

## **Niguel Shores Recreation Amenities Committee - FAQ**

### **Q. What should I do if I have not yet received a ballot?**

- A. If you have an alternate address, such as a PO Box or a second home, check to see if the ballot arrived there. If not, please contact Marla Miller at the Niguel Shores office via email ([mmiller@niguelshores.org](mailto:mmiller@niguelshores.org)) or phone (949) 493-0122, ext. 5

### **Q. If I don't plan on using any of the facilities, why should I vote for the plan?**

- A. This plan will replace our outdated and underutilized amenities, which in turn will improve the attractiveness and desirability of our community increasing property and lease values. This will benefit all homeowners, including those who may not use the new facilities.

### **Q. Why is there only one option? Why can't we vote for some parts of the plan?**

- A. The plan represents the highest priority ideas and interests from our community and provides something for all age groups. Approving only parts of the plan would result in some age and interest groups not receiving any benefits. We feel this is not in the best interests of the entire community.

### **Q. Can we add additional amenities that aren't in the current plan?**

- A. After three years of developing the community's top priorities, we have established the scope and its associated budget and special assessment. At this time, there is no room in the budget for additional amenities.

### **Q. I think the budget is too low (or too high). Where did these budget numbers come from and how certain are we that they are correct?**

- A. The initial budget numbers were developed by the architect firm based on their experience from many similar HOA projects. This estimate was reviewed by members of the committee familiar with these types of equipment and construction costs.

We then obtained independent cost estimates from multiple contractors and vendors who specialize in various aspects of the scope (such as the demolition work, sport court, shade sails, court repairs, playground equipment, irrigation and landscaping plus others). We walked the project site and reviewed the scope carefully with each of them to ensure their proposals were complete and accurate. We used their estimates to validate or adjust our budget numbers.

We then added 12% for contingency and 9% for inflation, which we believe is prudent given the current economic environment and level of engineering design. We believe this process has given us a solid cost estimate for our project. After approval of the proposed plan, we will have the funds necessary to hire a firm to produce detailed construction drawings and specifications, which will be used to obtain multiple competitive hard money bids. We expect those bids to fall within our current budget numbers.

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**Q. Will equipment be provided for bocce ball, corn hole, shuffleboard and other sports?**

A. Our plan is to provide specialty equipment for shuffleboard, bocce ball and corn hole in a locked cabinet in the sport court area. Owners will be expected to use their own common type sports equipment such as volleyballs, basketballs and soccer balls. If abuse, loss or theft of equipment becomes a chronic issue, we will have to address alternative options.

**Q. What type of surface will be on the sport court?**

A. The sport court surface will be an outdoor game interlocking tile system such as Power Game from Sport Court USA, or Versacourt's Game Outdoor tile. These tiles feature low maintenance, high durability, cool surface and a shock-absorbing design.

**Q. Will the new playground equipment require removal of any existing equipment?**

A. No. The playground will be expanded south to provide room for the new equipment.

**Q. What is the life expectancy of the new and modified amenities?**

A. We will be purchasing long life, high quality commercial products. Sport court tiles typically have a 20-year life. Shade sails typically have a 10-year life. Playground equipment and rubber surface should last for 10 or more years. The exact life and warranty will depend upon the specific products purchased.

**Q. What are the plans for future communication?**

A. Throughout the voting period, we will update this list of Frequently Asked Questions on the Niguel Shores website. The Board will announce the vote results at the September 21, 2022 meeting. Throughout the project there will be regular project updates communicated in the monthly Sea Shore News and on the Niguel Shores website.

Questions can be submitted anytime to the amenities committee and Niguel Shores Office through email at: [NSAmenities@gmail.com](mailto:NSAmenities@gmail.com)