



January 27, 2010

Dear Greenfield Community,

The pool replacement project has been extremely successful and the Board wanted to update the community on the project status.

Current Status:

At this point in time, the project is complete except for the plaster. All decking and fencing is complete, the construction trailer has been removed from the site, security lighting is in place and the mechanical building foundation has been successfully reinforced and re-sided, plus doors were replaced. The Board and Consilium Partners had a punch-walk with White Construction on January 14th to review all completed work and White is finished until the late Spring (April-May 2011) when the pool will be plastered and started-up will occur.

Final Completion Plan:

The Board elected to follow the recommendation of the Design-Build team which was to wait to complete the final plastering on the inside of the pool, filling of the pool with water, the final landscape planting, and the full equipment start-up until Spring. There are a couple important (and very positive) things to note about this decision:

1. **Warranty Extension:** The 2 year warranty period for all of the work on the pool will not start until all of the Spring work is complete. This important change allows the HOA to have an additional Spring start-up period covered under warranty at no additional cost.
2. **Energy Savings:** By plastering and starting-up the pool equipment in the Winter months, large amounts of energy would have been required in order to sufficiently heat the pool to test the equipment and cure the plaster. Water would also have been needed to fill the pool, only to be drained a couple weeks later. HOA has recognized cost savings associated with the reduced water and energy usage, as well as being environmental stewards.
3. **Reduced Wear on Equipment:** The mechanical equipment would have undergone wear and tear from starting and running it during Winter weather conditions. This was avoided and will help preserve the longevity of the equipment.
4. **No Budget Impact:** There is no additional cost to completing the work in the Spring vs. this Winter.
5. **Extended Period Until Final Assessment:** Since the project is not yet fully complete and all final costs not yet verified and tallied, the Board will not issue the final assessment amounts to the community until May 2011 when all final project costs are incurred.

Budget Update

The project is currently under budget and expected to be completed under budget. Some of the allotted contingency has been used to cover unforeseen circumstances such as the mechanical building foundation, but contingency still remains and the project is under budget. Final assessment amount is expected to be less than the \$324 balance per household remaining.

The loan that the HOA procured for those members that elected to pay their assessment on the monthly payment plan will not incur additional costs from what was originally projected because the loan was not drawn on until this last month.

The Board will be issuing final assessment amounts in late May as noted above when the project is complete. The current balance per household is still set at \$324, but we are expecting the final household figure to fall below that number. Being cautious, we will continue to advise homeowners to plan for the \$324.

Overall the pool project has been a resounding success. Unforeseen challenges have been absorbed while remaining below budget, extending the warranty to cover an additional Spring season, and allowing the pool to open as scheduled for community use this Summer. Opening date for the pool is planned for Saturday, May 28th at 10am. A Grand Opening Pool Plunge Party is planned for Friday evening, May 27th--details for this event will be coming in an upcoming digital blast.

Key Card Distribution

Access to the new pool and tennis courts will now be via a "Key Card" system. Each household will be issued one numbered card. Additional or lost cards can be purchased for \$10 by contacting Chris Ricketts, our Weststar representative.

Cards will be available at the Clubhouse for pick up on the following four dates:

Saturday, February 26 - 8a-Noon

Tuesday, March 1 - 6p-8p

Sunday, March 6- Noon - 4p

Thursday, March 10 - 6-8p

*****A card will only be issued to an adult with a driver's license and the household must be current on all dues to be activated.*****

Access to the tennis courts will be activated at distribution. There will be a minor disruption to the tennis courts this Spring when they are resurfaced. Pool access will not be activated until May 27th. The card keys will also only allow entry during pool hours.

Lastly the key cards are directly linked to homeowner's dues. If the dues are not received PRIOR TO the 10th of any month as stated per Greenfield collection policy, access to the pool and tennis courts will be revoked until the account is made current.

Wi-Fi at the Pool and Clubhouse

Another addition to the pool and clubhouse this Summer will be Wi-Fi access. It is expected that the Wi-Fi will go live when the pool opens in late May. This will be a password protected system and the password will be provided to homeowners. The lifeguarding staff will be informed of the password so as to share it with adult homeowners.

Cell Tower in the Clubhouse Cupola

In an effort to defray ever growing community expenses, the Board was provided an opportunity to earn \$13,000 of revenue yearly by allowing Clearwire, a cellular phone company from the West coast, to insert a cellular phone tower inside the cupola of the clubhouse roof. The Board spent many months investigating the safety of this installation to our community and the independent reports indicated that there were no concerns. The installation of this unit will occur in the Spring.

Clubhouse Maintenance

With the reopening of the Clubhouse and the planning for a busy Summer, the faulty toilet in the women's bathroom was replaced with a high pressure toilet that is designed for high usage. The interior of the Clubhouse was repainted (same colors) and wall dings and chips repaired. If you are interested in renting the clubhouse, please contact our Clubhouse Manager, Adriane Krames at gclubhouse@hotmail.com.

Again Thank You to the community for your continued support and we look forward to seeing you all out at the pool this Summer.

Best Regards,

The Greenfield Board