



# Wilchester Pool

DIVING INTO A NEW ERA

# Agenda

- ▶ Introductions
- ▶ Pool Background and Overview
- ▶ Where are we Now?
- ▶ The Path Forward
- ▶ Voting

# Introductions

## WILCHESTER CLUB

- ▶ Responsible for maintaining pool, coordinating with pool management company
- ▶ Also Park and Tennis Courts facility management
- ▶ Made up of 10 members from Wilchester West and Wilchester HOA
- ▶ Designated as 501(c)7
  - Donations made to the Club are not tax deductible

Name	Title
Chris Badger	President
Treasurer	Mimi Hamilton
Secretary	Matt Worsham
Pool Facilities	Kami Buri
Park Facilities	Lizzie Corona
Swim Team	Erin Dickerman
Park Keys	Cristi Hicks
Board Member – Wilchester	Matthew Evans
Board Member – Wilchester West	Jennifer Whalen
Tennis Coordinator	Michele Foster

# Other Key Stakeholders

## Groups you Need to Know

- ▶ Wilchester and Wilchester West Homeowners Associations (HOAs)
  - ▶ Two distinct HOAs
  - ▶ Funding comes from both HOAs - \$235 per year, per lot for Wilchester Club
- ▶ City of Houston
  - ▶ Inspects to meet minimum standards in order to be open
  - ▶ If you are non-compliant, the entire pool area gets closed - “red tagged”
    - ▶ This includes the pool grounds itself
- ▶ Membership (that's YOU)
  - ▶ Exclusive access to Pool and their invited guests
  - ▶ Major maintenance and renovations must be voted on for funding



# Pool Background & Overview

## Major Milestones

- ▶ Construction: 1975
  - ▶ Including Lap Pool, Rock Pool & Structure
  - ▶ Per HCAD
- ▶ Services Area: 1,124 Homes
- ▶ Wilchester Club Usage Agreement: 2002
  - ▶ Both neighborhoods together to fund park/pool/tennis courts thru HOA annual assessments



## Pool Background & Overview

Flagship amenity for the neighborhood and major draw for new residents

- ▶ Wilchester Wahoos Swim Team
  - ▶ *250 Athletes (Ages 5 – 18)*
- ▶ July 4<sup>th</sup> Celebration
  - ▶ *100+ attendees*
- ▶ Summer Grill & Chills
  - ▶ *3-4 annually with 100+ attendees*
- ▶ Wilchester Men's Club events
  - ▶ *9 events w/ 500+ membership*
- ▶ Wilchester Women's/Mother's Club events
  - ▶ *200 membership*
- ▶ Other family, community and social events
  - ▶ *50 events per year*

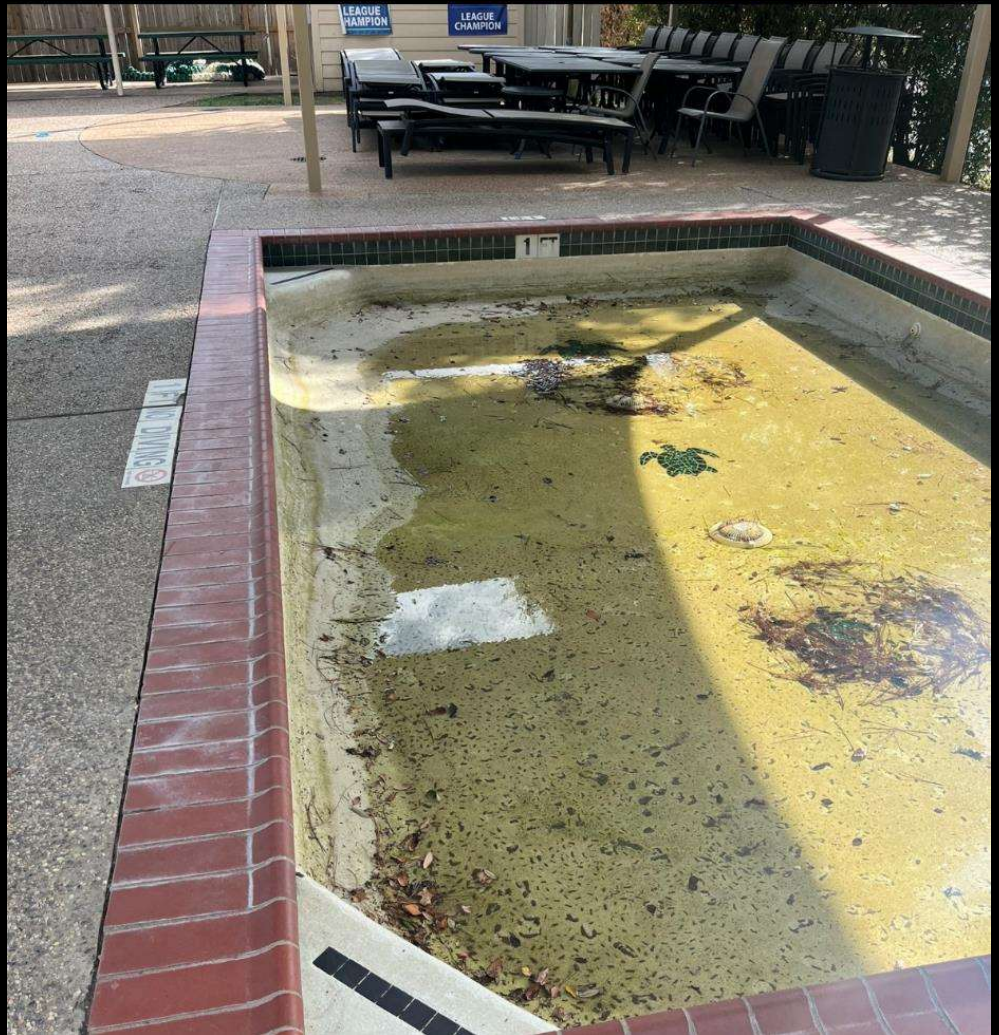


# Where are we now?

Wilchester Pool has dilapidated infrastructure

- ▶ Lap Pool
  - ▶ Complete Pump and Equipment Failure, Resurfacing, Electrical, Filtration
- ▶ Rock Pool
  - ▶ Major pool leak, Equipment Failure, Resurfacing, Electrical, Filtration
  - ▶ Closed Summer 2024
- ▶ Baby Pool
  - ▶ Major pool leak, Equipment Failure, Resurfacing, Electrical, Filtration
- ▶ Bathroom/Guard Building
  - ▶ Roof disrepair, Plumbing and Electrical system failures
  - ▶ Not insurable due to the current condition







# Where are we now?

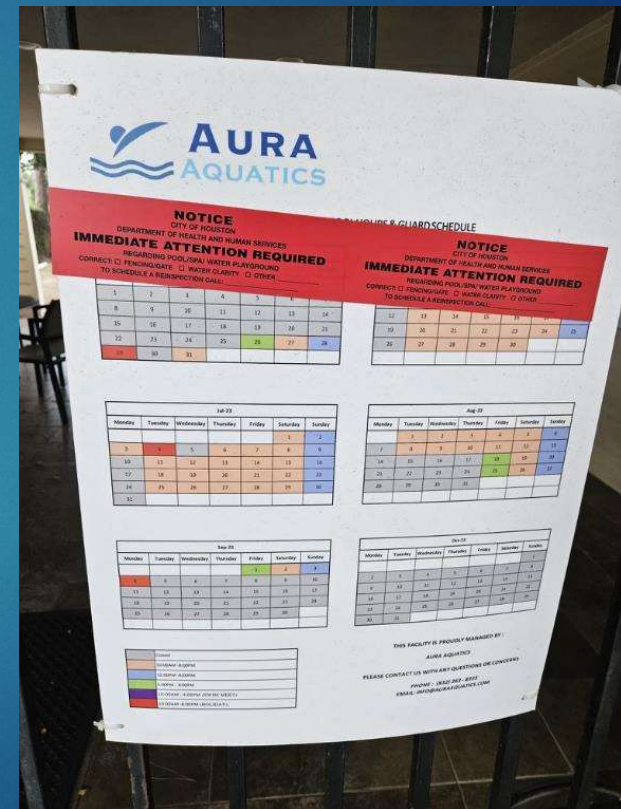
## Wilchester Pool

- ▶ Pool Management company has “band-aid fixes” to stay open for Summer 2024
  - ▶ >\$30K on fixes in last 18 months
- ▶ Construction company’s “emergency repairs” to building and bathrooms
  - ▶ >\$25K on fixes in last 24 months
- ▶ Consistently have issues with non-residents accessing pool
  - ▶ During business hours
  - ▶ After hours vandalism

# Wilchester Pool

12/2023 – 4/2024

City of Houston shut down the pool for **5 months** due to failing equipment



# The Path Forward

## Actions Taken by the Wilchester Club

- ▶ Due to failing infrastructure, Wilchester Club started research on long term solutions in Spring 2023
- ▶ Public Meetings
  - ▶ HOA Public Meeting Presentations to gauge interest in Major Renovations – Wilchester - March 26, 2024 and Wilchester West – April 9, 2024
  - ▶ Follow-up email about Pool renovations in April 2024
- ▶ Other Key Planning Activities
  - ▶ Contractor outreach and site visits
  - ▶ Conceptual design
  - ▶ Preliminary cost estimate
  - ▶ Engineering drawings

500+ Volunteer Hours have gone into pool renovation planning by the Club over the last 18 months!



# The Path Forward

Grassroots outreach activities leading up to today

- ▶ **Mailed** Agenda, Proxies and Info Sheet (postmarked by 8/6)
- ▶ Weekly **informational e-mails**
- ▶ **Updated website** with pool renovation information
- ▶ Information distributed to **neighborhood Block Captains** for disbursement
- ▶ **Grassroots efforts** to inform the community
- ▶ **Distributed yard signs** throughout neighborhood informing community about meeting
- ▶ **Published “rolling” Frequently Asked Questions (FAQ)** as questions from the community was received
- ▶ **Other social media and email communications** via other grassroots organizations

# The Path Forward

## Proposed Pool Planning



# The Path Forward

## Highlights of Wilchester Pool Renovation Plans

- ▶ Long-Term Repairs for Equipment
  - ▶ *Equipment and Resurfacing for all pools*
- ▶ Enhanced Aesthetics and Amenities
  - ▶ *Covered grilling area*
  - ▶ *A/C Multipurpose room and new bathrooms*
  - ▶ *New bathrooms with A/C*
  - ▶ *Replace Rock pool with Sport pool*
  - ▶ *Relocating toddler pool for young families*
- ▶ New Safety Features
  - ▶ *Lightening, Filtration, Non-Slip Surfaces, Keyless entry system, Entry/Exit re-do*
- ▶ Accessibility Improvements
  - ▶ *ADA Compliant facilities*

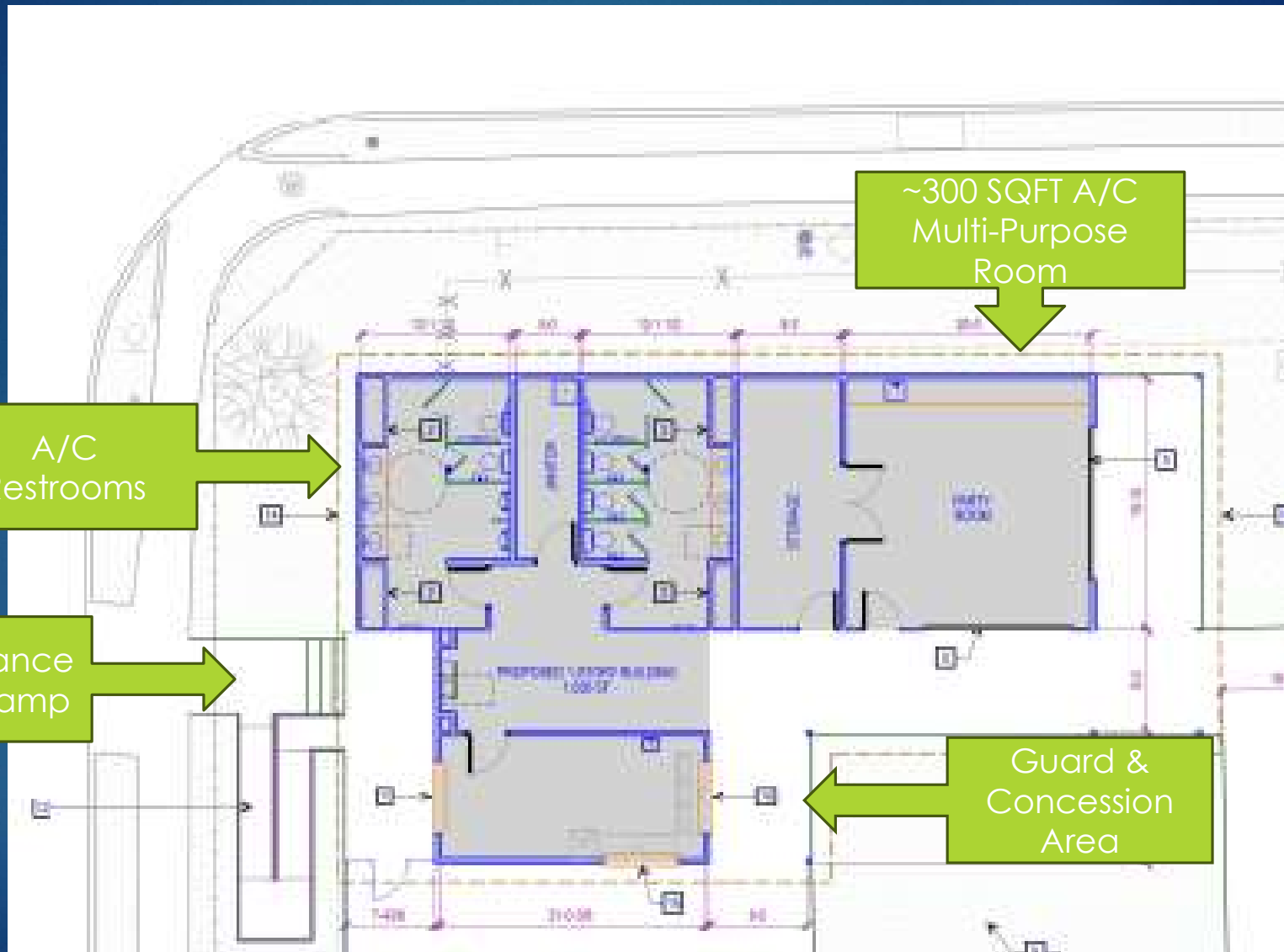


# March 2024 Flyover Video



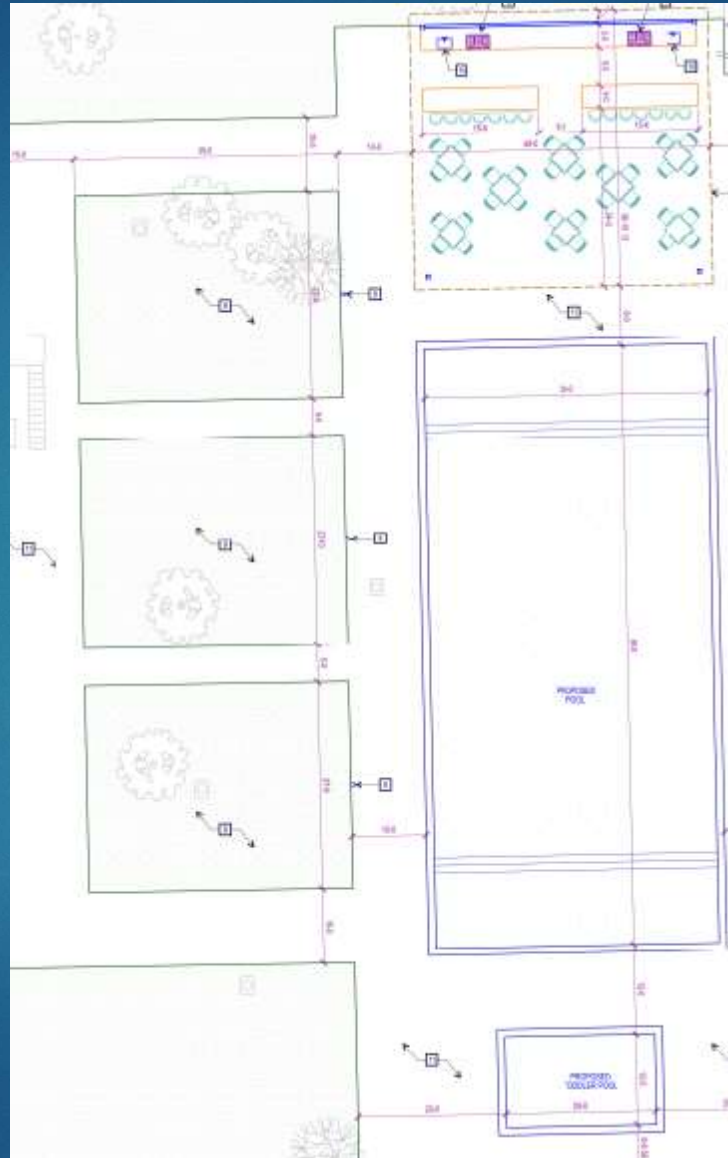
WILCESTER CLUB - Revised 10.25\_Storyboard\_01\_001.mp4







Underground  
Detention &  
Turf



Covered  
Outdoor  
Space

Sport Pool

Baby Pool

# Stormwater Detention

## Required by City of Houston Post-Harvey



Storage of 4 ft. Pipes



Site Preparation



Installation

# The Path Forward

## Wilchester Pool Renovation Plan Cost Estimate

Description	Estimate (\$)
Pool Construction	625,000
Sitework	335,000
Detention	200,000
General Infrastructure Requirements	135,000
Mechanical & Electrical	125,000
Insurance & Fees	125,000
Security & Lightening	125,000
Wood & Plastics	117,000
Finishes	76,000
Doors & Windows	42,000
Building Concrete	30,000
Masonry & Metals	22,000
Moisture Protection	25,000
Specialties & Equipment	13,000
Estimated Subtotal	2,000,000
Contingency (~10%)	200,000
<b>Estimated Total</b>	<b>2,200,000</b>

~1.5M or 70% of  
Budget is in  
Infrastructure



# The Path Forward

## Wilchester Pool Renovation Plan Timeline

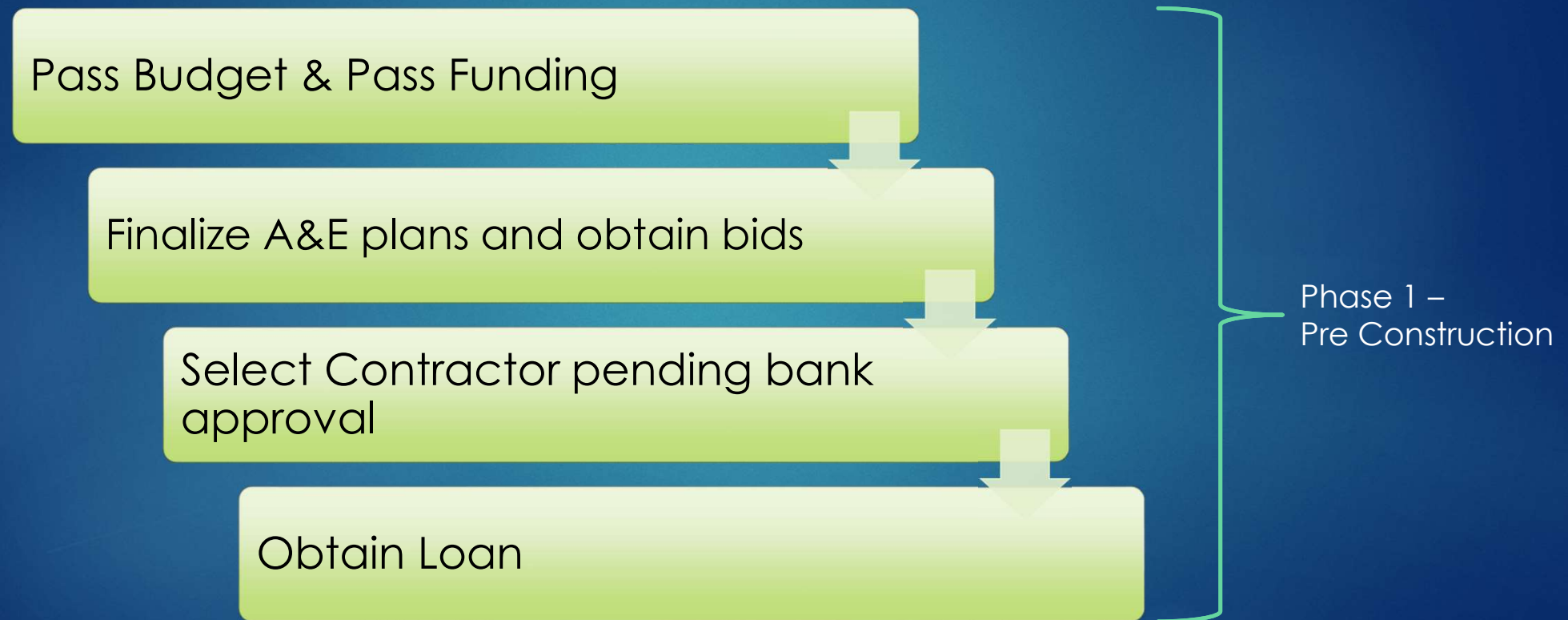
Pass Budget & Pass Funding

Finalize A&E plans and obtain bids

Select Contractor pending bank approval

Obtain Loan

Phase 1 –  
Pre Construction



# The Path Forward

## Wilchester Pool Renovation Plan Timeline

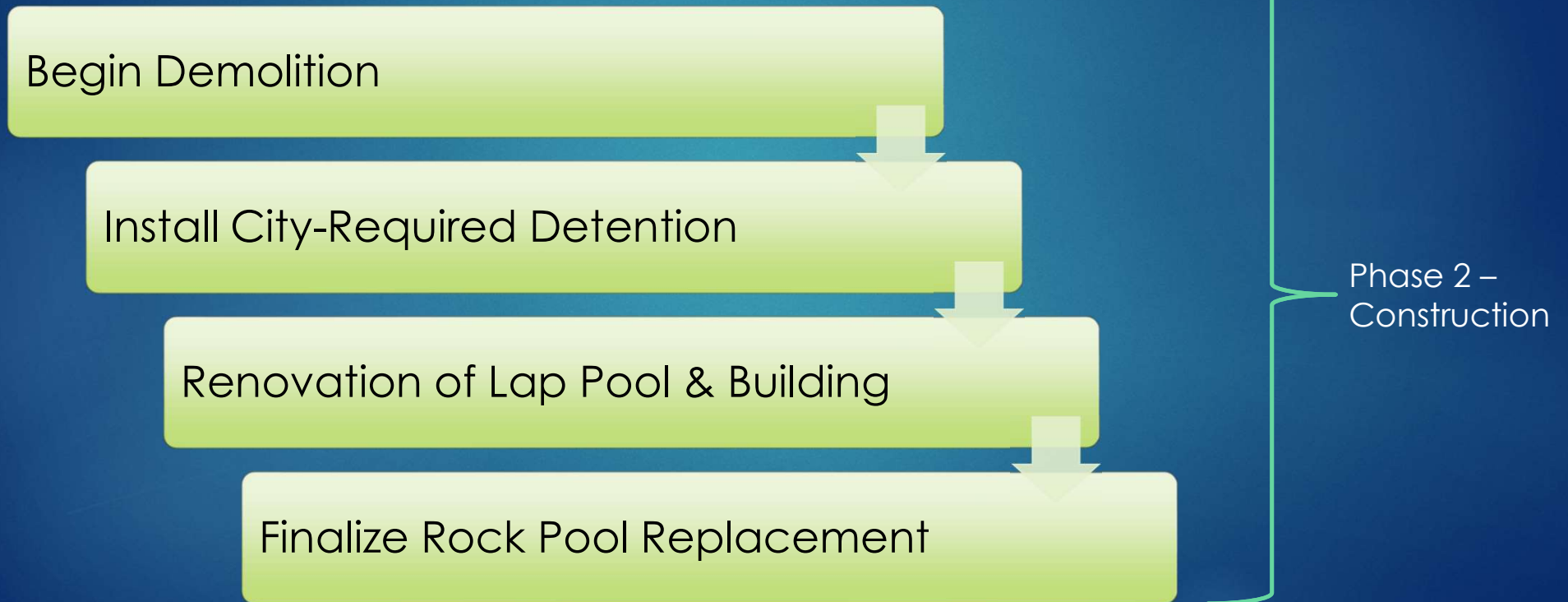
Begin Demolition

Install City-Required Detention

Renovation of Lap Pool & Building

Finalize Rock Pool Replacement

Phase 2 –  
Construction



# The Path Forward

## Impacts to the Pool if we do not take action

- ▶ The emergency repairs currently in place will not last another year
- ▶ Pool likely closed for Summer 2025 and Beyond
  - ▶ Impacts:
    - ▶ No Access for Residents to entire footprint
    - ▶ No Wahoos Swim Team
    - ▶ No Men/Women Club Events
    - ▶ No community/private parties
- ▶ Wilchester Club would need to evaluate the future
  - ▶ Fill in pool to make green space
  - ▶ Sell Property to Developer
    - ▶ Approved with 2/3 of the Wilchester Club vote
    - ▶ Apartments, Strip Center, Gas Station



# Voting

## Wilchester Pool Vote

- ▶ Vote on the **YELLOW BALLOT** that says **WILCHESTER CLUB**
- ▶ One vote per Lot Owner
- ▶ Proxies
  - ▶ If you have signed your proxy, **DO NOT DOUBLE VOTE**
  - ▶ If you are a Proxy Designee, please:
    - ▶ Write the number of proxies on your ballot
    - ▶ Paper-clip the proxy(es) to your vote/ballot
- ▶ Please write your name and address on the note card
- ▶ Place the vote in a tub – YES or NO

**VOTES WILL BE TALLIED IMMEDIATELY**  
**FOLLOWING THE VOTE**



# Questions and Discussion

# Comparisons to other area HOAs

Wilchester and Wilchester West have some of the LOWEST annual fees in the area

- ▶ Memorial Forest Club - **\$650/Yr**
  - ▶ Amenities: Pool, Tennis, Clubhouse
- ▶ Nottingham Forest – **\$1,200/Yr**
  - ▶ Amenities: Pool, Tennis, Clubhouse
- ▶ Memorial Glen - **\$750/Yr**
  - ▶ Amenities: Pool, Tennis, Clubhouse
- ▶ Thornwood - **\$1,500/Yr**
  - ▶ Amenities: Pool, Clubhouse, Playground

For Discussion



# Comparisons to other area HOAs

Other West Houston Neighborhoods of similar age faced these same issues

PLAZA OAKS PICTURE

MEMORIAL FOREST PICTURE

For Discussion