

# New Swimming Pool Community Update #1

November 2024

This update is to help our community stay abreast of the developments surrounding the new pool complex currently in the planning stage. All of the following information was discussed in detail at the monthly board meetings which are open to all BCLCA homeowners. I recognize that attending may not be possible for many, and that the monthly minutes are abbreviated and do not convey all of the explanations and facts discussed during the meetings. Please remember, we all own the pool, as we collectively own all of the community's assets. These amenities positively affect the values of our homes, and the well-being of our community. It is our obligation to maintain and upgrade these assets in order to support property values and the desirability of living in our community.

Below is our deliberate, and well thought out plan for the new pool complex.

- **Principles for Action.** We intend to build for the long-term future of this community and are especially concerned about construction costs, maintenance, durability, and suitability for our expanding community. We are looking to incorporate into the pool complex footprint, areas designed to be attractive to adults/seniors, families and children. We must comply with all Americans with Disabilities Act (ADA) requirements, and local building/zoning ordinances.
- **Existing Pool Complex.** Our pool is showing its age. The existing pool is approximately 3740 sq. ft. surface area. The original pool construction was 60 years ago. In 1984 we added an addition and resurfaced the entire pool. The concrete decking is weathered and pitted and requires yearly patching. The plastered surface of the pool is approaching its expected life expiration and will require a thorough replacement in the next few years. The plumbing system leaks. [*Oct. 31: Maintenance reports today that pool water is 12" from the top, no change in the two months since the circulation system was shut down. Interim conclusion is the pool shell is water tight, water loss comes from the circulation system & evaporation.*] The pool heaters are relatively new, however undersized for our pool. The baby pool leaks and requires resurfacing. The pool building is in great physical shape but the layout doesn't meet expressed community requirements. Parking is often inadequate. Space to expand is very limited between the road and the park, however there is plenty of room to grow on both ends of the pool. Conclusion, our community pool is in need of major renovation or replacement.
- **Gathering Information.** We have recently concluded the investigative portion of the process. No one on the board is a pool construction professional. After numerous calls over more than 12 months we were finally able to schedule meetings with 4 contractors interested in our project and learn from them. They are all well recommended, with 15+ years in the business, and have experience in building community sized pools. Some in our community have asked about costs. We are not there yet. Construction costs have risen astronomically in the past several years. Contractors are unwilling to give cost estimates until we finally decide what we want built. Contractors are also unwilling to put a lot of work into a project that is not clearly defined.

- **Finance.** We expect the 2024 - 2025 pool assessment will not cover the entire expense. I am thankful that there are more than 750 property owners each funding a relatively small portion of the cost. If all property owners pay their 2025 pool construction assessment, with other available funds, we will have about \$340,000.
- **Design.** As of this month the pool committee now includes both board members and homeowners. We are finally ready to make some decisions about the pool complex. It is our intention to develop an affordable concept that the contractors can then work out a design and cost proposal for our consideration.
- **Selection.** Once we have received bids from the contractors, the committee will select a contractor who gives us the best cost/benefits bid. That selection then is presented to the entire BCLCA Board for approval.
- **Community.** At this juncture, we will present the plan to our entire BCLCA community for comment. We expect through the entire process, the final plan will undergo some fine tuning as we seek to meet the needs and expectations of our community.
- **When?** Our preferred timeline is to break ground following the pool season, in September 2025. However, that timeline may be optimistic. A more realistic date may be September 2026. In either case, our goal is to open the new pool complex to our community on time and on budget on the following Memorial Day weekend.

On behalf of the Pool Committee  
Rev. Wylie W. Johnson, chair