



Big Park Renovation Spring 2023

Assembly Park

In 2021, DLA Leaseholder Survey found that leaseholders ranked parks and beach as areas they would most likely to see improved



Which area of Assembly Park would you most like to see improved. Please rank them most important to least important to improve?



	1	2	3	4	5
Parks	31.74%	22.16%	26.95%	15.57%	3.59%
Beach	24.86%	33.53%	19.08%	19.65%	2.89%
Shoreline	16.86%	21.51%	22.09%	24.42%	15.12%
Assembly Hall	22.35%	14.12%	20.00%	17.65%	25.88%
Basketball Court	6.47%	8.82%	11.76%	21.18%	51.76%

The leaseholder survey also found that majority of people spend majority of their time at the beach and Big Park



Where do you spend most of your time?



Majority of responses said all parks could use improvements

- Over the past several years Hilltop, Shakespeare, and Kelly Park have been updated with new sand, borders around equipment, and paint, leaving the **Big Park the last for improvement**



Big Park Renovation Project Scope

- ❑ Refresh areas around existing park equipment
 - ❑ **12 existing playground structures** - edge around structures and fill with 5" of playground certified sand
 - ❑ **Large Wooden/Yellow Jungle Gym** - remove sand and timbers and replace with pressure treated timbers and 5" of playground certified sand
 - ❑ **Volleyball Court** - remove existing sand and edge in new 5" deep border to keep sand in place
- ❑ 3 companies have provided proposals
 - ❑ C&D Landscaping ~\$13,750-\$14,750
 - ❑ Four Seasons Landscaping ~\$12,964
 - ❑ MH Landscaping ~\$19,464
- ❑ Estimated Timing - April/May 2023



Project Recommendation

- ❑ Four Seasons Landscaping or C&D Landscaping will complete the Big Park Renovation (dependent on timing and availability)
- ❑ Work will start in April/May of 2023 to be completed by Memorial Day Weekend
- ❑ The Assembly Park Board of Directors is asking for approval to use ~\$13,000 - ~\$15,000 in accrual funds to complete this project.

Next steps for project approval

- ❑ An electronic vote via Survey Monkey will be sent out on 3/01/2023 to gather the leaseholders vote.
 - ❑ ~20-30 mail in ballots will also be sent
- ❑ 3/15/2023 we will tally all votes to see if we can use the accrual fund in March to complete the project

Maintenance Planning

- ❑ \$1,000 - \$2,000 for yearly maintenance to upkeep on weeds/debris, edging, and adding materials (more sand)
- ❑ Yearly maintenance to Big Park could be done at the same time as we add the sand to the beach to find some additional cost savings. Will be looking into this.
- ❑ Board will provide a long-term maintenance plan for all parks

Appendix: Assembly Park Budget

- ❑ Our annual budget does not have any operating budget for maintaining the parks
- ❑ Past park improvement were paid out of the general maintenance fund which is budgeted at \$5,500 this past year
- ❑ That is not a big budget considering we have things that come up like furnace replacements and other mandatory replacements throughout the year
- ❑ We have accrued \$20,000 in the CD Reserve Funds Park
 - ❑ Use of this fund requires leaseholder approval
 - ❑ Advantage - does not affect leaseholder assessment
 - ❑ Disadvantage - Big Park Renovation will use majority of this fund. We currently accrue at \$5,000 per year