

*The following material reflects updates as of 2/18/25:*

## **SRCA BEACH CLUB 2.0 FREQUENTLY ASKED QUESTIONS**

### **Key Messages**

- Our residents deserve a new, modern, signature amenity where they can create memories for decades to come.
- The Beach Club is being reimagined for all generations to enjoy.
- We made decisions that were considered best for our community at the time, guided by the information and resources available to us.
- We are dedicated to being open and working together.

### **Frequently Asked Questions**

- **How many people attend our SRCA events?**
  - Attendance varies amongst the many events and from year to year. For example, an event may have over 2,500 attendees one year but under a thousand the next year. Monthly events such as Coffee, Cars and Cycles have attendance ranging from around a dozen to over 75 people.
- **What is the average daily attendance at the Beach Club pool and at the Coronado pool?**
  - We do not have specific data on average daily attendance since the transition to our new management team, GrandManors. However, we estimate Beach Club and Aquatic Center attendance averaged a few hundred people per day from May 2023 through June 2024. The maximum number of patrons occurs during holidays. The Beach Club had around 800 patrons while the Aquatic Center had around 600 patrons on holidays with good weather. In the proposed design, the new Beach Club will include a window at the entrance to scan resident IDs, allowing us to gather more real-time attendance data. This is part of our ongoing commitment to effectively manage our amenities and ensure they meet the needs of our diverse community.
- **What about parking? Will it be increased? If parking is not going to be expanded, will there be alternative solutions?**
  - In the current plan, there will not be additional parking added. We currently have in excess of 200 parking places at the Beach Club. The City

of McKinney has made a preliminary determination that the current parking is adequate for the amenity. This may change when we pursue final design approval from the city. At this time, we are considering other methods for transportation to off-site parking or overflow parking solutions when the need arises.

- **Will there be security patrolling the Beach Club when it is closed?**

- The Beach Club will be fully fenced, ensuring no access outside of operational hours. Additionally, our community Courtesy Patrol will continue to monitor this area to ensure a safe environment for everyone.

- **What were the results of the survey?**

- As we anticipated, the river was one of the top choices from the survey responses. The Board has worked diligently to incorporate as much resident feedback as possible into our plans. We are dedicated to ensuring that the new Beach Club reflects the desires of our diverse community while also providing a lasting, high-quality amenity for generations to come.

- **What is the process for special assessment approval?**

- In accordance with our governing documents, the special assessment amount and due date are voted on by the Board of Directors during the open session portion of an announced Board meeting. The due date will be at least 60 days after the announcement. This process allows the Board to make decisions that are in the best interest of the community, ensuring timely and effective management of resources and projects.

- **What is a capital replacement fund?**

- A capital replacement fund is a fund that is accumulated over time to pay for the replacement of a capital asset like the Beach Club. While Stonebridge Ranch has a reserve fund designed to pay for major repairs to existing community assets, we do not have a capital replacement fund. If we had a capital replacement fund, it would have needed to be started many years ago and would have required homeowner special assessments over that time to build the fund.

- **Can the HOA take on debt?**

- Yes, the HOA has the ability to take on debt if necessary. However, SRCA is committed to a sustainable approach that ensures costs are managed

responsibly while maintaining the long-term financial health of the community.

- **Can the resident assessment be paid in installments?**
  - There will be multiple payment plan options for homeowners that want to make use of those alternatives.
  
- **Is the special assessment voluntary and can we choose not to pay?**
  - Special assessments like annual assessments are mandatory based upon our governing documents. The consequences of a resident not paying the special assessment are identical to the consequences of not paying the annual assessment. However, we are committed to working with our residents, and multiple payment plans will be available to ease the process for those who need assistance.
  
- **Does the HOA already have a signed contract for the project?**
  - The Board of Directors has signed a contract with Kimley-Horn, a leading landscape architecture firm, for preliminary infrastructure and design work. No construction contracts have been signed as of February 17, 2025.
  
- **Will there be a kitchen and catering space?**
  - The current plan for the Community Center includes a catering kitchen but its inclusion will depend on the final, Board-approved design.
  
- **Is there an estimate available of per capita individual assessment assuming various project costs?**
  - While the Board does not yet have final details regarding the timing or the exact amount, the initial range of possible assessments was announced at the Town Hall meeting on February 8, 2025. Based on the design at that time, the assessment was estimated to be between \$1,600 and \$1,750. However, this could change as the design is finalized. We remain committed to responsibly managing costs including the addition of payment plans. We will provide further information as soon as it becomes available.
  
- **Was consideration given to having the special assessment based on home value, residence square footage, or lot size?**
  - No, our CCRs require each residential lot to be assessed the same

amount.

- Are there additional special assessments likely in the next five years?
  - There is no other capital project identified at this time. This is the first special assessment in the over 35-year history of Stonebridge Ranch.
- **Is there a current project FAQ (Frequently Asked Questions) available?**
  - The Board posted the first set of FAQs on the SRCA website in early January 2025. An updated version was posted January 22, 2025. Updated versions, such as this one, will continue to be posted.

***Updates as of 1/22/25:***

- **During the construction of the Beach Club, who is the best point of contact for homeowners?**
  - During the construction of the Beach Club, the best point of contact is the community management team. To contact that team or the Board, send an email to [STONEB@ciramail.com](mailto:STONEB@ciramail.com) with Beach Club Construction in the subject line.
- **How many homeowners are in the HOA?**
  - There are about 9,500 homes in Stonebridge Ranch. The population of Stonebridge Ranch is estimated at 35,000 residents.
- **Is there a plan for overages? / Do we anticipate additional special assessments beyond the one-time special assessment? / Will there be payment options for the special assessment? / Do you foresee there being more than 1 assessment?**
  - The special assessment for the new Beach Club is expected to be a one-time assessment. The Board and the management company are using various methods including a guaranteed maximum price contract with the general contractor to ensure costs stay within approved budgets. The Board and the management company are committed to managing costs responsibly to ensure the project stays within budget. Similar to the annual assessment, payment plan options will be available to provide flexibility for homeowners. We recognize that this is an unexpected cost for many homeowners. The Board and the management company are committed to providing broad payment options for those that require them.
- **When will the special assessment amount be sent out?**

- The tentative timeline for providing definite information on the special assessment is the end of March 2025. Some data may be available for release over the coming days, but the final amount may not be ready to announce for 2 to 3 months as the design process moves forward.
- **Are all features rendered going to be kept? What were the results of the survey/polls for top 3 wanted features?**
  - The Landscape Architect, Kimley-Horn, has produced a series of renderings, with each revision reflecting either better information from their analysis or additions/deletions directed by the Board of Directors. So, there is no guarantee that all features will be kept. We will continue to update the FAQs as more details are finalized. The three most wanted features from the over 2,500 respondents to the survey were lazy river, beach-inspired, and pool-side shade.
- **Will there be entry/use charges for homeowners and guests?**
  - As with the original Beach Club, admission will be free for homeowners. A fee will be charged for any guests accompanying homeowners. The general public will have no access.
- **Will the community center be FREE to hold/reserve for homeowners or will that be a fee-based rental?**
  - As with the existing Community Room, use is free for SRCA sponsored events as well as sub-association board meetings or recognized clubs. All other rentals will be on a fee schedule with the cost dependent on the duration of the rental, configuration desired and equipment used.
- **Will pavilions be FREE to rent for homeowners or will that be a fee-based rental?**
  - As with the original pavilions, priority use of the pavilions will be for those rented for a private function. If owners want to reserve a pavilion for a specific date and time, there will be a rental fee as is the current practice. There will be no fee for any unrented pavilions. Those will be available on a first-come, first-served basis.
- **What will the beach club hours be? With firepits, will there be late hours the community can be used?**
  - The specific hours for the new Beach Club have not been confirmed. However, we are focused on enhancing usability and creating an amenity that meets the needs of our diverse community. For example, access will be available to the lakefront at times when the water features are closed.

- **Will the beach club have an open season of use with the new pools? (i.e. - open beyond summer months?)**
  - The operating schedule for the new Beach Club has not yet been determined. However, the proposed design allows for year-round use of the Beach Club facilities when the water features are closed.
  
- **How many events will be planned for use of these facilities, per month?**
  - The number of events will, at the very least, match our existing schedule. However, a variety of additional options will be accessible across several unique venues, including an expanded community center, an open-air pavilion, and lakeside amenities featuring performance spaces and fire pits. For instance, the Pavilion could host movie nights or football game viewing parties, while the Community Center could facilitate bingo sessions. With the enhancement of year-round facilities, there will be an opportunity for greater participation in events that currently have waitlists, such as bingo. Should you have any suggestions to share, please send them via email to [STONEB@ciramail.com](mailto:STONEB@ciramail.com).
  
- **Why have the homeowner meetings on this project been limited to 60 participants in the Community Room?**
  - The McKinney Fire Marshall has set maximum occupancy of the Community Room at 66 people. To allow for outside presenters and Board members to be present, the Eventbrite website limits the number of homeowner tickets to sixty. Any additional attendees are tracked on a waitlist. Homeowners on the waitlist can show up, and if any of the 60 ticket holders do not show up, they can be admitted. We are making arrangements for renting a larger venue in the near future. An announcement will be made before the end of this month when the details are finalized.

***Updates as of 1/12/25:***

***Why We Need a New Beach Club:***

- **Why is Stonebridge Ranch creating a new Beach Club?**
  - The original Stonebridge Ranch Beach Club pool was in operation for more than 35 years. It reached the end of its lifespan; even to the point of not being able to find parts for repairs. The Beach Club is being reimagined to create a new, modern, signature amenity where residents can create memories for decades to come.
  
- **What are the benefits of creating a new Beach Club?**
  - Creating a new Beach Club ensures a safe and enjoyable aquatic experience for all residents while enhancing the community's value and prestige.

- **Will there be any changes or improvements to the Beach Club during the creation of the new, modern amenity?**
  - Yes! We are focused on creating the best amenity possible for the future. We will evaluate potential enhancements as part of the creation of the new Beach Club, considering resident feedback and responsible use of the Stonebridge Ranch community resources. Our vision calls for a new, modern Beach Club that can serve generations of residents.

***Homeowner Charges/Financial Considerations/ Property Values:***

- **How much will the creation of the new Beach Club cost?**
  - Conceptual designs of a new Beach Club are being prepared by Kimley-Horn, our landscape architect, based on homeowner, board of directors, and management company input. The exact cost will depend on the Board-adopted design. We aim for a competitive and cost-effective solution while ensuring a best-in-class new amenity.
  
- **Will the creation of a new Beach Club impact property values?**
  - Most new developments feature attractive amenities. Developers would not include them if residents did not desire them. We must stay competitive with new developments by offering modern amenities while also ensuring our Beach Club is going to stand the test of time with classic features that we know residents can use.
  - Our goal is to maintain and enhance property values by ensuring a well-maintained premier community, which includes a modern signature amenity to satisfy the needs of our owners and their families by providing a place for all to enjoy.
  
- **How will the HOA pay for the Beach Club project?**
  - Due to the size of this capital improvement, there will be a special assessment for all homeowners. Even though the Board currently does not have enough information to announce the timing or amount, the Board remains committed to responsible management of the costs and the special group assessment. Details on this topic will be available soon.
  
- **What is a special assessment?**
  - A special assessment is a common phrase referring to "special group assessment" which is authorized by SRCA governing documents. This assessment is established and collected from time to time for various purposes including capital improvements or unusual or emergency matters and levied equally on all residential lots in the HOA.
  - The term "special assessment" is also used to distinguish it from the "annual assessment."
  - It should be noted that our annual assessment historically has been and

continues to be lower than all other large HOAs in North Texas.

- **Why can't the reserve fund be used to pay for the new Beach Club costs?**
  - A reserve fund is a savings account set aside to cover the cost of anticipated large-scale repairs to existing community assets. A major capital improvement like our Beach Club project is a planned project that significantly enhances the community by adding a new asset or substantially improving an existing one. The SRCA reserve fund is strong and sufficient to pay for repairs to existing community assets, but it is not designed or funded to pay for a major capital improvement like our Beach Club project.



### ***Timeline:***

- **How long will the creation of the new Beach Club take?**
  - The timeline for the creation of the new Beach Club will be determined by Kimley-Horn, our landscape architect's plan. We will strive for efficiency without compromising quality. We anticipate the opening of the new Beach Club for the summer 2026 season.
  
- **Will the Beach Club be closed during 2025?**
  - Yes, the Beach Club will be closed for the 2025 season. We are finalizing a timeline for the creation of the new Beach Club and will keep you updated through our weekly Friday Flash emails, *Stonebridge Ranch* News Magazine, official SRCA Facebook page and posts on our website.
  - While we work on enhancing the Beach Club to create new memories for you and your family, we invite all residents to enjoy our Aquatic Center and other amenities across the Stonebridge Ranch community. We anticipate opening of the new Beach Club for the summer 2026 season.
  
- **Will the creation of the new Beach Club be noisy and disruptive?**
  - Some construction noise may be unavoidable.
  - We will make every effort to minimize disruptions and communicate any significant disruptions in advance.

### ***Resident Updates/Input:***

- **How can I offer my skills or assistance during the creation of the new Beach Club?**
  - If you have relevant skills or would like to volunteer, please contact our community management team (STONEB@ciramail.com). We believe our biggest need for volunteers will be for the relaunch of the amenity vs. the design or construction phase.
  
- **How can I contact the board of directors for further questions or concerns?**
  - You can contact the board via STONEB@ciramail.com or through our community management team.
  
- **How can I stay informed about the new Beach Club's progress?**
  - Regular updates will continue to be provided via weekly Friday Flash content, emails, and on our website to keep residents informed throughout the process of creating a new premier amenity. You can also check our official SRCA Facebook page for frequent updates.
  
- **Can residents provide input on the new Beach Club project?**
  - Yes, we welcome input and suggestions from residents. A homeowner survey was distributed in December 2024. Additional communications to homeowners

regarding conceptual designs will be available in 2025 including opportunities for owners to view the drawings.

- **Who is overseeing the creation of the new Beach Club project?**
  - The board of directors and management company are actively involved in overseeing the creation of the new Beach Club, working collaboratively with Kimley-Horn, our contracted engineering, planning, and design firm, and other qualified professionals.

***Access to Amenities/ Community Events:***

- **Will access to the old Beach Club pool area be restricted during the creation of the new Beach Club?**
  - Yes. The old Beach Club pool and surrounding property will be a construction zone under the control of the construction management company.
  - There will be strict safety and security rules.
- **Are there alternative swimming options while the new Beach Club is being created?**
  - The Aquatic Center will be open during the 2025 pool season.
- **Can I use the Beach Club pool area for events or gatherings during the creation of the new Beach Club?**
  - No. The old Beach Club pool and surrounding property will be a construction zone. Access will be restricted to construction activities.
- **Will there be any community events while the Beach Club is being reimaged?**
  - Yes, we will continue to host community events and keep residents updated while the new Beach Club is being created.

***Safety:***

- **What measures will be taken to ensure the safety of residents during the buildout of the new amenity?**
  - Safety is our top priority. We will implement all necessary safety measures and precautions to protect residents during construction.