

# San Ramon Foothills ~ Pond Survey Update

September 2012

## **Board Meeting Schedule**

Regular Board of Director meetings are held on the 4th Tuesday of every month at 7PM. The next meeting is scheduled for Tuesday, September 25, 2012 at 7 PM. All meeting agendas are posted in the bulletin board next to the clubhouse door at the lower pool four days prior to the meeting date.

## **Board of Directors**

### **President**

Amy Amiri  
(term expires 2013)

### **Vice-President**

*TBD*

### **Treasurer**

Kip Siegel  
(term expires 2013)

### **Secretary**

Andrew Rossillon  
(term expires 2014)

### **Director at Large**

Susan Gallego  
(term expires 2013)

## **Pond Survey**

In early August, all SRF homeowners were mailed a survey which asked for a response and feedback about what the feelings were about the future of the pond by the lower buildings. This was a survey, only to get an understanding of where the homeowners stood on the pond, not a poll to determine a final future of the pond.

## **Background**

The liner that retains the water inside of the pond (the shell) was never included in the SRF reserve study by any of the companies that have performed reserve studies for the association for the past 25 years. The board became aware of this item in early 2012 and since then has been looking at options for the pond. The board did not want to make a decision without the input of the homeowners, and wanted to get a true feeling from the homeowners about their thoughts on keeping the pond or pursuing other landscaping options based upon the remaining life of the liner and the cost to replace/landscape the pond area.

## **Summary of Survey Results**

- 92 surveys were returned (49% of association responded)
  - 38 surveys from the lower units (41% of total)
  - 54 surveys from the upper units (59% of total)
- Pond Survey Results
  - 68 in favor of “dry creek” (74%)
  - 24 in favor of replacing liner and keeping pond (26%)

Interestingly, of the lower units, 19 wanted to keep the pond (50%) of the 38 that returned their surveys.

## **What do the results mean for future of the pond?**

The decision to keep the pond or pursue some other landscaping option is not final based on the survey results above. However, there was concern raised at the last board meeting by many homeowners of the lower buildings, that the pond had a direct impact on the resale value and ambiance of the lower buildings that have exposure to the pond. Based on that feedback and being that only the lower buildings have a direct benefit of the pond, whether it is related to ambiance, property values, resale, etc., the board may decide to approach the lower units and propose a vote for a one-time special assessment to pay for the liner replacement.