



## Vision 2020 & Beyond Community Meetings

### *Thank You*

*Thank you to all the thoughtful Genesee homeowners who attended the November Vision Committee community meetings. It was great to see so many residents participate in the important discussions on Genesee's aging facilities.*

*We had over 325 homeowners attend these four meetings, some even twice! We have also heard many people engaging in conversations and asking questions outside the meetings. We are excited by the passion shown and appreciate the constructive feedback received.*

*Below please find a sampling of comments and frequently asked questions from the sessions. A more detailed summary from the meetings can be found on the Genesee Foundation web site.*

## Resident Comments

### **Sense of Community/Upgraded Facilities:**

- What does "community" mean; what might it cost; what are we willing to pay for it?
- There are two choices: Maintain current aging facilities or leave a legacy for future generations by moving forward to update our facilities.
- Improvements are an investment in community. Community is more than a collection of houses. It is a result of people interacting.
- Some residents don't use the facilities; facilities had no impact on decisions to live in Genesee.

### **Financing/Cost to Homeowners:**

- Find a practical, cost effective way of moving forward. Our HOA dues are substantial. Find additional monies. Reduce or eliminate security costs. Consider usage fees, e.g. pools.
- Need to control cost/pare expenses, not increase them, in these tough economic times.
- Remodel costs can be higher than Replace and have more unknowns.
- If we add more programs and functions, we will need more staffing/volunteers.
- Important to share cost in proportion to home value.

### **Facility Design/Utilization/Space:**

- Current facilities are adequate. The last thing we want is more space that no one uses.
- Take a closer look at space and usage. Balance space, parking, pools and tennis courts.
- Don't take away what we use and like about our facilities. Pools, exercise area, and tennis courts are important to our community.
- Consider groupings: Office area, gathering and meeting space; recreation opportunities – swimming, tennis, exercise.

### **Process/Survey:**

- The community is divided on how slowly or quickly this process should move.
- On the one hand, it would be great to move forward so that we could enjoy better facilities.
- On the other hand, the economy has us all wondering what is going to happen next.

## Vision 2020 & Beyond Community Meetings Frequently Asked Questions

**I like the idea of rebuilding our facilities, but I am concerned about increases to my quarterly assessments. Many people in this community cannot afford a significant increase. Are there different financing options we can use to minimize the impact on our personal finances?**

The Finance Committee, the GVC and the Foundation Board feel that there are many finance options that can be used to minimize the impact to our assessments. Some examples include donations, fundraising, fee for service, real estate transfer fee, metropolitan district, bonds, etc.. Once we have a detailed design and specific costs, the GVC will work with the Finance Committee and the Board to develop and present viable financing options to the community.

**We have residents in Genesee who play competitive tennis. We need three courts so that we can host matches. Did the Vision Committee look at options to keep the courts at Vista?**

Two years ago the GVC looked at tennis usage in Genesee. We do have a number of homeowners that play tennis, but not enough to justify the cost of maintaining four tennis courts. In the concept design, the Vista courts were eliminated to accommodate more functional meeting space and increased parking. If the decision is to Remodel or Replace, the GVC will take another look at tennis court options, i.e. adding an additional court to Solitude and/or keeping a court at Vista.

**I like the idea of one centrally located facility, but have concerns about traffic. Has the committee looked at traffic studies?**

The GVC did not look at traffic studies during the concept design. Given current usage of the facilities, the GVC concluded that residents use facilities at many different times of day resulting in the occasional "peak" time. This issue is something we can and should look at in more detail as we move forward.

**I have concerns about some of the costs presented in the meeting. The estimates seem high and out of line. For example, \$1.7 million for two new pools. In addition, the concepts presented showed high-end finishes. Can't we do this for less?**

The GVC did consult with many professionals to obtain cost estimates for obvious repairs and projected costs to Remodel and Replace facilities. These estimates are preliminary. Once the community decides on a direction, a detailed design plan and cost estimates will be developed. This is when we can examine trade-offs on facility finishes in relation to cost benefits.

**The Remodel design has a significant increase of square footage/space. What are the predictions/justification for the increased space?**

The assumption is that if we upgrade our facilities, residents will want to use them more. The increase in square footage in the concept designs were based on input the GVC gave the architect. The community has told the GVC that they want more exercise, gathering and deck space. To accommodate all this, an increase in the square footage of the facilities may be required. As we move forward, the GVC will take a closer look at the design and determine how to balance space, function, and cost.

## Vision 2020 & Beyond Community Meetings Frequently Asked Questions

**I am thinking about selling my home in the near future. I am concerned about my HOA dues in relation to my home value. If my dues increase, what will potential buyers think? Will improvements to our facilities increase the value of my house?**

The GVC cannot predict if our home values will increase by remodeling or replacing our facilities. However, realtors have told us that potential buyers accept and appreciate the many benefits gained from our current HOA dues and feel that what we get for our dues is a good value. Furthermore, any updates made to our facility would show potential buyers that this is a community that is looking forward and is keeping up with homeowner needs and wants. In addition, realtors have said that a newer facility would be a strong asset to our community, one that along with our unique natural environment could set us apart from our competition.

**The economy is showing signs of improvement, but we have a long way to go. Why is the Vision Committee bringing this to us now?**

The Board and the GVC realize that timing is an important concern. The GVC (chartered in 2006) was asked by the Board to look at our aging facilities. Many components of our facilities (pools, decks, siding, HVAC) have exceeded their life expectancy and require significant and costly repairs. Based on the research, the GVC believes it would be better in the long term to plan and budget for a Remodel or Replacement of the facilities. The Board needs direction today so it can make rational decisions and realistic plans for our facilities that are based not only on need, but on community desires.

**I have lived in Genesee for many years and don't use the facilities. There are many options for exercise and swimming outside of Genesee. Why should we update our facilities? If residents want nicer amenities, can't they choose facilities outside Genesee?**

Even if they don't use them, many residents feel the facilities are a great benefit to the community. Our current facilities have provided a place for residents to meet and gather over the years. Our facilities will never offer everything for everyone. Residents will still need and want to use facilities outside of Genesee. The overall goal of the Remodel or Replace options is to have a gathering place in the community that residents will want to use and reflects Genesee values.

**I am confused about the options presented. Is there a "do nothing" option?**

The Repair option is considered the "do nothing" option. If chosen, the Board will continue with regularly scheduled repairs and necessary replacements. It is important for homeowners to understand that with the Repair option, there is no guarantee that HOA dues will stay the same. The Board may need to increase assessments if and when a repair is unexpected and funds are not available in the Reserve Fund.

**What are the next steps?**

Homeowners will receive an opinion survey in the mail in early December. The survey is designed to give the Board clear feedback on whether the community wants to continue to repair the facilities or if we should look at upgrading them via a remodel/replacement scenario. Our goal is to get a high rate of surveys returned. The GVC needs your help to accomplish this goal.

## **What's Next?**

Look for your Opinion Survey in early December.  
Surveys will be due back the first week of January  
The Board and GVC need your feedback and direction.

## **Questions/Comments**

The information provided is just a summary of what was discussed at the Community Meetings in November. The Genesee Vision Committee wants to ensure homeowners have access to all the information mailed and discussed. Detailed presentation materials and notes from the community meeting can be found on the Genesee Foundation website ([www.geneseefoundation.org](http://www.geneseefoundation.org)) under Vision Initiative. Comments can be emailed to [vision@geneseefoundation.org](mailto:vision@geneseefoundation.org) or delivered to the Foundation Office.

## **Thank You and Happy Thanksgiving!**

### ***Genesee Vision Committee***

Scot Barker  
Fred Coester  
Larry Dale  
Emily Henderson  
Scott Jacobs  
Galen Knickel  
Ken Kucera  
Anne Lenane

Anita Livingston  
Jen Prendeville  
Anne Sherwood  
Andrew Stirrat  
Bruce Strand  
Dan Wenzinger  
Carla Andrews (*staff liaison*)