

Clubhouse Amenity Project Overview

From Bill Irwin, CDD Chairman

Why we need the Amenity Project!

There are several issues that require funding for clubhouse repairs and community campus improvements:

1. The major reason for change is storm water drainage problems.
 - a. The original clubhouse building and additions have made the original marginal water drainage problems much worse. Rainwater flows from the street and parking lot towards the clubhouse and does not flow away quickly. The result is that clubhouse floors and entrances are suffering from water damage, the veranda by the pool floods after every rain, and temporary fixes have only been marginally effective.
 - b. The 'dry' pond behind the playground can't handle all of the water from a big rain storm, so it has to be deepened to improve water runoff and converted into a 'wet' pond.
 - c. These problems require significant re-grading of the entire property, and installing underground storm water drainage pipes to the wet pond.
2. The clubhouse parking is inadequate to handle the heavy usage for pool and sports facilities and community events. The parking lot must be enlarged and tied into the drainage system.
3. The pool is too small for the size of this community, and folks have to be asked to leave the main pool during heavy usage times. The building standards require at least doubling the clubhouse pool size or adding a second pool.
4. The clubhouse is almost 15 years old. Several elements of the facility are aging and outdated including the security system and need to be replaced or refurbished.

Additional Amenity Project Benefits

Community feedback suggested the following additions to increase resident use, community attraction, and improve property values.

1. A new combination leisure/lap pool and deck will be installed.
2. The parking area will be expanded on both sides of the clubhouse.
3. A cabana for picnics will be added with extra bathrooms.
4. The fitness room size will be doubled and exercise areas provided.
5. Shaded seating will be provided around both pools.
6. The new playground will be shaded.
7. A splash pad for the kids is in the plans.

