

# Cottonwood Pool Project



# Cover of the Brochure

• Help Support Your  
Community

# VOTE - YES

Invest in the  
Cottonwood  
Pool Replacement



## Important Timelines

- **Wed. February 19<sup>th</sup> at 3:00 pm** - Board Meeting will be in the San Tan Ballroom. Board to discuss:
  - Cottonwood Pool Project Version 4.0
  - Construction timeline
  - Finance plan.
- **Wednesday, March 19<sup>th</sup>** - Voting begins
- **Wednesday, April 2<sup>nd</sup>** - Final Day of voting
- **Thursday, April 3<sup>rd</sup>** - Voting results announced

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### Questions may be sent to:

CWPV General Manager Steve Hardesty at  
**SHardesty@sunlakes2.com**

FAQ (frequently asked questions) will be published.

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### Want to stay updated and learn more?

Go to the Cottonwood Palo Verde website  
**[www.cottonwoodpaloverde.com](http://www.cottonwoodpaloverde.com)**

- **Click on** Homeowners Only Tab
- **Click on** Homeowners Only Access Tab
- **Click on** CW Pool Project (yellow tab on the left)

You will find CWPV Board Meeting Minutes, detailed project plans, costs, homeowners assessment fee and payment options.

## Pool Concept Version 4.0

- 1.Added a 4<sup>th</sup> Lap Lane
- 2.Added a Deep End
- 3.Removed shallow water entry
- 4.Enlarged Hot Tub
- 5.Enlarged programming area for  
aerobics, volleyball, and general  
use

# Pool Concept Version 4.0



# Funding Plan – Cottonwood Pool

COTTONWOOD POOL PROJECT			
<u>FINANCING PLAN</u>			
<u>Estimated Project Cost</u>			<u>2/18/2025</u>
1	Demolition of the existing structure and Construction of entirely new pool		\$3,904,619
2	Sales Tax @ .063%		\$ 245,991
3	Architect Design Fees		\$ 298,846
	Sub Total		\$4,449,456
4	Contingency @ 20%		\$ 889,891
5	New Pool Furniture		\$ 200,000
6	Project Management		<u>\$ 200,000</u>
	Total Project Cost		\$5,739,347
<u>Funding Sources</u>			<u>Proposed</u>
1	Homeowner Assessment \$635 X 3,809 homes		\$2,418,715
2	Dedicate 100% of 2025 Home Sale Capital Contribution Fee \$5,000 X 225 Sales		\$1,125,000
3	2024 Home Sale Capital Contribution Fee already dedicated to the project \$1,500 X 125 sales		\$ 217,500
4	Funds from Capital Reserve Fund		\$1,300,000
5	Funds from Capital Improvement Fund		<u>\$ 700,000</u>
	Total Funding		\$5,761,215

# Payment Plan Options

## **Homeowner Assessment Options for V4.0**

Full amount up front by check or cash.

Full amount up front by Visa/Master Card with a processing fee added.

\$135 up front by check or cash and 5 consecutive monthly installments in the amount of \$100 – paid monthly through ACH.

# Brochure Items

## Why the need to update the Cottonwood Pool?

**Outdated Infrastructure:** Our Cottonwood pool, built 43 years ago, has undergone countless repairs and now relies on aging and, in some cases, obsolete equipment. This project will introduce modern, energy-efficient systems that reduce maintenance needs and ensure reliable operation for years to come. An investigation was conducted in 2023 by Ethos Engineering, LLC. Part of the finding was due to drainage problems, the deck had been compromised.

**Expanded Comfort:** The renovation includes over 4,250 square feet of additional space, offering room for new, vibrant furniture layouts and much-needed shaded areas. The stairs at the south entrance will be removed allowing for more deck space.

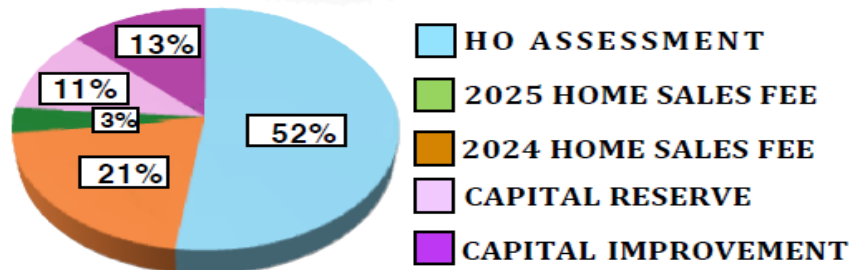
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### Property Assessment Fee

The assessment will be discussed at the February 19th Board meeting.

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### FUNDING SOURCES



## How Cottonwood Pool Reconstruction (CPR) benefits you and our community.

- **Enhances the Beauty of SLHOA#2:** The entrance off E.J. Robson into Cottonwood is one of the most iconic and visible parts of our community. As part of the first phase in revitalizing the Cottonwood complex, rebuilding the Cottonwood pool is a crucial step to enhance its beauty, functionality, and longevity. We're creating a welcoming space for relaxation, recreation & connection that will benefit homeowners.
- **Investing in Our Future:** This project is not just about rebuilding a pool - its about investing in our community. Investing in our future, similar to the Fitness Center, enhancing the Cottonwood complex will benefit all homeowners for many years to come. The multi-use design will have a variety of features for everyone to enjoy!
- **Enhances ADA Accessibility to the Pool:** A gradual sloping ramp with handrails will be added for safer access. A new lift will replace the current older lift to access the pool in comfort and safety.
- **Improves Evening Lighting:** The beautiful fountain feature will light up the evening and provide better visibility while in the pool, with additional lighting that will be added to the deck to enhance the ambiance.
- **Consistent Water Temperatures:** The fountain feature will aerate the water to help maintain comfortable water temperatures in the main pool and adjacent lap pool.
- **Sun Protection and New Furniture:** Expanded deck space allows for more square footage of sun shades. New comfortable pool furniture will enhance a relaxing experience, that our community will enjoy!

**Let's work together to make this vision a reality!**