

Brief History of The Beach Club

In The Beginning



1970s

In the 1970's, Collin County was predominantly farm and ranch land. At the time, the 1,357 acres at the heart of Stonebridge Ranch was a tract known as the Flying M Ranch. Back then, the recorded population of Collin County was only 66,920 people. My, how times change! Fifty years later, the latest available US Census estimates show McKinney alone with 213,509 residents while Collin County has 1,195,359. The DFW area continues to grow rapidly, and more homes are constantly needed.

July 25, 1988

Stonebridge Ranch began with a sales office at 6201 Virginia Parkway. On July 25, 1988, the Texas Secretary of State certified the incorporation of the Stonebridge Ranch Community Association, Inc.

The new community showcased a memorable water feature - the first sand beach in the area. Many lifelong memories were created for the tens of thousands of homeowners who came to dig in the sand or wade in the water over the years.

March 17, 2008

On March 17, 2008, Stonebridge Ranch began its latest identity with the signing of the Covenants, Conditions and Restrictions for

Stonebridge Ranch. The Beach Club continued to attract a cross-section of the homeowners under the management company responsible for the day-to-day operations of the ever-growing community.

2019

Around 2019 the former management company informed the Board of Directors the pool at the Beach Club needed repairs to address water leaks. If you have been to the pool in the past few years, you could not help but see numerous black lines on the bottom of the pool. The recent lines you saw were probably the results of the spring 2024 repair efforts. The lines had grown in length and width as these repairs had grown more extensive with each year's repair attempt. The Board was ever hopeful that any given year's repair, using different materials and methods, would finally be the solution to the leaks.

Early 2024

None of these attempts proved successful. It became apparent in 2024 that the pool was losing even more water. The two primary indicators were not only increased water needed to keep the pool filled but also the greater use of chemicals to maintain the water's chemistry.

The Board looks into alternative, long-term solutions. The first thought was simply replacing the pool. However, this could not be

done. City codes for swimming pools have changed in significant ways since the pool was built close to four decades earlier. And any pool replacement had to comply with the current codes. These revisions included the need for a minimum of a six-foot buffer between the edge of the sand and the water in the pool, ADA compliant walking surfaces that reached all the way around the pool, storm water management, etc.

At the same time, it was noted that Stonebridge Ranch had a wonderful view across Stonebridge Lake. But the panorama was only available to the homeowners when the pool was open. Wouldn't it be nice to take advantage of the view year-round?

The Community Room, even after an expansion effort last decade, had a maximum occupancy of 66 people. That's with just chairs in the room. If you needed tables for a bingo session, you were down to about 40 participants. Anyone looking for an admission ticket beyond that number went on a waiting list. If someone cancelled, great. Otherwise, all those homeowners could do was try again next time.

May 2024

Our current management company, GrandManors since 2022, recommended calling in a firm that specializes in pool leakage issues. The General Manager provided a verbal update on the issue at the monthly Board meeting in May. The preliminary results were unsettling.

June 2024

A month later, a full report was made to the Board. Not only were there leaks, but new cracks were found during daily inspections. In addition to the cracks, there were now tripping hazards. The staff pool technician was making daily repairs. On June 18, 2024, the Board decided cost-effective repairs were no longer feasible. The decision was made to close the pool. By adding additional personnel, the pool could be made safe to operate through the July 4 holidays. GrandManors staff inspected the pool at least twice a day to look for unsafe conditions.

July 7, 2024

The Board set Beach Club closure date.

July 16, 2024

Given these and other considerations, when the company that services our pool suggested the Board investigate a landscape architect to provide an assessment of how to use the land surrounding the SRCA office more efficiently, the current journey began in earnest.

July 26, 2024

Speaking with experienced personnel, including City of McKinney Parks Department personnel with their recent Apex Centre construction experience and GrandManors personnel with similar projects at other HOAs, the Board put together a Request for Qualifications (RFQ). This document laid out, in broad terms, what we were seeking.

August 6, 2024

After distributing the document to all the firms mentioned by people with knowledge in this field, the Board hosted several information sessions for potential bidders. The sessions in the Community Room were followed by a tour of the existing Beach Club and its infrastructure.

The Board members who participated found these gatherings an eye-opening experience, learning terms and ideas that would prove useful going forward. A total of 15 firms attended these sessions.

August 23, 2024

The Board received written proposals from eight firms in response to the RFQ. The Board members independently reviewed these packages, scoring them in various areas such as capability, past projects, contact information on past clients, etc. The Board then came to a consensus on three firms that were easily differentiated from the other five. These three were invited to provide additional information that described, in broad strokes, their vision for a new Beach Club 2.0.

Again, the Board members reviewed the responses independently, then came together to compare their assessments.

November 8, 2024

The Board agreed to sign a contract with Kimley-Horn to be the Landscape Architect to design the multi-generational, beach-themed complex to serve the diverse Stonebridge Ranch community. Kimley-Horn will stay on through the life of the project to ensure the final product conforms to their vision.

Meanwhile, independently, the homeowners who volunteer to serve on the Finance Committee were looking into ways to finance the project. SRCA reserve funds are meant to fund major repairs of existing assets such as ponds and lakes, tennis and pickleball facilities, parks, playgrounds and trails, the aquatics center, fence replacements, management offices, 500+ acres of common area, etc. The reserves were not structured or funded to fund capital projects initially funded by the developer.

In addition, the Amenities, Landscape & Grounds and Social Committee volunteers were providing their input on Beach Club 2.0 features. The Communications Committee kept the homeowners informed. The Modifications Committee ensured the new design complied with Stonebridge Ranch design guidelines which the homeowners must follow for their properties. Keeping the Board on track were the professional GrandManors personnel.

An early step in the Beach Club 2.0 project was determining the details of the current site. Kimley-Horn conducted a detailed survey of the site, as seen above ground. The Board contracted with Rone Engineering Services to conduct a geotechnical survey and submit a report on what lies below the surface.

December 2024

Amenity survey sent out to homeowners, that generated over 2,500 responses.

WHAT THE FUTURE HOLDS – 2025-2026:

The future will include a general contractor for construction of the project, various specialized subcontractors and specialized services such as materials testing to ensure we are getting what we need for a quality product.

As this brief history is being written, a significant unknown is the final Beach Club 2.0 design. Since we don't have that design, we cannot determine the cost and schedule needed to complete the project. Answers to those questions will be available in the coming weeks. The estimated timeline for completion is mid-2026.

The Board will continue to use all available communication channels to keep the homeowners up to date but primarily by updating the Stonebridge Ranch website, www.stonebridgeranch.com. Other communication channels will point homeowners back to the website for further details.

Sources: www.stonebridgeranch.com, www.census.gov, publicly recorded documents, and assorted anecdotes