

Town Hall Email Feedback:

...."thank you and all the others for the thoughtful planning and hard work that has gone into this. To keep our property values up, to make our neighborhood attractive to potential buyers and residents I want to say "let's get going". The Town Hall concept is a good one. I suggest that the invitation to participate not be hidden in other Blue Lake news so that it will stand out on its own. "

"Everyone was interested in the ongoing community projects presented and had questions which I believed were answered to their satisfaction. The people expressing interest in maintaining our property values feel that a new community center is our best investment. I was in favor of the suggestion made to remove the "old tennis courts" and if we want a sports court at a future date it could be installed at the present tennis courts which are under utilized. "

".....support all the projects being discussed by the long range planning board, especially the swimming pool and new community center."

"Before anything else is done we need to determine if we can sell any of the park property (Blue Ridge Park specifically). If we are able to do this and get the property sold the whole dynamics of the financing of any improvements changes. Therefore, assuming the answer is yes, then the next item would be to list the property for sale and then wait to complete any major item (club house/pool) until the sale is complete."

"I believe it would be to our advantage if potential new residents (and realtors) understand that Blue Lake Estates is defined as an active adult community.

When potential new residents are visiting the area with a realtor, as guests of existing residents or on their own, they should see first class amenities such as our golf course and new flat fitness trail and a new community center in addition to being on a peninsula of Lake LBJ, all important to active adults.

The developers of Horseshoe Bay, Sun City Texas and other active adult communities have successfully marketed"

"Good and informative. A great opportunity to hear others views. I would like to see some improvement on the old tennis court to make it more useful for basketball or other activities. The community center will eventually have to be replaced. I would like to hear more about how to pay for it. Selling a park is a good start....."

"The subjects most talked about at the meeting were the swimming pool and the community center. I felt that most of those attending understood the inevitability of replacing the community center but did not want to go into long-term debt. If we are ever going to get the money to build a new community center, we need to " earmark" more of our reserves toward that goal and to preclude those funds from being used elsewhere.

"My feeling is that since the attendees did not mention the other projects, they were not interested one way or the other. The overwhelming result was "take out the old tennis court". They didn't mention putting a sports court on that location and I didn't ask. They just wanted the tennis court removed. Several mentioned it to me, if possible to enlarge the Wennmoth swimming area when the lake is down in 2012."

“Parks - we agree the improvements would be very beneficial, as most of us have grandkids who love to play at parks on the water.

Tennis court resurfacing - we think this should be done.

Swimming pool - sounds really nice, and our grandkids would love it, and I would probably go there if there were a water aerobics class. But, it's very expensive. Our concern would be that the usage would not offset the weekly maintenance and other maintenance costs. thought maybe some swimming coach would contract to use it for training swimmers during the summer, to offset costs, but there may not be a market for that.

New clubhouse - we do like this idea but understand everyone's concern on the cost. If you're not currently getting complaints from residents that the current one is not big enough and/or not available when they want to use it, we're not sure the proposed one would be justified. It might be more palatable to renovate the current one, and enlarge it by a few hundred feet to allow for additional space in the areas where you feel the current one is lacking. “

“I continue to oppose the sale of Blue Ridge Park or any other Blue Lake park property. Our position is based on:

- 1.) The key issue is Lake Access, something that will become far more critical when the build out of the interior lots is considered. The Community's By-Law's also clearly state that there shall be parks and it speaks most specifically on this point. We purchased our interior property based on this representation made in the Blue Lake By Laws. Virtually every MLS Listing states the availability of Lake Access via the Community Parks, all of them.
- 2.) The community only has 3 parks capable of providing lake access to residents. The two that are maintained are utilized and Blue Ridge is not, *simply because it is not maintained*. The entire point of "going to the lake" is accessing and using the lake. It is incumbent upon the POA to utilize all three lake access parks to their fullest potential. Ultimately, as the interior lots get built out, their quality and value will be driven in no small part to their access to the Lake.
- 3.) Wennmoth's Park, with its lake access, is the most utilized facility in the Community. It is often overcrowded on weekends. To ignore this and not maintain Blue Ridge park, allow its' decline and then argue to sell it because it is "underutilized" is misrepresentative. This has not been some evil plot, this is simply the condition that has happened and should be corrected.
- 4.) Each POA owned property provides the community with invaluable greenbelt areas. It is well documented that communities with greenbelt areas are significantly more sought after and valuable than ones with less of these features.

- **“Sport Court** - This should be considered a high priority and acted upon sooner rather than later. Quite frankly, three years in the making for this project is unacceptable! We talked in detail about “building” community – in the form of a community center, golf cart parades etc. However, what we have missed is that our young folks need an outlet to build community as well. Younger folks build community at places that cater specifically to their generation – basketball courts, volleyball courts. Area’s that allow for a larger gathering of people. I believe the walking area is a nice addition – however, the likelihood that a tween will actually be walking in this area is highly unlikely. The bocci ball and horseshoe’s are a nice addition – and may prove its worth with this younger generation. Once again, we will go through yet another summer, of no additional land activities for our teenagers and young children. Therefore, expect an increase in golf cart traffic again. *BTW – how did the sports court get destroyed? Unacceptable as well – and quite frankly dangerous for kids to be playing on that broken cement.*
- **Play Area** – Wennmoth Park is overflowing with people. We need to expand this area and provide an alternative to younger children from a play perspective. If we provide alternate opportunities for play space, this may alleviate the congestions around the beach area and within water area as well.
- **Community Center** - Our existing structure needs to be replaced and/or remodeled. Its old and certainly has seen better days. Neighborhoods around Blue Lake continue to offer high end amenities while we remain stagnant. I am not asking to keep up with them, however, I am asking that we provide services and facilities that increase our property value and continue to make Blue Lake a desired place to live.
- **Pool Area** - This is a much needed item for our community. Many times, our younger folks come off the lake and are still looking for something to do. A pool would provide an additional option – water volleyball etc....”

“This has nothing to do with the topics discussed at the town hall meeting but there must be a way to present to the part-timers the enormous responsibility that falls on 1/3 of the property owners (those of us who live here) to maintain this community and the facilities within. They come up here and enjoy the facilities and go home without worrying about the parks being kept or the buildings being maintained or the trash being picked up. They want their property values to go up. Well, those property values will defiantly go down if the community is not maintained. They just want us to furnish them with more facilities to take care of so they can enjoy them the next time they come up. I know you say they (the part-timers) will pay to have all this done. That's fine and good but someone still has to see that the maintenance is done, who does it, are they doing what they are hired to do. It takes people to run a community it does not run by itself. In my opinion our existing facilities are not being maintained in a satisfactorily manner. That doesn't seem to be anyone's concern. They are just worried about how many more facilities can be installed so we will have more maintenance. I do not say this with any reflection on the LRPC but it is a concern that doesn't ever seem to be addressed. This is a way to be heard. Maybe all the comments will be released to the property owners at some point.”
Thanks for letting me vent.”

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“Thank you for all of your hard work getting the surveys done, community input and initial planning and cost estimates of the proposed projects. You did a great job.

I definitely think we need a new community center and the extra homeowners dues (\$10/month) will be minimal and I think most neighbors could afford it. I do believe your projected cost of \$115/sf is too low even for this type of building. The overall message I got at the meeting is to do things "right the first time" to minimize maintenance and future building costs. I don't think you will get a building of good quality for that price, unless some of the homeowners donate time. I would think for a quality building of this type, a figure of \$150/sf is more realistic. I am all for the community center and think it would add great value Blue Lake. I think an optimal location would be at the presently located MUD office as this is the first thing you see when entering Blue Lake and would make a great impression. If the pro shop is incorporated in the building, this would be a great spot for it as well. The #3 tee box may have to be moved to accomadate the building and parking, and the holes may need to be renumbered. Can the POA switch properties with the MUD? Another good location might be Devils Hollow Park and I think the waterfront/boat launch could be made into a "marina" for day use if desired.

I would not support a pool and am not in favor of the POA taking on this project. I think if a group of individual property owners got together and purchased a couple of residential lots and if they wanted to build a larger pool and split the costs, that would be great. If a new neighbor comes in and wants to "buy in" then some mechanism and initiation fee could be arranged. I am sure some building restrictions would have to be waived by the POA board if this idea makes sense. With the lake being at our back door, I prefer to swim here instead of a pool. I may be biased, as I have a private pool at my home in Fredericksburg, but I just do not think I would use a pool in Blue Lake.

I am unsure about the other projects. I do not feel the playground/picnic area and Wenmohs playscape will get much use. The kids love the water and most children here are probably from out of town visiting grandparents/friends and they like the water. They probably have playgrounds/playscapes at home/school. Developing a beach/swimming area at Devils Hollow might get more use (as noted above). The currents on this cove may preclude development though, as this area silts in. Resurfacing the old tennis court with concrete is a good idea, but I would wait and see how much use it gets before developing the sports court. Finish the slab off for a basketball court and leave one end open/unfinished for future sports court placement. In summary, I support the resurfacing concrete area, but do not support the playground, playscape, or sports court.

I think you have to come up with a ballot and list all of these projects on it to give the entire POA a chance to vote. I would list projects that would increase POA dues (Community Center and pool) seperately and then list the other smaller projects funded by reserves to see what people want.”