



**Landen Meadows
HOA
Annual Meeting**

January 30, 2008
7PM

**PROPOSED SPECIAL
ASSESSMENT**

TENNIS COURT REPLACEMENT

- The present condition of the tennis courts is unacceptable for a swim/tennis community
- Tennis courts have been patched repeatedly with limited success, complete replacement is required
- Tennis Court Quote includes:
 - Demolition and removal of old courts, fencing, etc.
 - Grading and preparation of ground
 - Construction of new courts surrounded by new fence with locked gates
 - Keys available for a deposit which will be returned

STATE OF TENNIS COURTS



PICTURE OF NEW COURTS



POOL FENCE REPLACEMENT

- Current pool fence is chain link which provides little security and is aesthetically unappealing
- Pool Fence Quote includes:
 - Removal of chain link fence
 - Installation of black, anodized aluminum six foot fence around the perimeter of the pool area
 - Installation of black, anodized aluminum four foot fence with gate to enclose the baby pool area
- New fence would provide more security and provide the aesthetic look that is common to this area of Charlotte

POOL FENCE REPLACEMENT (CONT.)



POOL FENCE REPLACEMENT(CONT.)



- Removal of existing chain link baby pool fence
- Replace with black, anodized aluminum fence and gate



UPDATING REA ROAD ENTRANCE

- Wood portion of the Rea Road entrance is in need of wood rot repair and painting
- Community House entrance has previously been upgraded to wrought iron
- Wood fencing has inherent maintenance costs, therefore replacing the wood with wrought iron offers a long term cost savings as well as an upgrade in appearance
- Fencing quote includes replacement of the wood at the Rea Road entrance with the same wrought iron as the Community House entrance

REA ROAD ENTRANCE



COMMUNITY HOUSE ENTRANCE



ADDITIONAL REPAIRS

- Installation of new irrigation systems at the Rea Road entrance as well as the Pool/Playground/Tennis common area
- Installation of wrought iron information signs at both entrances
- Installation of a new pool deck to extend the pool cabana and provide additional seating area

NEIGHBORHOOD INFORMATION SIGNS



ESTIMATED COSTS

• Tennis Courts	\$48,000
• Pool fencing	\$12,000
• Rea Road entrance	\$ 8,000
• Irrigation systems	\$ 9,400
• Pool deck area	\$ 4,500
• Wrought iron signs	\$ 2,000
TOTAL	\$83,900

- **Total assessment is approx. \$114,000. The remainder of this money would establish a more substantial reserve fund to cover the expenses that are associated with upkeep of an aging neighborhood.**