

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) Did the developer originally promise to build a pool in the early phases of Lakepointe?

A) *The developer (Lenny Mullin, Generations Real Estate) never filed planning documents with the City of Shawnee that included any mention of a pool, clubhouse, or other such amenities. However, a number of residents say the developer made verbal promises to them when they were prospective buyers.*

Q) Why doesn't the HOA Board support a pool?

A) *The Board has no authority to proceed with a pool project unless 2/3 of members (245 of 367 homes) vote in favor. 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. Lakepointe Residents as a whole have sole control in this matter. If a pool project is presented, and approved, then the Board will gladly provide the necessary administration.*

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

A) *The City Planning Commission required a certain amount of open space to offset the allowance of the smaller than normal lot sizes in Lakepointe. 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 the utility easement might be 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 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. Of the 367 homes in Lakepointe, even considering that only a small percentage of homeowners would use the pool at one time, this would still require a pool nearly triple the size of Crystal Park's facility, which is approximately 1000 sq ft.*

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.*

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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. These numbers are based on 2002 estimates, for a pool and parking lot that would be under sized for the current number of homes, 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 245 of 367) must vote 'yes' for it to pass.*