



## Deferred Maintenance and Capital Projects Update

In June of 2022 the UPCC RD Board considered a plan that included a number of infrastructure repairs as well as a centralized club “center” located on the Fitness center footprint. The building would have housed the club staff as well as expanded workout and gathering spaces for member activities. The estimated cost of that concept was \$18 million.

You told us that the building was inconsistent with the look and feel of our community and the total price was too high. We heard you. All projects were put on hold and the Board committed to work on a more appropriate solution to solve our deferred maintenance issues and our need for more gathering and workout space.

The composition of the RD Board has changed significantly since the initial concepts were presented last summer. We have listened to your input and suggestions gathered from numerous neighborhood meetings and countless individual discussions. We have continued to draw upon the expertise of several retired architectural and construction professionals in our community as well as from currently licensed contractors and others in the construction industry. The result of all of this feedback is a totally new proposal. This new, community derived plan will encompass our immediate needs and will make substantial progress towards providing additional space for community activities and enhancing member experiences.

The new proposed plan addresses the critical needs of our failing golf course irrigation system, bridges and lake banks.

It also includes the expansion/updating of the kitchen facility to enhance the dining experience for all our members, provides a safe and productive environment for our UPCC staff, creates a new members -only bar and adds much needed space for social gatherings, clubs and fitness classes.

More detail on the current concept can be seen in the “Progress Report” by Mark Criden in the PowerPoint slide presentation ([CLICK HERE](#)), as well as in the Video ([CLICK HERE](#)) from the March 10 Board of Supervisors Meeting.

Mr. Criden’s presentation begins at approximately minute 25:00 of the meeting. We suggest you use the Video link as it will provide greater context and explanation to the slides.

In spite of severe inflationary pressure over the past year, the total cost has been reduced to an estimated \$13 million. This is a savings to our community of over \$5 million compared to the original plan.

As discussed in earlier meetings, the Board also conducted a capital reserve study to identify the capital resources needed to maintain and replace our infrastructure over the next 20 years and have already implemented steps to provide the necessary funding. None of this was in place last summer, and is the result of significant work by our GM, members of the UPCC financial staff, the RD Board Treasurer and community volunteers.

Steve Ludmerer, our Treasurer, reviewed our Capital Needs and Financing Timeline including the estimated \$13 million needed for replacement and upgraded facilities.

More detail on the financing options can be seen in the PowerPoint slide presentation by Mr. Ludmerer ([CLICK HERE](#)) as well as in the Video ([CLICK HERE](#)) from the March 10 Board of Supervisors Meeting.

Mr. Ludmerer's presentation begins at approximately 1:35 into the meeting. We suggest you use the Video link as it will provide greater context and explanation to the slides.

After exploring a variety of financing options the recommendation is to pursue either a 20 or 30 year loan or bond offering to best match the homeowner obligation with the useful life of the improvements. In either option, the average cost for homeowners for all the proposed improvements will be less than \$1,000 per year starting in November 2024.

Our first step in moving forward will be to confirm the current cost estimates. We will then have a series of in-person meetings, in addition to written communications to the community, to ensure that we have the opportunity to obtain your feedback and suggestions. Once we move forward with the actual remediation and new construction, we will continue to retain outside construction experts to ensure each project is executed in the most cost efficient manner.

To move forward we need your involvement and continued support. It is your community and it is your \$'s. As your board, it is our responsibility to provide strategic guidance and fiduciary oversight.

We are elected members of the UPRD Board, but we are first and foremost residents of UPCC. We are part of the same community as each of you and whatever is decided will affect us in the same way that it will you.

RD Supervisor Mark Criden will continue to hold neighborhood meetings and solicit community input on the Deferred Maintenance and Capital Projects proposal. He wishes to hear from all interested residents. Contact him at [mark.criden@universityparkrd.com](mailto:mark.criden@universityparkrd.com).

RD Supervisor Steve Ludmerer wishes to hear from interested residents concerning the Capital Reserve study and Financing Proposals. Contact him at [steve.ludmerer@universityparkrd.com](mailto:steve.ludmerer@universityparkrd.com).

**A video link to the entire March 10, 2023 Board of Supervisors Meeting is available [here](#).**