



November 14, 2023

RE: Park Willow Pool Planning & Budgeted - 2024

Park Willow Residents:

The pool has been closed for several years (in excess of 7) and as a result, the HOA fees have been managed to cover the basic operational needs for the community.

Our current HOA fee structure will not be able to accommodate the added costs required for the seasonal operation of the pool.

Last year, the board proposed a re-opening of the pool and issued a vote from the homeowners to decide whether or not there was enough interest in the pool re-opening. The vote failed to pass the minimum 67% vote required to open the pool. The board responded that we would re-visit opening the pool again in the Fall of 2023.

In order to open the pool for operation, either an annual pool assessment will be required or HOA fees will need to increase. We cannot operate the pool in our current HOA structure, as the costs of a state required CPO (min \$2000/mo), chemicals, pool cleaning maintenance, pool area trash, etc. are not factored in our current budget.

What is the difference between an assessment and an HOA fee? and what are its benefits?

The benefit of charging an annual assessment vs increasing the monthly HOA fee will allow for the Association to collect funds quickly in order to be able to apply those funds immediately to the needs required. In this case, to have the funds in place and necessary to open the pool in the spring of 2023. However, an assessment will require a 67% vote of the homeowners in favor of the assessment. An owner can provide a proxy to another owner to vote in their place.

An additional benefit of an Assessment is that it will not impact the monthly HOA fee, which is helpful to the banks if/when anyone needs to refinance and/or acquire or sell their condo.

What is the Board Recommendation?

The board prefers that an Assessment be passed by the homeowners. However, if we do not achieve a 67% vote in favor of the Assessment, then we will not have the funds necessary to

open the pool in Spring 2024, as we will not have the funds in place to operate the pool for the 2024 season.

If an Assessment is not passed, the board will most likely be required to raise the HOA fees and collect them over the 2024 year, allocating the fee increase towards the operation of the pool for the Spring 2025.

The HOA Board and Management Company have built a budget for operation of the pool which includes:

- Required County Licensing and Inspections
- Purchasing of some needed pool equipment
- Maintenance on existing equipment
- Daily Certified Pool Operator visits
- Added cost of utilities for the pool
- Cost of pool cleaning and supervision

As you own in a community, whether you or your tenants choose to use the pool or not does not impact the Assessment or the fee. You do not own a single family home, but rather one unit in a community, where the fees you pay go towards the operation of the community as a whole, and all that you enjoy (water, waste disposal, landscaping, community maintenance, parking, etc.).

The board appreciates that funds are of primary importance, and would like to leave it up to the homeowners to decide the action(s) needed for this valued amenity; whether to open it, or keep it closed.

Those homeowners who live off site and rent their units need to consider the desires of their tenants, as no doubt, they may have an expectation that use of our community pool is a valued amenity as part of their rent. Many homeowners, who may also be residents, have bought into this community expecting our community pool to be provided. Some homeowners and residents don't use the pool and simply don't care.

Whatever your position, it is important that you VOTE and take part in how we move forward with this valued, community amenity.

If the majority of the homeowners choose to open the pool, which will be an option when the vote is issued, then they need to decide how we are going to pay for its ongoing operation.

If the majority of the homeowners choose not to open the pool, or abstain from voting, then the pool will remain closed and we can present this option again to the homeowners on an annual basis.

NOTE: Even if the pool is closed, some rudimentary, seasonal maintenance will be required in order to preserve the good work the Association has invested to get the pool cleaned and ready.

Below is a voting option we invite all Park Willow homeowners to participate in. Please see below and thank you for your review of this document. We are working hard to provide the most economical option for the community but also focus on the benefits that matter most to you as homeowners.

Thank you for your consideration,

Park Willow Board of Directors

**PARK WILLOW COMMUNITY VOTE
POOL**

Name: _____

Address(es) of Units I own at Park Willow (each owner can count 1 vote per unit he/she owns)

As a homeowner in the community my vote is to:

(Please mark only one): OPEN THE POOL [] Yes [] No

1. If you're vote is YES to OPEN THE POOL, PLEASE SELECT ONE:

[] \$250 1-TIME ANNUAL ASSESSMENT PER UNIT, which means the pool will re-open in Spring 2024

[] \$20.00 MONTHLY HOA FEE INCREASE PER UNIT, which means the pool will re-open in Spring 2025