

Dive Into a New Era:

*Revitalizing the
Wilchester Pool for
Generations to come!*

Frequently Asked Questions (FAQ) – August 23, 2024 – Version 3 – FINAL VERSION

Q1. What is the budget?

The budget being voted on is \$2.2M for the pool renovation.

Q2. Will the budget for the renovation be reviewed at the meeting on August 25?

Yes, the Wilchester Club Board members will present the preliminary budget as part of a larger presentation on the pool, and will be voting to pass the budget.

Q3. How did you come up with a budget of \$2.2M?

Over the last year we met with six (6) area contractors with experience in pool complexes like ours to provide us with bids. These bid prices were then aggregated to develop the professional conceptual budget which is \$2.2M.

Q4. What is the payment options for the renovation?

Based on a \$2.2M budget, a Not-To-Exceed (NTE) cost of \$500 per year each year for a 5 year period per lot is proposed.

Q5. What is the timeline?

The planned timeline is August 26, 2024 through April 30, 2025.

Q6. Who is going to manage this project?

The Wilchester Club Board members will act as the management and oversight committee from final design, contractor procurement and selection through construction.

Q7. How will members access the Party Room, is this something we rent?

At this time, the details of rentals at the pool are in still in discussions.

Q8. What does it look like without the party room?

The party/multi-purpose room is currently proposed as an attachment to the main entrance/bathrooms building on the footprint of the current structure. The removal of the party/multi-purpose room would reduce the size of main entrance building.

Q9. Who will take care of the BBQ pits and other areas that are added?

The open-air outdoor kitchen structure, equipment sheds, and the main entrance building (described in Q7) are the only planned structures on the property. The cleaning of BBQ pits or other areas with events would be handled by the users as is done today.

Q10. Won't maintenance costs go up after this project, increasing HOA dues?

We expect that a reduction in need for constant repairs and more efficient pool equipment/infrastructure will not lead to increased maintenance costs.

Q11. Why aren't there options to consider?

The disrepair of the infrastructure requires a total overhaul.

Q12. Who insures this type of project?

The general contractor will have insurance.

Q13. Have you considered having swim team, businesses or interested parties sell bricks or benches, etc. to raise money?

Yes it has been brought up, however we did not see this as a feasible funding option for a capital improvement such as this.

Q14. If this doesn't pass, will the property be sold and a gas station built in its place?

We are unable to continue to keep the pool open in its current condition after this summer. The Wilchester Club will need to close the pool indefinitely if funding is denied. The future of the pool would be discussed by the Wilchester Club and both HOAs at that time.

Q15. Do you get bids for this type of work?

After receiving A&E plans the Wilchester Club will administer a procurement process. Additional information regarding bids is described in Q6.

Q16. Does the proposal for pool renovation also include updates to the park?

At this time, the only budget item earmarked for the park would include new and upgraded security access for the park and tennis.

Q17. Do you have the size specifications of the party/multi-purpose room?

Currently the square footage of the space is approximately 400 square feet.

Q18. What if the reconstruction of the pool goes over the \$2.2M budget?

Our goal is to stay under the \$2.2M budget by working closely with the successful contractor during the procurement and construction process. The Wilchester Club will make necessary adjustments to the project for this to happen.

Q19. How many votes does this project need to pass for the Wilchester Club and HOAs?

Per the Wilchester Club by-laws, for a special member meeting the Wilchester Club needs 25 members present (includes proxies) for quorum and the Club needs 51% of the present members (includes proxies) to vote in favor of the budget for it to pass.

Per the Wilchester and Wilchester West HOA by-laws, for a special member meeting each respective HOA needs 10% of the members present (includes proxies) for quorum and the HOA needs 51% of the present members (includes proxies) to vote in favor of the assessment for it to pass.

Q20. Would the \$500 per year, per lot assessment be in addition to the annual HOA dues?

Yes. This is a special \$500 per year, per lot assessment over 5 years associated with this project. After each lot's 5 annual payments are paid in full the payment goes away.

Q21. Are there various plans we can vote on regarding the pool, or is this the only option?

There is only one set of architectural plans.

Q22. What company is doing the pool renovation?

The Wilchester Club board has not selected one yet. Once we receive the final engineering plans we will submit a Request for Proposals for contractor selection.

Q23. Why did we not know about this pool renovation plan until now?

This was included in the annual meeting agenda that was mailed and e-mailed to Wilchester and Wilchester West residents in early 2024. The Park and Pool Board made presentations at both of these meetings.

Q24. Is there a Virtual Meeting (e.g. Zoom, MS TEAMS) option?

No, because this meeting requires a vote.

Q25: How is the pool project being funded?

The pool project is exclusively being funded by the HOAs assessment. There are no other outside organizations financially participating in the renovation.

Q26: My mailer had two proxies in it and I'm confused, do I need to send both forms in?

The are separate forms. One form is for the Wilchester Pool vote and the other form is for the HOA. You need to turn both in via e-mail or print and drop off if you are not going to be at the meeting. PLEASE DO NOT MAIL AT THIS TIME, IT WILL NOT GET HERE IN TIME.

Q27: Why do I have two proxies - is one for me and one for my wife to sign?

The are separate forms. One form is for the Wilchester Pool vote and the other form is for the HOA. You need to turn both in via e-mail or print and drop off if you are not going to be at the meeting. PLEASE DO NOT MAIL AT THIS TIME, IT WILL NOT GET HERE IN TIME.

Q28: I feel like all this is being rushed – what kind of due diligence has been done?

Members of the Wilchester Club and HOAs have collectively spent over 500 hours over the last 18 months discussing needs of the pool, meeting with local professionals in the pool industry, completed conceptual designs and cost estimates. The Wilchester Club has made presentations to both HOAs at public meetings.

Q29: How can I get involved during the construction phase of this project?

The Wilchester Club will be responsible for oversight during construction and all Wilchester Club positions are volunteer. If you are interested in volunteering in the future, please reach out to the Wilchester Club President, Chris Badger, who can speak about serving as a board member.

Q30: Where do I go for the meeting on Sunday? (August 25)

The meeting will be held in the Wilchester Elementary School Cafeteria starting at 7:00 p.m. The entrance is located at the rear of the building closest to the Katy Freeway/Interstate 10 (e.g. Northside of the building).

Q31: I fully support a pool, but it's not ready

The meeting will be held in the Wilchester Elementary School Cafeteria starting at 7:00 p.m. The entrance is located at the rear of the building closest to the Katy Freeway/Interstate 10 (e.g. Northside of the building).

Q32: What if the bids come in at less than \$2.2M? Will the assessment be reduced or will the Wilchester Club keep those monies for future projects?

The Wilchester Club board will make this decision once we have final bids and provide that information to the community.

Q33. The FAQ's say there are no other options except a total renovation.

Yes. This is the plan the Wilchester Club agreed upon after spending over 500 hours over the last 18 months in meetings and research.

Q34. Can the Rock Pool not just be "abandoned" at least for now?

No, per City of Houston regulations every pool within the property must be in working order and pass City inspection.

Q35. Can the baby pool not be kept where it is & just be redone?

The baby pool has a leak that will require it to be totally redone. During conceptual design we chose relocating the baby pool closer in proximity to the new sport pool would serve families with young children better.