



# 04.19.22 TownHall Recap

THANK YOU HOMEOWNERS AND MEMBERS WHO PARTICIPATED.  
WE WANT TO SHARE WHAT WE HEARD, AND WHAT'S NEXT.

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### UNIVERSITY PARK MISSION STATEMENT

To be the pre-eminent  
gathering place for  
a variety of lifestyles  
with exemplary facilities,  
amenities and service.

## PHASE 02 NEEDS

# KITCHEN

### EXPANSION & UPGRADE



## THIS IS WHAT WE HEARD FROM YOU

■ The restaurant is a big draw for members as well as a venue for high profit events such as weddings and site rentals. The kitchen needs to be large enough to support this. How do we proceed?

■ We value the input from Chef Roger and his staff for a list of what is needed including:

- Equipment
- Size of kitchen
- Location

■ Kitchen renovations cost: \$1.5-\$2.0 million. Can we get better estimates?

■ Why won't the renovations pay for themselves?

**Answer:** Dining at UPCC is an experience, not a profit center. Dues subsidize the financial shortfall. The demand for dining from our 2,160 members is the highest we have ever seen.

■ What is the operating deficit of our dining facility?

**Answer:** Dues subsidize a significant portion of the dining operation. This is an industry standard. Our pricing structure is quite different from other high-end restaurants in our area. We have high quality food and modest pricing. Our table turn each night is 1.2 x vs a typical 2.5-3 x turn in a public restaurant. Members and guests can enjoy their evening without the pressure of another group waiting for their table.

## PHASE 02 NEEDS

# GOLF COURSE

### IRRIGATION



## THIS IS WHAT WE HEARD FROM YOU

- Golf is a big draw for homebuyers as well as subsidizing Full Member Dues and provides a surplus.

- Even non-golfers are supporters of the investment in sustainable irrigation as it maintains the beauty of University Park green spaces while conserving water. The water permit provides for dollar savings on the golf course water, to accrue towards the homes

- What is the cost of the proposed improvements?

**Answer:** \$3.0 million+. If we left the current pipe in place and updated 'some' of the parts each year, there would be an initial savings but we would be continually under construction.

- When would the work take place?

**Answer:** Vendors are currently planning projects for 2024, we would need funding approval before we can commit to contracts.

- Will the work impact my home sprinkler system?

**Answer:** No. These are totally separate systems

## PHASE 02 NEEDS

# ADMINISTRATIVE OFFICES



## THIS IS WHAT WE HEARD FROM YOU

- People who have been in the administrative offices upstairs realize the space is unsatisfactory and needs to be a priority.

- Isn't the current business trend to cut down on office space?

**Answer:** Yes. What we are proposing are modest but appropriate work spaces that will attract and retain quality professionals to run University Park Country Club.

- Why wouldn't our employees work remotely?

**Answer:** We are in the service industry providing full-time support for our members & guests through food + beverage, facilities and membership. It would be impractical for the majority of our team to work offsite. While a select few could possibly work from home, it would not change the investment needed.

- We are asking the board to be creative in solving this space problem by exploring options.

- Doesn't The Community Center have plenty of room for offices?

**Answer:** Actually, The Community Center currently provides offices for HOA staff and The Gallery exhibition space. Conference rooms are used in a constant rotation for UP Committee meetings, Board Meetings & Workshops. There is not enough space to accommodate our Club Administration staff.



## PHASE 02 NEEDS

# PARKING LOT EXPANSION

## AND RESURFACE



## THIS IS WHAT WE HEARD FROM YOU

- What is the cost estimate for the parking lot:

**Answer:** \$750k

- Can we EXPAND and RESURFACE the parking lot at the same time?

**Answer:** Yes, once funded, the resurface and expansion can happen concurrently. We are completing a reseal this summer as a temporary solution.

- Are we removing the trees for the parking lot

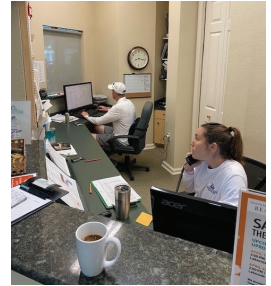
**Answer:** No. We will however need to do repairs whenever the roots grow back. Maybe every 5 years or so.

- Can we increase parking capacity using the current footprint?

**Answer:** We *can* create an additional 35 spaces if we narrow the parking spaces to the allowable 9 feet. We are recommending we stay with our current 10 foot wide spaces, given the demographic of the community and the bulky golf/tennis items the members and guests remove from their vehicles.

## PHASE 02 NEEDS

# FITNESS/ WELLNESS RACQUETS



## THIS IS WHAT WE HEARD FROM YOU

- We need to create a racquet club to service the racquet players by adding to the existing Fitness Centre, providing a lounge, refreshment area and a place to socialize. Include an indoor/outdoor space overlooking court #1 and/or the Japanese Garden. This would fundamentally change the experience.
- We need a first-class Fitness/Wellness amenity, not only for health but for physical and mental well-being. Fitness/Wellness is a part of this community and is a big draw for homebuyers.
- More people would use the Fitness Centre if we had more space, especially class space. Members have no choice but to go outside the park for classes due to space limitations. Many have left the gym completely due to frustration with the current facility.
- The initial Fitness/Wellness amenity concept we all previewed, is not what we want.

**Answer:** We agree. It may well be that a single structure is the best solution from both a cost and functionality standpoint. The key to the new structure will be its flexibility to accommodate the expectations of all members of our community, whether it be for fitness, social, club meetings and non-fitness activities.

- Fitness and Wellness should have the same priority as golf, tennis and the restaurant. We want to stay active and healthy regardless of age.

- Why do we need a new Fitness/Wellness amenity? I don't think many people even use the current one.

**Answer:** Only a small portion of our residents play golf or tennis or croquet, but we offer these residents a top-rated experience. A significant amount of members want to be part of a community fitness facility, and we are seeing the demand being larger than the limited space we have. Again, fitness classes are being held outside regardless of the weather. That is not a first-class community experience.

## PHASE 02 NEEDS

# MEETING SPACE

## MEMBERS AND STAFF



## THIS IS WHAT WE HEARD FROM YOU

■ Do we need meeting space? It's crazy to build something for large groups. Rent a space for the few times a year when its needed. What we need is a space for small groups.

**Answer:** The plans are to create a flexible space with partitian walls, that can serve a variety of functions including fitness, club events, entertainment and community meetings.

■ What current spaces aren't we using effectively? Can The Community Center be used?

**Answer:** Our common spaces are largely overbooked. Example: hosting the UPRD Board of Supervisors workshop in the Lakeside Room, while members and staff were preparing for lunch. The Community Center, always booked, hosts UP Committee meetings, UPCA Board Meetings & Workshops. The UPCC Women's Club meets in the Varsity Club Card Room when not reserved for card groups.

We want to continue to expand recreational, social and cultural offerings to our members, and we quite simply don't have the space.

■ Can we use the Park Grille and Lakeside Room for groups?

**Answer:** Yes, when not used for dining and special events. Its not always practical to reconfigure the rooms for a short period of time.

■ We need to conduct a new needs assessment. Who do we need space for ? 10, 25, 100?

**Answer:** The board will continue to solicit input as we move forward with revised planning and believe those plans will satisfy the range of needs we currently have and more importantly anticipate for the future.



## PHASE 02 NEEDS

# VARSITY CLUB

UPGRADES &  
GOLF PRO SHOP RELOCATION

## THIS IS WHAT WE HEARD FROM YOU

■ Put this on hold until the new outdoor space is finished, and see how we use it.

**Answer:** We agree. On hold until 2023!



## NEXT STEPS FROM YOUR BOARD

Based on the input provided at the April 19th and upcoming April 27th Town Hall Meetings, the Board will be reviewing additional alternatives.

We will continue to get more detailed cost estimates for some of the key investments.

We will plan additional meetings as soon as possible to communicate findings and share revised recommendations as we look to Realize our Vision.

- TOWN HALL MEETING  
APRIL 27, 2022 | 2:00 PM | LAKESIDE ROOM
- FEEDBACK OR QUESTIONS?  
[upcc.masterplan@gmail.com](mailto:upcc.masterplan@gmail.com)
- PREVIOUS UPRD MEETINGS  
[links to previous meeting information & recordings](#)

### BOARD OF DIRECTORS

Jim Case  
Sally Dickson  
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