

To: Oak Hills Homeowner

From: Oak Hills HOA Board of Directors

Date: July 15, 2015

Subject: Vote July 20th-August 3rd

Dear Neighbor,

The Board and Building Committee would like to strongly urge you to review and vote to approve this Community Center Renovation proposal. Similar proposals have failed in the past, and we cannot afford to have the same thing happen today. The Recreation Center facilities have failed. Water and electrical systems are out of code and need complete replacement. The tunnel to toilet and changing rooms has a temporary structure in place to hold up the overhang, and the structure is guaranteed for one more year. The entire facility is not ADA code compliant and inaccessible to those with limited mobility. The facility is in a situation where any improvement or fix involving a Washington County permit will trigger a cascade of code requirements, all requiring significant investment and closure of the facility until code compliance is achieved. (Detailed facility conditions reports are available online and upon request.) Something must be done, and this proposal represents the very best scope and budget available today.

This proposal is the result of over a year of work to determine the wants and needs of Oak Hills. Solutions from large to small have been explored. This is not the least we can do, and it is not the most we can do, but *we firmly believe it is the **best we can do***. It is a solid middle ground that honors the integrity of the Recreation Center of the last 50 years, and strives to best serve Oak Hills for the next 50 years.

We have invested months of work from experts to arrive at a design, a construction cost and a financing package that the Board and Building Committee believe will best serve Oak Hills. Every expert consultant has advised us that the construction industry is booming and the material and building costs presented in this proposal could not be negotiated today. We have secured a fixed 15 year loan at 4.5%. This interest rate locked in within the last 30 days and only for another 60 days, and such a low rate is not available today. If the vote fails and this window is missed, the interest rate lock will be lost and materials cost will be re-negotiated in a booming industry. The project will never be better, and it will never be cheaper. Now is the time to vote to approve the new and improved Oak Hills Community Center.

In order to approve the project 2/3 (66.7%) of *votes cast* must vote to approve the project. Every vote counts. Every voice counts. Every person counts. Please review these materials and find it within yourself to vote to approve the Community Center that will breathe new life into the heart of Oak Hills.

Sincerely,
2015 Oak Hills Homeowners Board of Directors