

SADDLE CREEK

A CHATHAM COMMUNITY

DEVELOPING A VISION FOR SADDLE CREEK

A PRESENTATION TO RESIDENTS



- Introductions
- Why are we here?
- Agenda Outline
- Q&A Process
- We Are Listening

Saddle Creek – The Neighborhood

- Most homes built by Chatham (1974 to 1988)
- Saddle Creek Matters – Vote! As fourth largest community in Roswell can elect our own city councilperson
- Eastside – 220+ homes, pool, clubhouse, four lighted tennis courts , playground, two entrances
- Westside – 280+ homes, clubhouse, four tennis courts, playground, three entrances
- Home Sales: Days on market, Average Sale Price

- ❑ 1974-1984: Chatham maintains both swim/tennis facilities and entrances

- ❑ 1984: Saddle Creek Homeowners Association Inc. (SCHOA)

- ❑ 1985: Chatham conveys facilities and entrances to SCHOA

- ❑ Current Facts
 - 250 of 500+ homes are members of the SCHOA
 - Lowest dues for swim/tennis community - Crabapple area
 - Operating Expenses (excluding loan) of \$100-110K annually
 - Loan Expense of nearly \$30K annually (to June 2017)
 - \$12K Capital Reserve and \$10K Emergency Fund

Saddle Creek Outline per Fulton County Records



WHERE ARE WE TODAY?

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Facility – Entrances



Facility – Clubhouse



Facility – Entrances



Facility – Clubhouse



OUR FACILITIES TODAY

Facility – Tennis Courts West



Facility – Tennis Courts West



Facility – Tennis Courts West



Facility – Clubhouse Porch West



Facility – Clubhouse West HVAC



Facility – Walkway Tennis West



Facility – Walkway Tennis East



Facility – Pool



Facility – East Clubhouse/Tennis Court Landscape



Facility – Pool Deck



Facility – East Clubhouse/Pool Landscape



WHERE DO WE WANT TO BE?

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Saddle Creek Facilities \$434



Facilities for the Future?



FACILITY POSSIBILITIES

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Saddle Creek Facilities \$434



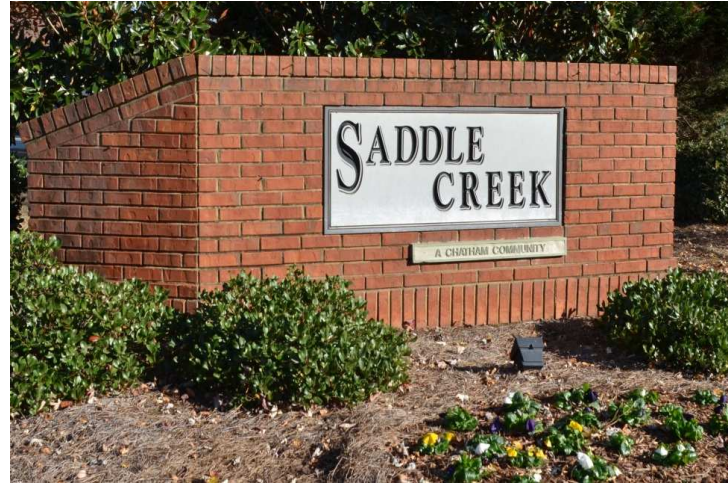
Facilities for the Future?



FACILITY POSSIBILITIES

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Saddle Creek Entrances – Past, Present



Saddle Creek Entrances – In the Future?



ENTRANCE POSSIBILITIES

CAN WE GET THERE FROM HERE?

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Capital Projects Recent History

2007 Loan Projects	Estimated Budget	Estimated Actual Expense	Status
Eastside Tennis Court Erosion	16,500	18,000	Complete
Eastside Tennis Court Reconstruction	74,600	63,206	Complete
Eastside / Westside Bathroom Repair & Renovation	6,850	9,445	Complete
10 Entrances Landscaping, Lighting and Irrigation	30,000	28,257	Complete
Replacement of Tennis Boardwalk and Cabana	10,000	22,750	Complete
New Playground Landscaping & Equipment	15,000	15,510	Complete
Pool Cover	6,000	3,328	Complete
Westside Clubhouse Wood Repairs	1,000	0	Completed in 2008 from operating budget
Westside Parking Lot Repaved	16,000	16,817	Complete
Payoff Existing Loan	20,874	20,874	Complete
Closing Costs	1,814	1,814	Complete
Total	198,638	200,001	

For details :

<http://www.saddle-creek.net/view/strategic-planning.aspx>
<http://www.saddle-creek.net/view/2007-loan-projects.aspx>

Capital Project Costs and Timeline

<u>Project</u>	<u>Remodel or Replacement Cost</u>	<u>Expected Useful Life</u>	<u>Potential Project Date</u>	<u>Status</u>
Courts - W	135,000 - 170,000	21.0	Mar-15	unplayable
Pool Plaster	25,000 - 35,000	10.0	Jan-16	approx. 2 years
Pool Deck	40,000 - 60,000	20.0	Jan-16	not critical, BUT
Clubhouse - E	100,000-250,000	35.0	Jan-16	not critical, BUT
Clubhouse - W	100,000-250,000	35.0	Jan-16	
<hr style="border-top: 1px dashed #ccc;"/>				
Entrances	40,000 - 60,000	20.0	Jan-19	
Parking Lots	40,000 - 60,000	10.0	Jan-20	
Pool Pump	5,000 - 10,000	10.0	Jan-21	
Courts - E	135,000 - 170,000	21.0	Jan-27	
Total	620,000 - 1,065,000			

Note: Please factor annual operating costs and person-hours of use
Over a lifetime of 20 years replacement and operating cost minimum:

Tennis (8 courts)	345,000
Pool	620,000

Operating Expenses - Current Costs (No Loan)

<u>Operating Expense Item</u>	<u>Annual Budget 2014</u>
Landscape (contract plus plantings)	18,800
Pool (contract plus maintenance)	20,000
Accounting/Legal/Insurance/Taxes	15,400
Utilities	20,000
Clubhouses (cleaning service, supplies, fix-it)	6,780
Swim	14,000
Tennis	2,750
Membership	6,350
Total Expenses	104,080
Dues from 250 Members	108,525
Annual Loan Payments (ending June 2017)	28,567
Total 2014 Expenses with Loan Payments	132,647

Roswell (Crabapple Area) Neighborhood Comparisons

Neighborhood	Units	Total Lighted			Membership			2014 Dues
		Tennis Courts	Tennis Courts	Entrance	2013 Dues	Level Full	Level Assoc	
Saddle Creek	509	8	4	5	434	246	5	?
Edenwilde	391	6	6	3	650	391	N/A	650
Wexford	265	6	6	2	650	265	N/A	650
Crabapple Lake/Parc	257	4	4	2	525	257	N/A	600
North Farm	252	2	2	1	460	252	N/A	500
Hembree Grove	176	2	2	1	500	173	N/A	600
Hollyberry	139 *	2	2	3	420	100	N/A	420

* Hollyberry - Special Assessment \$350 per year per home (2013-2015). Total \$1050.

Saddle Creek Dues: \$300 in 2003 → \$434 in 2013

Annual Basis: Increase of approximately \$13 per year

Monthly Basis: \$25 per month in 2003 to \$36.20 per month in 2013

FACILITATED GROUP DISCUSSION

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CONFIRMING NEXT STEPS?!

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Summary of November 17 Discussion

- Members willing to pay more
 - Higher Dues, Assessment
- Pool appearance/maintenance
- Options for west recreation area
 - Reconfigure courts / space
- Promote neighborhood activities
- Reach out to non-members

Information Updates

1. Board members available at the East clubhouse Wednesdays 7 to 8 pm until December 18
2. Discuss on the member forum on the web site. Information will be stored centrally.
3. Encourage your neighbors to attend the next meeting

Timeline Leading to Annual Meeting

- Save the Date
 - Another Meeting?
 - Tuesday – January 21, 2014
 - 6:30 – 8:30 pm
 - Solution Presentation
 - Vote
 - Annual Meeting
 - Sunday – March 2, 2014

Anything Else?

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-
-

THANK YOU

GRACIAS
ARIGATO
SHUKURIA
JUSPAXAR
DANKSCHEEN
TASHAKKUR ATU
YAQHANYELAY
SUKSAMA
EKMET
BIYAN
SHUKRIA
TINGKI
MERCIE
BOLZIN
MERCIE

SPASSIBO
SNACHALHUYA
NUHUN
CHALTU
WABEEJA
MAITEKA
YUSPIGARATAM
HUI
DHIANYABAD
WAEEJA
MAITEKA
HUI
ANHA
ATTO
MERSI
SPASIBO
DENKAUJA
MENACHALHYA
UNALCHEESH
HATUR
GUR
EKOJU
SIKOMO
SAIKO
MERASTAWHY
GAEJTHO
TAVYAPUCHI
MEDAWAGSE
BARUKA
GOZAIMASHITA
AGUYJE
FAKAAUE
KOMAPSUNIDA
LAH
MAAKE
GRAZIE
MEHRBANI
PALDIES
MARKETAI
MINMONCHAR



bod@saddle-creek.net

NEXT SLIDES – WERE NOT DISCUSSED

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Reserve Accrual at Current Costs - Project Item Lifecycle

Project	Remodel or Replacement Cost	Current Cost	Expected Useful Life	Potential Project Date	Necessary Balance 2014	Annual Reserve Accrual
Courts - W	135,000 - 170,000	135,000	21.0	Mar-15	127,929	6,429
Pool Plaster	25,000 - 35,000	30,000	10.0	Jan-16	24,000	3,000
Pool Deck	40,000 - 60,000	50,000	20.0	Jan-16	45,000	2,500
Clubhouse - W	100,000-200,000	150,000	35.0	Jan-16	141,429	4,286
Clubhouse - E	100,000-200,000	150,000	35.0	Jan-16	141,429	4,286
Entrances		50,000	20.0	Jan-19	37,500	2,500
Parking Lots	40,000 - 60,000	50,000	10.0	Jan-20	20,000	5,000
Pool Pump	5,000 - 10,000	7,000	10.0	Jan-21	2,100	700
Courts - E	135,000 - 170,000	170,000	21.0	Jan-27	64,762	8,095
Total		792,000	21.5		604,148	36,795

Note: Please factor annual operating costs and person-hours of use
Over a lifetime of 20 years:

Tennis (8 courts)	345,000
Pool	620,000

Self-Sustaining Annual Dues (No Loan) at Current Costs 2017 and beyond

Annual Operating Expense	Annual Reserve Accrual	Members	Annual Dues per Member 2015	Annual Dues per Member 2017
104,080	36,795	250	564	652

All other (variable) income can then:

- strengthen reserves
- absorb variations in estimated operating expenses
- minimize amount of annual dues increases

- * **Requires passage of special assessment**
- * **Requires passage of transfer fee amendment (no cost to seller)**