



# 04.27.22 TownHall Recap

THANK YOU TO ALL 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

# GOLF COURSE

IRRIGATION



## THIS IS WHAT WE HEARD FROM YOU

■ I thought that the first bond included the kitchen and parking lot? I think that the dining remodel was great.

**Answer:** The original bond did not include the kitchen, just general maintenance funding and the renovation of the dining areas.

■ What are we doing about neighborhood irrigation? It is horrible.

**Answer:** Neighborhood irrigation is handled by the HOA/UPCAI. However, improvements to the golf course irrigation system and water savings will reduce water usage for the course. Under the terms of our water usage permits, this may allow more water that can be used for the residential areas.

■ If we used the dining room more frequently would this reduce the stress on the kitchen capacity? Open up more evenings for dinner? Maybe at least 3 nights.

**Answer:** Yes, this would reduce some of the stress. However, we also want to be able to expand member and outside events such as banquets and functions. We are still short staffed but would ideally like to offer dining on additional nights.

PHASE 02 NEEDS

# ADMINISTRATIVE OFFICES



## THIS IS WHAT WE HEARD FROM YOU

■ It seems that nobody is using the Community Center. I thought that when we did the turnover we bought the entire place. That building is being underutilized.

**Answer:** UPCA I owns and operates the Community Center. It is used for UPCA I Staff Offices and has two conference rooms that are frequently used for UPCA I Board, Committee and Working Group meetings. They are also used for UPRD meetings on occasion. The central space is being used as a gallery and reception area, and even if it were converted, it would be insufficient to staff UPRD/UPCC personnel.

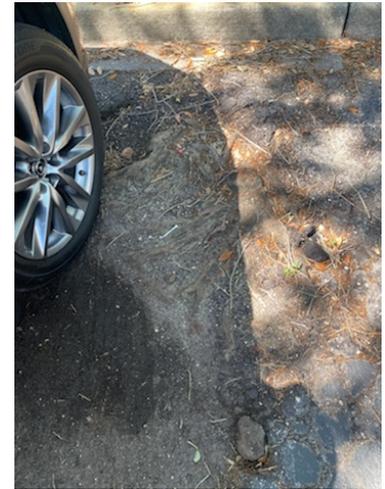
■ There is no question that we need to renovate the space but the trend is for people to work remotely. Are the employees even happy to work in an office? Would they prefer to work from home?

**Answer:** We have 11 people working in this office space. At most, as a service based organization, 3-4 of our staff can work from home and come into the office seldomly during the week. When they do they would need a place to sit and work. There wouldn't be any real savings in building a space for 8 offices vs 10. In addition, renovating the space to current needs only does not allow for future growth needs.

## 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:** This summer we will fix all trip hazards and conduct a reseal and restriping of the current parking lot. The estimated cost of this work is \$75k. However, in the near future we will need to expand and resurface the parking lot. This is a much more complete renovation with an estimated cost of \$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 from the parking lot?

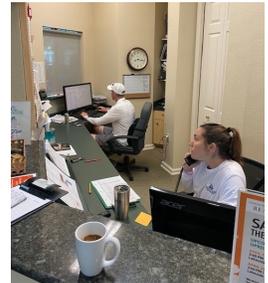
**Answer:** No, however every five years or so we will need to make repairs with the expectation of roots impacting the parking lot surface.

- 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 to ensure adequate space for our members and guests.

PHASE 02 NEEDS

# FITNESS WELLNESS RACQUETS



## THIS IS WHAT WE HEARD FROM YOU

■ We moved here with the Fitness Center as it currently exists. It was good enough for us. Why do we need to enlarge it at this point?

**Answer:** The issue isn't to leave the club as we found it. Our goal is to satisfy changing lifestyle needs. We have not updated our facilities and offerings to reflect what people expect when choosing a community and club to belong to. Only 15% of club fitness and wellness centers are under 5,000 square feet. We currently have under 2,000 square feet.

■ I am a new resident and we chose UPCC in spite of the fitness facility. I am an avid exerciser and believe we need to look to the future. We need room for classes. I see individuals with injuries trying to get healthy and they inspire me. We definitely need to provide wellness.

■ I support the improved facility. Where will the two new tennis courts go now that we have croquet located where it is?

**Answer:** If needed in the future, we can put two tennis courts in the back corner of the parking lot unless a new fitness facility is built there.

■ I go to LA Fitness and my membership is paid for by my health insurance. However, I would like to see more opportunities provided by our fitness center and support whatever we can do to make it a more attractive alternative. This will make it better for all of us.

**Answer:** An enlarged Fitness, Wellness and Meeting space would provide more social opportunities for all members and will add value to your membership while meeting the diverse needs of those seeking a healthier lifestyle.

■ We moved here a few months ago and started to work out in the fitness facility. It was something very special and a welcoming experience. We felt connected to the community and made friends through going to the fitness center. We feel comfortable living here because of that experience and the reaching out by the members we met. We definitely need more space, especially for classes.

## PHASE 02 NEEDS

# MEETING SPACE

### MEMBERS AND STAFF

## THIS IS WHAT WE HEARD FROM YOU

■ I am a member of Art in the Park and am very excited to hear about more space for interest groups, like our arts members. How much space are you considering and where will it be located?

**Answer:** We are looking to provide adequate space that can be separated for smaller groups and combined when we need to host a large group. This could be one large flex space area or separate areas in multiple buildings, depending on how we as a Club decide to approach expanding our footprint. A complete renovation of the current Varsity Club space, for example, could provide an area probably about equal in size to the Lakeside Room. Once we determine how much space we can devote to gatherings of all kinds, our members will help us to determine how each space will be used in ways that meet the needs and desires of our varied interest groups.

## 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!





## PHASE 02 NEEDS

# FINANCIALS

### THIS IS WHAT WE HEARD FROM YOU

■ There are three audiences that we serve, Residents, Member and Public. It seems that the Residents are paying for this and they have no advantages over Members or the Public. Members have advantages over the Public. Banquets are for the Public. Do the residents own this community? I want to ask counsel that question.

**Answer:** The homeowners approved a strategy and mission consistent with that of the Club in 2020. The residents and homeowners are stakeholders. The RD is operated by the Board which is elected by residents and homeowners.

■ As a 9 year resident I was in commercial real estate development in the mid-atlantic for my entire life. I had a saying that Time is Money. I still believe that to be true. We need to move quicker. The quicker we can get things moving forward the better.

■ Is a \$15 million bond enough? Don't go cheap on this. Do it right.

**Answer:** We won't go cheap but we need to be prudent. We need to define the vision and options with greater clarity before we move forward.

■ What is proposed for resident members vs. non-resident member charges? We have about 200 non-resident members and I think we should consider charging them higher fees.

**Answer:** The capital contributions and initiation fees for non-resident members will be higher.

■ I am very encouraged by the changes being made and for all the hard work. I have attended all the meetings. What will the other charges be? I support improvement but also want fiscal responsibility. We need to build reserves...that need isn't going away. I would like to see an overall plan. Thanks again for all that you are doing.

**Answer:** We currently have no reserves and we have put forth a plan that will allow us to build and maintain adequate reserves going forward to meet our needs over the years.



## PHASE 02 NEEDS

# FINANCIALS continued,

## THIS IS WHAT WE HEARD FROM YOU

■ 15 years ago we said that the fitness center was embarrassingly small. 8-9 years ago people wanted a 19th hole facility where the Pro Shop is. 5 years ago people were complaining that the dining facilities were outdated. Let's just get on with it!

■ When will Phase 1 be completed? This hasn't been finished yet so it hurts your credibility going forward. There is also remaining confusion over the RD vs. UPCA responsibilities. We need to refresh folks on the different areas of responsibility. We still have people living here who aren't members at all and aren't forced to become members. Why wasn't that changed when we had the turnover?

**Answer:** We are waiting for county approval for pickleball. That is the cause of delay. Once it is received we anticipate 8-10 weeks for construction. Outside dining is out for RFP and we plan on starting demolition on 6/1 with a target completion date of Thanksgiving. The Phase 1 parking lot improvements will be completed over the summer.

■ We need to remember that we are asking volunteers in our community to do all of this work and send out all of these communications. In the past, each of us in business were used to this work being done by highly paid executives. \$15 million might not be enough. We might need \$20 million. We need to satisfy the needs and we need to do things quickly.

■ This is my first meeting since the turnover. I just repainted my house inside and out and had my pool area redone. I can't even maintain my house for \$850 per year. We are members of The Founders Club as well and see what other clubs are offering. How much are you willing to pay to protect the value of your home? \$850 per year is nothing! We need to get going on this.

■ When will this all translate into an operating statement for the club?

**Answer:** Excellent point. However, we can't look at each amenity and investment decision in a silo. The Club's P&L will be primarily supported by strong membership revenue and by firming up membership levels. We will come back in the next couple of months with a pro-forma that reflects the suggested changes.



## NEXT STEPS FROM YOUR BOARD

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

As we get more detailed information we will share it with you.

We are planning additional meetings with neighborhoods to better communicate and share our needs and recommendations.

- **TOWN HALL MEETING**  
MAY 3, 2022 | 10:00 AM | COMMUNITY CENTER  
ZOOM with limited seating
- **FEEDBACK OR QUESTIONS?**  
[upcc.masterplan@gmail.com](mailto:upcc.masterplan@gmail.com)

### BOARD OF DIRECTORS

Jim Case  
Sally Dickson  
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