
From: dave owens <rideforever@protonmail.com>
Sent: Tuesday, September 1, 2026 2:01 PM
To: steve heitzner <steve.heizner@universityparkrd.com>
Cc: Vivian Carvalho <carvalhov@pfm.com>
Subject: Re: Follow-Up to August 24 Public Comment – \$1.07 Million Fitness Center Project

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Steve,

Thanks for the quick response. I'm glad to know we are like-minded regarding investing in a long-term solution versus an interim, potentially stranded solution.

Your comment that the dollar amounts in the December 2023 UPRD Phase 2 Capital Improvement Program are now outdated raises another question, however.

What is the current Capital Improvement Plan linked to the Series 2026 Bonds? Not being familiar with the process, it appears we're sourcing the funds before having the plan—is that correct?

If we're assessing approximately 1,200 homeowners for roughly \$20 million in long-term debt, I'd like to understand the current intended uses of those borrowed funds and the approximate amounts allocated to each.

Is there an updated CIP, Sources & Uses schedule, or similar document that you or Vivian could send me?

Thanks again,

Dave

On Sep 1, 2026, at 10:24 AM, steve heitzner
<steve.heizner@universityparkrd.com> wrote:

David,

We have not begun work on the fitness center. The focus is on the kitchen right now. Any dollar amounts allocated to a new and or renovated fitness center that you are looking at are outdated and have no relevance on what we do moving forward. We share the same philosophy, however. We don't want to spend money on what doesn't give us a longer term solution. I hope that answers your concerns.

Regards,

Steve

On 08/30/2026 7:34 PM EDT dave owens
<rideforever@protonmail.com> wrote:

Ms. Carvalho and Members of the Board,

I am following up on my public comments at the August 24 Board of Supervisors meeting concerning the approximately \$1.07 million allocated to reconfigure the existing fitness center.

As I said at the meeting, I support continued investment in University Park. My concern is not primarily the amount being spent. It is whether this expenditure actually addresses the underlying fitness-center problems the District itself has previously identified — inadequate space and capacity and aging equipment approaching obsolescence.

I listened to the remainder of the August 24 meeting and subsequently reviewed the meeting transcript. I did not hear my

questions addressed, nor did I hear any indication of when or how the Board expects to address them.

Before the District commits this expenditure, I would appreciate clarification on the following:

1. What is the current scope and cost breakdown for the approximately \$1.07 million fitness-center project?
2. What specifically will the project accomplish with respect to usable fitness space and capacity?
3. How much of the \$1.07 million is allocated to replacing or adding fitness equipment, and what equipment is contemplated?
4. Is the renovated existing facility now considered the District's long-term solution to its fitness needs, or does the District's longer-range planning still contemplate a larger or new fitness facility?
5. If a larger or new facility remains a possibility, what portion of the proposed \$1.07 million investment would have continuing value or could be incorporated into that future facility, rather than becoming a stranded investment?

My concern remains the same one I expressed on August 24: I would rather see University Park solve the fitness-center problem than spend approximately \$1 million and discover afterward that we still have essentially the same fitness-center problem.

I am not asking the Board to delay needed investment. I am asking whether the District has determined that this project is the appropriate long-term solution before committing substantial capital to the existing facility.

Please also let me know **when and at what public meeting the Board expects to review and approve the detailed scope of the fitness-center project.**

Vivian, please include this correspondence in the appropriate District record and ensure that it is distributed to all members of the Board of Supervisors.

Thank you,

David Owens
University Park homeowner

