



November 11, 2009

Re: The Swimming Pools

Dear Homeowner,

THE SWIMMING POOLS

The Greenfield HOA Board is communicating with homeowners the status of our swimming pools. As of the end of this swim season, September 2009, our pools and equipment are in a dismal state. Recognizing this, the Board requested that our current pool management company, the YMCA, as well as our pool maintenance company provide us with two separate reports explaining the current condition of our pools and the equipment. We also asked them to explain the additional work that was above normal and customary to keep our pool open.

Here is the current status of the pools and equipment:

1. Pump 1 of 2 broke at 5 weeks to close. Needs to be replaced.
2. Pump 2 of 2 ready to break. Became solo pump and was pushed to max. Bearings significantly compromised. Also should be replaced - likely will not start next season.
3. Pipes from pump room under the concrete/landscape to baby pool ruptured 3 weeks to close. Repair will include a complete excavation in between the pump room and the baby pool. Additional costs for concrete and fencing.
4. Northeast corner of large pool is sinking - approx. 4". Due to the 4" slant of the pool, it could not be filled with the proper amount of water or the water would have continuously drained from that corner into the pump room and sundeck areas. The concern with under-filling a pool is that air is drawn into the pipes causing damage to the system. To prevent this, the filtration system in the under-filled cove/shallow area was turned off. The remaining skimmers and drains circulated the water for cleaning. Not optimal, but by injecting additional chemicals continuously, the pools were kept relatively clear. This increased the costs of running our pool this season.
5. The main fill line to the large pool is compromised and needs repairs. It's leaking under the concrete. Repairs include excavation, concrete work, and plumbing pipe work.
6. Filters - Media replacement for all three filters. Filters underperforming due to prior poor maintenance.
7. Not compliant with the Virginia Graeme Baker Safety Act - suction surge safety concerns.
8. 60 feet of cracked plaster. This number is expected to increase over the winter as the pool freezes and thaws.
9. Steps into cove cracked. Repair to prevent further leaking.
10. The deck drains do not work due to heaving concrete. The drain covers no longer fit due to heaving. Mold growth and stench added cost of manual bleaching.

If summer were coming and the pool were to open for another season, the repair bill at this time would be approximately \$75,000 - \$100,000. This range is due to the uncertainties that could be discovered during the excavation work of the baby pool line break, main fill lines, and the uncertainty of what is under or not under the steps in the cove.

With such a large "band-aid" and no guarantees on the work, the Board hired an independent engineering pool firm to further assess the pools and equipment to help us determine if it is more cost effective to repair the pool or to demolish and replace the pool. A geotech company was hired to help better understand the soils around the pool. With the cracks and leaks, the Bentonite clay is contracting and expanding causing further site damage. This report provided additional suggestions for additional structural integrity due to the large amount of expansive soil. This "shoring up" of the pool would again add even more costs to repairing the pool that are not included in the \$75K-\$100K repair. The geotech report will be forwarded and the information gathered from this report will be passed onto the firms selected to repair/replace the pools.

In our efforts to share the happenings of the pool the HOA Board hosted a two hour pool meeting on Sunday, October 20th to discuss the above issues. At that time we were waiting on reports, but wanted to share what we knew about the poor state of the pool, that we were doing a variety of assessments, the timeline to either repair or replace and to gather opinions about our current pool and ideas for a new pool. The meeting was very productive. The Board has not determined if the pool is going to be repaired or replaced, but because our timeline is tight, we asked the attending homeowners what enhancements they would like. The ideas include:

1. Expanded sundeck
2. Increase shallow areas
3. Increased shade
4. Expand pool size (1 or 2 lanes)
5. Fountains
6. Slide
7. Sprinkler park
8. Swim team diving blocks (increased depth)
9. Zero-entry Big Pool
10. Zero-entry Baby Pool
11. Increase Pump Room for Storage
12. Commercial Toilets
13. Keyless Card Entry/ Higher Fence
14. Security Cameras
15. Independent Guard Shack

The Board also asked the thirty homeowners present if they would rather replace or repair the pool given the information provided. All except for one would rather use our dollars to demolish the current pool and rebuild a more structurally sound pool than continue wasting dollars on "band-aids" that are getting larger and more costly.

The Board is researching the financial ramifications of many of the above listed ideas as they may affect our liability insurance, management fees, and HOA dues. Again, no decision on replacing or rebuilding has been decided, but in an effort to save time we've gathered these ideas so we could start evaluating the cost and consequences.

There are three costing ideas IF we decide to rebuild. The first is to simply replace the pool as we currently have with corrections for safety issues. This is the least expensive since the changes will be minimal. The second costing plan is to upgrade our pool with a couple of items from the list above. The third costing plan is to add several of the upgrades. Our dues would increase because our current dues would not absorb the cost. Since our Board is conservative, we are not interested in the third option, unless a large population of our community shares with us that they would like these upgrades and agree to have their dues increased.

In an effort to keep communications open regarding the pool issues, the Board is having two more Pool Meetings at the clubhouse.

FRIDAY, NOVEMBER 20
7p -9p

and

SATURDAY, DECEMBER 5
1p-3p

The next meeting on Friday, November 20th, will have information about the financial status of our community, the loan options IF we were to rebuild, the assessment and homeowner repayment plans, the contribution from LMD-if possible, and the gathering of any additional "ideas" from homeowners. If you are unable to attend please complete the following survey and provide us your feedback at:

[http://www.surveymonkey.com/s.aspx?sm= 2fU7Qx95QAB47QE 2buHIDdtw 3d 3d](http://www.surveymonkey.com/s.aspx?sm=2fU7Qx95QAB47QE_2buHIDdtw_3d_3d)
(This link can also be found on the Greenfield HOA webpage - www.greenfieldhoa.com)

Our timeline IF we were going to rebuild is relatively tight because we'd like the pool to reopen by June 1, 2010. To get the evaluation complete, our decision about IF we are going to repair or replace needs to occur in December so architecture and engineering could start in January 2010 IF the decision was to rebuild. Again IF we were to rebuild and the pool is not complete due to a harsh winter, the contingency plan is already being discussed. The YMCA manages the Tallyn's Reach pool and there is a possibility that our community could share their pool for a month as our construction was completed. Other pools will be investigated, but know that we are already thinking about the "what ifs" of construction.

We have also included photos of our large pools condition at the beginning of this summer. These images show the deteriorating state of our pool. It is the Boards intention to fix this situation in a cost conscientious manner. If you are able to attend one of the upcoming meeting, we'd appreciate your time.

Thank you.

The Greenfield HOA Board