

THE CLUBHOUSE OF ALCA

The Clubhouse of Arrowhead Lake Community Association is approximately 45 years old. Currently, the building is not able to be used by the members of the community for the following reasons:

- electrical issues with the heating system;
- the inability to find/purchase parts for the outdated heating system;
- water quality from the well failed Department of Environmental Protection (DEP) testing; and
- structural issues that pose a safety concern.

There are also issues with the current parking lot behind the Clubhouse. It does not drain properly and creates a maintenance issue.

However, the community is still able to enjoy the amenities on the land surrounding the Clubhouse such as the playground, the fields and the basketball courts.

In March 2016, an ad-hoc committee was formed from community volunteers to evaluate the future use of the Clubhouse and the land surrounding it. The current Clubhouse building is approximately 4,400 square feet. The land the building is on as well as the land surrounding it (including the parking lot and fields) totals 18 acres. This is the largest parcel of land that the Community owns.

When the committee first began its evaluations, they were hopeful the building would be able to be rehabilitated. Unfortunately, as the months went on, more issues with the well were discovered and the monthly water testing that is required by the Department of Environmental Protection (DEP) for a well that serves a public facility continued to fail. As of June 24, the DEP required the community to remove/close up the well. The option of drilling a new well, which would cost approximately \$18,000, was discussed. However, the community does not know what is causing the current well issues and has no guarantee that, even if a new well is drilled, the same issue would not occur again in the new well.

The costs involved in drilling a new well, correcting the parking lot drainage issue and rehabbing the current Clubhouse structure (including the heating, plumbing and electrical systems) to make it usable again are in the area of \$600,000. The committee did not think that it was prudent to spend that much Community money – only to have an “apples for apples” structure that does not provide for any additional services/amenities. They felt that money could be better spent at some point in the future on the parcel in some way that could better serve the community in terms of varying age-group preferred activities and providing more up to date amenities for members and their guests.

Given that the current structure is completely unusable, the committee then debated whether or not to leave the existing structure standing (and closed) until the future use of that parcel as a whole has been decided by the Community. However, the committee decided against that option because an empty building deteriorates quickly, could become a safety hazard for the public and an eye sore for the community. That would not be in line with the Strategic Plan of keeping the community an aesthetically pleasing environment that eliminates blighted properties and thereby helps keep home values strong and members happy. ALCA Management provided the committee with a quote of approximately \$75,000 to demolish the Clubhouse.

Based on a review of the above mentioned expenses, the ad-hoc committee recommended to the ALCA/ASC Board of Directors that the building be demolished.

The Board of Directors voted on this recommendation at the August 6, 2016 Board meeting and all approved the recommendation.

Please note that there is no rush to replace the old Clubhouse or to quickly decide the future of that parcel of land. The community is already dealing with several other costly/major projects in the next two years or so.

With time on our side, the next step is for the members of the community to provide feedback for potential future uses of that entire parcel by completing the upcoming survey.

The committee would like to remind all ALCA members that it is not "set in stone" that a new building even has to be built in that area for the community to enjoy that space. The survey lists several options for future use but the list is not all-inclusive! We encourage members to submit any and all ideas that they think could benefit the community for generations to come on that parcel!

Respectfully submitted,

The Ad-hoc Clubhouse Committee

August 2016