

Birkdale Community Association, Inc.
1904 Byrd Ave Suite 100
Richmond, VA 23230

August 04, 2025

Important Information From Birkdale Community Association, Inc.

Dear Homeowner(s),

As a homeowner in Birkdale, you are an important member of the Birkdale Community Association (BCA). We need your input to better understand the level of interest and support regarding purchase of the Birkdale Golf Club swimming pool and tennis courts. Your guidance will help determine whether we proceed considering any preliminary proposals.

To inform your response, here's what we know:

- The current owner, Birkdale Golf Acquisition, LLC., closed the pool in 2024.
- Pool ownership is willing to sell the pool and the tennis courts to the BCA.
- Parking would be shared with the golf club.
- Pool membership and golf membership would not be combined.
- All homeowners in good standing (paid dues/assessment) would have access.
- Costs associated with the pool would be blended into the BCA budget and dues structure with all homeowners paying equally.
- The pool would be owned and managed by the BCA under contract with a pool service company.
- The initial focus is limited to the pool, but the tennis courts would also convey.
- Before proceeding, Birkdale's Declarations and Bylaws would likely require amendments to be voted on by homeowners. In that case, a two-thirds affirmative vote of all homeowners in good standing would be required.

Additional information is available on the BCA website at www.birkdaleonline.com. Please direct questions to the website under "Contact." A FAQ page will be developed to post these.

For clarity's sake, the purpose of this questionnaire is to measure interest. We are many decisions away from a decision. We've received a great deal of support from volunteers on the Pool Committee. I'd like to say thank you to them, on behalf of the Board, for getting us here.

Don't forget to visit home.acswest.org and login to your owner portal!

Sincerely,

Birkdale Community Association, Inc.

This Community is Professionally Managed By:

Association Community Services West

(804) 282-7451 | www.acswest.org

Pool Interest Questionnaire

Please be aware that this is an opinion questionnaire not a vote. The Board will consider these responses with several other factors as part of its overall management responsibility.

Your Birkdale Community Association Board of Directors is soliciting the interest of every BCA homeowner regarding the **potential** purchase of the Birkdale Golf Club swimming pool, tennis courts and associated property.

Please take a moment to give the Board your feedback on this Pool Interest Questionnaire by answering the questions below.

1. Based on initial estimates the BCA Board has received, the purchase of the pool and tennis court property, the necessary repairs/upgrades to the pool, and the annual operating costs would increase each homeowner's dues by up to \$450 annually.

Mark only ONE.

- ☐ a. Not willing to pay any increase for the pool.
- ☐ b. Willing to pay the additional dues.

2. Should the Birkdale Community Association Board continue to pursue the pool and tennis court purchase?

☐ YES ☐ NO ☐ NOT SURE

Owner Name _____

Owner Name _____

Date _____

Birkdale Street Address _____

Account number (on cover page) _____

Submit this page of the questionnaire in the enclosed envelope by August 22, 2025, by USPS mail : Birkdale, c/o ACS West, Inc., 1904 Byrd Avenue, Richmond, VA 23230-3027, or, scan (or photograph with phone) and email to: leeann@acswest.org