

Welbourne Manor Pool Survey Open Comments – April 2015

Slightly bigger pool area; remove kiddie pool; add covered area; update and keep Bball court; keep tennis court

updating is essential, especially as older residents move out and newer families move in. A bigger pool area would give better value than basketball courts that hardly get used.

the pool area is too small and too shallow to be of use for most families. there are plenty of other swimming clubs in the area that people belong to making ours obsolete and a money pit. there are plenty of days during the summer when no one is there. waste of my money.

As new homeowners in Welbourne Manor, we can attest to the fact that home buyers are looking for amenities such as a nice neighborhood pool. We didn't get to look at the pool in Welbourne since it was Fall, but it may have influenced our decision to buy if it's in need of repair. There are many neighborhoods in the area that have very nice pools for families and it's a strong draw for the younger crowd that's moving into the area.

the main pool and baby pool are a huge equity asset to this neighborhood and one of the things that attracted us here. But I also think there are upgrades needed. I would love to see a playset added for little ones as that is the one thing lacking.

we should have a diving board !

As is, the pool is not a property value-add, selling point. It is table stakes for the area. Pool + Clubhouse + functional/attractive patio area is a plus. However, if you make the HOA dues atypical of other subdivisions just to avoid debt, then that will be more of a turn-off to prospective buyers.

Maintain baby pool area adding shade in baby pool area, add playground

Let's get it up to par ASAP!

Construct in manner that keeps maintenance at a minimum

My 2 main concerns for fixing the pool are safety (concrete) and property values to stay competitive. Although what is also competitive for our neighborhood is the low HOA fees.

When the decision was made to renovate the pool- it was never discussed that it would be \$130k+. Raising dues, \$700 dollars in one year, all seems SO steep. I think asking residents to pitch in \$200.00 or less ONE time is more reasonable on top of dues. That is still \$70k+ on top of what is already saved. So \$100k is a little more reasonable. Based on survey questions it seems like there isn't a lot of option there which skews your results of the last couple pages.

Remove the pine trees from the pool area and put pergola(s) in its place. Add additional table space that is permanent because they last longer. Kid area needs to be rethought.

We believe very strongly in living within our means, I think the pool is sufficient, it doesn't need playground, etc equipment, just more to maintain/replace as time goes on. I don't think we need a larger area, nor do I want to see wifi, because then adults will not necessarily be focused on watching their children, and teens will hang around all the time just to surf the web. I would like to see some adult only time available at the pool.

It is prudent to be aware of any liability you incur with additions to the area. Moving forward, the pool and two tennis courts are selling points for Welbourne. Updating the restrooms, improving the pool deck and making the appropriate repairs to bring the pool up top condition would not only enhance our community area but add value to our homes.

We need a safe surrounding floor around the pool that isn't cracked and unlevel. Nice features like fire pits, grills, large working umbrellas, more tables and kid friendly features would be great

I would finance it over several years so that the users pay for it rather than whoever happens to be in the neighborhood today.

The more extensive the upgrades the more there will be in maintenance costs beyond the cost of the project itself. The pool and the basketball courts seem to get the most activity so we should focus on them. A play area with a shelter for the moms would be a great selling feature. The shelter could also double for social events.

Maintain it. Don't expand it. HOA fee's should remain same and wait to afford it with cash. What happened to our savings?

The pool and tennis courts are important differentiators for our neighborhood. Both should be retained and maintained. The tennis courts need resurfacing and the budget should accrue funds on a regular basis to ensure that can be done every 8-10 year. The pool is old and past it's typical useful life - the job of the Homeowners Assoc/Board is to maintain values of the neighborhood when it comes to the common areas. The pool needs to be fixed/replaced. The pool is on the small side for this size neighborhood. The lot has room to expand toward the streets. Somewhat bigger makes sense as long as it can be done reasonably, but the tennis courts need to be preserved in their space. our dues are ridiculously low when you compare to surrounding neighborhoods, including ones that have no common area assets as we do. I prefer the one-time assessment option in 2 installments, but if borrowing is a better route to get things "sold", raising dues by \$50/yr still leave them ridiculously low relatively speaking. Support either route, but don't get hung up on this issue, as the Board has the right to authorize a one-time assessment for this. Time to get on with fixing things vs "talking" endlessly about it.

The current pool is too small and shallow to be of use to families/residents other than those with young children. In order for our neighborhood to use it as a way to keep and increase our values it needs to be significantly enlarged so that it appeals to ALL residence. My family hasn't used the pool in many years since our children were in elementary school. They were too bored with what they could do there.

I think the pool is a good size for our neighborhood and the use it gets. If a totally new pool were put in, a little larger pool might be nice...developing towards Somerset if needed...not infringing onto the basketball area, the neighbor behind the pool or towards the tennis courts. We think the double tennis court is more aesthetically pleasing and classy looking than a single court would be. Additions like a fire-pit, playground, grills, etc add costs and risks. Wi-Fi, cable, webcam also adds unnecessary costs as well as an invasion of privacy even at a "neighborhood" pool. Not sure of the cost, but two suggestions we have are a water fountain and a phone for local calls.

I strongly feel the pool does 'invite community' and is a strong selling point for the neighborhood. This small investment will go a long way with regards maintaining property values, setting our neighborhood apart and with creating a sense of community and belonging. I believe some of the mentioned recommendations would go a long way to doing these things. Just as our homes have had to be upgraded over the years so must the pool/common areas. I also believe by eliminating one tennis court we could greatly improve the pool area, I believe almost everyone will agree more people use the pool than the tennis courts and therefore one would be sufficient and more people would benefit from an expanded pool/community area.

have not lived here long enough to decide

Enlarging the pool by a couple of feet would be nice. The brick walls with the lighting and iron should still be in the new design.

I think the pool should be a welcoming area for family and neighborhood fun. I don't believe it needs to be an over the top resort area. We all have our home yards for bbq, corn hole, playground equipment, etc. Unfortunately, what we have learned from the basketball area is that there can be problems when unsupervised play is invited. Pool and tennis courts definitely add to our home values. We aren't tennis players but don't you NEED 2 courts if you have any?

The pool area needs to be improved and expanded. We should improve the child pool area and add a play-set. We should expand the deck area and cover a portion of it. Put the basketball court in with the tennis courts. Use the whole lot. Improve security and add modern technology like wifi and cable.

Keep it clean and maintain it nothing more

I would love to see the baby pool disappear and have a zero entry pool where the little ones can sit and splash. A splash pad would also be super cool!

I would like to see a "clubhouse" and improved bathrooms.

Do not go overboard with improvements or take away a tennis court. Getting rid of the bill all at once would be better than having higher fees for resale.

I do not want the tennis court reduced. I think although a play area would be nice it would distract from the overall curb appeal. Would the payments for loans be for 5 or 10 years of payments? Would the 385 bi annual payment be a one time thing? Would like nicer changing area for children in bathroom.

More seating -

I think offering the option of a one-time assessment or payment over a span of 1-2 years is a good option. Let each household choose which one better suits their needs.

Extra amenities are nice but keep in mind that each one added will need to be cleaned, maintained,, etc. Not sure that my neighbors will want to take that on.

I do not want my HOA fees increased. One-time payment is fine. Once you increase a fee, you do not reduce it. We are new to the neighborhood and our understanding from talking to other residents is that the pool area is not used by many people. It was not even considered when we purchased our home as a reason or benefit.

Don't do anything elaborate that would significantly increase the maintenance of the area. Food prep areas, fire pits, cable TV's, etc would all be expensive to maintain so please avoid them. Keep it simple and functional, like it is now.

maintain what you have. Adding more bells and whistles and debt is never the answer

This is a good project renovating an already excellent pool area. Heating the pool would be a good way to extend the season and overall number of useable days. This in turn should make the one-time cost of the pool area more acceptable and be very affordable on a yearly basis spread across all the members.

I say the sooner we move the better. Let's make it a unique point of difference vs other neighborhoods and spread the cost out more equitably over the next 10 years.

While the subject did not come up in the survey, we would like to continue to keep this a Welbourne Manor only pool and not extend it to the Farms. If a zero entry pool is included in the design, it would be nice to include a separate entry point for the bigger kids.

Be careful not change what is good but improve pool, deck and more user friendly rather than a complete space overhaul

The pool is too small for families with older children and should be increased in size. Pools smaller than 2000 square feet do not require a lifeguard. 2000-4000 require 1 lifeguard. We could expand the pool and make it deeper. We could hire neighborhood kids to use as lifeguards. the cost would be about \$60 per resident for the summer. I think the basketball court should be eliminated and incorporated into the tennis to increase security and eliminate non-neighborhood players from using our court. Get rid of the kiddie pool and incorporate a zero entry pool. This would eliminate additional plumbing and problems with the kiddie pool. We could cut down the bushes and pine tree and put up a pergola for shade and put a covered shelter area where the basketball court is located currently. Web cameras for safety. New restrooms with showers. Include a parking lot. We could get a variance from Liberty Twp. to expand the area closer to the street.

I really love the thought of upgrading the pool. A community area for gathering, with a fire pit, grill.... and clubhouse would be great. I think it would be a tremendous benefit for the neighborhood.

A safe space for our children

If going through the trouble to replace the pool, we should definitely increase the deck area and enlarge the pool a bit if possible.

Let's save. Let's not buy what we don't have the money for.

Make a basketball court with 2 baskets

Renovate, maintain and slightly enhance.

Creating a more community space including a playground would add value and improve lives for families; keeping the basketball court is important to keep kids active!!!

There are many days when our current pool, which is in quite good shape, is hardly used. Avoid expanding the scope of community responsibility ---- i.e., maintaining cooking facilities, TV access, wi-fi, etc. Let's re-do the restrooms and continue to maintain the pool which we have. It has at least another fifteen year's life in it.