

**The Oak Ridge HOA  
Pool Repair and Special Assessment  
Information Meeting**

***Rescheduled to  
March 21, 2024 at 6:30 pm***

***First United Methodist Church  
1200 South Street  
Castle Rock, CO 80104***



In recent years, the pool has had repairs to fill in hollow areas of the pool plaster where it has pulled away from the concrete (see attached diagram). The last major total plastering of the pool was approximately 23 years ago. Due to the continued need for more extensive repairs, along with professional recommendations, the Board of Directors will be recommending a special assessment at the Annual Homeowners Meeting on April 4, 2024, at which time it will be voted upon by the homeowners. This pool work would occur in the fall of 2024, after the pool closes for the season. **The Board of Directors, has prepared this Frequently Asked Questions (FAQs) Summary to aid in everyone having a better** understanding of the pool repair project and the associated costs.

**FAQ #1: What Does This Pool Repair Entail?** Remove the existing pool plaster, tile, and pool coping (curbing on edge of pool - see attached diagram). Make repairs to the pool structure and the stairs; prepare the pool for new plaster and install the new plaster. Prepare for new pool coping and replace it with poured-in-place, 24" epoxy reinforced, concrete coping. Replace with new tile.

**FAQ #2: How Much Will This Repair Cost and Estimated\* Special Assessment?** The accepted bid is summarized as follows:

Scope of work:	\$106,676
Tile	3,500
Contingency (15%)	<u>16,000</u>
	\$126,176*
Cost/Home	\$ 1,912 (per 66 homes)*

**FAQ #3: When Will the Vote for the Special Assessment Take Place?** The vote for the special assessment will occur as part of the upcoming Annual Homeowners Meeting on April 4, 2024 at 6:00pm at the Douglas County Library. Each homeowner has (1) one vote and will receive a proxy in the mail prior to the April 4<sup>th</sup> Annual Meeting with instructions on voting with the proxy if they are unable to attend the meeting.

**FAQ #4: Can We Hold Off on the Repair Until 2025 or 2026?** The pool was at risk of being shut down prior to the 2022 season, however a temporary fix was made that should get the pool through the 2024 season. Delaying the repair to 2025 would mean rebidding this work with reasonable expectations of an increase in costs. We also risk additional damage and cost to the pool due to the age and condition of it.

**FAQ #5: Could the assessment be split between 2024/2025?** Based on current bylaws, all work must be done in the year of the assessment.

**FAQ #6: Can We Just Repair the Weak Spots in the Pool Plaster?** We received bids from two other contractors for repairing the weakened plaster areas and they ranged in price from \$48,000 in February 2023 to \$100,000 in January 2024. When comparing these bids to a complete plaster replacement of the pool, the Board felt the complete plaster repair was the best alternative for the dollars spent.

**FAQ #7: Will the Same Work be Completed on the Baby Pool?** At this time, there will be no work done on the small baby pool. The cost to remove and replace the plaster, tile and coping on the baby pool will be an additional \$8,000 – 10,000.

**FAQ #8: Who Will Supervise This Project?** The Oak Ridge HOA homeowner, Nathan Randall, who has professional experience with similar types of projects, will oversee the Pool Contractor at no charge to the Oak Ridge HOA. The contractor is Chavez Construction LLC and has been in business for over 20 years.

**FAQ #9: Will the diving board stay?** Yes, at this time, the diving board will remain.

**FAQ #10: Additional Questions?** Please attend this meeting in person or through Zoom to get your questions answered/issues discussed as there will be limited discussion time at the Annual Homeowners Meeting on April 4, 2024. Also, feel free to contact one of the following Board Members:

Marilyn Henderson 757-342-8972

Hawaii5co@reagan.com

Wendy Wells 314-368-7897

Wellwm@gmail.com

Eric Coronis 303-725-5297

[Oakridgehoa.general@gmail.com](mailto:Oakridgehoa.general@gmail.com)

