

Western Oaks Property Owners Association (WOPOA)

Special Assessment

The Western Oaks neighborhood is fantastic and has been since it was developed starting 40 years ago. The neighborhood amenities have been important throughout these years, attracting homeowners and increasing the value of these homes.

We have always used our monthly WOPOA fees to maintain these amenities. This is similar to how we all maintain our homes including the roof, paint, appliances, floors, windows, etc. Just like our homes, the amenities eventually reach a point where they need replacement or improvement beyond regular maintenance.

Currently, 10% of our regular monthly fees are set aside in a “reserve fund” to cover unexpected expenses and needs for replacement and improvements. The “reserve fund” will continue to increase, but it is not enough for current needs because we had not regularly built this fund over the years. We are now at a point where the amenities need special attention, in addition to the regular monthly fees.

Your Board of Directors is recommending this Special Assessment based on input from the Capital Improvement Committee, Reserve Studies, discussions with the amenity committees and the town hall meetings. Members of the Board also met with engineers and contractors to assess the current condition of the pool facility, tennis courts, basketball court and landscaping needs.

The purpose of Special Assessment is to raise the necessary funds to cover the cost of replacement and/or improvements. The neighborhood committees are currently developing specific plans for their amenities and proposed plans will be submitted to the Board for approval to use Special Assessment funds for actual contractor quotes.

Amenity	Rough Cost Estimates
Pool area	\$200,000
Playground	\$150,000
Tennis courts	\$90,000
Basketball court & baseball field	\$10,000
Landscape & greenbelts	\$50,000
Total*	\$500,000

*All estimates are subject to current bid process

To achieve the planned goals for the amenities, **the Special Assessment will raise \$1,500 per home over the next 5 years: 2017-2021.** This is equivalent to paying \$300 per year or \$75 per quarter in addition to the regular monthly maintenance fee. The first payment will be due in May, 2017.

Many homeowners have told us that we have immediate needs and have volunteered to make their \$1,500 Special Assessment payment up front or as soon as they can. The committees and board will start working on their plans as soon as enough funds have been received.

The neighborhood will decide whether to approve this Special Assessment by voting. Voting can happen at a meeting on 4 April, or by voting online, or by providing a proxy form.

Pool area

- Replace and improve the bathroom, which is in terrible shape. The doors are rotting and the drains are corroded. It is not accessible for people in wheelchairs and there is not room to change diapers. The current structure is in a bad location that blocks the view of some of the pool area from the pavilion.
- Replace and improve the fence. It is not secure – people can easily climb over it or crawl under it. There is also a lot more land available between the current fence and the street that is underutilized, so moving the fence will help improve the pool area.
- Repair the deck around the pool. There are trip hazards because of the deck shifting over the years. There are also new decking solutions to resurface the deck that can improve the comfort of walking barefoot around the pool.
- **Improve the pool area:** The committee is exploring design and cost options to upgrade the pool area. We will work with an architect and all neighbors who want to help. A survey was taken with the NextDoor email and 73% of the neighbors that replied said to remodel or upgrade. The most popular improvements include: ventilation fans in the bathroom, covered seating, dressing area, larger pavilion, children's splash pad and better pool decking.

Playground

- The playground committee has been meeting and discussing various ideas for refurbishing the area. Due to not meeting safety regulations across much of the front section of the playground and the age of the structures, it will be easier to completely redesign the front of the playground than to just replace a piece here and a piece there. This will give the playground a consistent look instead of a haphazardly pieced together playground and it will be appropriate for the neighborhood. As for the back of the playground, there are ideas to make more creative and inexpensive play areas for small children, but leave almost everything there except the wooden house. The back of the playground can be addressed later using our regular reserve funds.
- We have a landscape designer in our neighborhood that has previously designed the Zilker Playscape, the areas at the Domain and several prominent projects throughout the South Central part of the US. He has worked up a couple of ideas going in very different directions and we will plan to hold meetings to discuss and refine them and make final decisions.

Tennis courts

- Unfortunately, our tennis courts were originally made using asphalt. Thus, the courts crack quickly which impacts the quality of the courts and creates safety concerns with trip hazards. Resurfacing the asphalt courts has had to happen every few years, which costs a lot for maintenance over the long-term.
- Covering the asphalt with a layer of concrete will greatly solve this problem and reduce our annual maintenance needs.
- The courts by the pool will be refurbished using the Special Assessment funds. Changes to the Wheeler Branch courts will be addressed later using our regular reserve funds as repairs are necessary, and potentially make them multi-sport courts.

Basketball court

- Repair the concrete court by pressure washing, patching the cracks, applying acrylic resurfacing to prep for re-painting the court and lines
- Repair the fence and install a lock like the tennis courts
- Install a pickle ball court in the area next to the basketball court, for multiple use capabilities

Landscape/Greenbelts

- Entrances need to be refinished or replaced.
- Drainage issues frequently arise. This can cause some problems.
- Over the years many trip hazards have emerged on sidewalks at joints where one side has risen or fallen.
- Repairs and replacements will be a phased-in as safety and urgent needs are needed.