

## A Brief History of Lakepointe's Pool Issue

As this issue seems to come up every year, the Board thought it would be beneficial to highlight past efforts to investigate installing a neighborhood pool in Lakepointe. Typical comments or questions are outlined here along with their corresponding responses.

**Q) The developer had originally promised to build a pool in the early phases of Lakepointe.**

A) *The developer (Generations Real Estate) never filed a Plat with Johnson County for Lakepointe that identified a specific Tract for this purpose within the area governed by our current HOA.*

**Q) Aren't there open space Tracts in Lakepointe where a pool can be built?**

A) *Every Tract within Lakepointe was designed to allow for a specific amount of open space per lot, offset by smaller lots vs larger lots with less open space. In order to change this ratio, an Engineering company would have to survey and revise the Plat maps of each affected area. The revised maps would have to be submitted to the Planning Commission for consideration then the City Council has to approve those plans. The revisions would also have to meet minimum density requirements for Shawnee's Residential / Single Family housing criteria.*

**Q) Isn't there plenty of room in the Johnson Drive park to build a pool?**

A) *The Johnson Drive park (legally referred to as Tracts A & Q) are bisected by a utility easement which includes several high-pressure gas lines. The utility companies were approached in 2007 about access through the utility easement. At that time, Conoco & Enbridge required an Engineering review of any proposals or plans at a cost of \$3500 per review. Building on a utility easement is possible, but any improvements that may be torn up by normal utility work would have to be replaced at Lakepointe's expense.*

**Q) Can the utilities be moved?**

A) *Utility companies rarely move their facilities for private construction projects. Purchasing additional easements from surrounding land owners, taking pipelines out of commission for construction, labor & legal issues all typically push estimates for doing so over \$1M.*

**Q) How big of a pool do we need?**

A) *The developers of our surrounding neighborhoods that have pools all built them in the early phases of their development to take advantage of pool size vs density requirements as per code, 24 sq ft is required per person. Of the 367 homes in Lakepointe, even taking into account that only a small percentage of homeowners would use the pool at one time, this would still require a pool more than double the size of Crystal Park's facility, which is approximately 25'x40' for 179 homes. (A general rule of thumb includes 2 people for every 5 homes.)*

**Q) How big does the parking lot need to be?**

A) *A typical parking lot size factors in 1 space for 10 lots of the development. Lakepointe's parking facility would need to include 37 spaces with a total lot space of approximately 15,000 sq ft. For reference, Crystal Park has 12 parking spaces in a lot approximately 4500 sq ft in size.*

**Q) How much does a pool cost?**

A) *The pool facility that residents proposed back in 2002 estimated the overall cost at \$352,000. This proposal included a ~2400 sq ft pool and an 8000 sq ft parking lot. The annual expenses were estimated to be \$62,255 for the first 10 years. Lakepointe was only built out through Phase 6 at that time, so the cost per homeowner was about \$180/year in addition to the annual dues. These numbers are based on 2002 estimates, so any current cost estimates would be considerably higher.*

**Q) What does it take to get a pool on the ballot?**

A) *Residents are welcome to bring a proposal to the Board for consideration. This proposal should include interviewing prospective contractors, an accurate determination of construction costs (not an estimate), construction schedules as well as costs for permitting, maintenance, insurance, legal, utilities and repairs. Breakdowns for one-time assessments as well as the increase required for annual dues should be determined in order to communicate the proposal effectively to all homeowners. Any amendments to the Covenants & ByLaws that may be required to accommodate special requirements or revisions should be prepared at this time. A request in writing for a Special Meeting requires 51% of the members of the HOA (or 187 homes). At that Special Meeting, 2/3 of a majority of lot owners (or 240 of 367) must say 'yes' for it to pass.*

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**Q) What happened with past pool proposals?**

A) *The earliest documented effort in 2002 failed to gain the majority of lot owners to vote in favor of the proposal. Subsequent efforts in 2004, 2006 and 2008 all lacked support from Residents to move forward. The work on the 2008 proposal also failed to secure a lender as financing rates and the 20% required down payment were not feasible at that time.*