



Balcones Woods Club, Inc.
Common Area Improvement

The Balcones Woods Club, Inc. Board of Directors invites you to participate in the commons area improvement process.

Your vote is important. This vote is being held to determine whether or not the Balcones Woods Board of Directors should move forward on the improvement process as described in the attached documents. The board is planning to make a decision on the replacement of our existing guard shack with a new amenity center in early July. Prior to their vote, the board requests your input on this decision.

If you need additional information before voting, please contact a Balcones Woods Board Member. They are:

Board Chairman	Brian Anthony	boardchairman@balconeswoods.org
BWC President	Grant Hennig	president@balconeswoods.org
BWC Treasurer	Nancy L'Amie	treasurer@balconeswoods.org
Member at Large	Jodi Schrobilgen	boardmember1@balconeswoods.org
Member at Large	Z McClendon	boardmember3@balconeswoods.org
Member at Large	Spencer Kendall	boardmember4@balconeswoods.org
Member at Large	Charles Abernathy	boardmember2@balconeswoods.org

Please fill out this form completely and return it to a BWC Board Member by mailing it to 11204 Alhambra, Austin Texas 78759. To be considered, it must be post marked or hand delivered to a BWC Board member by June 30th, 2005. Thank you for your interest in our neighborhood.

Please circle one of the following:

- 1) For the project
- 2) Against the project

Please fill in the information:

Your Balcones Woods address: _____
Owner's Name: _____
Owner's Address (if renting): _____

I would be interested in supporting this project with:

A no interest loan	<input type="checkbox"/>
A cash gift	<input type="checkbox"/>
Nothing at this time	<input type="checkbox"/>

Details of the proposed building:

1. The proposed structure includes 3000 square feet of covered areas, and will be available for year round use.
2. The existing structure will be removed and replaced with the new building.
3. The meeting/party room is 800 sq feet (20x40)
4. Bathrooms include 3 toilets/urinals each plus a changing area
5. The guard shack maintains similar dimensions, but with Corian counter tops and sliding wood barn doors
6. Bathrooms are cinder block construction with stucco exterior.
7. Guard shack, storage, and party room are frame construction with stone exterior. Floors are scored and stained concrete.
8. Party room includes kitchenette with refrigerator, oven, microwave, and sink.
9. Diving board remains in current location, but stairs to diving board are modified to accommodate the new building.
10. Shower is moved outside to a 4 head shower tower configuration.

Financing:

1. The new building proposal requires no dues increase above and beyond the 5% annual increase allowed in the neighborhood bylaws.
2. Final bids have not been received, but initial bids put the projected cost between \$250 and \$300K.
3. Analysis of our financials indicates that we can pay for the building without an assessment or an increase in dues above and beyond the 5% per year allowed by the bylaws. This analysis was done by Board President Brian Anthony who holds a PhD in Engineering, and validated by Board member Charles Abernathy, a CPA.
4. The overall cost to the neighborhood may be further reduced by partially funding the project with donations and/or no-interest loans from residents supporting the project. If you may be willing to provide no interest financing to help offset the cost of this project please indicate this on your ballot.
5. Financing is expected to be 1/3 cash from capitol reserves and 2/3 from borrowing.

Benefits of the new building:

1. The new building could be reserved for birthday parties, rehearsal dinners, graduation parties, wedding anniversaries etc.
2. The new building will provide a location for board and operating committee meetings, and other Balcones Woods community based activities, winter adult parties, bridge or poker tournaments, movie nights, etc.
3. The new facility will be 100% ADA (Americans with Disabilities Act) compliant

Additional information on this building proposal is available on the neighborhood website:
<http://www.balconeswoods.org/>