

ARCHIVE: STONEBRIDGE RANCH COMMUNITY ASSOCIATION

BEACH CLUB 2.0 UPDATES 2024-2025

Stonebridge Ranch Beach Club 2.0 Update 1/22/25

Beach Club 2.0 Update: View the Renderings

Our Steering Committee is pleased to share the official Beach Club 2.0 renderings from our trusted partner, Kimley-Horn, leader in landscape architecture. These designs highlight the vision for this signature amenity, created to bring our community together and provide a space that residents of all ages can enjoy. Click here to take a look: [Stonebridge Ranch Beach Club 2.0 – Kimley-Horn Renderings – Jan. 2025](#)

Stonebridge Ranch Beach Club 2.0 Update

Beach Club 2.0 Resident Survey

The SRCA Beach Club 2.0 Steering Committee has identified several potential design features for the modern Beach Club. Our objectives are to create a multi-generational amenity that meets the diverse needs of our residents and maintain SRCA as a premier master-planned community. The exact cost of the new Beach Club will depend on the final design adopted, but a competitive and cost-effective solution is the top priority. Once the project details are defined, we will share the timeline, estimated costs, and other important information with you.

To help define the project details, we need your input to prioritize the suggested features. We have assembled a survey to collect feedback, and while the Board of Directors will use resident input as much as possible, it does not guarantee that the final designs will reflect all suggestions.

Please look for this survey invitation in your email and rank your top five preferences in order of importance from the survey and return it by December 22, 2024.

Stonebridge Ranch Beach Club 2.0 Update

As this year draws to a close and Stonebridge Ranch Community Association prepares for significant developments in 2025, the SRCA Board of Directors wanted to provide additional background on our new community partner, [Kimley-Horn](#), a leader in landscape architecture.

Developing a modern, multigenerational Beach Club requires the expertise of a trusted partner. Our HOA is honored to partner with renowned firm Kimley-Horn, on this significant project. The firm's specialized expertise in landscape architecture will guide the creation of an amenity that features sustainable landscaping tailored to the Texas climate, integrated water elements and thoughtfully designed gathering spaces. Their holistic approach balances design with long-term functionality. Thus, SRCA will have an amenity that elevates property values and promotes resident wellness. The new Beach Club will continue to serve as a cornerstone of the community where residents can create lifelong memories and enhance the quality of life for all our residents!

To ensure our community is involved in the process, we will be requesting your input on the design elements of our new Beach Club. Watch your e-mail for an upcoming feedback opportunity. We look forward to diving deeper into this project with you—our owners.

For more information on the Beach Club and our partnership with Kimley-Horn, check out the December edition of the Stonebridge Ranch News Magazine, Friday Flash emails, website updates and the official [Stonebridge Ranch Facebook group](#).

Stonebridge Ranch Beach Club 2.0 Update

There is excitement and anticipation surrounding the creation of our modern Beach Club, and we're pleased to share the latest updates as progress continues. We have been working closely with Kimley-Horn, the firm leading the design and development of our new state-of-the-art amenity. In 2025, homeowners will have the opportunity to learn about the design and provide feedback. We remain

committed to creating a premier amenity that seamlessly balances beauty and functionality.

Stay tuned for more updates on the Beach Club project and our partnership with Kimley-Horn in the December magazine, Friday Flash emails, Stonebridge Ranch News Magazine, [website updates](#) and the official [Stonebridge Ranch Facebook group](#)

Stonebridge Ranch Beach Club 2.0 Update

As reported in last week's Friday Flash, we have made significant headway in the creation of our modern Beach Club. The Stonebridge Ranch Community Association Board of Directors finalized a formal partnership with landscape architecture firm, Kimley-Horn, to lead the design and development of a modernized amenity for our owners. Their vision aligns with our goals to create a state-of-the-art Beach Club that maximizes the beautiful space overlooking Stonebridge Lake and provides a multitude of experiences for all generations of Stonebridge Ranch residents.

Collaborative work began this week with a joint meeting. Representatives from Kimley-Horn, SRCA Board of Directors, and GrandManors management convened to discuss the overall project, roles, responsibilities, and next steps. First up will be site and geotechnical surveys.

In 2025 there will be opportunities for homeowners to learn about the design, development, and construction of this capital improvement and to share feedback. The final budget and timeline will depend on the chosen design, and we are committed to pursuing a cost-effective approach that prioritizes value for our residents.

For more details on the Beach Club project, please look for updates in the December magazine, as well as weekly Friday Flash emails, Stonebridge Ranch News Magazine, [website updates](#) and the official [Stonebridge Ranch Facebook group](#).

Stonebridge Ranch Announces Landscape Architecture Firm for BC 2.0

The Stonebridge Ranch Community Association Board of Directors is pleased to announce a formal partnership with renowned landscape architecture firm, [Kimley-Horn](#), to lead the design and development of our new Beach Club. Kimley-Horn was selected for its expertise in designing vibrant water features and functional outdoor spaces. Their vision also aligns with our goals to create a state-of-the-art Beach Club that not only maximizes the beautiful space overlooking Stonebridge Lake but also meets the diverse needs of our residents.

With this major professional services agreement in place, we will move forward in this project on a variety of fronts. There will be multiple opportunities for our owners to learn about the design, development, and construction of this capital improvement. Feedback from owners regarding possible designs and features will be important to the project success. The final budget and timeline will depend on the chosen design; however, we are committed to pursuing a cost-effective approach that prioritizes value for our residents.

We appreciate your patience and support as we work to bring this vision to life. Stay tuned for more details on the Beach Club 2.0 project in the December magazine. We also will continue to keep you updated in our weekly Friday Flash emails, Stonebridge Ranch News Magazine, [website updates](#) and the official [Stonebridge Ranch Facebook group](#)!

SRCA BOARD OF DIRECTORS ANNOUNCES 2025 BUDGET/ANNUAL ASSESSMENT

On October 10, 2024, the Stonebridge Ranch Community Association Board of Directors approved the Association's 2025 operating budget and the 2025 annual assessment.

The flat-rate 2025 annual assessment for Stonebridge Ranch homeowners is \$1,003. This is a 5.2% increase over the 2024 assessment. When planning your assessment payment, please keep these key factors in mind:

- The 2025 assessment statement will be mailed to each homeowner no later than November 1, 2024.

- The due date for your assessment payment is **January 1, 2025**.
- It is the homeowner's responsibility to ensure their payment is posted to their SRCA account on time.
- The SRCA does not accept postage mailing dates or the procedures of the homeowner's bank. Some e-check and ACH payments can take up to two weeks to be processed and posted to the SRCA account.
- If you make or mail your payment after January 1, you risk a late payment fine if the payment is not received by SRCA or GrandManors by the last day of January 2025.

Stonebridge Ranch and GrandManors offer a variety of payment options. These include:

- CiraNet Resident Portal.
- Automatic Draft (ACH) which must be set up prior to December 31, 2024.
- By calling the GrandManors Resident Service Center at 855-947-2636 to pay by e-check or credit card.
- In person at the SRCA office. *Please note that the on-site office does not accept cash.*
- Check by mail.

A comprehensive explanation of assessment payment options will be published in the November 2024 issue of Stonebridge Ranch News magazine.

Why the Increase?

In the fall of each year, the Board sets the subsequent year's annual assessment rate. Every year, inflation causes the costs associated with maintaining the beautiful common areas, parks and playgrounds, lakes, trails, amenities, etc. of our wonderful community to increase. That is the Board's primary determinant in annual assessment increases.

According to SRCA governing documents, the Board of Directors is authorized to increase the annual assessment by five percent (5%) or the percentage increase of the CPI-U index from the previous fiscal year, whichever is greater. Since the

previous fiscal year's CPI-U index increase of 5.2% was greater than 5%, that percentage increase was used on October 10, 2024, to set the 2025 annual assessment rate. As reported above, the SRCA Annual Assessment is \$1,003 for 2025 and it is due on or before January 1, 2025

Keep Informed

It is the goal of Stonebridge Ranch Community Association to keep our homeowners fully informed, including budget and assessment decisions and how they are used to maintain and improve our beautiful community. Please make sure to subscribe to our multiple communications channels to receive up-to-date information. Visit www.stonebridgeranch.com/stay-connected/ to access these channels.

BEACH CLUB 2.0 UPDATE – AND THEN THERE WERE THREE

During the Stonebridge Ranch Community Association Board of Directors meeting on September 26, 2024, three landscape architectural and architecture firms were selected for further consideration. The next step will involve negotiations for a professional services contract. Once finalized, the firm chosen to partner with SRCA will be announced. The Board is seeking the best qualified firm to help SRCA design and create our modern Beach Club, a signature amenity that meets our community's diverse needs.

BEACH CLUB 2.0 UPDATE – INTERVIEWS WITH POSSIBLE FIRMS COMPLETED

The Stonebridge Ranch Community Association Board of Directors continues to make significant strides on the new Beach Club project. This week the Board completed interviews with the short list of selected firms. During the September 26 Board of Directors meeting, the Board plans to select a primary and back-up landscape architecture firm. Then negotiations on a professional services contract will begin to determine the final firm selection. Once that contract has been negotiated, the landscape architecture firm selected to partner with SRCA will be announced.

BEACH CLUB 2.0 UPDATE – SEARCH FOR LANDSCAPE ARCHITECT

A significant first step in our creation of a modern Beach Club is the selection of a landscape architect/engineering firm to partner with SRCA. In late July, the Board of Directors released a Request for Qualifications (RFQ) to begin the search for a landscape architect. Submissions from eight firms in the form of statements of qualifications have been received and are under review. The Board's plan is to select a landscape architect this fall.

Naturally, you might wonder, "why does Stonebridge Ranch need a landscape architect? Isn't this just about building a new pool?"

At first glance, replacing a pool might seem simple, but our project goes beyond that. It's not just about replacing a facility for swimming. Our goal is to create a modern signature amenity that complements the natural beauty of our lakeside view while enhancing both the functionality and aesthetics of the Beach Club. This amenity will serve as a centerpiece for the community, designed to meet the diverse needs of our residents and add long-term value to Stonebridge Ranch.

That's where a landscape architect comes in. These professionals specialize in designing outdoor spaces that integrate seamlessly with the environment and evolve with a community's needs. Unlike a general contractor, whose main focus is construction, a landscape architect sees the full picture. They consider everything from how to design aquatic experiences and settings to making the most of nearby natural resources and selecting plants that will thrive in our Texas climate.

What truly sets landscape architects apart is their ability to think long-term. They plan for how the space will mature over time, considering the growth of trees and plants, the evolving needs of the community, and how the facilities and area will be maintained. This level of foresight not only improves the look and functionality of the Beach Club but also enhances property values in our community. A well-designed outdoor space is an investment that benefits current residents and future generations.

After 35 years, Stonebridge Ranch continues to shine, and we want to ensure our community sustains this trend for decades to come. By hiring a landscape architect, we're not just building a pool—we're creating a space that strengthens

the sense of community and enhances the quality of life for everyone who calls Stonebridge Ranch home.

BEACH CLUB 2.0 UPDATE – QUALIFICATION REVIEWS CONTINUE

Work continues on the selection of the landscape architecture firm for our Beach Club 2.0 project. The Board is concluding their individual reviews of the landscape architect statements of qualifications, submitting those reviews to our General Manager, and he is assembling the results. The Board will then consider the results and discuss next steps. The goal remains to identify the landscape architecture firm to partner with SRCA by mid-to-late September.

BEACH CLUB 2.0 UPDATE – STATEMENTS OF QUALIFICATIONS RECEIVED

Significant progress is being made in selecting an architectural or engineering firm to bring our new Beach Club to life! On Friday, August 23, the Stonebridge Ranch Community Association Board of Directors received Statements of Qualifications (SOQs) from eight firms eager to take on the project. The Board is now reviewing each firm's relevant experience and qualifications with plans to approve the winning firm by mid-to-late September. Key factors being considered include technical competence; demonstrated success in similar projects; and capability to perform the desired services on time and within budget.

BEACH CLUB 2.0 UPDATE – DEADLINE FOR SUBMISSION OF STATEMENTS OF QUALIFICATION FOR SRCA BEACH CLUB 2.0.

Today marks the deadline for architectural and engineering firms to submit their statements of qualification for professional services related to our SRCA Beach Club 2.0. This is a key milestone for us. Each firm's statements outline their experience, expertise, and capacity to partner with SRCA in the creation of a modern Beach Club to better serve our community.

What happens next? After issuing the RFQ (Request for Qualifications) on July 26 and answering questions from several firms, the Board and General Manager will now dive into the review and evaluation of each firm's statement of qualifications. Over the next several weeks, we'll narrow down the top candidates and expect to select a firm by mid-to-late September. The selected firm and SRCA will begin a multi-step process starting with project initiation. Our partner firm will analyze our current Beach Club status as well as challenges and opportunities to be addressed in the design and development of a new Beach Club. Our General Manager and Board will be actively involved and, as more details are confirmed, we will be seeking resident feedback.

Final Splash of Summer at Stonebridge Ranch

As summer winds down, we encourage you to make the most of the final days at Stonebridge Ranch's premier amenities! Through next Friday, Aug. 30, the Aquatic Center will be open Monday to Friday from 4:30 to 8:00 p.m., with weekend and Labor Day hours from 10 a.m. to 8 p.m. For early risers, lap swim is available Monday through Friday from 6 to 8 a.m. Please note, except for the early morning lap swim, the center is closed on Tuesdays for maintenance. After Labor Day, the Aquatic Center will only be open on weekends from 12 to 5 p.m., with the last day of the season being Sunday, September 29.

The APEX Centre in McKinney continues to offer a special \$7 rate for residents through Labor Day when you show your SRCA ID card! Currently, the APEX outdoor pool complex is only open on Saturdays from 12 to 6:30 p.m. and Sundays from 12 to 5:30 p.m. Labor Day is tentatively scheduled from 12 to 7:30 p.m. but those hours could change; please visit <https://www.mckinneytexas.org/1711/Facility-Pool-Hours...> for updated holiday hours before visiting the facility.

We appreciate your continued support and patience as we work to create a modern Beach Club that will benefit all residents for years to come. Stay tuned for more updates by keeping an eye on our weekly Friday Flash emails, Stonebridge Ranch News Magazine, website updates and the official Stonebridge Ranch Facebook group

BEACH CLUB 2.0 UPDATE – MEETING WITH MULTIPLE ARCHITECTURAL AND ENGINEERING FIRMS

On August 6, the Stonebridge Ranch Community Association made a significant stride toward a new Beach Club. Our General Manager and members of the Board met with multiple architectural and engineering firms. The purpose of the meeting was to provide the firms with an opportunity to ask questions prior to their respective responses to our RFQ (request for qualifications). Each respondent will provide SRCA with a Statement of Qualifications per the RFQ details.

The firms have until August 23 to submit their Statement of Qualifications. From there, the Board will review each submission, determine the two or three firms that best meet the RFQ criteria, and complete the final steps to identify a firm to partner with SRCA on the creation of a modern Beach Club: one that maximizes our multitude of beautiful spaces and meets the diverse needs of our community members.

Our goal is to choose a winning firm by mid-September. We will keep you in the loop throughout this process.

In the meantime, we hope you're soaking up the last bits of summer at our other amenities, including our Aquatic Center, which now has new hours for this school year. From August 8 to August 30, it will be open Monday to Friday from 4:30 to 8:00 p.m. and on weekends and Labor Day from 10 a.m. to 8 p.m. For our early risers, lap swim is available Monday through Friday from 6 to 8 a.m. through August 30. Except for the early morning lap swim, please note the Aquatic Center will be closed on Tuesdays for maintenance. The Aquatic Center will be open September 1 and 2 from 10 a.m. to 8 p.m. On Saturdays and Sundays in September the Aquatic Center will be open noon to 5 p.m. The Aquatic Center will be closed weekdays in September from September 3 through 30.

The APEX Centre in McKinney is also available for SRCA resident use through Labor Day at a special rate of \$7 per person, if you show your SRCA identification card! Starting August 10, the APEX outdoor pool complex is only

open Saturdays from 12 to 6:30 p.m., Sundays from 12 to 5:30 p.m., and Labor Day 12 to 7:30 p.m.

Make sure to stay up to date on the latest news through our weekly Friday Flash emails, [Stonebridge Ranch News Magazine](#), [website updates](#) and the official [Stonebridge Ranch Facebook group](#)!

BEACH CLUB 2.0 UPDATE

We're excited to share some new updates on our Beach Club renovation project!

This week the Stonebridge Ranch Community Association invited architectural and engineering firms to submit their qualifications for the opportunity to partner with us. Over the coming weeks, we will carefully review the submissions, looking for a firm with qualifications, expertise, experience, and capacity to help us create our vision of a new Beach Club for the community.

Once we select a partner and more details are developed, we'll present the timeline, estimated costs and other key information to all our residents. As draft concepts begin to take shape, we will seek owner input. The final cost and schedule of the new Beach Club will depend on the chosen design, but rest assured, we're prioritizing a competitive and cost-effective solution!

Our goal is to open the new Beach Club as soon as possible. However, this project includes necessary updates to the pool, buildings, and grounds, which require thoughtful planning and execution. Please keep in mind that the reopening date might shift based on design decisions, weather, and availability of materials.

Our future is bright with promise! We appreciate your understanding and patience as we work towards creating a new state-of-the-art amenity for our community to enjoy. Continue to keep an eye on your email, our website, official Facebook page, and news magazine, for updates!

POOL UPDATES BEACH CLUB AND AQUATIC CENTER

More time for summer fun!

The renovation of our signature Beach Club is underway. We kicked off the process on July 7th by draining the Beach Club pool. The pool was closed earlier than expected, but we are excited to announce that the hours at our Aquatic Center have been extended – a decision made with your needs in mind!

Extended Aquatic Center Pool Hours

August Schedule

Aug. 1, 2, 3, 4, 5 & 7: 10 am – 8 pm open swim

August: 8 – 30 NEW weekday hours are 4:30 pm – 8:00 pm for open swim; as previously posted: 6 am – 8 am M-F for lap swim.

Weekends: Hours are 10 am – 8 pm for Saturday/Sunday weekend swim in August.

September Schedule

Sept. 1- 2 (Labor Day) hours are 10 am – 8 pm for open swim;

Sept. 3 – 30 weekdays the Aquatic Center Pool is closed.

Weekends: September Saturday and Sunday hours are noon to 5 pm.

The Aquatic Center pool is closed every Tuesday for cleaning.

We hope these extended hours will allow everyone to make the most of summer fun at Stonebridge Ranch! As we finalize the details and timeline for our new state-of-the-art Beach Club, we will keep you updated through email, on our website, and official Facebook page.

2024 BEACH CLUB CLOSURE DATE

The Stonebridge Ranch Community Association believes our residents deserve a community with premier amenities, which is why we take thorough and careful consideration in our decisions, especially when it may affect residents. On June

18, the Board of Directors reviewed the Beach Club Pool leak detection results and subsequent water loss report by On The Spot Leak Detection. These findings confirmed the Beach Club pool is losing 130 gallons of water per minute or 187,200 gallons per day, due to the overall age of the pool and related infrastructure. This is unacceptable because our community deserves the very best amenities that use a resource as precious as water thoughtfully.

Although the Board and staff had hoped to keep the Beach Club pool open throughout the 2024 pool season, this extreme water loss caused by erosion and age cannot continue. To ensure our next-generation Beach Club is ready for the 2025 pool season and to protect the next generation of our community, we must begin repairs as soon as possible.

After much due diligence, we have made the tough decision to close the Beach Club pool for the remainder of the summer at the end of pool hours on July 7. If there are significant weather or maintenance issues before July 7, regrettably, we may have to close the Beach Club sooner. Stonebridge Ranch is committed to upholding its status as McKinney's premier living destination, with the Beach Club being our most prominent attraction for over 35 years.

The Board will vote on June 27 to begin the design process for the next-generation Beach Club. With this late June vote, we anticipate a May 2025 opening of our new signature amenity. We will keep you informed during the design, planning, development, construction, and grand reopening processes. It will be a busy 10 months at the Ranch!

On a sunnier note, we also have good news!

- [Aquatic Center](https://stonebridgeranch.com/wp-content/uploads/2024/07/Pool-Calendar-2024-AC-BOD-approved-schedule-6.27.24-open-weekdays-in-Aug-5.pdf) – The Aquatic Center 2024 Pool Calendar has been updated for longer hours in August, so enjoy the junior Olympic-shaped pool and all the Center amenities. <https://stonebridgeranch.com/wp-content/uploads/2024/07/Pool-Calendar-2024-AC-BOD-approved-schedule-6.27.24-open-weekdays-in-Aug-5.pdf>
- [Cardboard Boat Races](#) – The Cardboard Boat Races are still on for July 20, only the location has changed. These fun races will happen at the Aquatic Center this year instead.

- Lifestyle and Social Events — The full SRCA calendar of lifestyle and social events and experiences will continue as planned.
- Special Note on Beach Club Pavilions — If you have reserved a Beach Club pavilion for a date after July 7, our staff will contact you to help determine other SRCA options. Depending on your particular plans, unfortunately, it may be a cancellation with full refund.

We are finalizing a timeline for the creation of the new Beach Club and will keep you updated through our emails and official Facebook page. While we work on creating a new Crown Jewel for you and your family, we invite all residents to enjoy the Aquatic Center as well as the other Premier Amenities and Events that make Stonebridge Ranch McKinney's most sought-after community! (*Per BOD Adopted Guideline 04.25.24*)

Stonebridge Ranch Community Association – Administrative Collection Fee

The Board of Directors for Stonebridge Ranch Community Association has approved a new Administrative Collection Fee of \$25.00 per month for any homeowner account with an outstanding balance of \$25 or more at the end of any calendar month that has been posted for at least 30 days. The new fee will help defray costs to collect these delinquent accounts and, currently, those costs are absorbed by all SRCA owners. However, the new fee will not apply if the delinquent homeowner is up to date on payments per an approved payment plan.

The effective date for the new fee is August 1, 2024. The new fee will be billed directly to the homeowner and will only be charged if an account is delinquent.

Beginning on the effective date, any homeowner with a balance of \$25 or more that has been posted for at least 30 days will be charged an additional \$25 each month until the account balance is paid in full.

The Board of Directors encourages all homeowners to take a moment to review their account before August 1, 2024. You can access your GrandManors account via the Stonebridge Ranch website at www.stonebridgeranch.com or by visiting GrandManors.com.