

Resident Input To The Strategic Planning Working Group Part II – Amenities

This is the second in a series of Straight Talk editions that will be responding to the input residents provided to the Strategic Planning Working Group. The input addressed here deals with current issues and activities underway, completed or being planned.

The amenities addressed here do not include either Golf or Food & Beverage. Those two amenities will be addressed individually in future publications.

General Issues

- Input** – “Maintain community amenities in top condition.”
“Sustain vibrant activities operation allowing physical stimulation for residents.”
“Provide year round amenities to accommodate year round residents.”
“Maintain and keep all facilities updated.”
“Must maintain all facilities in proper manner, don’t be only economical.”
“Allocate adequate funding to maintain and/or improve all community assets.”
“Allocate adequate funding to maintain and/or improve all community roads.”

The community supports an array of physical amenities, clubs, crafts, and events to provide a resident with a variety of activities meant to enhance their lifestyle. We continue to explore new interest and activities and information brought to us by residents and through our association with like communities.

We have an ongoing maintenance program that focuses on the upkeep and appearance of the facilities and amenities. Some of these are funded by monthly dues, but the majority of the maintenance is scheduled in the Reserve Fund. Fitness equipment, facilities, furnishings, swimming pool, and tennis court issues are regularly maintained or scheduled for replacement through a planning process incorporated into the Reserve Fund. This keeps the facilities and equipment in working order and up to date.

Over 40% of the Reserve Fund is earmarked for road maintenance over the next 30 years. The process is underway to provide preventative maintenance to extend the life of the roads until approximately 2027 when a major 4 year street project is scheduled to be undertaken. All facilities and assets are reviewed annually to update our asset list and the schedule. The current preventative maintenance project has been suspended until late September- early October.

All amenities are provided on a year round basis, unless the facilities are out of service for maintenance or replacement.

Clubhouse/Fitness Center/Tennis Courts/Pool

- Input** – “Look into implementation of WiFi system.”
“Repaint with new color schemes.”
“Replace worn outdated furniture.”
“Keep pool open as late as possible.”
“Maintain tennis courts to competitive levels.”

“Update fitness equipment.”

A WiFi system was installed in the clubhouse as part of the renovation project and has been available since September 08. The Fitness Center and Clubhouse have been totally renovated, the furnishings have been replaced, and both buildings have been painted in a new color scheme. Stacked stones have been added to the entry areas of both facilities and the bag drop area.

This summer, the gatehouse was repainted in a color scheme approved by the Dove Mtn. Association. Also the three entry gates, the bridge leading to the clubhouse and the fireplace on the south side of the clubhouse lawn and the tennis courts have been all been painted. All of this was done as part of the regularly scheduled maintenance program. The hillside outside the Golf Shop has been re-landscaped and new drainage has been added.

The pool area is open until 10 pm every night, except during the months from November thru March when the pool closes at 7pm and reopens at 6am. There are two factors that influence these hours, one is that the pool area is immediately adjacent to homes and therefore 10pm is the hour established to reduce noise. The other is the use of a pool cover to control costs for heating the pool. We think that these are common sense and courteous rules. In both cases, the spa remains open to users and a limit on the noise is requested.

The tennis court surface is on the Reserve replacement schedule for 2011 and annually is evaluated in consultation with the Tennis Club.

The fitness equipment replacement schedule is based on either the expected life cycle for each piece under normal use or cases of failure. Replacements are state of the art items of comparable equipment at the time of replacement. All replacements must be justified and reviewed by the Financial Affairs Committee and approved by the Board. With the exception of four pieces of fitness equipment, all equipment currently provided in the Fitness Center has been purchased within the last 18 months. The major part of those purchases was made as part of the renovation project.

There is a copy of the Reserve Fund planning schedule available for review in the Library. You may wish to check on some issue or item of special interest.

The next topic areas to be addressed are Golf and Food & Beverage.