Dear Fox Hills Community,

We hope this letter finds you well. The Fox Hills Pool Committee wanted to take a moment to address the important matter of our beloved pool facilities. After careful assessment and consideration, the Pool Committee has made a recommendation to the Fox Hills Community Association Board of Trustees to propose a Special Assessment to rebuild the pools. We believe it is crucial to share with you the evidence and reasoning behind this recommendation, as we seek your support in ensuring the future of this crown-jewel asset for the next 50 years.

Here are some key points to consider regarding the current state of the pools:

* The pools are over 50 years old and have surpassed their expected lifetime.
* The deeper (dive) pool is visibly leaking, evident from the significant puddle of water in the northeast corner. In fact, both pools leak about 3 inches of water per day.
* These leaks are most likely due to cracked underground plumbing, as indicated by the need to snake out the drain. The leaks are causing the concrete pool deck to heave, a further indication of underlying plumbing issues.
* Repairing the concrete alone would likely cost $150-200k. Addressing the plumbing issues would require significant additional expenditures.
* The pools require re-marciting every 5-6 years at a cost of approximately $60,000 per pool ($120,000 total). Due to their age and too many layers of marcite, the current pools would need the old marcite stripped and new marcite added. This would cost about $240,000.
* Keeping and maintaining the current pools, with a total estimated cost of over $400,000, is not advisable when, for approximately double that amount, we could have two brand new pools with new plumbing, an entirely updated concrete pool deck, and an extended lifespan.
* Moreover, our current dive pool falls short of competition size, putting us at risk our membership in the RASL swim league.

The Pool Committee has conducted two community-wide surveys to gauge community sentiment, and the results indicate strong support for rebuilding the pools. With over 200 households responding and numerous residents attending Pool Committee and Board meetings to express their appreciation for the pools, it is evident that we must take action. Fox Hills is highly desired because of our pools and clubhouse, which enable lifelong memories for all our families and foster a tremendous sense of community rarely found elsewhere. Many residents that grew up in the neighborhood have returned as adults to raise their own kids, highlighting the lasting impact of our pools.

The FHCA Board understands that the Pool Committee’s proposal is a significant financial request. Many months of work went into assessing feasible options and developing the best proposal. For detailed information and additional resources, please visit our website at <https://www.bloomfieldfoxhills.com/pool-committee.html>. The June edition of the Fox Tales newsletter will also include notes from the last Board meeting.

We are committed to providing transparent communication throughout this undertaking. We will continue to share all the details of the pool project through letters and updates on the Fox Hills neighborhood website. Transparency is our priority, and we encourage you to stay informed and engaged.

In the coming days, the special assessment to fund the pool replacement project will be put to a community vote. We urge you to participate and support this important initiative. Your vote will play a vital role in shaping the future of our community and ensuring the longevity of our cherished pool facilities.

We appreciate your attention to this matter and the continued support you provide to our community. Should you have any questions or concerns, please do not hesitate to reach out to the Pool Committee or a FHCA Board member. Together, we can ensure that our pool facilities remain a vibrant and enjoyable centerpiece for years to come.

Thank you for your time and consideration.

Warm regards,

Gary Givental

On behalf of the Pool Committee