

Current Clubhouse Initiative

The WRA Board commissioned a group of volunteers to evaluate options for remodeling or rebuilding our current clubhouse. The clubhouse was originally built for about 200 homes but currently serves a community of nearly 500 homes. Not only is it too small to meet the needs of some neighborhood functions, it has become outdated and in need of major repairs. The committee hired an experienced architect, who lives in Woodfield, to develop preliminary drawings for multiple design concepts. After significant discussion and weighing of options, the committee and Board determined that the best and most cost-effective plan is to construct a new and expanded clubhouse. Preliminary costs and financing options were obtained. The recommended design plan is what needs to be voted on by our community. This project will be a significant, but critical investment in the enjoyment and value of our unique neighborhood. As such, we are asking for your support in a vote to increase our current dues, which are currently much lower than many neighborhoods that have far fewer amenities.

It is with the Board's sincerest hopes, that our community will support this proactive movement to continue to improve the great amenities of our neighborhood. Doing so will likely increase property values and provide a more useful and rentable facility for the residents of our community. We are fortunate to be a well established neighborhood with such wonderful opportunities!

The New Clubhouse Amenities (for your extra \$110/yr—less than \$10/mo.)

- ◆ Will be approximately 3 times the size of current clubhouse
- ◆ Will have full sized kitchen with warming ovens, refrigerator, and microwave
- ◆ Men's and Women's bathrooms
- ◆ Bar area for serving guests
- ◆ Private outdoor deck seating and grilling area for guests renting the clubhouse
- ◆ Fireplace
- ◆ Comfortable gathering space with furniture and flat screen tv
- ◆ Entertainment system for parties
- ◆ Open gathering space with dining tables that can easily be stored away and converted to meet needs of the clubhouse renter
- ◆ Concession stand to provide snacks during the pool season and at swim meets
- ◆ Large outdoor shelter to provide shade during the pool season. *The shelter would be open year round to residents and rentable with the clubhouse*
- ◆ Outdoor grilling area with the shelter
- ◆ Outdoor bathrooms will be re-sided and re-roofed to match the new clubhouse
- ◆ New pool entry
- ◆ New pool fencing to secure the facilities for year round use
- ◆ New garbage dumpster area located outside the pool area

HOA Comparisons

Landen Communities

- 1 *Chestnut Landing* \$525/yr (1 Pool –pool is not located in the neighborhood and is shared w/ Sailboat Pointe (no clubhouse, no tennis courts, and no voting rights!))
- 2 *Island Rec Association* = \$493/yr
1 Pool, 1 Baby Pool, Tennis Courts, Clubhouse
- 3 *Strawberry Hill* = \$425/yr
1 Pool, 1 Baby Pool, Tennis Courts, Basketball, Volleyball, Clubhouse
- 4 ***Woodfield Recreation Association* = \$420/yr
2 Pools (1 pool is competition sized with a diving board) fully staffed with lifeguards, 1 Baby Pool, Basketball, Tennis Courts, Volleyball, Firepit, Brand new fully equipped Clubhouse, Year Round Shelter, year round neighborhood events**
- 5 *Carriage Gate Rec* = \$400/yr
1 Pool, 1 Baby Pool, Tennis Courts, Clubhouse

Near Landen Communities

- Heritage Green* = \$960/yr
1 Pool, 1 Baby Pool, Gazebo, Basketball, Tennis Courts, Clubhouse
- Stonebrook*=\$560/year
Pool, (NO lifeguards!), no clubhouse
- Foster's Pointe* = \$450/yr (going up to \$500/yr in 2012)

NOTE: EVEN WITH THE INCREASE,
WOODFIELD IS NOT THE HIGHEST
NEIGHBORHOOD BUT WILL HAVE THE BEST
FACILITIES

