



*A Message to our Neighbors From the Board of Directors*

June 19, 2020

Dear Neighbor:

On behalf of the Board of Directors and Staff of the Stonelake Neighborhood Association, I want to take a moment to update you on our work during the pandemic. While there is no script for these situations, I want to commend the work of association staff and legal counsel who have worked tirelessly to respond to the ever-changing legal requirements surrounding the reopening of our clubhouse and recreation facilities.

- **The Clubhouse, Including Pools, Gym, and Indoor Facilities Remain Closed Indefinitely**

In the past several days, state and local health officials released new guidance regarding the reopening of gyms, public pools, and clubhouse facilities. Our staff has reviewed those requirements and made recommendations to the Board. On Thursday, June 18, 2020 the Board considered those recommendations and concluded not to reopen any facilities at this time. Our decision was guided in part as follows:

- Gym: The nature of our gym facility in terms of size and configuration, coupled with the staffing requirements, do not allow us to sufficiently comply with county guidelines for reopening.
- Clubhouse: The County has not authorized the reopening of clubhouse facilities.
- Pool: Public pools remain a high-risk location at this time. The limitation on the number of pool users, the required changes to our pool deck, the cleaning protocols, and the staffing demands required to meet safety standards at this time.

In making our decision, the Board has been guided by two principles: 1) The health and safety of our residents and guests, 2) the legal and financial interests of our association and members. Understand, insurance does not cover pandemics. Any misstep on our part at this time exposes not only our members to physical harm, but the association as a whole to financial liability. We are unwilling to pass along to each you the potential of increased dues to pay for any unfortunate situation that may arise.

Staff and legal counsel continue to monitor public health guidance regarding reopening. It is the intent of the Board to reopen as soon as possible, consistent with health and safety guidelines. We are not accepting bookings for clubhouse events at this time and we are working to ensure cancellations are refunded properly.

- **New Gym Facility**

We look forward to welcoming you back to our new and improved gym facilities. During the pandemic, the association completed a \$105,500.00 upgrade and renovation of the gym. We have added suspension and body weight training stations, rowers, and new cardio training facility. Flooring and paint have also been refreshed.

- **New and Improved Fountains**

Our fountains are a source of pride as residents and guests turn onto Clubhouse Drive entering the community. After 20 years the fountains had taken a beating and were in need of a lot of work. Recently the association invested \$10,500.00 to repair and update the fountains' internal systems. This investment is expected to reduce fountain downtime, make the fountains less susceptible to damage, and make repairs and maintenance more cost effective. With those improvements we can now address issues with the appearance of the fountains. Aesthetic renovations for the fountains are also in the works and should begin this year.

- **Clubhouse Upgrade and 20-year Masterplan**

The Board has retained a leading architecture, design, and engineering firm to develop a master plan for upgrading and refreshing the clubhouse. Our clubhouse has served us well over its nearly 20-year history. We look forward to adopting a vision for the next 20 years of the Stonelake Club. We will continue to provide updates to the association on this project as it progresses.

- **Financial Review and Two Month Dues Holiday**

During the pandemic, the Board has worked closely with association staff to review our finances. As you may know, the association maintains two primary accounts, a general operations account and an infrastructure reserve. Thanks to wise fiscal management over the years, the association today enjoys surpluses in both funds. Currently, our infrastructure reserve is 116% of the amount necessary to fund planned clubhouse maintenance, refresh and repair projects over the next decade. We have an equally healthy surplus in our general operations account. As you may know, the association owns the clubhouse debt free. Our \$64 per month remain among the lowest in Elk Grove while we provide some of the highest levels of amenities and services.

The Board determined that, given the size of reserves and the anticipated needs of the association, it was prudent to give money back to our members. The most efficient and effective way to do so was through a dues holiday. Accordingly, members in good standing have been credited with dues with July and August. You will not need to send in a check for the next two months. For ClickPay automatic payment participants, see the instructions that in the message you received yesterday from our General Manager. Your next payment will be due in September. Special instructions have been mailed to members in arrears or subject to a payment plans regarding how the dues will be credited to your account.

- **CNU Hospital and Other Development Applications**

The Board has continued to closely monitor the proposed CNU hospital projects. We are working closely with legal counsel and receive regular updates. We anticipate that CNU will publish a draft Environmental

Impact Report at some point in the near future. We are prepared to review the report and make appropriate responses when the time comes.

The association is also reviewing the proposed development of a senior assisted living facility on the vacant property adjacent to West Taron and Elk Grove Boulevard. We appreciate that the developers have reached out to our association early in the process and we look forward to providing input.

- **Rules Enforcement**

As an employer, the association is responsible for the health and well-being of our staff. For several months the pandemic limited staff's ability to get out into the community to conduct enforcement operations. Nothing about those limitations changed our responsibility as homeowners and residents to properly maintain our homes and adhere to association rules. Association staff have now resumed active enforcement activity, subject to safety precautions. It is our expectation that neighbors will bring their residences into compliance with the rules.

Particularly, we want to remind members that you must obtain prior approval from the association to paint, remove trees, or to make other alterations to your property. Please do not top your trees. Making changes without prior approval is subject to a fine of \$250, even if you obtain retroactive approval. Staff remain available to assist you in obtain approval for improvements and the Architectural Control Committee continues to hold online meetings for the purpose of approving applications.

- **Get Involved**

Our association security committee is currently unable to meet due to a lack of sufficient members. We are seeking neighbors to get involved in this important work. In the coming months the Board anticipates reviewing our security program. We need the assistance of neighbors willing to work on this important project. Please contact us if you are interested.

## **Conclusion**

I want to conclude by acknowledging the frustration many of us feel about the closure of the pool, gym, and clubhouse. COVID19 has changed our lives in ways many of us never anticipated. There are no easy answers to the challenges it has presented to our association. We are diligently working to stay abreast of the latest rules, regulations, public health orders, and recommended practices, even those seem to change daily. As your neighbors, the Board shares your frustration about the lack of access to our facilities. In the coming week the Board will schedule a Video Town Hall forum for members to hear from our staff about the challenges we face and to allow members an opportunity to express themselves to the Board.

Thank you for your time and attention to these matters. Please do not hesitate to contact me at [jakerambo@yahoo.com](mailto:jakerambo@yahoo.com) if you have questions or concerns.

Respectfully-

Jake Rambo  
President  
Stonelake Neighborhood Association