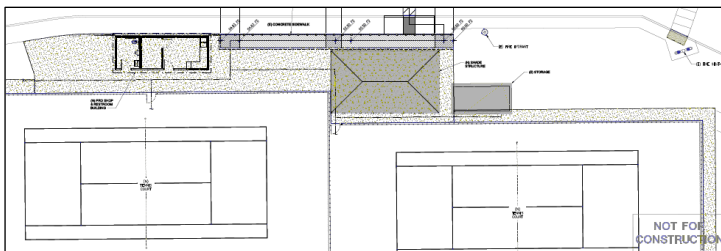
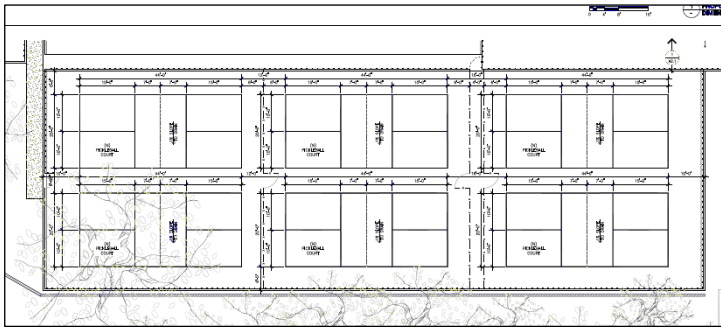


UPPER COURT REHABILITATION PROJECT Q & A

Maintaining the value of LFI membership while enhancing your property values.



The Upper Court Rehabilitation Project includes the following:

- A new Pro Shop building with a restroom
- An ADA accessible ramp to the new Pro Shop
- An upgrade to the current electrical system and disintegrating conduit
- Energy-efficient LED lighting for better visibility and less light waste
- Replacement of all five 45+ year old court slabs
- The addition of 4 pickleball courts to the existing 4
- A new ADA path of travel around the upper courts
- Improved access control to the upper courts
- The existing Pro Shop will be converted to storage



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Q. What is the benefit of this project?

A. According to real estate brokers serving this area, upgrades in your community and at the Sun and Sail Club, not just on your own property, contribute positively to the value of your home. In this case, a new Pro Shop, new court surfaces, additional pickleball courts, and energy-efficient lighting will enhance the appearance and value of your Club. The addition of a new restroom building will lessen potential hazards as youth and adult pickleball and tennis players currently must cross the driveway to access the Clubhouse restrooms. Access to the pickleball and tennis courts will be restricted to reduce the potential for non-member access to the courts.

Q: Why are we doing this project?

A: The entire upper court area needs to be brought into compliance with ADA regulations before we are forced to do so at a higher cost to our homeowners. Extensive termite and dry-rot damage have caused the Pro Shop building to become unsafe and a hazard to those working in and around it. The current electrical system is dilapidated and rusted through in certain areas and is not in compliance with current building codes. The lighting is inefficient and wasteful. One of the courts has foundation issues and is not useable, and 3 others are close to being unusable. 3 courts have disliked cushion surfaces. The lifting asphalt needs to be replaced with post-tension concrete for safety reasons.

Q. How much will be the project cost?

A. The Upper Court Rehabilitation Project is estimated to cost \$812,000. This amount would be funded through a combination of existing Reserve and Project funds amassed through previous monthly assessments, cell site income, budget savings, and other Lake Forest II income.

Q: Why are the Association's Reserves used for this?

A: Reserve Funds are used to repair or replace capital assets. Reserve funds will be used for the aspects of the project that fall under the category of "replacement", the damaged court base, the

lighting, electrical repair, the new Pro Shop, concrete, etc. Lake Forest II's Reserve Account is well-funded, and both the Budget & Finance Committee and the Board of Directors have reviewed funding options to ensure the best plan for the Association. No money will be borrowed for this project; it is fully funded through Association monies saved and allocated for this purpose.

Q. When will construction begin?

A. Construction should begin in May, 2020 barring any unforeseen delays. It is expected to last around 4 months.

Q. Will I be able to use the upper court area during construction?

A. There will be a period of 3-4 months during which the upper courts will be closed for construction. A tennis court in the lower area will be converted to pickleball courts for the duration of the project to accommodate our players.

Q: How will this building project affect my current Association monthly bill?

A: There will be no increase in your monthly assessments to fund this project. Any addition of capital items, in this case a restroom and additional courts for pickleball, may result in a nominal increase in the Reserve contribution you will pay in the future as part of your monthly assessment.

Q: Are there any other costs that may affect my monthly dues?

A: Although the new courts will require lighting, the conversion to energy-efficient LED lighting will save utility costs over time. It is expected that the savings due to the lighting and improved electrical will offset any increases. Also, the enhanced upper court area should result in an increase in tennis and pickleball lesson and league income.

If you have additional questions, please contact
Lake Forest II General Manager Alisa Woolsey
Phone: (949) 586-0860, ext. 11
Email: awoolsey@lf2.org