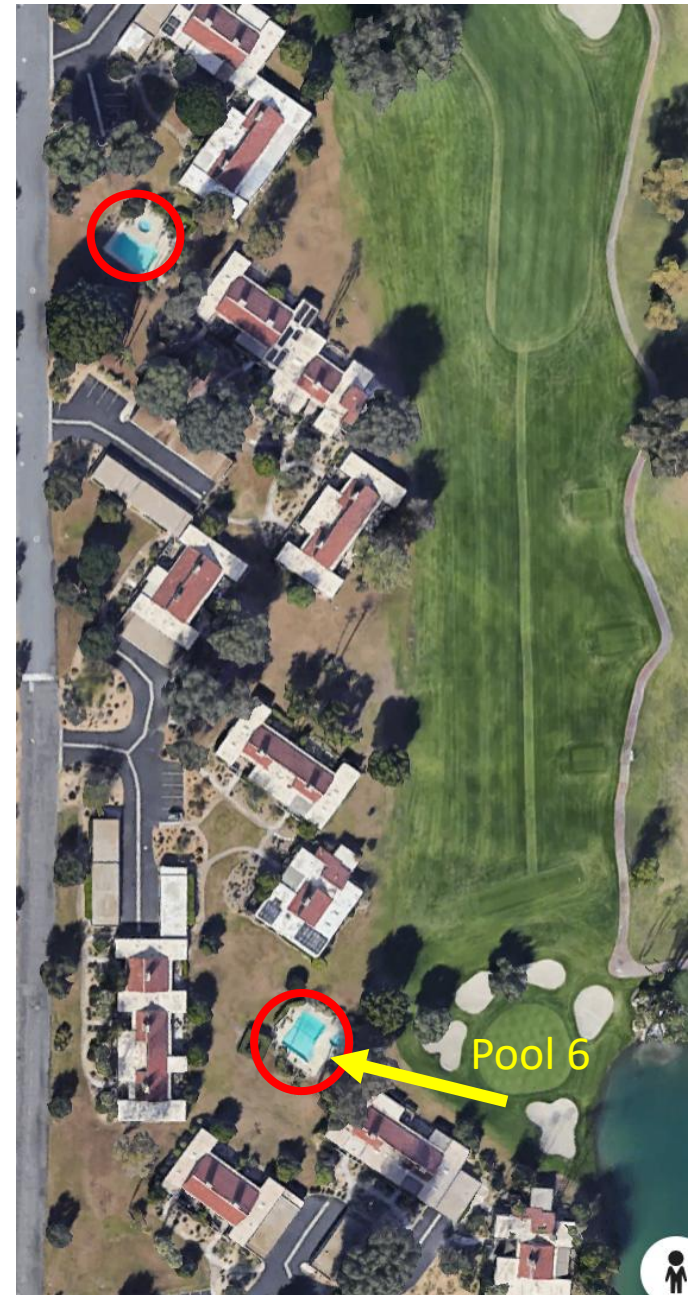
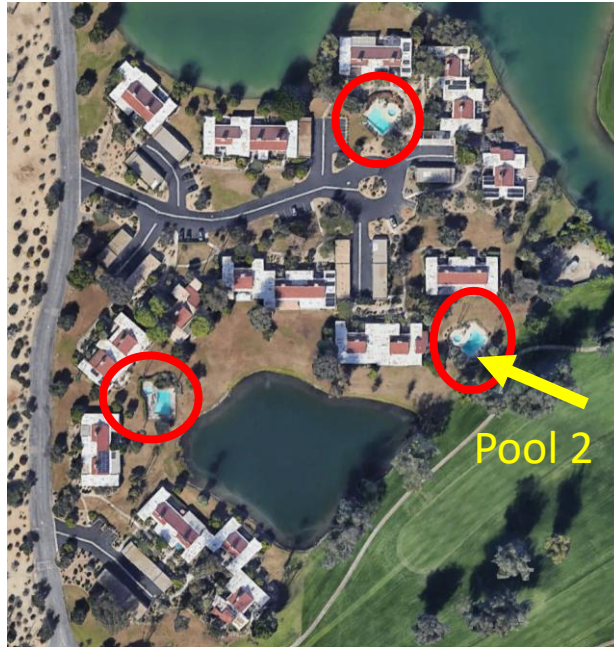


Park Vista Pools (2, 4, 6 highlighted)

There are currently 3 groups of pools: 1-3, 4-5, 6-7. A logical & fair selection would be to convert pools 2, 4 & 6.

Removal of these pools would continue to provide pool access to all 62 homes.

Although pool 4 was recently replastered, it's smaller size and proximity to the parking lot make it a more appropriate choice for conversion.



Cost Benefit Analysis: Key Assumptions

- Heating the pool represents just one part of the overall expense.
- Our estimates indicate that approximately two-thirds of the association's total electricity costs, around \$4,600 per pool, are related to pool operations.

Primary Savings	No Immediate Savings
<ul style="list-style-type: none">• Electricity (removal of one circulating pump)• Water consumption*• Chemical usage (to be negotiated)• Filter maintenance• Pump replacement• Periodic replastering	<ul style="list-style-type: none">• Gas• Pool maintenance contract• Insurance• Licensing fees

* additional opportunity to convert turf to desert landscape to comply with 2028/29 “no ornamental turf” law to reduce water usage.

- Implementing multiple pool conversions may result in additional savings over time.

Cost/Benefit Analysis (single pool)

Pool to Park Conversion

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total Savings
Pool Cost Savings																
Electric	\$ 3,679															
Gas	\$ -															
Water	\$ 360															
Pool chemicals	\$ 1,000															
Pool replaster	\$ -															
Filter cleaning	\$ 170															
Insurance	\$ -															
Licenses	\$ -															
Filters & pumps	\$ 610															
Base Savings	\$ 5,819	6,110	6,416	6,736	7,073	7,427	7,798	8,188	8,598	9,027	9,479	9,953	10,450	10,973	11,522	\$ 125,570
w/replaster	\$ 5,819	\$ 6,110	31,416	8,910	9,247	9,601	9,972	10,362	10,772	11,201	11,653	12,127	12,624	13,147	13,696	\$ 176,657
Assessment																
Payback	\$44,181	38,071	6,655	-	-	-	-	-	-	-	-	-	-	-	-	\$ 126,657

Assumptions: 5% annual inflation

- (1) pool replaster recommended by Riverside every 8-15 years @\$25k. Assume converted pool would otherwise require replaster in year 3. 11.5 year avg. life thereafter
- (2) We will save 1 pump@\$4,000/pump the average life is 8-12 years - we use a 10 year mid-point. Assume \$2100 filter savings is \$210/year.
- (3) \$85 per cleaning the filter saves 2 cleanings per year = \$170.
- (4) Est. \$.21/kwh, 2-3HP variable pump (0.1-3.2 KW (avg= 2KW) variable draw) running 24 hrs per day, 6hr turnover; supported by SCE bills
- (5) pool chemicals based on low end for HOA pools in Riverside County.

- **Assessment Payback Period: 3 years; total savings over 15 years: \$127k**

Funding (single pool)

- Homeowner estimated upfront assessment of \$50k:
 - Small: \$585
 - Medium: \$750-\$900
 - Large: \$1170-\$1205
- While a bank loan may be feasible, the interest cost would significantly reduce the savings benefits.

Approvals

- Dan Hewitt from Invited Clubs has given his approval for the conversion.
- Park Vista homeowner input & approval is still required including which pool(s) to target for conversion.
- Recommend identifying pools that are in imminent need of full replaster.