

Burnt Hickory Lakes Swimming Pool Update – September 12, 2021

It was the intent of the Board to schedule a “Town hall” meeting after the start of school to discuss these pool issues. With the renewed challenges concerning Covid, we felt it was a better decision not to go forward with a meeting, but to communicate via email.

The Board voted Thursday to close the swimming pool effective Monday, October 4th instead of the previously planned October 18th. This will keep the pool open through the Cobb County School Fall break.

The purpose of the two week closer is to save additional community funds needed for the upcoming resurfacing of the pool and possible pool deck repairs. We have also shut down various water systems, cut back on landscaping services, reduced flowers and pine straw and have cut other unnecessary expenses. We have also cleaned up several revenue challenges by working with homeowners. Increased revenue is always helpful, but the community needs to look at our spending before the Board asks for more. In the meantime, we have gone from a “want to” to a “need to” spending thought process.

The Board has reviewed several bids from pool surfacing contractors and has conducted interviews with three. We have short listed to two contractors and will be conducting additional interviews and site visits prior to awarding a contract.

Money to pay for these necessary repairs has been our biggest challenge. This project has been kicked down the road for several years. We are now at a point that if we continue these delays, the costs to resurface could be overwhelming. With current expenses the Association is obligated to pay by contract we do not have the money to begin this resurfacing project this fall.

Records indicate the last resurfacing was in 2005. Depending on who you talk to, the life of a resurfaced pool of our size and use, varies between 10 to 15 years. We are currently experiencing some visible cracks, and in one area, a lifting of the previous resurfacing. The joint between the trim tile and the actual pool deck is rapidly failing and water intrusion could become a very expensive repair if we do not resurface the entire pool as soon as we can.

With a lot of belt tightening this past year, that was started by the “temporary board in 2020,” we should have the necessary funds to at least resurface the pool in the Spring. In previous emails to the community, our financial position was barely meeting the basic needs and utilities of the community in January 2021. We currently have \$29,534 in reserves and hope to contribute a minimum of \$35,000 to cover the basic resurfacing. By moving this project to Spring 2022, we should have the necessary funding to complete this project, assuming we are not surprised with significant damage being discovered when the pool is emptied and properly inspected. While we continue to work with two contractors to finalize their pricing, we expect the resurfacing to cost the community approximately \$60,000. That does not include the repairs needed to the actual pool deck which appear to be an additional \$11,000 to \$15,000.

It is going to be tight, but the 2021 Board is desperately trying NOT TO go through another special assessment. If we manage our expenditures and continue to save money, we can begin to build the necessary reserve funds needed for a community of our size and age.

We are continuing to look at additional opportunities to save money as well as to raise revenue when our facilities are used for non-community events. Any and all suggestions would be greatly appreciated.

In the next few months, we will be opening up the nomination process for the 2022 Board of Directors. Volunteers are always welcome to help share the load.