

PROVIDENCE HILLS CAPITAL IMPROVEMENT PLANNING

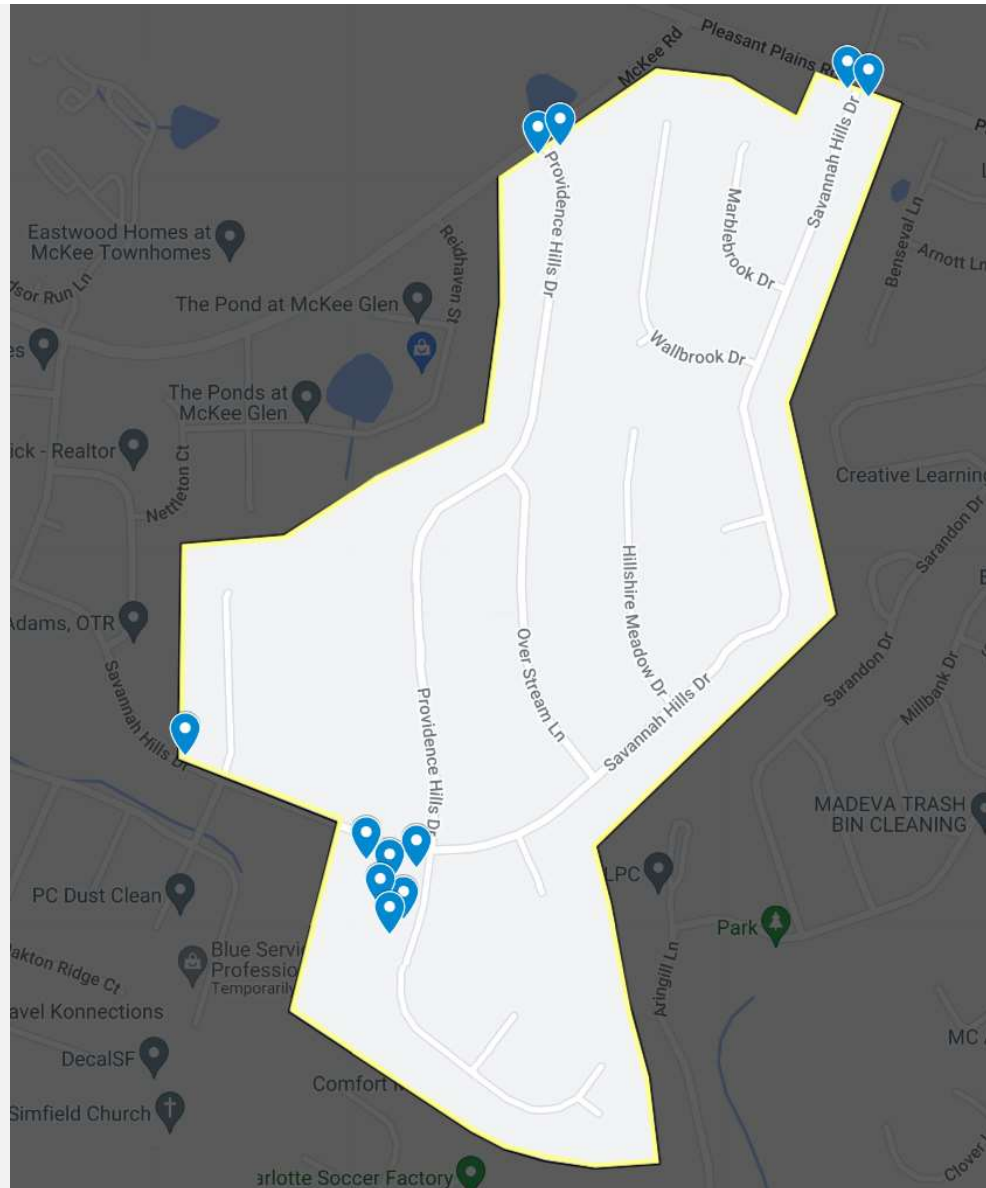
2022 Planning

WHAT TO EXPECT

- Warning: Information overload possible!
- All aspects of Community Association assets are being reviewed, but long term roadmap creation
- Data driven approach to lead to transparency in decisions
- Quotes were asked for high end: Quote all, and we can negotiate
- Your feedback and input is crucial

GUIDING PRINCIPLES

- 2020 Project List and resident input will be our primary intake methods
- All ideas submitted will be researched for consideration
- One quote will be obtained for each idea; at least three quotes are recommended if we are to move forward with the idea
- Based on need, each idea will receive one of three dispositions:
 - Plan Now
 - Add to/Update on Project List
 - Defer



ELECTRICAL (#5)

- There are issues with regular lighting and holiday lighting at the entrances
- Proper assessment and resolution may cost: \$1,800+ (includes all 3 entrances)



PRESSURE WASH (#7)

- Our entrances do not appear to be well maintained
- Pressure washing may cost: \$2,200+ (includes all 3 entrances, clubhouse exterior, walkways around clubhouse)

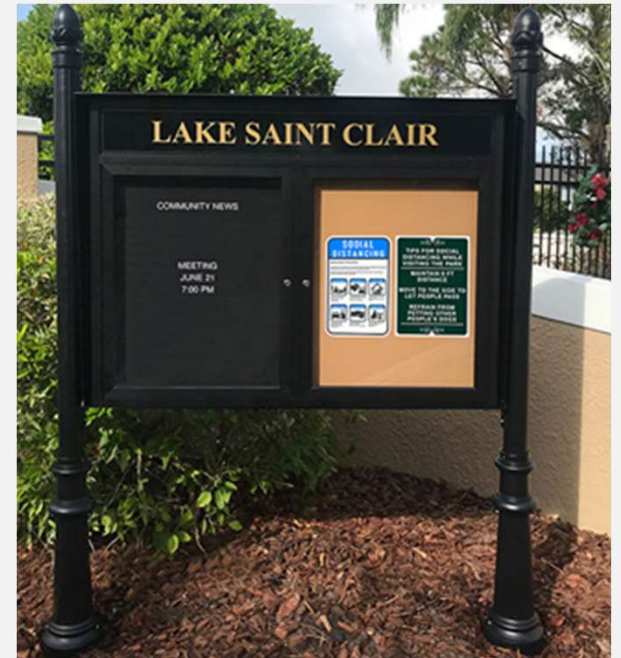
LICENSE PLATE READER (#16)

- No ability to help with crime in the area
- License Plate Reader system:
 - Restricted access to data for up to 30 days
 - Ability to send data to: Matthews, Indian Trail, Charlotte, Stallings police when crimes or local alerts
 - Data provided to National Center for Missing & Exploited Children and National Crime Information Center
 - Solar-powered and LTE enabled, no maintenance
- Install may cost: \$350 install and \$2,400 annually per reader (\$1,050 and \$7,200 annually if all 3 entrances)



MESSAGE BOARD (#30)

- Replace our message boards with newer and easier maintenance boards.
- Currently awaiting quote.
- Includes: All three entrances, clubhouse lawn, pool house





PERMANENT LIGHTING (#31)

- Install permanent decorative lighting, to reduce maintenance cost and time required – and to have the ability to light at any time
- This may cost: \$13,000+ (includes all 3 entrances)



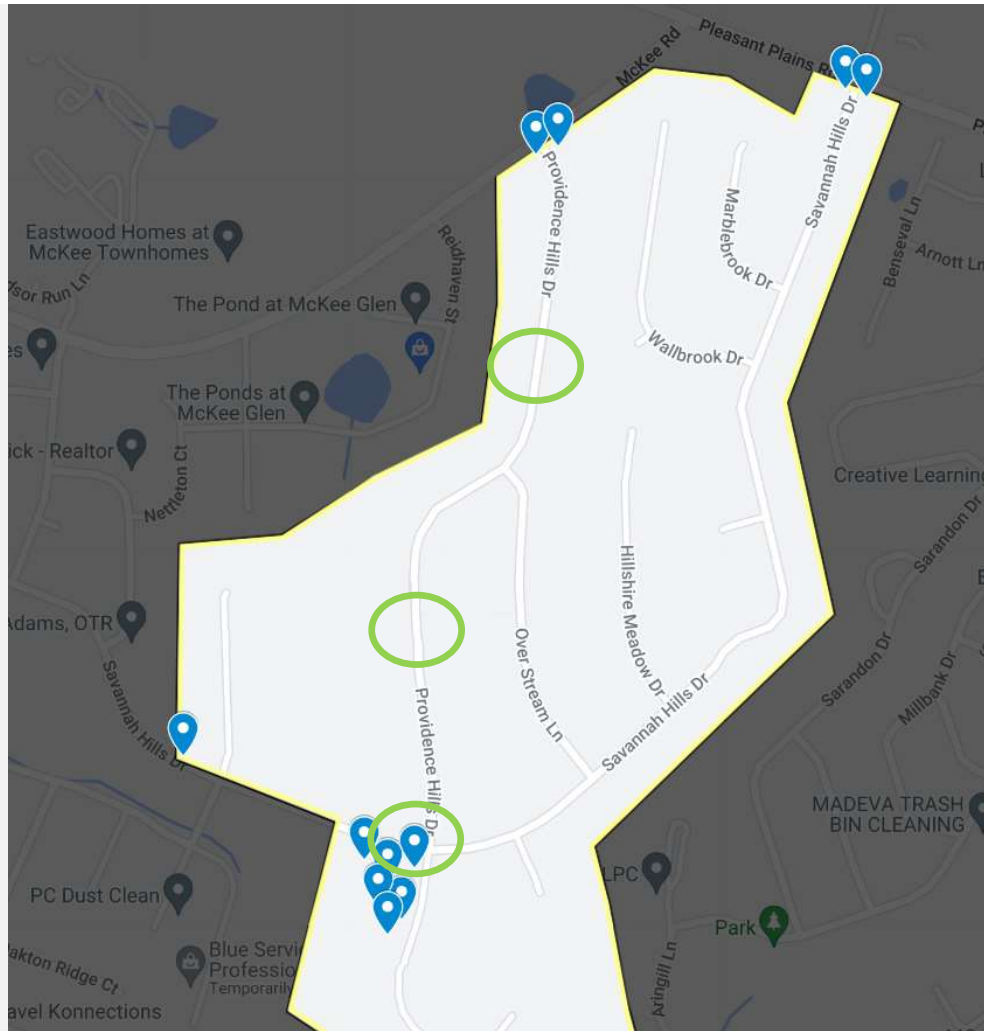
LANDSCAPING (#34)

- Our neighborhood entrances and clubhouse can use some more color and popular shrubs, as well as a redesign to avoid blocking the signs and lights
- This may cost: \$29,000+ (includes all three entrances and clubhouse)



SIDEWALK (#17)

- Extend the sidewalk on McKee Road across our neighborhood property
- This may cost: \$13,800+
- Note I: NC DOT has the McKee Road extension project in FY2025 – we can see if this can be included
- Note II: Desire recently heard for Savannah Hills, Pleasant Plains as well



Providence Hills Dr. Traffic

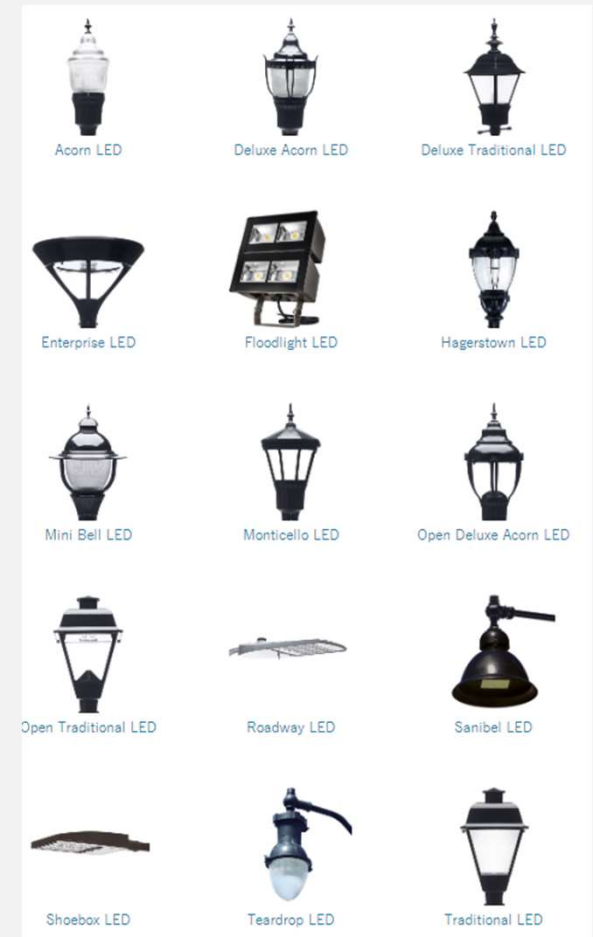


TRAFFIC CALMING MEASURES (#15)

- Speeding along Providence Hills Drive is a concern
- To install two speed bumps, it may cost: \$2,200+

STREET LIGHTS (#18)

- Lack of lighting along our roads throughout the neighborhood is a safety concern
- Lighting costs are typically paid by the utility/municipality, but there are costs if we do not go with the standard light pole
- Costs are TBD based on selection, but may start at \$1,200/light pole
- Note I: Different processes between Charlotte/Mecklenburg and Indian Trail/Union
- Note II: Some of our streets are already prewired for this



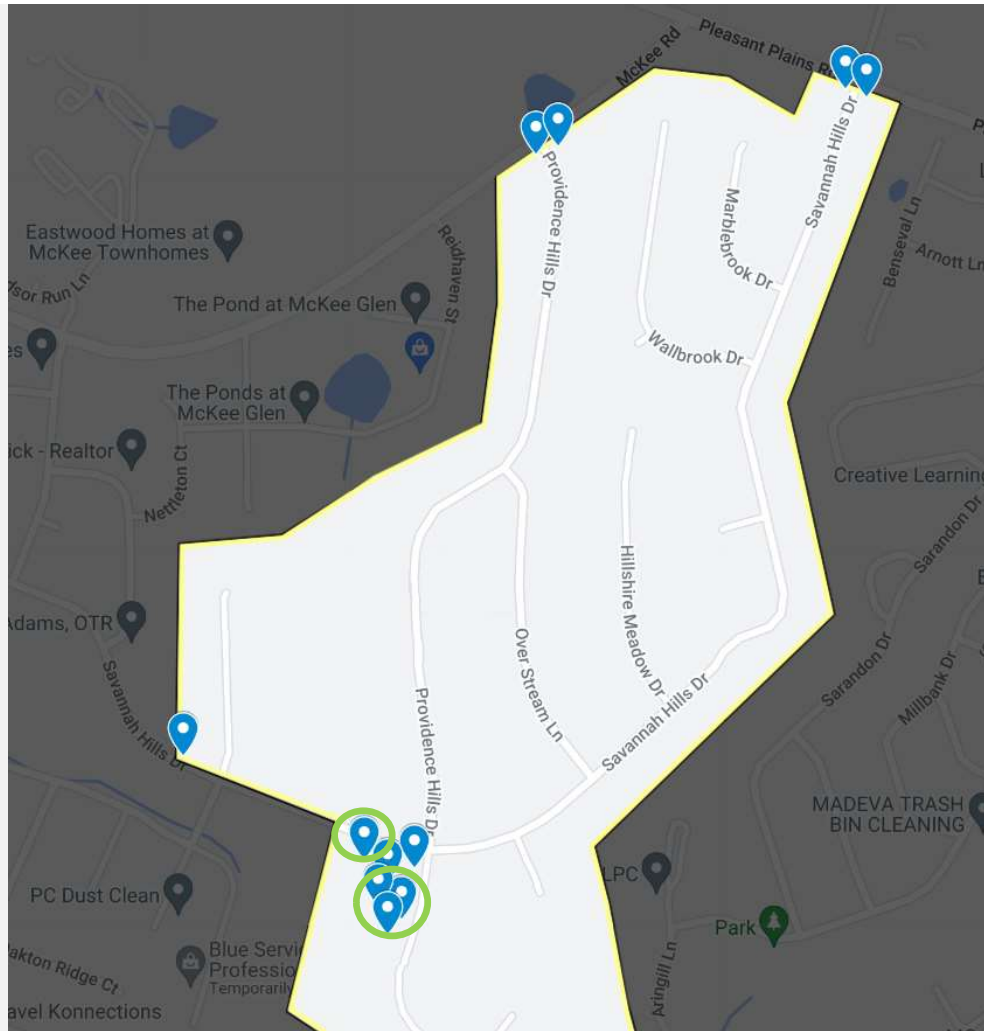
FOUR-WAY STOP (#19)

- Convert Providence Hills & Savannah Hills intersection to be a four-way stop for safety concerns
- NC DOT has assigned an engineer to study this intersection and will provide us with more information



PET WASTE ELIMINATION SYSTEM

- Install pet waste systems to provide waste bags and place to dispose
- Systems cost about \$250 / station. Four stations, clubhouse plus three entrances would cost about \$1,000 plus an effort to install. We have inquired with our landscaper if they would be able to empty these on a routine basis.



Neighborhood Amenities



PLAYGROUND (#6)

- Fence in the playground and the surrounding grass area
- This may cost: \$11,000+



FIRE PIT (#13)

- Convert the grassy area next to the tennis courts into a firepit area
- The first quote is for fencing the area, and may cost: \$7,400+
- Subsequent quotes may be needed for landscaping, hardscaping, furniture, electrical, water



PAVING (#8)

- Have our parking lots repaved and lined, and include lines for basketball
- A full mill and pave may cost \$53,000 (incl. both lots)
- A striping incl. basketball may cost: \$3,000+ (incl. both lots)
- Note: Cracks can be resealed again, asphalt company mentioned this parking lot may have additional life as is



PARKING LOT GATES (#14)

- Install gates on our parking lots
- Installing 22' wide Double Drive Galvanized Barriers may cost: \$3,000 (includes both lots)
- Note: Will need to determine rules and regulations



PARKING LOT LIGHTING (#28)

- Install better lighting at our neighborhood parking lots
- Installing 6 new LED lights and definite existing light fixtures may cost: \$24,000+
- Note: Will inquire with municipalities if this can be included with street light effort



PLAYGROUND EQUIPMENT REPLACEMENT (#23)

- Replace the current playground equipment with new equipment
- We are still working with a vendor to obtain a quote



TENNIS COURT LIGHTING (#27)

- Replacing the tennis court lighting is on the 2020 project list
- We are still working with a vendor to obtain a quote



TENNIS COURT RESURFACING (#26)

- Replacing the tennis court lighting is on the 2020 project list
- We are still working with a vendor to obtain a quote



SECURITY (#1) / SECURITY CAMERAS (#32)

- Upgrade our security system to a current system – and to add the ability to have security cameras
- Installing a new system may cost \$375+ and \$49.99+/month
- Includes door sensors, motion sensor, glass break sensor
- Note I: Designated recipients can receive text/email alerts when alarm is triggered
- Note II: Upgrade is needed if we pursue key fob system



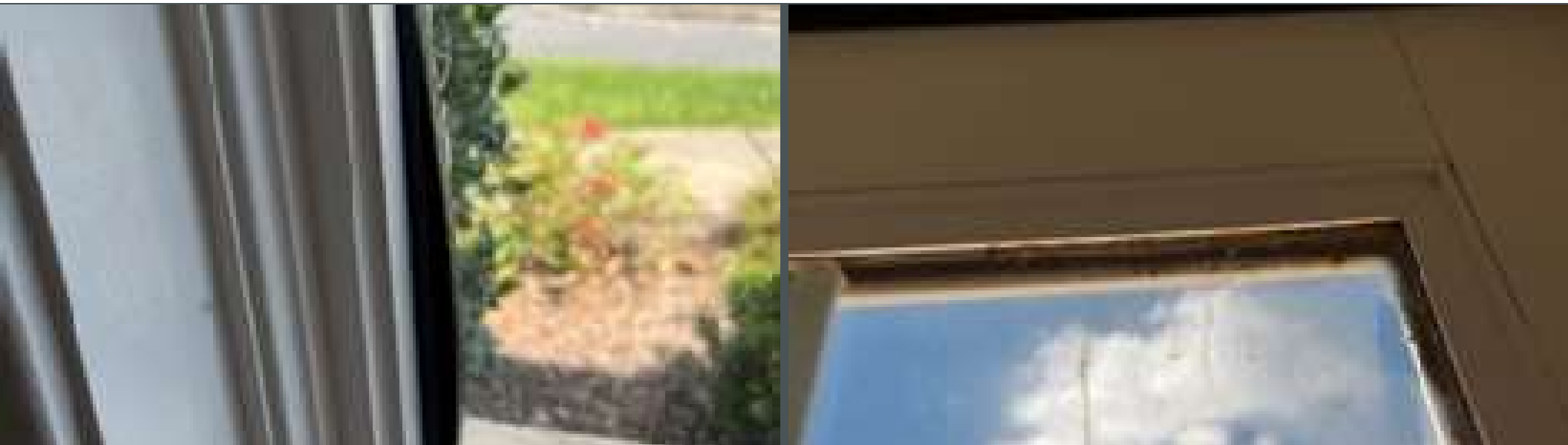
AUDIO VIDEO (#2)

- Modernize the TV and audio system, to allow for Bluetooth use, internet use, and compatibility / synchronization between pool and clubhouse
- To install a system like this may cost: \$8,400+
- Note: Will need to determine rules and regulations
- We have also heard about the desire to purchase a HDTV antenna for local channel accessibility may cost: \$30+



ELECTRICAL (#5)

- Upon inspection, multiple electrical safety and functional issues have been found within our clubhouse and pool house
- Repairing these may cost: \$6,700+



WINDOWS (#4)

- Our windows are older in age and are showing end-of-life signs
- To replace the 25 windows and 4 French doors may cost: \$67,000+

INTERNET (#9)

- Add internet to our clubhouse, and Wi-Fi to the greater clubhouse and pool area
- To obtain phone and internet may cost: \$109+/month
 - Copper line phone required for pool; currently paying about \$80/month
- To install a Wireless Access Point to create the Wi-Fi network may cost: \$800+
- Note: Will need to determine rules and regulations

RESERVATION SYSTEM (#10)

- Have an online clubhouse reservation system.
- There are multiple tools available, but we will need to determine who and how we will manage the clubhouse for a solution to be feasible
- Note: Will need to determine rules and regulations

FIRE SUPPRESSION (#12)

- Determine if we need to have a fire suppression system
- Upon analysis, we do not need a system in place.
- To install a monitoring system may cost: \$600+/year

PAINTING (#21)

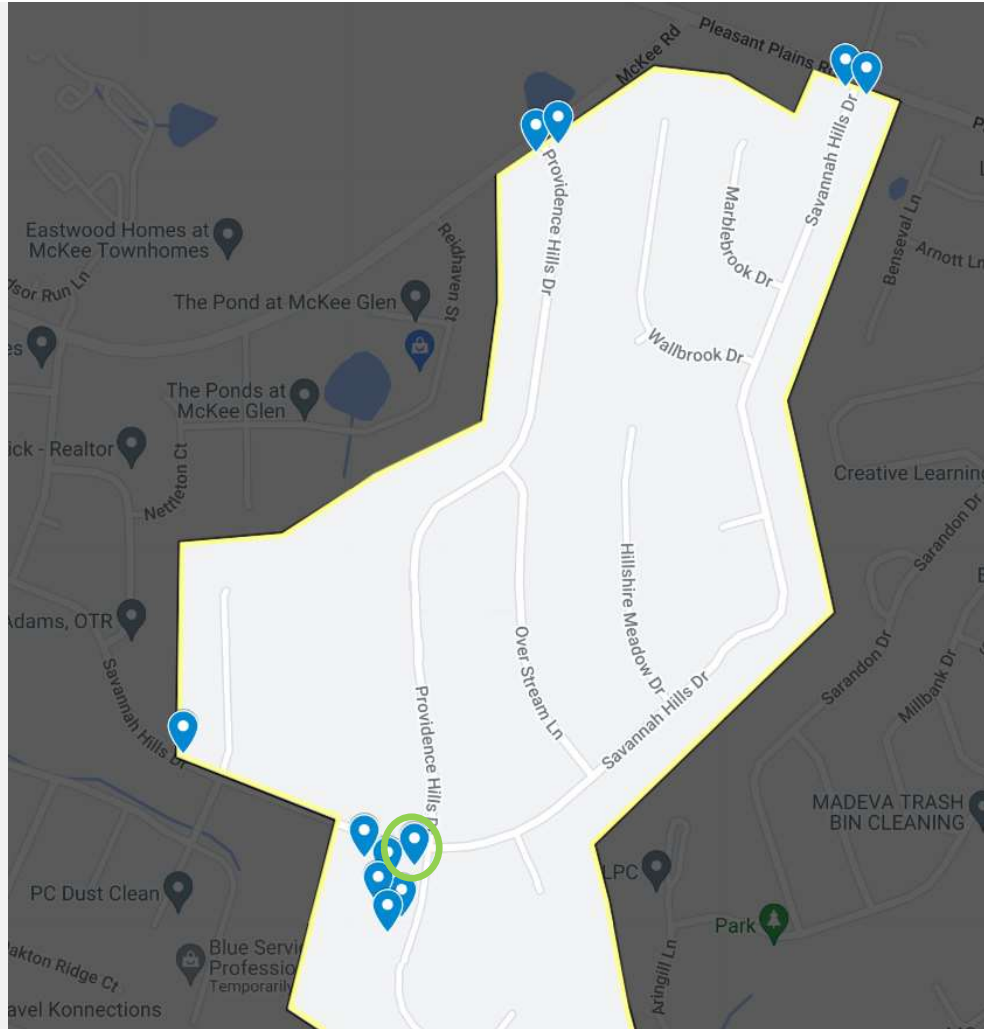
- Repaint the interior and exterior of the pool and clubhouses, and pergola to be a more modern appearance
- Total cost of the project may be: \$19,000+
- Note: Drywall and siding repairs necessary prior to painting are not included in this quote.
- Note II: Pressure washing of the buildings being repainted will be performed by painting company

FURNITURE REPLACEMENT (#22)

- Replacing the clubhouse furniture is on the 2020 project list
- A quote has not been obtained; waiting on other clubhouse decisions to be made first

HVAC (#25)

- Our HVAC system was last replaced in 2019 and is in good shape
- Outside of regular maintenance, no work is needed until 2034. A quote will be received in the future.



Clubhouse Exterior

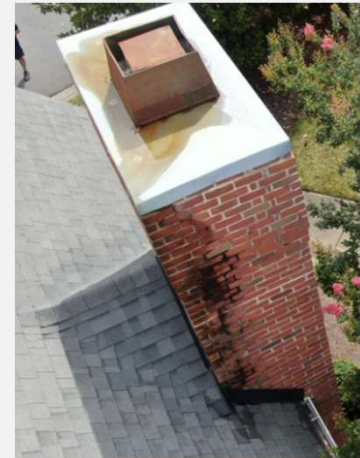


ROOFING (#3)

- Our roofs were last replaced in 2012 and are generally in good shape.
- There is hail damage visible. It is recommended we file an insurance claim and have the repairs made where there is damage
- The cost may be: Insurance Policy Deductible
- There is a recommendation that we cut back the crepe myrtle trees overhanging the pool house

CHIMNEYS

- Our chimneys have had a history of drainage/leak issues. Water damage is visible on the chimneys.
- We have not yet obtained a quote for inspection, draining, and structural repairs



KEY FOB SYSTEM (#11)

- Replace our current access to clubhouse and pool with a fob or card system
- Costs may include: \$8,000+ for install (pool and clubhouse), \$45+/month, plus \$5/replacement card
- Note: Will need to determine rules and regulations



LIGHTED FLAGPOLE (#29)

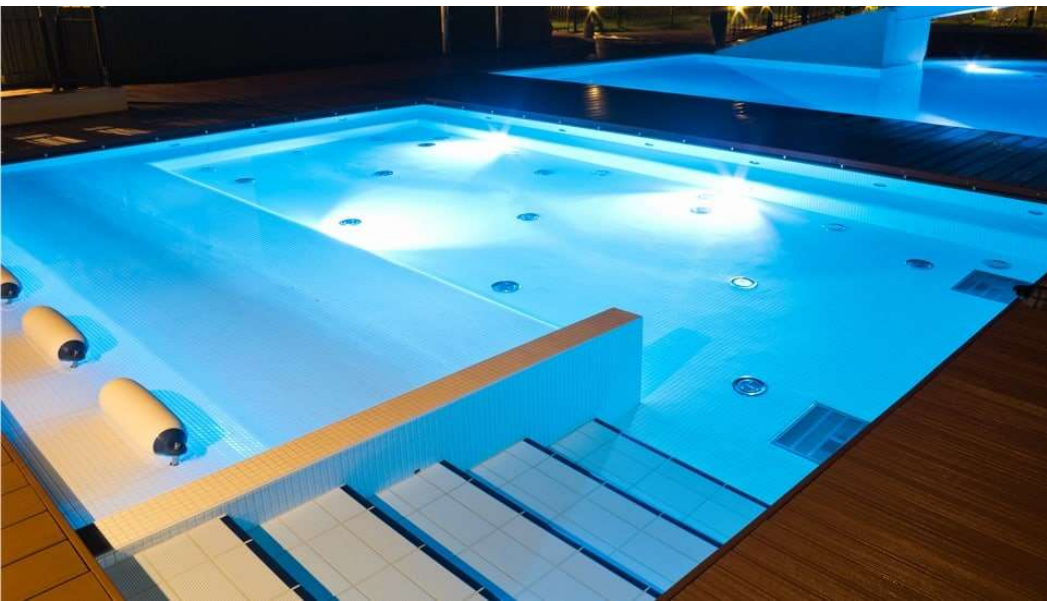
- A lighted flagpole was on the 2020 project list.
- Costs to order and install may be: \$1,700+



PERMANENT LIGHTING (#31)

- Install multiple types of permanent lighting at the clubhouse:
- Tree illumination lighting
- Sidewalk lighting
- Trim lighting
- Total costs may be: \$25,000+





IN POOL LIGHTING

- Install in pool lighting
- A quote of \$36,100 was received in winter 2021
- Note: Will need to determine rules and regulations

CLOCK

- Ability to have a large LED solar/battery clock at the pool for the lifeguards
- Quote is still being obtained for clock and housing





POOL SHADE REPLACEMENT (#24)

- Replacing the pool shade is on the 2020 project list
- We are still working with a vendor to obtain a quote

RECOMMENDATIONS / ACTION ITEMS