



Sand Creek Village
COMMUNITY ASSOCIATION

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

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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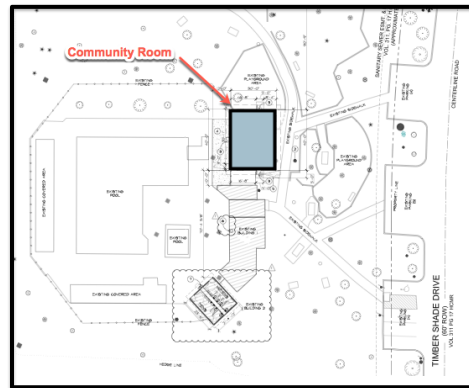
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Community Room Configuration



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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8

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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