

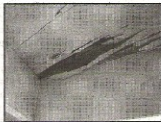
# Pictures are worth a Thousand Words



Masonry wall removed



Sagging Roof



Roof Dry Rot

It would take a full page to relay all the information that was presented by Dan Smith of Nest Technologies Inc. at the December 6, 2006, meeting in his presentation on the condition of the present Apache Hall Building. His list of credentials were an arm long. He is not only qualified, but also certified to do this job.

The debate of course is do we build or refurbish. Consider the fact that his estimate for the refurbishing of the existing building is 5.5 million, not including the significant soft costs of architects, city permits

and the expense of asbestos and lead abatement. Nor any expansion of the wellness center.

One look at these pictures and you realize that we are dealing with an old building that was built with technology of 40 plus years ago. As Architect Dan Block pointed out, building with exposed wood has a limited life in the Arizona sun. As they said in the Old West, it is time to bite the bullet.

One can only conclude that the Community Long Range Planning is going down the right track with plans for a new structure.



Exposed Reinforcing Rod and Corrosion

*"One can only conclude that the Community Long Range Planning is going down the right track with plans for a new structure."*

## Frequently asked questions

**Q: Who owns the building in question?**

*A: Homeowners who are members of the country club currently own the building that houses the pro shop, restaurant, bar and Apache Hall as well as the parking lot from Hermosa Vista to the south end of Apache Hall.*

**Q: Will country club members need to pay to use the new facility?**

*A: The current policy is homeowners do not pay to use homeowner facilities. A fee structure for use by private groups will be determined.*

**Q: Will we need a retention pond?**

*A: This cannot be determined until the full survey is completed. Draining to the golf course is a possibility.*

**Q: Will the pool be closed down during construction?**

*A: The pool will be usable except for brief periods during construction. Neighboring pools may be available during these short times of closure.*

**Q: Will the pool be protected from damage during construction?**

*A: Yes. The contractor will be responsible for any damage.*

**Q: Why do we need a restaurant?**

*A: A restaurant is a community service.*

**Q: Why do we need to change what we presently have?**

*A: The top three concerns that came out of the ASU study were the wellness center/exercise facility, the hall and the restaurant. As it stands today, the residents of Apache Wells do not have a community center. The ASU study also pointed out that future homeowners would have a desire for additional amenities including entertainment and concerts. The present facilities are not large enough to meet these needs.*

**Q: Could the current clubhouse be renovated?**

*A: The experts have stated that it would cost as much as a new building. It is time for Apache Wells to have their own community center.*

**Q: What would we use the new facilities for?**

*A: The new community center would be used for weekly movies, concerts, community wide parties, football games such as Rose Bowl Brunches, and Championship games. Dancing, Plays and more.*

**Q: How can we get more information?**

*A: The Steering Committee provides information through the Roundup, the printed and electronic Newsletters, Town Hall meetings and Coffee Meetings. Contact the homeowners office if you would like to attend a coffee meeting.*