



Beach Club Special Assessment  
**Frequently Asked Questions**  
Stonebridge Ranch Community Association

- **Where does the Beach Club project stand now?**
  - Our trusted partner, Keen Research Group, has completed its analysis of homeowner feedback following SRCA's recent survey. The full survey results can be accessed by homeowners via the CiraNet portal.
  - After reviewing the priorities homeowners shared, the Beach Club project will be reduced in overall scope to more closely align with the results of the community survey.
  - A special assessment was approved at a special Board meeting held on Monday, June 9.
- **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. Cracks in the pool, water leakage and deterioration of the pool structure had been patched and temporarily repaired in prior years, but these issues began accelerating to the point where further patching of the problems was not feasible. The Beach Club is being reimagined to create a new, modern, signature amenity where residents can create memories for decades to come.
- **Can our current Beach Club pool be rebuilt?**
  - The original Beach Club pool could not be built today. City building codes have changed in the last 35 years to be much more restrictive regarding sand near pools, drainage and pumping systems, etc. Current city codes require six feet of concrete separation between sand and pools.
- **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.
- **Will payment plans be available?**
  - Grand Manors will offer payment plans for those that want to take advantage of them. Payment plan applications are available to homeowners on CiraNet.
  - Payment plan applications **MUST** be completed and submitted to Grand Manors by **July 15, 2025** to qualify. No payment is due when applying for a payment plan, but the 1st payment on the payment plan will be due on **September 1, 2025**.
- **Why is there an administrative fee on payment plans?**
  - There is a cost associated with the administration of a payment plan that includes additional mailings, back-office costs, etc. These costs are charged to SRCA by the management company that administers the payment plans. It would not be fair to expect other homeowners to pay the

costs of these payment plans for the homeowners that use them. Therefore, the costs are associated to the homeowner using the payment plan options.

- **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.
- **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.
- **Will there be additional special assessments or plans for potential overages?**
  - The special assessment for the new Beach Club is expected to be a one-time assessment. There are no plans for any other special assessments at this time. The Board and the management company will be using various methods including a fixed maximum project budget 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.
- **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 not paying 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.
- **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.