



2023 Pool Schedule

Message from the Board

Greetings Wonderland Hill Pool & Tennis Club members from
The Board of Directors,

A reminder that you will need your card from last year and plan on attending one of the dates for reactivating the card and updating your information. For your card to be re-activated your dues must be paid in full no later than March 31, 2022. The Board of Directors has voted to increase member dues from \$525 to \$650 in order to continue to maintain our pool, tennis courts and grounds to the level our members are accustomed to.

PLEASE BRING PHOTO ID and your current Key Card to activate your card. Members with accounts that have been paid in full will be able to have their cards re-activated at the pool clubhouse on **Sunday, May 7th from 1-3pm**, **Wednesday, May 10th from 4:00-6:00 pm**, and **Saturday, May 13th from 1:00 to 3:00 p.m.** **The Annual meeting will be held at 3:00 p.m. on May 21st via Zoom Meeting.** (Renters will also need to bring a copy of a rental agreement or utility bill with your name/address to obtain a key.)

Please be advised that the late payment policy states that any account not paid by March 31st will have incurred a \$50 late fee. Resident members will be charged a fee of \$25 EACH DAY after April 30th until payment in full is received. Non-Resident members will forfeit their membership if payment is not received in full by April 30th. **Dues are \$650 for 2023.**

Payment Options: If you would like to pay via auto payment, please email our bookkeeper at Pennant: jessica@pennantinvestment.com. and she will send you the link. You can also mail the dues payment to: Wonderland Hill Pool and Tennis Club c/o Pennant Investment Co, PO Box 11077, Boulder, CO 80301.

We invite all members to attend the Annual Meeting of Members to be held May 21st at 3:00 p.m. via Zoom Meeting. **Please contact Brenda at Pennant Investment by Wednesday, May 17th at 5 pm if you would like a Zoom invitation to attend the Annual Meeting.** Information regarding the 2023 plans will be discussed. Later this spring, we will send everyone an email to remind members of the upcoming Annual Meeting. Then, we will email you the Zoom invitation after you contact Pennant Investment.

Regards,
The Board of Directors

Louise Ingalls- Courts
Barbara Foster-Pool
John Einberger-Pool

Jim Look-Website/Key Card
Nicole Hembling-Pool
William Lotko-Landscaping

Property Manager: Brenda Feldman, Pennant Investment- 303-447-8988
Email: brenda@pennantinvestment.com

Board of Directors

Louise Ingalls – President
Jim Look- Vice President
Barbara Foster- Secretary
Nicole Hembling-Treasurer
William Lotko- Director
John Einberger-Director

Feedback?

The Board of Directors Is interested in your feedback. Please email the property manager Brenda at: brenda@pennantinvestment.com

Payment Address (NEW)

Wonderland Hill
Pool & Tennis Club
P.O. Box 11077
Boulder, CO 80301

WHPTC Website

www.WHPT.net

where you will be directed
to the website being
serviced by Pennant
Investment
your user name:
whpt143
password:
whpt143

Card Access 2022 Season

Key Card's need to be activated to authorize entrance to the pool and tennis court gates every Spring. This means that:

- Dues and any outstanding charges must be paid,
- Each key card is verified to the user's street address and
- A proxy for the Annual Meeting is signed

Please bring your **Key Card and a Valid Id with address** to one of these three key card activation events at the pool:

- May 7th 1-3 pm
- May 10th 4-6 pm
- May 13th 1-3 pm

If you have lost your key card, there is normally a charge of \$50 to replace a key card. However, the fee is discounted to \$25 for key cards replaced during any of the three card activation events. You can pick up a new key card at the activation event, but it will not be authorized until the fee is paid. This can be done via billing or by check at the meeting.

Lawn Maintenance

Lawn Maintenance-

Lawn and gardening services will be provided this year by the same contractors as last year. Mowing, edging, irrigation, and spring and fall cleanups will be handled by Front Range Landscape LLC. TruGreen will schedule 5 service visits this year for broadleaf weed control and lawn fertilization. Members will be notified by email before each visit, and notices will be posted in the lawn before and after each application. We made progress on the invasive Canadian Thistle that has colonized large areas of the lawn, but this noxious weed persists. Success in bringing the thistle under control may allow more environmentally friendly treatments in the future. Blair's Gardening will care for the non-turf areas.

Tree Maintenance

Mountain Tree Care will removed the dying aspen in the pool area last fall. A new tree will be planted in its place. The large cottonwood west of the front entrance to the pool will be removed this spring because its roots are lifting the sidewalk. A large dead aspen trunk abutting a residents property south of the pool will also be removed. Board members with the help of resident volunteers will remove deadwood in some of the smaller specimens on the property.

2023 DUES INCREASE

While increasing member dues is never desirable, the Board has reluctantly concluded that an increase is necessary for 2023. This need is due to the relentless cost increases imposed on our operating budget since 2019, an under investment in our financial reserves account, and the intent of the Board to maintain and preserve the value of our facilities. Annual dues will increase 24% to \$650 in 2023. The factors driving this decision include:

- The Club's last reserve study was conducted in 2019 by McCaffery Reserve Consulting (Reserve Analysis Report available at the PTC website[†]). Reserve studies assist common interest developments like the Wonderland Hill Pool and Tennis Club in planning for long-term common area repair and replacement expenses. Based on the estimated useful life of the Club's facilities which were developed 40 years ago, McCaffery recommended a reserve fund of \$116,000 (2019 dollars). In the years after the reserve study, expenses for repairs and operations were covered in part by reserves to keep annual dues low, to the extent that the Club's 2019 reserves of \$84,000 have now been reduced to \$69,000 or 59% of the 2019 recommended level. Given the recent inflationary pressures, the Club's next reserve study will likely recommend an even higher reserve. Last year's increase in dues moderated our use of reserves for operating expenses, but it is insufficient to build reserves. **This year's increase in dues allows us to build reserves to the recommended level over 5+ years while proceeding with updates to facilities.** The alternative to not funding an adequate reserve, should a major unexpected repair arise, is a large, one-time balloon assessment on all members to cover the expense.
- The Club's operating expenses have been increasing substantially in the past few years. Costs for property taxes, insurance and utilities alone increased 46% from 2019 to 2022. Service expenses have also increased significantly. We can expect additional inflationary increases in annual operating expenses going forward.
- Some of the facilities currently require significant repair and maintenance. The Board of Directors has decided to defer some maintenance this year so as to build reserves, but others are needed now to maintain acceptable facilities and not incur even greater expenses later by deferring maintenance. Among the more expensive items are stucco repair/removal and painting of select walls in the pool area; removal of a large cottonwood that is causing one of the sidewalks on the north entrance to heave; pump room repairs; and winter pool cover repair.
- Last year the Board considered soliciting additional nonresident memberships to augment the Club's funding base and thereby offset some of the anticipated future increases in annual dues. The Club's legal counsel (Altitude Law) noted that a number of expensive upgrades for regulatory compliance would have to be implemented to do so. The Board decided not to pursue this approach because the cost of implementation would exceed the modest increase in annual contributions.

WHPT Summertime Volunteers needed!!

Our first volunteer opportunity this year is for just a single week (or more weeks if you would like to), watering our flower pots each evening and tidying around the pool at closing time. This involves turning on the hose and watering about 5 pots and 2 other areas and takes about 15-20 minutes each evening. We usually have a board member or a local teenager check the pool each evening at 9:00 pm, water the plants and make sure the chairs are put back in place and any trash is thrown away. If you have a week or two that you would be willing to do that this summer in order to help out the board and the community, we would really appreciate it.

Email Nicole Hembling at nhembling63@yahoo.com, with any dates between May 27th and September 10th that you would like to help. It would be helpful to have dates from Saturday night to Friday night for a full week, so we can slot volunteers in by the week. Saturday May 27th to Friday June 2nd would be the first shift we need. Saturday, September 2nd to Sunday September 10th would be the last weekly shift. Any weeks between those dates that you could help would be great!

24 hour assistance-303-447-8988
brenda@pennantinvestment.com

NOTICE OF ANNUAL MEETING

NOTICE

WONDERLAND HILL POOL & TENNIS CLUB, INC.
ANNUAL MEETING
SUNDAY, MAY 21, 2023- 3:00- 4:00 PM
VIA ZOOM MEETING

The 2023 Annual Meeting of The Wonderland Hill Pool & Tennis Club will be held at 3:00 p.m. May 21, 2023 **via Zoom**. All members are encouraged to attend. This meeting is being held in accordance with the legal documents of the Association. The 2023 Budget is based on assessments for the association at \$650 per year. The meeting will also be used to distribute information regarding the club and to hear any concerns from the members. A discussion will be held on anticipated 2023 repairs/improvements, and general information regarding the overall function of the club.

AGENDA ITEMS:

- Call to Order
- Open Forum (limited to 15 Minutes)
- Verification of Quorum
- Verification of Annual Meeting Notice
- Budget Presentation
- Update on Association Operations
- 2023 Planned Improvements
- Financial Report
- Election of Directors

This shall serve as official notice of the meeting in Accordance with the Legal Documents of the Association.

Annual Meeting Proxy

If you are unable to attend the Annual/Budget Ratification Meeting, please complete the following proxy and give it to the person you are authorizing to vote for you. You should designate a specific person and not leave the space blank or open-ended. If you leave the space blank your vote will be assigned to the President. The person you designate must be at the meeting in order for your vote to be cast. If you wish, you may designate the following Board Members to cast your vote: **J. Einberger, J. Look, N. Hembling, B. Foster, L. Ingalls, W. Lotko**. The proxy must be signed and dated. The Annual Meeting can only take place if a quorum is obtained, so please attend or give your proxy to someone who will attend.

PLEASE COMPLETE AND RETURN TO
Wonderland Hill Pool & Tennis Club

c/o Pennant Investment Co- 6560 Gunpark Dr #A, Boulder, CO 80301

I hereby authorize _____ to cast ballots and/or vote on my behalf at the 2023 Annual Meeting of The Wonderland Hill Pool & Tennis Club. This proxy and appointment includes the right of the proxy to place votes or cast ballots as they see fit, and to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual Meeting as presently scheduled.

Unit Owner Name

Unit Owner Signature

DATE

Unit Address

Unit Owner Email Address

NOTE: THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID

If you cannot attend this meeting and would like to have another represent your vote, please insert the name of the attending Homeowner or Board member you would like to represent your interests.