

Letter to the Balcones Woods Homeowners:

Many of you have received an anonymous flyer regarding proposed improvements to the pool area. Unfortunately, this flyer included assertions and generalizations that are not representative of what is actually in process.

The facts of the matter are as follows:

- A group of neighbors formed a building committee in 2002 to investigate upgrading the structures in the common area.
- The objective of this committee is to generate a proposal for a multiuse commons building to replace the 30-year old, volunteer-built storage house.
- The building committee has provided regular updates to the operating committee and the board during this time.
- Updates have been presented at the last two annual meetings.
- No commitments have been made relative to financing or builder.

Recently, the committee progressed to the point where they feel they have a building proposal which suits neighborhood needs in terms of functionality, appearance, and budget. This design was presented at the January homeowners meeting for all who attended. Further, at the March 8<sup>th</sup> board of directors meeting, work began on a communications and feedback engagement plan for the homeowners.

The board feels that the current building proposal merits further study. Now that we have an actual plan to discuss, the board will provide regular written communication with the neighborhood on the proposal, an open Q&A session (possibly at the pool), and a neighborhood vote. In late June or early July of this year, the board intends to make one of these decisions: to move forward this year, table the project until next year, or kill the project entirely. This decision will be based upon a neighborhood vote and a detailed financial analysis.

### **Description of the proposed new pool building:**

As you may know, BWC is working to improve the commons area. A few years ago, a neighborhood survey was done that showed neighborhood interest to improve the commons area buildings. What you might not know is there has been a team of neighbors that have been investigating if this would be possible. This team, known as the "Building Committee", has been working on this project with the support of the Balcones Woods Board of Directors. The Board has (over the years) supplied funds to the Building Committee to get a survey complete so that the committee could solicit the help of volunteer neighbors and professionals alike for ideas, suggestions, and in one case even a first pass plan. The members of the Building Committee are:

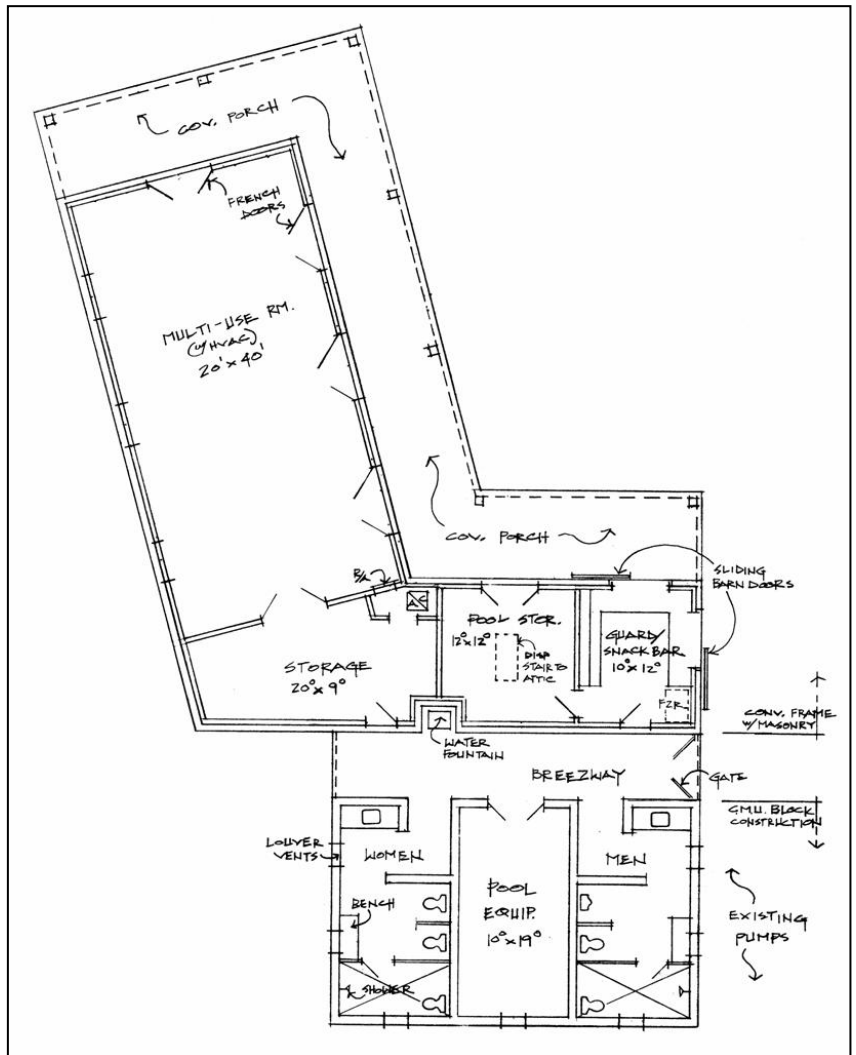


Finally in Picture 3, you can see how the Building Committee attempted to address the feedback from the neighborhood. The “Multi-Use” room is 20x40 and is designed to be opened to the outside.

However, with the French doors shown in Picture 2 you could also close it up and air condition it. The lifeguard area and pool storage remained essentially where it is today with the other significant improvement on the other side of the breezeway – the bathrooms. As you can see, there would be three toilets in each of the bathrooms. Outdoor showers are included, although they are not shown on this plan. Both bathrooms would also have diaper changing stations. Finally, you’ll notice there is storage between the bathrooms and off the Multi-Use room. If you’ve ever been up at the pool, you’ll know we run out of storage very quickly during the winter months when all the equipment must be put away.

So, hopefully, you can see that a lot of thought and planning has gone into what may be just the right solution for Balcones

Woods. All the areas would be designed to have easy maintenance while tastefully finished to enhance the BWC appeal (and our property values).



A major concern for the committee is the affordability of such a big addition to the neighborhood. The design above is actually the second iteration presented to the board of directors after an earlier design was deemed too expensive for our neighborhood. The committee has undertaken a detailed analysis of the long term impact of this proposed project concluding that the proposed building can be completed without any special assessment or without an increase in dues above and beyond that required for inflation. Discussions are underway with Frost Bank to validate this analysis and to confirm that financing part of the cost is an option. The board has also requested that the financial analysis be reviewed by a CPA.

The board of directors has indicated that three main factors will be considered when the pool building comes to a board vote later this summer; neighborhood sentiment as measured by a vote to be held in the next few months, projected cost and financial analysis, and the level of financial support provided by proponents of the new building.

Please watch the marquee board and newsletter for additional information about upcoming meetings on this subject.

Sincerely,  
The Balcones Woods Board of Directors