

# FREQUENTLY ASKED QUESTIONS (FAQ)

## COTTONWOOD POOL REPLACEMENT

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1. Several homeowners questioned the drainage issues and the reasoning for the pool project.
  - ***The Board created the Pool Task Force to explore options due to the Engineers report that recommended replacement of the entire pool deck – due to drainage problems, deterioration of the concrete, the failure of the Kool Deck coating and age of pipes/equipment.***
2. What is the surface area of the existing pool and what is the surface area of the proposed new pool?
  - ***The current pool is 5,552 square feet and the new pool will be 7,632 square feet.***
3. What is the comparison between gallons of water from the existing pool to the new pool?
  - ***The existing pool is 180,382 gallons (less lap pool) – Version 3.5 is 184,740.***
4. What may be the estimated operational savings with the new pool equipment?
  - ***The estimated operational savings could be up to 20-25% with new pool equipment in the areas of water, gas, and electricity. Repair costs will be minimized while under warranty.***
5. Can the new lap pool be at a different temperature than the rest of the pool?
  - ***You will not be able to achieve separate temperatures in different areas of the pool. The new pool will be able to regulate overall temperatures better with modern equipment.***
6. Will deck pavers provide a better surface than Kool Deck?
  - ***The pavers that are recommended from Artistic Pavers exceed the slip coefficient required for safety and will be as cool as any Kool Deck surfacing on the market. Also, if a repair needs to be made to the deck, you simply replace the pavers that are needed without damaging the entire deck. There is no continuing need to repaint the Kool Deck material in the future – as we must do today.***
7. Why do we not have a deep end?
  - ***A deep end was considered in the lap pool area. The Task Force recommended removing that at a cost savings of approximately \$50,000. It is still possible to add this feature back to the south end of the lap pool.***

8. Is there an area recommended for Water Aerobics in the new pool? What is the depth of this water?
- ***The design allows for large areas of the new pool to be used for multi purposes, including Water Aerobics. The entire west side of the pool is between 3 feet and 4 feet, which is perfect for this activity. In addition, there is a 4.5-foot area that can also be used in the transition area between the lap pool and the main pool. These multi-purpose use areas are larger in the new pool than in our current pool.***
9. Can water volleyball be played in the lap pool?
- ***In this design, the lap pool is 5 foot deep and has anti-wave dividers installed. Both items would prevent water volleyball from effectively being played in the lap pool. There is ample room in the pool for water volleyball and other aquatic activities at the same time.***
10. What are the exact measurements of the lap pool lanes?
- ***Each lane is 7 feet wide and 75 feet (25 yards) long. The entire lap pool is 5 foot deep with no obstructions to swimmers in any of the three lanes.***
11. How will the lap pool be protected from waves of other swimmers?
- ***The design allows for anti-wave lane dividers, which provide protection for each lap lane. These lane dividers quell any wave action from other areas of the pool.***
12. What is the size of the hot tub? How many people will it hold?
- ***It will be designed for approximately 6-8 bathers at a time.***
13. Can we restrict use of the new pool to HOA#2 homeowners only?
- ***That question is a Board of Directors decision that will take place in the future.***
14. Did you get an estimate to make an exact replacement of the existing pool?
- ***The Pool Task Force considered three options, with several variations of each option. Option #1 was leaving the pool exactly as it is today, with a new deck. This option was not recommended for the concern of a new deck on a 40+ year old pool. The new pool changes shape slightly to account for new shade structures and to create one body of water within the existing footprint.***
15. Will there be movable umbrellas?
- ***Yes. The budget for the project will allow for new furniture, fixtures and equipment – which would include tables, chairs, loungers, and many umbrellas. In addition, permanent shade structures will be built. The capacity for additional equipment is increased in the new design by over 4,000 square feet.***

16. Will the ladders and railings be wrapped to help with the summer heat?

- **Yes. The pool architect will provide recommendations for material to assist with this topic.**

17. How long will the construction take?

- **The timeline for construction is being developed in the coming weeks but could easily take up to a year in total. The vote for the project will take place in March. With good coordination, the demolition of the old pool could take place in the summer. The new pool would be constructed over the fall and winter months. The desire would be to have a late spring 2026 opening. The Board will be communicating this timeline to the homeowners as the details of the project become finalized.**

18. Where will homeowners swim during construction?

- **The Association owns three other aquatic facilities including Palo Verde, Michigan, and the Children's pool. In addition, the Association has Reciprocal Agreements to use the pools at both Sun Lakes Country Club and IronOaks.**

19. How will this be paid for?

- **The Board of Directors will be announcing the total estimated cost of the project and the financing plan at the January Board Meeting. The expectation is that the project will be paid for from a variety of sources including Capital Reserves, Capitol Improvement, Capital Contribution Fees, and a Special Assessment to each homeowner. The amount of the assessment hasn't been determined yet, but the desire is to be less than \$1,000 per homeowner.**

20. What are the payment options for an assessment?

- **The Board of Directors will be working on a finance plan to be announced at the January Board Meeting. There will be payment options for all homeowners.**

21. What kind of contract will be used for the Architect and is a Design Build method being considered?

- **The Architect will have an AIA contract (American Institute of Architects). The delivery method of the project is a form of a Design Build and the Construction Manager at Risk method, providing for a Guaranteed Maximum price and construction oversight by a third party.**