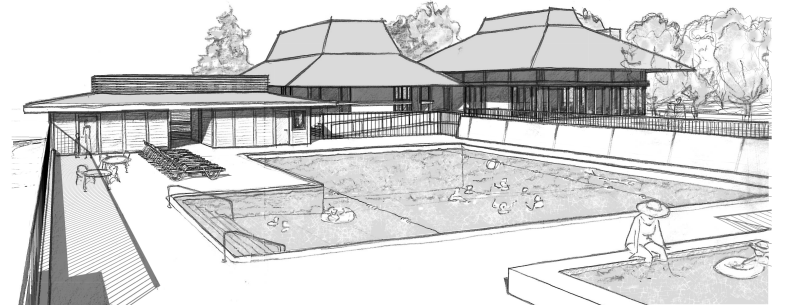
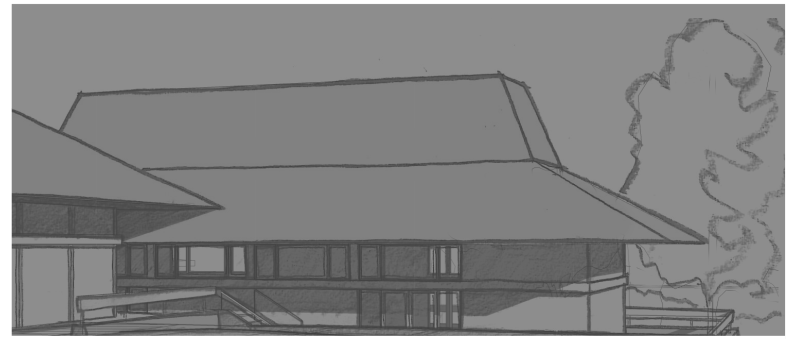


# Oak Hills Community Center Renovation

After all that's happened  
over the last few months,  
you might be thinking.....



## I've Heard Something About The Rec Center. What's Going On Again?

Anyone who has been to the recreation center in the last few years is aware that the facilities need a face lift. While doing what should have been a simple renovation in the bathrooms over the winter, we uncovered serious structural, electrical, life safety, and accessibility problems at the rec center. The worst of the problems are in the office/locker room building and the boiler room, but there are problems throughout all the facilities. These problems have been well documented and were presented both at the annual meeting and in the newsletter. It is our responsibility to not just address the failing health of these structures, but to develop solutions that truly enhance our neighborhood while ensuring we keep all of our residents safe and service any ADA requirements.

Right now, our elected volunteers of the Oak Hills HOA Board are researching the process and requirements of a much needed renovation of the Oak Hills Recreation Center and facilities. This is a continuation of a movement that has been in the works since 1991, and arguably earlier. Proposals were put before the OHHA community in 1992, and 2002. A third proposal will be put before the community in 2014. There are some critical differences between past proposals and the 2014 proposal, and we believe we can, and must, do the work required to turn our community back into a "state of the art" neighborhood with top-notch facilities.

## So, Where Are We Now?

As a result of widespread safety and code violations problems uncovered, and as a reflection of community interest in a better facility, a resident and architect has created a conceptual plan and renderings. The concept was presented at the Annual Meeting, an Open House in June, and the June Newsletter. The documents are available online at oak-hills.net and are posted on the East wall of the Rec Center. You are encouraged to download the plans and study them carefully.

At the June Board meeting, the Board voted to allocate \$10,000 to obtain site surveys and facilitate additional communications with the neighborhood. On June 8th the Board held an Open House at the Rec Center to gather community input. It was well attended easily by 70 people, ranging widely in age and longevity in Oak Hills. It was such a wonderful community experience! Neighbors

had honest dialogue about the problems and solutions and ideas for what to have at the heart of our community. An informal survey was done to collect input, and a heartfelt discussion was led. As a result of that discussion, those in attendance unanimously voted to spend money to pursue drawings, construction bids and financing negotiations all designed to land on a cost proposal for the community to consider. In addition, those in attendance asked the Board to undergo a full geotechnical survey to assess soil and terrain conditions at the site. Organizers had planned to delay the full geotechnical survey until a later date to save on cost. It was really wonderful to see people taking this so seriously that they felt it important to invest the extra money now, just to make sure we are doing everything right the first time.

# Tell Me About The Plan.

The plans are based on several key objectives, which are all designed to transform the “Recreation Center” into a true “Community Center.” The plans will continue to evolve based on community input through the summer. So far there has been an informal survey at the Annual Meeting and the Open House. There have been hundreds of personal and small group conversations around the neighborhood and there will be coffee dates throughout the summer. There are some interesting things that have risen to the surface, to date.

## Objectives for the Community Center:

**Foster Community** - The Community Center should bring people together and provide a place to experience community with your neighbors.

**Provide Valuable Amenities** - The Community Center should offer convenient and attractive amenities to all generations in Oak Hills. Young or elder, the Community Center should be a place that you enjoy and find value in using.

**Safe** - The Community Center should provide a completely safe experience for all residents. Safety of our residents is the most important goal and cannot be compromised.

**Fair and Code Compliant** – The Community Center should not discriminate use of any amenity based on limited mobility or other disability. For the ethical implication foremost, and also to adhere to modern code requirements.

## What do we want?

### Features which have overwhelming support

(over 95% of those surveyed):

- A community living room
- A kitchen
- A way to open wall between the current gym and the picnic area
- A larger gym or meeting space
- An indoor basketball court
- A game room
- More bathrooms at the upper level
- A covered patio area
- The pool lengthened to 25 yards
- More shade on the pool deck
- Accessible restrooms at pool level
- Morning access to the pool
- A new swingset
- More than 4 lanes in the pool
- A family bathroom
- A splash pad or fountain or wading pool
- Passkey access
- Improved drainage

### Features which have moderate support:

- A zero-entry pool
- A sun deck at pool level
- A dividable meeting space
- Improved deck furniture
- A drinking fountains for pets
- Splash pad
- Outdoor cooking
- A wood floor in the gym
- Stadium seating for the pool
- Outdoor basketball

### Features which lack support:

- RV lot improvements
- A ¼ mile covered walking track
- More parking
- Bathrooms by tennis courts
- A sauna
- Lighting on the greenspace
- Covered tennis courts
- Replanting the soccer fields
- A sand pile
- A new baseball backstop
- Using the RV Lot for something else
- Making no improvements to outdoor amenities

The two least popular options:  
Decommissioning the pool  
Demolishing all structures, and planting trees.

Note: We are still not sure what to do with the fireplace, fire pit, hot tub, wading pool, concessions, year-round swimming, renting the pool to outside groups to defray the costs, and “doing the minimum to reach ADA

## Reality Check. How Much Does This Cost?

We don't know yet. The drawings we have now are not developed enough to get an accurate cost. In order to generate that number, we need to go through a design process. Architects and engineers need to do a thorough investigation and analysis to generate a design that we are confident will work for us. A proposal to start that design work will be presented at the July Board meeting for approval.

## How would we pay for it?

The association does not have the funds to pay for a renovation. Our annual dues support operating costs and maintenance for our shared facilities, including the Rec Center, the greenspace, the RV lot, and the maintenance facility. Like all HOA's, we have a reserve budget which is dedicated to covering the replacement of those components (fences, lawn mowers, roofing materials, etc.) that have a finite lifespan. But the reserve fund is not a building fund. To fund a renovation, residents will need to vote to approve a temporary (5-20yrs) increase in dues by two-thirds of those voting, or a special assessment by 75% of those voting.

After meetings with one local bank, we've received a letter of interest from them, estimating approximately 5% interest rates for 5-20 years of payments. Oak Hills is recognized as an attractive client, considering our long history of sound financial management and our high owner-occupancy rate. We are also in talks with other banks who are experienced in working with HOAs, and we are looking forward to comparing their services and rates. We are also interested in relative grants and fundraising opportunities. If you have experience in either of these areas please come forward as we could use your guidance.

## Can't we just repair what's wrong?

Not exactly. We have a multitude of code violations that need to be corrected. Some of the code violations that we have necessitate moving facilities. For example, there is no feasible way to make the locker rooms accessible.

## This Is Fantastic! How do I show my support?

If this plan appeals to you and looks like something you would support via a vote, then there are three things you can do to show support.

Talk to your friends and neighbors: It's very important that everyone in the neighborhood is aware of the situation and engaged in the solution. If you think this plan looks good then tell a friend and neighbor why you are in favor of the plan and encourage them to get involved.

Sign a petition: A homeowner started a free online petition to gauge community interest and allow those unable to attend the June Open House to show support. It's a great way to hear from the community. There is also a comment section where people can ask questions and make statements. If you are in favor of this plan then please SIGN THIS PETITION! <http://www.ipetitions.com/petition/oak-hills-rec-center-renovation>

## I'm not sure I'm in favor of all this.

It is important for those opposed or those that are very concerned with the proposed renovation plans to come forward and voice concerns now. It would be unfortunate to spend money researching renovation options, only to have the project voted down. While we are unlikely to have a universal opinion, we hope to find a solution on which 75 percent of the residents can compromise and agree. The organizers are very willing to listen and very willing to change based on feedback. If you are not in favor of the general direction, or have concerns with some piece of the proposed plan, then we want to hear from

you now before the plans get underway. Please contact Sara or David (contact info at bottom of page) or Board President Dan Smith at 503-690-7597. Don't want a call from us? The online petition also has a "Comments" section where anyone can leave a comment or question. We respect and value the opinions of everyone in the community, and we want to hear from you now, at this early stage. PLEASE tell us why you are not in favor and what we can do to change things for your support.

## I'm An Expert, I Can Help.

Let's channel the collective wisdom of the neighborhood. Maybe you have some background in electrical, irrigation, concrete, solar, finance, construction, or project management that can be of help to us. Sometimes at annual meetings, a resident voices disapproval of a board decision when the resident had some expertise that might have saved some money had we consulted with them. It would be much appreciated to hear those concerns now, when we can avoid mistakes that can cost all of us homeowners. If there is a way to lend us your expertise, please let us know, and we can coordinate the best way to integrate your knowledge with the process of improving the Community Center.

## So, What Happens Next?

At the July 2nd Board Meeting the Board will vote on whether or not they officially approve of the endeavour to renovate the space at the center of our community. They will also vote on a proposal for funds to hire professional services that are required in order to arrive at a cost for renovation. With a budget approved, the Building Committee will get busy interviewing builders and banks and suppliers. The architectural team will begin drawings based on the civil and geotechnical surveys created in June. Members of the community will host informal coffee events at their homes to get feedback from neighbors and gauge what is most important to you. The plans will evolve and change through the summer and a final proposed plan will be used to generate construction bids from two construction companies. With bids in hand, the

Board will send a mailing to each homeowner showing the cost of the project with subtotals for each item. You will then be asked how what each element means to you, now that you can see the relative cost. This will be an exercise in "Will you vote for this plan?" If there is something in the plan that will cause you to vote against it, we want to know ahead of time so we can address your needs.

Our buildings have arrived at a crossroads, and therefore the community has arrived at a crossroads. We must move forward into the next 50 years in a way that honors where we came from, and takes care of those who will live here after us. This place is our home, our pride and our legacy.

## Questions? Concerns?

### Please contact these members of the building committee:

Sara Bourne, Project Manager

503-789-2048

sara.e.bourne@gmail.com

Rebecca Moon Leibowitz, Architecture

503-367-2042

rebecca@moonleib.org

David Boyd, Committee Member

503-307-4583

hdcanboyd@juno.com

## I Lost My Plans. Plus, I'd Like To Read The Reports.

[www.oak-hills.net/documents](http://www.oak-hills.net/documents) or call Sara at 503-789-2048 and she'll bring them to your home.

