

# Community Room Project

Homeowners Update

January 2017

# **Pool Site Community Room**

- Sand Creek HOA Board has been considering the addition of a community room at the Sand Creek Pool for 15 years
- Sand Creek needs are changing, as younger families with more children are moving in.
- Sand Creek is without a community room; 17 Kingwood associations have community rooms, which are used regularly by their homeowners
- Community rooms in other villages are used for
  - Swim Team Events
  - Boy and Girl Scouts
  - Special Events (parties, reunions, showers, etc.)
  - Village Board Meetings

SCVCA Community Room Project

## **Key Facts**

- Project Costs will not impact homeowners annual assessment or require any special assessment
- SCVCA over the last ten years has managed the annual costs to create an operating reserve large enough to cover all project costs.
- All facilities are permitted by City of Houston and follow the required codes and standards
- Project Schedule and Costs are set
- Construction will start in late January and is planned to be complete by late April 2017
- Building is expected to be ready when Swim Team starts practices in late April

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3

## **Community Temporary Impacts**

- Playground: For safety the playgrounds will be closed during the construction period
  - What to Do: Sand Creek residents have access to other village playgrounds; Greentree, Fosters Mill, and Kings Point Reserve are the most convenient.
- Greenbelt Trails: the main trail at the pool will remain open
- Traffic and Parking: Timber Shade and two of the four pool parking areas will be open.
  - What to Do: Be careful driving on Timber Shade for construction traffic and material unloading and observe all flagging and traffic cones.
- Noise: Construction noise caused by digging equipment, nail guns and air compressors. The timing and duration will be similar to an addition to a Sand Creek home.
- Community Impacts:
  - What to Do: Comments or issues shall be directed to Elizabeth Conrad at the Kingwood Association Management. She will provide answers and contact SCVCA Board members to respond if required.

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## **Community Room Features**

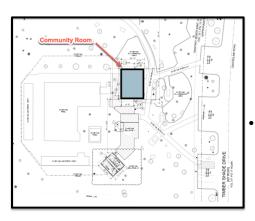
- Building space 1200 sq ft. with capacity of 70 people
- Interior space includes
  - Meeting Room with tables and chairs,
  - Kitchen with sink, refrigerator and microwave,
  - Family restroom,
  - Storage area
- Cable service, WIFI and security systems
- Door access to the pool and two doors to the outside walkways
- Two commissary type windows to the pool area
- Heat, AC, lighting and outside security lighting

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5

# Community Room Configuration Fool Side Street Side Scyca Community Room Project Scyca Community Room Project

## Sand Creek Board Work to Date



- HOA Board has hired H2B, Civil & Structural Engineers to design and permit the Community Room building. These activities were completed in August 2016.
- Board also solicited bids from local contractors in September 2016 and awarded the project construction work to local contractor, Tri-Point Construction in January 2017.

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7

# Necessary Facilities' changes

- Relocate one child play area (work is completed)
- Relocate the security fence entrance
- Remove one established tree (work is completed)
- · Remove one existing area pole light
- Reconfigure the walkways leading up to the pool entrance.
- Re-grade and replant the shrubbery and lawn areas disturbed.

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### **Construction Period**

- Will start in January and be completed by late April 2017
- Construction hours are expected from 7-4 weekdays with potential overtime on specific days and Saturdays to maintain schedule for rain outs.
- Equipment and materials will be stored on site and secured. Minimal night lighting.
- Project Site Manager responsible for quality reviews and compliance with work schedules.
- See the following Construction Site Lay-out Plan

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## **Room Administration**

- Community Room scheduling and management handled by Kingwood Association Management
- Homeowner and Service groups
  - One group per day
  - Deposit and usage fee
  - Setup, and cleanup
- SCVCA Board meetings will be held at this location

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