

Comparison of Existing Building Sizes to the Proposed Community Center

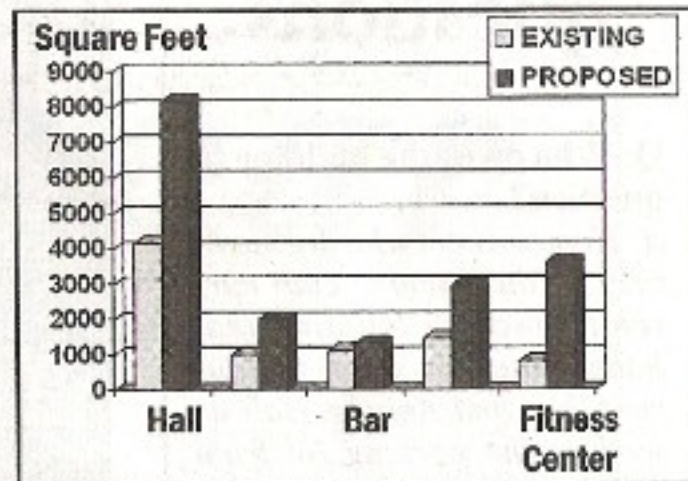
The proposed approximately 25,400 square foot Community Center for Apache Wells will have considerably more room for homeowner activities than the existing building.

- The new Hall would be about twice the size of existing Apache Hall allowing for about 580 people to be seated, nearly twice the number that can use it now.

- The restaurant and bar are a bit bigger than the existing one- included in the plan is a private dining room for smaller gatherings of 40 or 50 people.

- The Pro Shop is about twice as big as the current shop allowing for more shop space as well as room to organize golf events.

- The existing Fitness Center is about 1200 square feet, including pool showers. The planned one is about three times larger and includes space for new showers and bathroom to be used by swimmers as well as those in the Fitness Center.



A Summary of the ASU Study on Apache Wells Long Range Plan

THE PROCESS

In 2004 the Community Long Range Planning Committee at Apache Wells, members of the Homeowner Association and Country Club boards felt the need to refine efforts for Apache Wells future. Collectively, they felt it was time to bring in a facilitator to help Apache Wells more toward a more cohesive community as well as a community that could continue to meet the activity interests and needs of current and future residents. To accomplish this, they agreed to contact Dr. Wendy Hultsman of Arizona State University to lead this effort. It was agreed the process would have several stages.

In the first step, letters were sent to all Apache Wells residents asking those interested in taking part in the needs assessment survey to respond. In total, an impressive 554 or 21.8% of Apache Wells residents returned completed surveys. Only 400 replies were necessary to satisfy this assessment. Another means of gathering input from residents was through focus groups. Approxi-

mately 350 residents responded to these meetings resulting in 23 focus groups being formed, which identified additional questions. Another meeting was held to prioritize the focus group responses.

Two formal presentations of the results of the survey were made at Town Hall Meetings. Approximately 350 residents were in attendance.

As a result of the survey and focus group data, a three-hour planning workshop was held. One hundred residents volunteered, and the participants sat eight to a table, and discussed viable alternatives and strategies for their chosen topic. At the end of the planning session each group presented their suggestions. The information from this workshop helped direct selections of future strategies and alternatives for Apache Wells.

It became apparent that a steering committee that would facilitate the gathering of additional information was needed. It was also apparent that task groups should be formed to research the following areas: wellness/exercise facility, Apache Hall, Community Hall, activity areas/overall land use, block captains/neighborhoods liaisons, activity building renovation, activity director, general manager, better communication, signage and finance.

WHAT DOES THIS MEAN TO APACHE WELLS

What is critical for Apache Wells Homeowners to realize, is that the coming

generation will expect amenities to be more upscale. While around half of the children of Apache Wells residents that were surveyed indicated that they would consider moving to Apache Wells in the future, there were many who indicated that the community amenities would need considerable updating. This is the feeling of many residents also. Research overwhelmingly indicates that what was good enough for yesterday's retirees will not suffice for the next generation. That's the fact, plain and simple. All research and studies agree: "the interests, wants and needs of tomorrow's generation of retirees are vastly different from yesterdays." This means that unless residents think about the future and make plans now, they will almost certainly see their community deteriorate.

It important to realize the life cycle of a community is the same as the life cycle of any product. If Apache Wells Residents choose to act on the areas identified above, they will be positioned to attract new residents that are looking for an active, sporting environment with manageable housing units. Today's residents will improve their current life style and enjoy the benefits of their changes for many years to come, while they also attract the next generation.

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