

Sun City Carolina Lakes

Group of Informed Owners Movement

Newsletter

Sunday April 19, 2015

HOAC & the Lodge



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Correction, With Apology.

In last weeks newsletter, we listed the names of volunteer owners who have agreed to assist the Communications Committee by serving on its technology subcommittee. We inadvertently omitted Larry Taulbert. We want to acknowledge every owner who is contributing their wisdom and energy to our community and apologize for the error.

Committee Meetings This Week (at Lake house):

- Wednesday, April 22: Modifications, 9-12
- Thursday, April 23: Communication, 9:30-11:30

Check the community calendar on the web site to verify the schedule has not changed.



Back Story: HOAC Inaugural, April 2, 2015

The Home Owners Advisory Council ("HOAC") is in the process of becoming a true "voice of the people." If you missed our April issue that told the story about the HOAC Inaugural, you can read it by clicking here:

[HOAC INAUGURAL](#)

Last week, the HOAC released the minutes of their April 2 meeting at which they

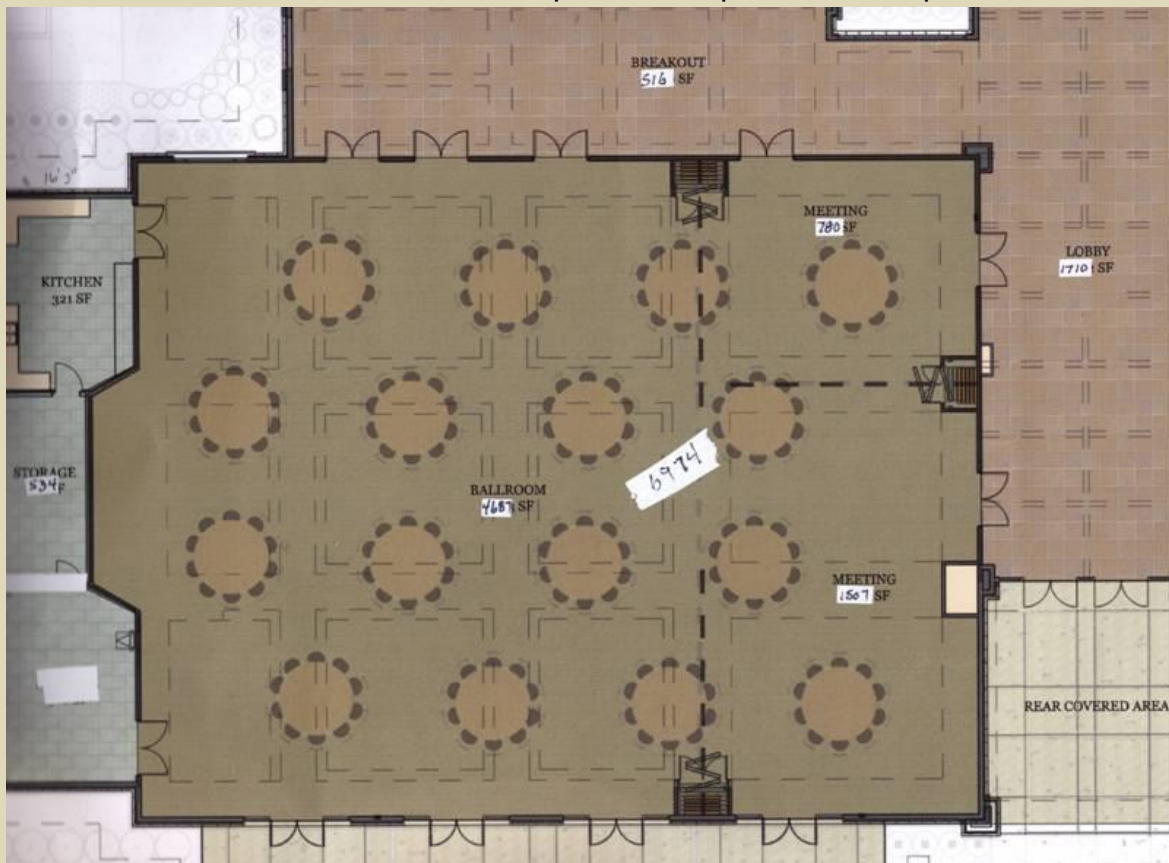
discussed and agreed on next steps for many issues held over from the now retired RAC. You can obtain a copy of those minutes from your HOAC representative or on the Sun City Website, Community Home Page, in a folder named HOAC. If you don't know who your representative is, you can see our list by [CLICKING HERE](#).

The HOAC also released a letter they sent to the Board of Directors requesting the board understand and convey the concerns of owners about the lodge to the developer, Pulte Home. (see below)

The Lodge...Some Facts and Comparisons

Start with its size and layout. Below is a scale drawing of the central room(s).

There is one large central room which can be divided by movable walls into three meeting rooms. The total space of this room is to be 6,974 sq ft. When fully divided, the three rooms will divide into 4,687 sq ft, 1,507 sq ft. and 780 sq ft.



The main room is fronted on its north side (the front of the building facing Sun City Blvd.) by a "breakout" room of 516 sq ft., on its east by a lobby of 1,710 sq ft. and on its west by a kitchen of 321 sq ft. that joins with storage of 534 sq ft.*

To enable readers to appreciate the space, we provide the following comparisons:

	<u>Lake House</u>	<u>Lodge Plans</u>
Gross Sq Footage	About 41,000	About 12,000
Ballrooms, opened portable walls	2,940 Sq. ft total, rooms A,B,C	6,974, total of 3 rooms
Room dividers	A-B-C, each room approximately 1,000 sq ft	Main room: 4,687 sq Ft Room A: 1,507 sq ft Room B: 780 sq ft
Other rooms	Craft, card, media, yoga, exercise, weight, pottery, billiards/poker, pool/lockers	Two offices, work space, small conference; no "purpose" rooms.
Lobby	784 sq ft + cafe	1,710 sq ft ("lobby") 516 sq ft ("breakout")
Kitchen	242 sq ft	321 sq ft

* Source: Measured dimensions (Lake House), Engineering plans filed with and approved by Lancaster County Buildings, inspected through an FOIA request.

HOAC Discussion: The Lodge

At their meeting on April 2nd, HOAC members received a presentation from Bob Engle who has been leading an "Ad Hoc" (unchartered) group of owners representing clubs that have an intense interest in the new lodge. Bob, who spent his career as an environmental architect, and his team have identified several elements of the current plans which they believe are of deep concern to us as seniors in an active adult community. Among the points he raised were:

- The floor covering is to be carpet, not wood
- The ceiling height is 14' 6", the same as the Lake House. This height severely limits the size of projection screen(s), of particular importance because the room is larger than ballrooms A/B/C and can seat about 230 more. Because it is already constructed, a work-around approach to projection and sound is now required.
- The estimated fire load capacity of the Lodge rooms, fully opened, is about 480-500 people in theater style.
- There are as yet no specifications for the tables as to size, weight, and "movability". This is important because there is limited storage for chairs and tables.
- Lake House ballrooms A/B/C max table capacity is about 25 round tables with 8 chairs or about 200. If the new lodge space is fully used for tables at the same ratio as Lake House A/B/C, there would be space for about 59 tables of 8 each. The portability of tables is related to the choice of floor covering.
- The specifications for chairs is also important. They must be comfortable (anyone who has sat for more than an hour in the Lake House knows this one) but equally important is the effect of constantly shuffling them across a

carpeted floor.

- The sound isolation capability of the room dividing walls is unknown but must be better than currently at the Lake House
- There were no plans for Audio Video/technology/performing arts infrastructure wiring and lighting control systems. In a conversation that included Bob Engle, Jerry Arnold (property & grounds committee chair) and Cisco Garcia (VP Development of Pulte), Mr. Garcia agreed to provide AV infrastructure wiring provided it is designed by a qualified consultant working under contract to Edwards Construction (general contractor). Mr. Garcia agreed to replace the chandelier lighting, as chandeliers obstruct the projection and view in large format meetings.

After some discussion of these issues, Larry Ayres, Pod H Rep, offered a motion that the HOAC, speaking on behalf of owners, communicate to the Board their concerns, offer assistance in identifying alternatives, and ask the Board to communicate these concerns and offer of assistance to the developer after tomorrow's Board of Directors meeting. The motion was adopted without dissent. The concluding motion and request are as follows:

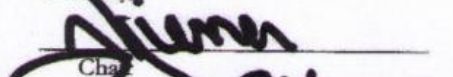
At our meeting, the representatives passed the following resolution without dissent:


“Resolved: That this Home Owners Advisory Council formally address our HOA Board of Directors indicating our concerns over the apparent lack of capabilities in the Lodge and ask them to consider those concerns in order to accommodate those for which there is no increase in costs and to consider those for which there is an increased cost the possibility of the developer funding additional provisions in the Lodge.”

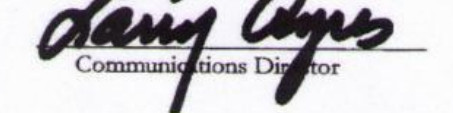
The intent of this resolution is not to increase the cost or the time to build the Lodge but for the developer to consider slight modifications to his plan that could be implemented at minimum cost and/or enable cost-efficient retrofits that would better accommodate a seniors community.

We request that this resolution be considered by you and acted upon in accordance with your responsibilities and that your discussions and vote be recorded in the minutes of your April meeting.

Sincerely,



Chair


Vice Chair


Communications Director

Sidebar: Contact With the Your HOAC Representative

But first understand: We are in the midst of a major change. For several years, (since 2009) the Pulte appointed board of directors had continuously refused any contact with owners. Because the board took that position, First Service Residential ("FSR") became the de facto "governance structure." That changed with the appointment of three owners to the Board of Directors and the Board's subsequent appointment of owners to serve on advisory committees.

In the past, because FSR was the only point of contact owners had, if an owner disagreed with FSR, (s)he would turn to their Resident Advisory Committee ("RAC") member for redress of their grievance. The RAC members often became mired in dialogues about small issues impacting only a few owners.

All that has now changed in two important ways:

1. Most areas of concern to owners are now overseen by an advisory committee

composed of fellow owners. They have been chartered by the board of directors to understand facts of their respective areas and to communicate their findings and recommendations to the board for consideration of appropriate actions. FSR is now working with these committees to establish the facts of issues and work toward solutions.

2. The RAC is no more. In its place is the Home Owners Advisory Council. It is not a chartered committee of the board and has no legal standing to advise the board on any subject. BUT it is a collection point for information and discussion forum about issues of broad concern to all owners. It also has the power, as do all owners, to communicate directly to the Board.

So before you complain to your HOAC Rep about problems with the waterfalls, or dog poop, or speeding, or weed removal, or 1x a week garbage removal, (or a host of other things that have been discussed endlessly in the old RAC), your FIRST point of contact on any individual issue is FSR. Their names, areas of responsibility, and contact information are on the website, community home page. By far, the most common contact is to request either maintenance or landscaping, and FSR has a special mailbox just for these requests:

Landscaping: sccl.landscaping@oursuncitycarolinalakes.net

Maintenance: sccl.maintenance@oursuncitycarolinalakes.net

Your backup is the appropriate Advisory Committee. Those Committees and their e-mail addresses are:

Communications: Communications.committee@oursuncitycarolinalakes.net

Compliance: Compliance.committee@oursuncitycarolinalakes.net

Finance: Finance.committee@oursuncitycarolinalakes.net

Modifications: Modifications.committee@oursuncitycarolinalakes.net

Nominating: Nominatingelections.committee@oursuncitycarolinalakes.net

Property & Grounds: Propertyandgrounds.committee@oursuncitycarolinalakes.net

Public Safety: Publicsafety.committee@oursuncitycarolinalakes.net

Clarification of "Who's Who?"

For many years here, many owners have been confused about what we call "the governance structure" or "Who's who"? At the suggestion of several readers, following is clarification of the frequently used terms:

- The Sun City Carolina Lakes Community Association: The legally incorporated nonprofit company that holds title to the common areas and is responsible for operating the facilities on our behalf. As shorthand, it is often referred to as "the HOA", but see "First Service Residential" below.
- The Declarant: The legal entity (Pulte Home Corp) that created Sun City

Carolina Lakes. During the 'control period', all voting rights of the association are reserved to the declarant. Pulte Home Corporation has vested Mr. Jon Cherry as its local representative authorized to act as the declarant. Mr. Cherry has wide latitude to direct his employee board members' votes.

- The Board of Directors. A seven member governing body which is vested with all authority (and responsibility) for all aspects of governing the corporation. During the control period, the board members are appointed by the declarant. All seven members are [fiduciaries](#), each personally responsible for acting solely in the interests of our Association, regardless of whether they are owners or employees of Pulte.
- Advisory Committees. Seven committees composed of owners appointed by the board of directors, each focusing on a specific area of managing our Association. Their responsibilities are spelled out in their charters. They have no legal authority to make any binding decisions, other than to recommend actions or initiatives to the board. They do have the authority to understand the many issues facing us. Through them, openness and transparency into how our Association is and will be managed is beginning to emerge.
- First Service Residential: A corporation in the business of managing property under contract to HOA's. They are not the same as "the HOA". You don't "call the HOA." You call First Service. You don't go to the Lake House to speak with "the HOA." When you speak to the folks at the front desk, you are speaking to employees of First Service Residential which has been employed by the HOA, which is us. The terms of their contract between themselves and our association are spelled out in a document known in the industry as "the management agreement" which is not available to us. First Service Residential is the day to day manager of the *property*, as distinguished from the Board of Directors which is responsible for managing the *Association*.

Miscellaneous

We have no objection to you forwarding our email newsletters to anyone you choose.

HOWEVER, we strongly recommend that you do so ONLY to people you personally know who accept our objective and support our mission. Some owners simply do not want to be informed. A very few even object to our message. If you forward to someone who does not want to be informed and they click on the "Unsubscribe" link at the bottom of this page, YOUR email address will be instantly removed from our mailing list, we will not be permitted to restore it, and you will not even know you were removed.

If you want to forward, use the safe 'forward email' link at the bottom of this

newsletter instead of your own email 'forward' action.

To read more about us and other topics related to Sun City Carolina Lakes, or to access back issues you can

[visit our web site: WWW.SCCLGIO.ORG](http://WWW.SCCLGIO.ORG)

SIGNING UP: If you received this email from someone else, you can signup as a NEW supporter yourself: [CLICK HERE](#) to jump to our web site. (You are already enrolled if you received this email from the GIO/TST.) Once there, read our objective and mission and, if you agree with them, click on the "Sign Up" button.

Or ask us any question. If your issue involves the entire community, tell us about it. Click here to send us an email:

SCCLGIO@ATT.NET

SCCL GIO
Steering Team