

Frequently Asked Questions

As a follow up to the General Membership meeting, the Board would like to offer these Frequently Asked Questions out to the Membership to make sure that all information about the upcoming project is addressed. We also want the membership to be provided with the same information that we discussed at the annual meeting. As additional questions arise, we will send out follow up communications.

What was the time line and planning period used prior to the general membership meeting?

The clubhouse has been discussed many times over the past 18 months. The Board solicited feedback in many ways through online surveys, committee meetings, focus groups and asking members. There were members who participated in the building committee and focus groups. For the membership meeting dates, notifications about the meeting was communicated several times through email, including an email with the agenda, and a postcard was mailed out two weeks in advance of the meeting.

This project looks like it has been well thought out – how long has this process taken?

The building committee has worked for over a year on this project. There have been many of your peers on the committee and they have invested hundreds of hours to compile a design that meets all the criteria that were submitted by the membership.

Where is the playground going to be?

The playground will be located around the baby pool close to its current location. The final location will be determined once the drawings and layouts are completed.

Will the playground be in baby pool fence area? No. The playground will be configured close to the new baby pool area, but NOT inside the baby pool fencing. This will allow year round use for the members. We are looking for a control gate by the baby pool area for access during pool hours to the playground, without having to walk all the way around the pool.

What type of baby pool is going to be installed?

The baby pool will be a zero entry design that accommodated younger children. It will feature 4-5 water options and splash areas for the children's enjoyment.

How much bigger will the pool deck be? The pool deck will be expanded by 1,700 square feet along the far length of the pool by the slide. It will also include an expanded decking area along the length of the pool by the current pump house.

Will there be shaded areas?

Yes. There will be much improved shaded areas in the new design. They will be located under the corner pavilions on each end of the pool. There will also be an expanded area of trellis down by the pool pump house. There will also be covered area by the new snack bar and additional covered areas and seating on the raised level of the clubhouse terrace.

How wide is the new driveway?

The new driveway will be about 8 feet wider than the current drive to accommodate easier passing of vehicles in and out of the parking lots. We have also added a drop off area by the pedestrian entrance to the pool that will allow cars to unload/load and still allow traffic to pass.

What are the new fees going to be?

Dues will be increased \$150. This is less than or equal to other clubs in the area and these new facilities will attract members who see the value in the new amenities that will be offered. Even without the new building, the dues would have to be increased in order to maintain the aging pool house and current facilities .

What is the new assessment and how is it to be paid?

The assessment that was approved by the membership at the meeting is not to exceed \$500. This is projected to be paid in two installments, one billing period in Jan 2010 and one in Jan 2011. As all costs are not final as of yet, the fee has been approved as a not to exceed amount – which also mean it could be less.

How could it be less?

Once all the final design drawings are sent to final contract and all contingencies have been addressed the costing that has been projected at this point will be known.

Why are we being asked to approve something when all final costs are not known?

As part of the design/build process, the design can only evolve so far before significant costs have to be incurred before final pricing can be determined. The building has to be engineered, ground layouts completed, bank financing agreed to, and other important items finalized so that the contractor can guarantee the final price.

Has there been more than this option considered?

Yes. The building committee considered several options from various architectural firms before this design was picked to present to the membership. The task of the building committee was to review various plans and weigh them against the feedback that was received from the membership survey that was completed. As each version was evaluated, it was judged based on providing the best value to the members for what was requested in the survey.

There were discussions about donations when the fire occurred last year – are those taken into consideration with the costs here?

Yes. Any and all organizations that offered to help in the rebuilding process for the new clubhouse will be contacted. Please direct all correspondence to office@windyrush.com so that discussions may take place with those who are interested.

How many extra parking spots are shown on the new design?

There are 37 spaces in the new design which brings our total to 91. This will certainly never be enough for the major holidays but almost double that of our current parking lot.

Why is this the best time to start?

Many would say there is never a good time to start. Some would want to wait, while others wanted to get started 2 weeks after the fire. There have been significant resources put into consideration for the next 40 years for the club. Based on the feedback many members want the clubhouse back for functions and parties.

There also happens to be depressed pricing in the building industry. We are taking advantage of very favorable market conditions to get the absolute best quality and value for a much reduced price than we have seen before.

If I am interested in helping to contribute to the success of this new stage of the club how can I help?

Please send an email letting us know what you are interested in doing (and we could certainly use the assistance). Please email office@windyrush.com. This is a large undertaking and we are looking for interested volunteers.

At the annual meeting, was the building project approved to begin and when?

Yes. At the meeting the assessment and was approved and members were made aware of the necessary dues increase to begin the first stage of construction for items that could be completed before the pool season is to begin. Construction drawings & engineering are to begin immediately and the first phase is scheduled to start in Jan 2010.

Will the construction interfere with use of the pool next summer or in subsequent years? No.

Construction will not interfere with the pool season next summer. The contractor is aware of the stop date and we are in the process of creating the consequences if the stop date is not met.

Does the estimate of preliminary costs that were presented at the meeting include Phase 1 and Phase 2? Yes. The preliminary budget at this point does include both phase 1 and phase 2.

Is there a high level plan of what building is included in each phase of the project? Yes. The phased building timeline is in the project proposal that is on the Windyrush website.

What is the height of entrance to the club house vs. pool deck height? Are they the same level?

No - in order to provide a bit of privacy for functions that are occurring in the clubhouse during pool season, the clubhouse will sit about 3 feet higher than the current pool deck. This will allow a small patio overlooking the pool and a few steps down to the pool deck. There will be a small gate to control access between the two levels.

With the raised height of the clubhouse, will be handicapped accessible? Yes. The new clubhouse will have a handicap access ramp.

If I want to see the plans and the presentation, where can I find it? The plans, pictures, and PowerPoint presentation from the meeting is on our website, www.windyrush.com