

FREQUENTLY ASKED QUESTIONS FOR POOL PURCHASE ANALYSIS

WHY IS THE ASSOCIATION CONSIDERING THIS?

When Birkdale was developed over 30 years ago, the swimming pool and tennis courts were a part of the golf club. This is still the status. In recent years, due to declining membership of the pool, the **pool ownership decided to close the pool**. Several homeowners expressed concern about the **loss of the pool** in the community and asked the BCA Board to consider purchasing it.

IF BIRKDALE GOLF COULD NOT OPERATE THE POOL PROFITABLY, WHY WOULD THE ASSOCIATION EXPECT TO HAVE A POSTIVE OUTCOME?

Birkdale Golf was limited to **paying customers** who were either golf club members or joined for the **pool season**. If the pool and tennis court property is acquired by the association, **the costs for purchase, refurbishment, and operation will be spread across the entire membership** of Birkdale Community Association, 657 units. It would be a part of the BCA combined budget and not a separate entity.

WHAT HAS BEEN DONE ALREADY?

In November 2024, the Board created a Pool Study Committee to consider options which might be available, not only limited to the golf club pool. **The committee reported back to the Board in February, and their report is online**. In 2024 and 2025, the Board sought advice from our attorneys. Their **latest Memorandum dated March 19, 2025, with attachments from 2024, is also online**.

Since March 2025, the Board and Pool Committee have developed a Pool Interest Questionnaire. The questionnaire contains information about the proposal and a questionnaire by which you can express your level of interest. The questionnaire has been mailed and is requested to be returned by August 22, 2025.

WHAT COSTS HAVE ALREADY BEEN INCURRED?

In 2024 and 2025, we have incurred attorney fees of approximately \$7,065.

WHAT IS THE PLAN FOR PROCEEDING AFTER THE QUESTIONNAIRES ARE RETURNED

At the September 4th Board meeting, the results of the Pool Interest Questionnaire will be presented and discussed. The Board will then discuss the next step.

IS THERE A LONG TERM PLAN?

No, we have been proceeding step-by-step. There are still many issues to be addressed.

WHAT RESOURCE MATERIALS ARE ALREADY AVAILABLE FOR THE MEMBERSHIP TO STUDY?

There are two documents online: the ***Pool Committee Report and the Attorney Memorandum.***

THE QUESTIONNAIRE STATES THAT AN INCREASE OF UP TO \$450 ANNUAL DUES IN ADDITION TO CURRENT OPERATING ASSESSMENTS IS POSSIBLE. HOW WAS THAT DETERMINED?

The Board discussed what would be the best way to gauge the interest of the community. and arrived at \$450 as reasonable benchmark level. It was not based on financial consideration. ***It must be emphasized that this is an increase in addition to whatever the current dues may be. Under the current level of dues of \$420 annually, the total dues could rise to \$870. This would not be firm until a feasibility study is completed.***

WHAT COSTS WOULD THAT COVER?

The dues increase of up to \$450 annually is expected to cover the costs but a feasibility study will be needed to verify it. The dues increase of up to \$450 per unit per year would pay for the feasibility study, loan debt service for down payment, purchase, refurbishment, and possible expansion, and attorney fees related to governing document revisions. These would be addressed in a feasibility study.

WOULD THE DUES INCREASE BE PERMANENT OR MIGHT IT DECREASE WHEN THE DEBT IS PAID OFF?

After a purchase is made, the pool and other amenities would be part of the fully consolidated Birkdale budget. A long term prediction is difficult to make.

THE OFFER PRICE IS \$1.2M. IS IT NEGOTIABLE?

There have been no discussions.

WHAT IS INCLUDED IN THE OFFER?

The offer from Birkdale golf includes the swimming pool, the related buildings including the restrooms and the area referred to as two tennis courts. The offer also includes an ***easement for the parking lot and access***, a proposal for ***financing by the seller***, and the sharing of costs for utilities.

ARE THERE OTHER AMOUNTS TO BE FINANCED?

Yes. Birkdale has no readily available funds for this. Fund requirements would include the costs of a feasibility study including attorneys and subject matter experts to evaluate the condition of the property and costs to refurbish it. Other costs expected to be financed would be the down payment, if required, the costs of the refurbishment, and attorney fees to draft amendments to the Declarations and Bylaws. Other unplanned costs may be expected such as building pickleball courts, a playground, and picnic area.

WHAT IS THE VALUE OF THE PROPERTY BEING DISCUSSED?

The value of the property cannot be determined until it is separated from the entire golf club property via a ***Lot Split which must be approved by Chesterfield County***. ***For financing***, the property will not be appraised as a normal real estate transaction. ***The financing criteria*** will depend on the ability of the association to increase dues adequately to repay the debt.

A STATEMENT HAS BEEN MADE THAT THERE ARE NO READILY AVAILABLE FUNDS FOR THE ASSOCIATION TO USE. PLEASE EXPLAIN.

The association maintains a ***capital reserve balance for replacement or refurbishment of assets***. The balance sheet of the association currently has over \$210,000 for this purpose. This is accrued and set aside for that purpose only, in accordance with Virginia laws. These funds cannot be used for any other purpose.

IF THE PROPOSAL STUDY CONTINUES, WHAT IS THE NEXT STEP?

The Board has not addressed this.

WHAT DETAILS WOULD BE INCLUDED IN A FEASIBILITY STUDY OR STUDIES?

A feasibility study would involve attorneys to consider contractual conditions which would be necessary in a purchase agreement, and subject matter experts to examine the property to estimate refurbishment costs for the pool and its equipment, the fences and the buildings including restrooms.

WHAT IS THE COST OF FEASIBILITY STUDY OR STUDIES?

This has not been determined. They would need to be included in the 2026 budget.

IF THE POOL IS PURCHASED WHO WOULD MANAGE IT?

The Board would have the overall responsibility for this. They may choose to form a Recreation Committee or hire a manager. ***The Committee would not be autonomous.***

DOUGLAS AQUATICS IS THE ONLY POOL SERVICE COMPANY MENTIONED IN THE REFERENCE DOCUMENTS. ARE THERE OTHERS TO BE CONSIDERED AND HOW WOULD THE PROCESS PROCEED?

There are several pool service companies in Richmond. The contract for pool management would be via a ***competitive bid process*** following Birkdale's procurement policy.

WHAT DUTIES AND RESPONSIBILITIES WOULD THE LIFEGUARDS HAVE?

This has not been determined.

OTHER THAN THE SWIMMING POOL, WHAT OTHER AMENITIES MIGHT BE DEVELOPED AND WHEN?

This would be the responsibility of the Recreation Committee to recommend to the Board.

HOW WILL ISSUES LIKE THE PARKING LOT AND DRIVEWAY EASEMENT AND SHARED OR SUB-BILLED UTILITIES BE ADDRESSED?

These will be addressed during the feasibility study by the attorney and included in any purchase agreement.

WILL THE RECREATION AREA BE FOR RESIDENTS ONLY? COULD IT INCLUDE FAMILY MEMBERS, GUESTS, OR NON-RESIDENTS?

This is to be determined.

WHO WILL DEVELOP POOL RULES AND OPERATING PARAMETERS?

These are to be determined.

WHAT SECURITY WILL BE IN PLACE?

This is to be determined.

WHEN COULD THE POOL OPEN?

This is uncertain until many of the steps above have been addressed.

IF I WILL NOT USE THE POOL, WHY SHOULD I WANT TO PAY FOR IT?

Community amenities enhance the entire neighborhood and can be a benefit to everyone.

8/12/25