

Most Commonly Asked Questions about the Proposed Building Project

Compiled by the Community Long Range Planning Committee

1. Why do the Homeowners need a community center?

The Homeowners do not have a community center. The current Apache Hall is owned by the Country Club, not by the Homeowners. The Homeowners need a community center where they can hold large meetings, concerts, dances or other activities. Other communities have these facilities and provide a multitude of entertainment and services to their residents.

The Homeowners Association rents the current Apache Hall for meetings, but it is too small and is in need of major renovation and rebuilding. In addition, our exercise room is substandard needing more space and better ventilation and the restaurant is inefficient with old equipment. If the Country Club decided to build a new facility, it would not be built to serve the needs of our whole community.

2. If the Country Club owns that property, how can the Homeowners build a new community center on it?

There would be a transfer of property from the Country Club to the Homeowners. Here's how it would work- the Homeowners would buy the land, ready to build on, from the Country Club for fair market value. The Country Club then would use that money to fund the building of a new pro shop as part of the complex. To save real estate taxes, the Homeowners would own the building but the Country Club would have a lease for a minimal amount of money on the pro shop, either in perpetuity or very long term.

3. Are you saying the Homeowners would own the whole community center? What about the golf course and putting greens, etc.

YES, the Homeowners would own all the buildings only---the Homeowners would not own the golf course, putting greens, or driving range. That remains in Country Club ownership. The transfer involves only the land under the current buildings and the parking lot west of the current buildings, approximately 2 ½ acres.

4. Why don't we acquire Apache Hall and fix it up? Renovate it?

Because the building is 40 years old and not built to codes required today, the cost of renovation was estimated to be \$5.5 million by a professional inspector. This \$5.5 million did not include permits, architect fees, any new furnishings or removal of any toxic materials. And when you finished renovating, the hall would still be too

small, there would be no new exercise room and the kitchen would still be poorly located for serving large groups in the hall.

5. What will this proposed new building cost? What will be my obligation as a homeowner?

The estimated cost for a turnkey project complete with furniture, fixtures and equipment is \$8.5 million or about \$6000 per lot. The committee has planned a number of payment methods (subject to legal requirements), for each Homeowner to pay so that everyone can afford this community center.

A. The “Pay-as-You- Go- Plan”. You pay \$50 monthly as long as you are an owner. When you transfer your property, the new owner would pick up where you left off.

B. “The Deferred Plan”- For those who are low income, an independent third party would determine that you indeed qualify to defer your payment until you transfer your property. At the time of transfer, the payments that you haven’t made come due.

C. “Complete Payment Plan”- Some may choose to pay the entire amount immediately thus saving interest costs.

Whichever plan you agree to, you may make additional payments at any time without any penalty. You may choose to pay \$100 a month instead of \$50, or make a one time extra payment or make an extra payment once a year- just as long as you meet the basic requirements of your agreed method.

6. Will there be a “lien” on my property?

NO, there will not be a lien on your property. The new building will be the security for the bank loan, there will not be a mortgage or lien on your home because of this building. **The only situation where there could be a lien is if you don’t make payments you agree to make.** For instance, if you agree to make \$50 a month payments and do not make them, there could be a lien. If you are on a deferred plan and you do not pay the amount due when you transfer your property, you could have a lien.

7. Do we need a restaurant? Who will own it? Who will run it? Will it make a profit?

The Homeowners will own the restaurant and most likely hire a food manager to be responsible for the dining rooms, lounge and hall, rather than leasing the facilities out. We would hope to make a profit, but view this more as a service to the community just as the pool is a service or the softball field or meeting rooms or shuffleboard courts. A restaurant would be a place to have a meal with your visitors without having to leave the park after dark. The special dining area could be used for overflow or for smaller groups to have meetings or to celebrate anniversaries and birthdays without competing with the noise of the rest of the facility.

8. What will happen if we don't vote for this project?

At some point, the current Country Club buildings will have to be torn down because they are no longer safe or maintainable. The cost to build a Homeowner community center will be even higher than it is now- costs increase about 12% a year. In the meantime, potential homebuyers will go elsewhere where they can have new facilities and activities and our home values will drop. It's the cost of doing nothing.

9. When will we begin building and when will we be able to use the new building?

It will take a year to get the permits and final plans before we can even begin construction. It will take another year of actual construction before we can use the new facility.

10. Will the pool be usable during construction? What about the pro shop?

The pool may have to be closed for brief periods of time- for instance, when the building comes down or land preparation begins, the dust would affect the pool. Temporary pro shop facilities would have to be used during the year of construction.