

The Fields Club Board



Brian Johnson
President
Riverfield



Robert Lammers
Vice-President
Riverfield



Steve Finlay
Treasurer
Amberfield



Jim Carter
Secretary
Amberfield

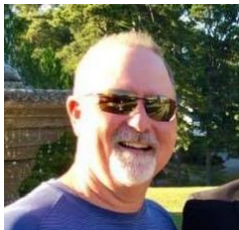


Kim Adair
Amberfield



Shaun Adams
Riverfield

Fields Club Staff



Jeff Weaver
Tennis Director



Rhonda Ross
Club Operations Mgr.



Steve Pavik
Property Mgr.

Fields Club Background

1992-2015:

- Dues were **voluntary** creating an inconsistent revenue stream
- Membership declines
- **Swim & tennis combined (\$800)** for all members

2018 – Today:

- **Mandatory Dues for Homeowners** created revenue stream stability
- **Tennis became a stand-alone amenity** with fee an arbitrary amount
- 2019 became first “real” year for new revenue stream
- **Revenue today** only adequately covers annual operations and our basic capital needs

2016 – 2017:

- Lawsuit with small group of homeowners – Judge sided with Fields Club’s rights

Fields Club Current Position

1



Amenities

Amenities the Fields Club has today

2



Fields Club Social Programs

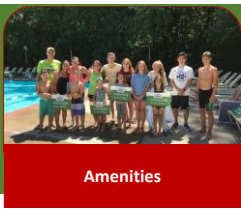
Update on our Club Programs

3

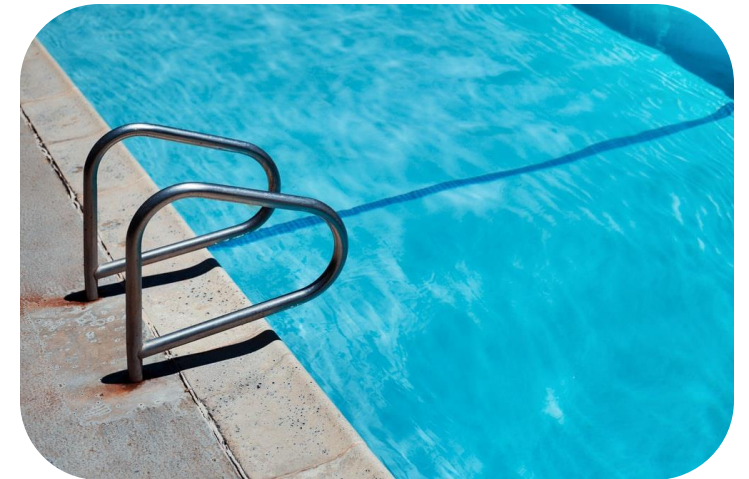


2020-21 Financials

Update on our Club Financials for 2020 & 2021



Amberfield and Riverfield Amenities



2 Fields Club Social Programs



Swim Program

- **142 Swimmers**
 - 6/under (x18)
 - 7/8 (x31)
 - 9/10 (x34)
 - 11/12 (x30)
 - 13/14 (x17)
 - 15/over (x12)
- **1 Head Coach**
 - 4 Junior Coaches



Social Events

- **Annual Calendar of Events (x25)**
 - Easter Egg Hunt
 - Memorial Day Party
 - Ice Cream Party
 - Happy Hour (Multiple)
 - Outdoor Campout w/Movie
 - Fall Carnival
 - Holiday Party



Tennis Programs

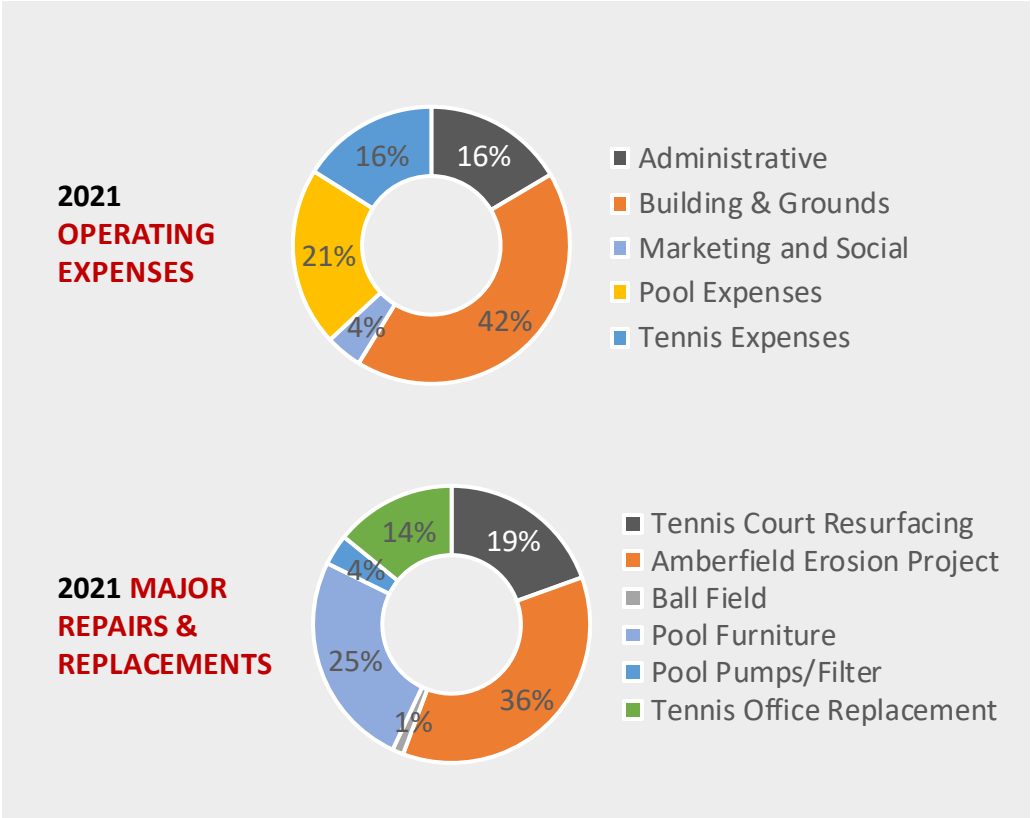
- **60+ ALTA/USTA** teams annually
- **225 Families** playing tennis
- Pickle Ball play is rising w/ 25 players
- Kids Academy - **60+ beginner players**
- Junior Academy - **80+ Competitive Players**
- **Tennis Mgmt. Contract**
 - 1 Director,
 - 6FT & 2 PT coaches
 - Associated programming and Maintenance

3 2020-2021 Financials



Select Financials

	2020	2021
	Actual	Actual
REVENUES		
Annual Dues (Amberfield/Riverfield)	\$ 300,130	\$ 320,575
Outside Membership	52,555	59,719
New Initiation Fee		
Swim/Tennis Income	19,524	49,581
Other Income (Sewer, etc.)	95,934	4,914
TOTAL REVENUES	\$ 468,144	\$ 434,789
EXPENSES		
Operating Expenses	329,915	382,370
Major Repairs and Replacements	77,332	142,475
TOTAL EXPENSES	\$ 407,247	\$ 524,844
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	60,896	(90,055)
FUND BALANCES, BEGINNING OF YEAR	119,404	180,300
Transfer between Funds	-	-
FUND BALANCES, END OF YEAR	\$ 180,300	\$ 90,245



Notes:

- 2020 Other Income contains a one-time revenue payment
- COVID impacted many expense line items in 2020; specifically Swim expenses \$32K in 2021, \$10k for Tennis Expenses and \$6k in social Expenses. Accounting and Legal is a new expenses at \$13K, All other related to higher costs from vendors



Select Financials

REVENUES

Annual Dues (Amberfield/Riverfi
Outside Membership
New Initiation Fee
Swim/Tennis Income
Other Income (Sewer, etc.)

TOTAL REVENUES

EXPENSES

Operating Expenses
Major Repairs and Replacemen

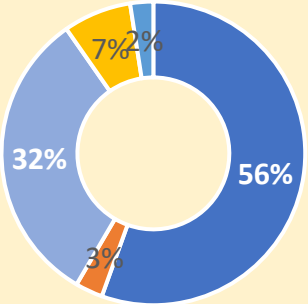
TOTAL EXPENSES

EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES

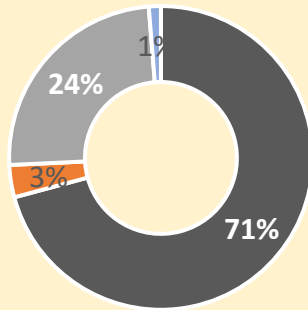
FUND BALANCES, BEGINNING OF YEAR

Transfer between Funds

FUND BALANCES, END OF YEAR



Building & Grounds

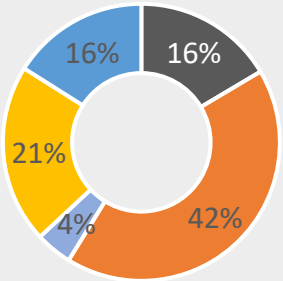


Pool Expenses

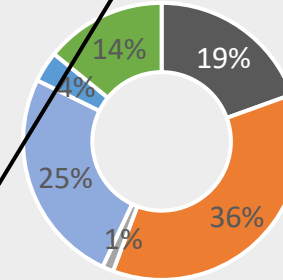
■ Landscaping/Maintenance
■ Security
■ Utilities
■ Clubhouse and bathrooms
■ Supplies/Trash Removal

■ Lifeguards, Pool Management
■ Pool Repairs and Supplies
■ Swim Team Expenses
■ Permits and Licenses

MAJOR REPAIRS & CEMENTS



MAJOR REPAIRS & CEMENTS



■ Administrative
■ Building & Grounds
■ Marketing and Social
■ Pool Expenses
■ Tennis Expenses

■ Tennis Court Resurfacing
■ Amberfield Erosion Project
■ Ball Field
■ Pool Furniture
■ Pool Pumps/Filter
■ Tennis Office Replacement

Notes:

- 2020 Other Income contains a one-time revenue payment
- COVID impacted many expense line items in 2020; specifically Swim expenses \$32k in 2021, \$10k for Tennis Expenses and \$6k in social Expenses. Accounting and Legal is a new expenses at \$13K, All other related to higher costs from vendors



Select Financials

REVENUES

Annual Dues (Amberfield/Riverfi
Outside Membership
New Initiation Fee
Swim/Tennis Income
Other Income (Sewer, etc.)

TOTAL REVENUES

EXPENSES

Operating Expenses
Major Repairs and Replacemen

TOTAL EXPENSES

EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES

FUND BALANCES, BEGINNING OF YEAR

119,404

180,300

Transfer between Funds

-

-

FUND BALANCES, END OF YEAR

\$ 180,300

\$ 90,245

Contract Services

- Board has reviewed agreements with all our Contract Services
 - TeamScapes (Landscaping)
 - Ace Tennis (Tennis Mgmt.)
 - Swim Atlanta (Pool Mgmt.)
- Due to inflationary items (e.g. labor, materials), current landscape and pool management expenses will increase in 2022 (+15%); Tennis net costs will remain same or slightly lower
- Board has requested new bids for landscape maintenance to 2 additional landscape companies

Contract Services Net Expense Breakdown

Service	Percentage
Ace Academy	12%
Swim Atlanta	41%
Team Scapes Landscaping	48%

REPLACEMENTS

Category	Percentage
Pool Pumps/Filter	25%
Tennis Office Replacement	36%
Other	1%

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ing and Social

penses

Expenses

s Court Resurfacing

rfield Erosion Project

eld

urniture

Notes:

1. 2020 Other Income contains a one-time revenue payment

2. COVID impacted many expense line items in 2020; specifically Swimexpenses \$32K in 2021, \$10k for Tennis Expenses and \$6k in social Expenses. Accounting and Legal is a new expenses at \$13K, All other related to higher costs from vendors

Amenity Comparison



Peer Group Comparisons

An update of how our amenities compare against our Peer Group

Neely Farm: Comparable



Neely Farm - 2021

- **334 households**
- Avg. Home Price - **\$726,000**
- Blended Annual HOA/Club Fees: **\$1,000**
- Initiation Fee: **\$2,500**

Club Amenities

- 1 Club house
- 6 Tennis courts
- 1 Pools with 1 kiddie pool
- 1 Basketball Court



Nesbit Lakes: Comparable

Nesbit Lakes- 2021

- **278 households**
- Avg. Home Price - **\$686,000**
- Blended Annual HOA/Club Dues: **\$1,600**
- Initiation Fee: **\$1,600**

Club Amenities

- 1 Club house
- 6 Tennis courts
- 1 Pool with 1 kiddie pool
- 1 playground



Glen Abbey: Comparable

Glen Abbey - 2021

- **516 households**
- Avg. Home Price - **\$790,000**
- Blended Annual HOA/Club Dues: **\$1,200**
- Initiation Fee: **\$2,000**

Club Amenities

- 1 Club house
- 11 Tennis courts
- 1 Pool with 1 kiddie pool
- 1 playground



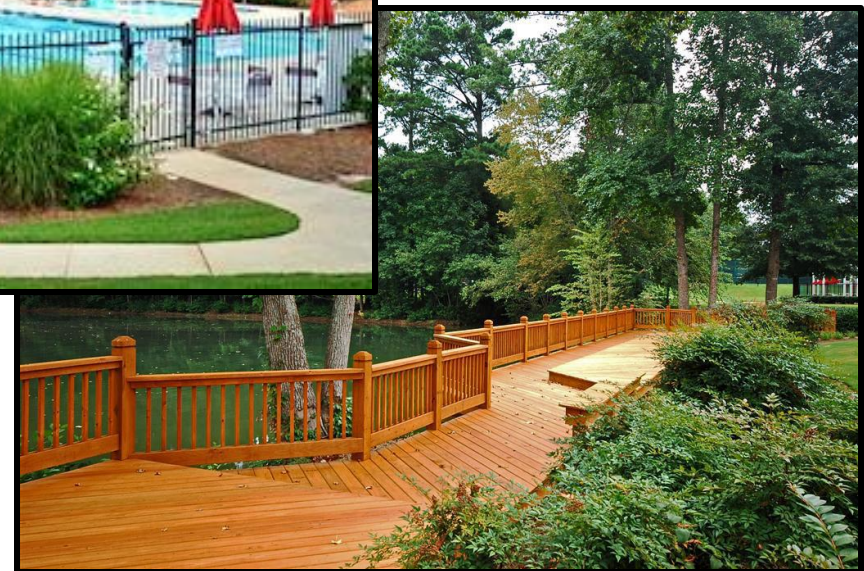
Medlock Bridge: Comparable

Medlock Bridge - 2021

- **640 households**
- Avg. Home Price - **\$535,000**
- Blended Annual HOA Dues/Club Fee: **\$1,300**
- Initiation Fee: **\$1,500**

Club Amenities

- 2 Club houses
- 12 Tennis courts
- 2 Pools with 1 kiddie pool
- 2 Playgrounds
- Trails



Fields Club

Fields Club- 2021

- **599 households**
- Avg. Home Price - **\$676,000**
- 2021 Average Annual HOA/Fields Club Dues: **\$820**
- Initiation Fee for new homeowners: **\$0**

Club Amenities

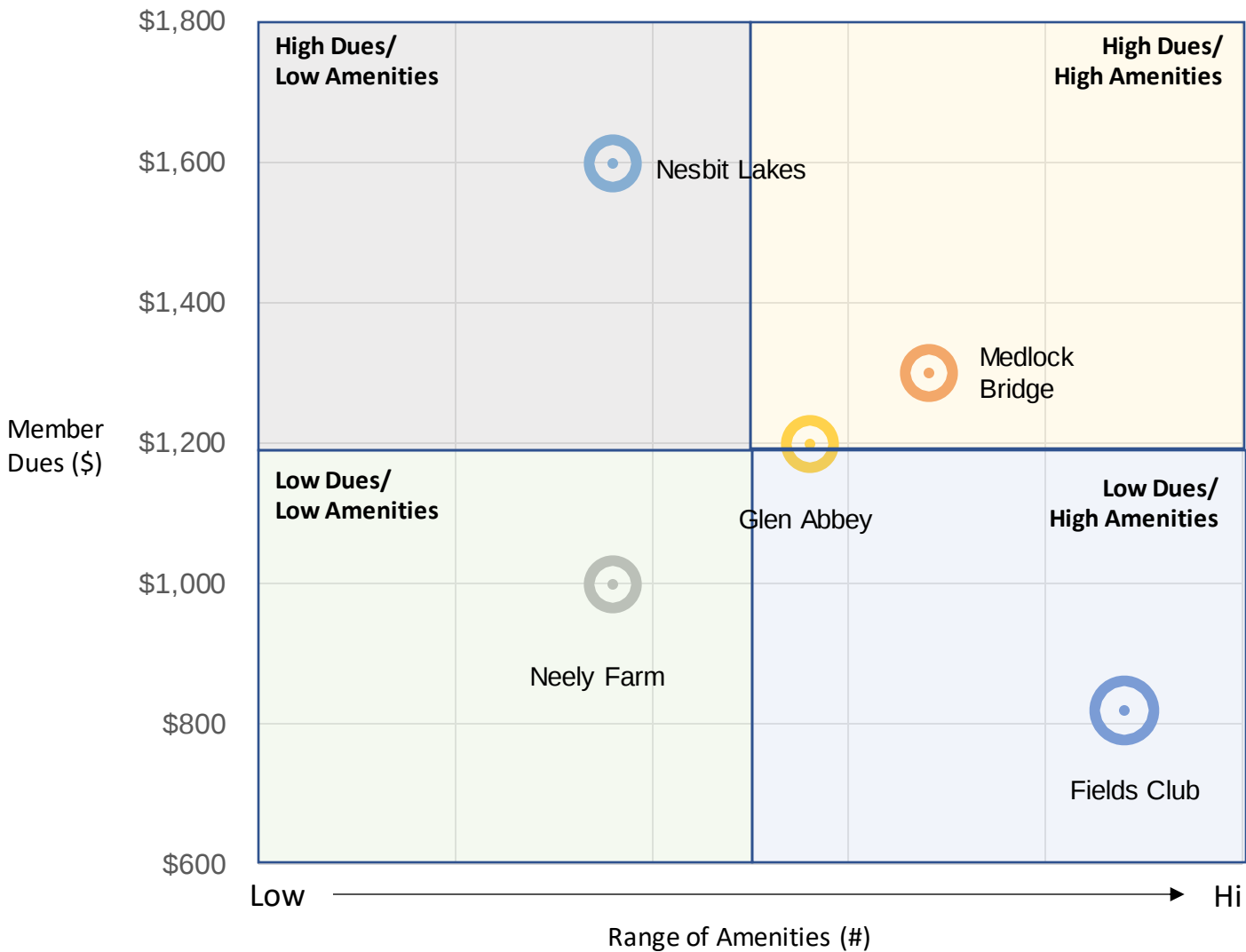
- 2 Club Houses
- 16 Tennis Courts
- 2 Pools with 2 kiddie pools
- 2 Playgrounds
- Basketball Court
- Soccer/Baseball Field with Trails
- 50 Acres



Includes HOA fees (Amber- \$225,
River, \$250, Tennis - \$175)



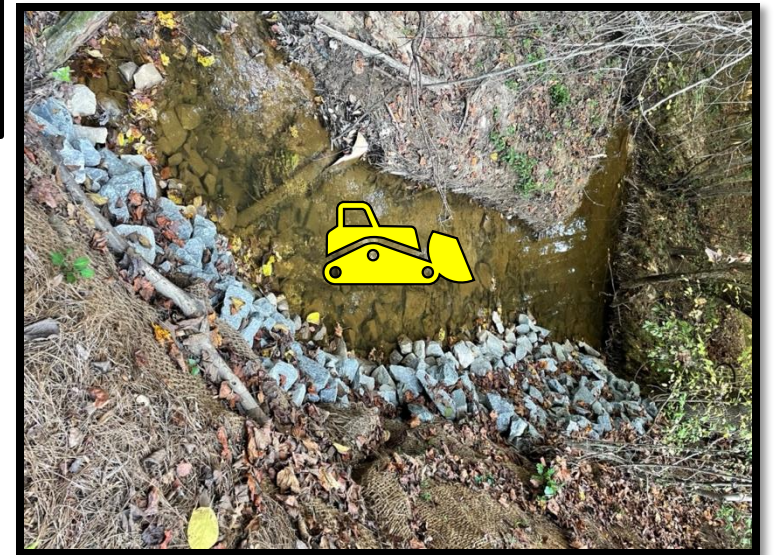
Neighborhood Dues/Amenity Comparison - 2021



- The **Fields Club** has the **highest range of Amenities** among its peer group but possesses the **lowest dues** (on avg. \$470 less)
- The closest subdivision in amenities and # of homes is **Medlock Bridge**. However, they **boast \$500 more** annually
- The next closest subdivision with **half the number of amenities** is **Neely Farm**...where they charge **\$200 more per household**

1. Includes HOA fees (Amber- \$225, River, \$250, Tennis - \$175)

State of Fields Club: Amberfield



State of Fields Club: Riverfield



Investing in Our Community

1



Proposed Updates to Our Amenities

Share our proposal to update our 26 year old infrastructure

2



2022 Financials Pro Forma

Financials to Support the investment

3



Member Involvement

Share how members can get more involved

1 Proposed Capital Projects to Our Amenities: 2022



The Board has developed a bold new plan to significantly upgrade The Fields Club Amenities...The Proposed Projects would begin in 2022/2023

Amberfield

- Clubhouse or Pool Upgrade (TBD) w/ Landscaping Enhancements
- Updated Security Fence (Peachtree Corners Circle side)
- New Club-wide Security System
- Canopies
- TBD

Enhanced Pool Area or Upgraded Clubhouse (TBD)



AMBERFIELD CLUBHOUSE/POOL – **CONCEPT ONLY**

Riverfield

- Tennis Pavilion with Landscaping Enhancements
- LED Tennis Court Lights
- New Club-wide Security System
- Canopies
- TBD



New Tennis Viewing deck, storage, and Bathrooms

RIVERFIELD TENNIS – **CONCEPT ONLY**

1 Proposed Capital Projects: 2022



The Board has developed a **multi-year plan** to address and fund our infrastructure projects **to repair, rebuild and improve our aging infrastructure**. Two major projects starting in **2022/2023** are:

- 1) *Amberfield Clubhouse/Pool Area Upgrade and*
- 2) *Riverfield Tennis Pavillon*

Amberfield

Clubhouse or Pool Upgrade Area (TBD) w/ Landscaping Enhancements

Enhanced Pool
Area or Upgraded
Clubhouse (TBD)



AMBERFIELD CLUBHOUSE/POOL – **CONCEPT ONLY**

Riverfield

Tennis Pavilion with Landscaping Enhancements

New Tennis
Viewing deck,
storage, and
Bathrooms



RIVERFIELD TENNIS – **CONCEPT ONLY**

Financial Details

- Loan Amount: **\$1.17 million**
 - Amberfield (70%)
 - Riverfield (30%)
- **10% down** payment
- **15 year commercial loan** at 4.5%

A Bold New Vision will Require Updating Our Membership to Support These Amenity Improvements

1 Membership

- Combine all Amenities (Swim, Tennis) for **one single membership**.
- Comparable to ALL other subdivisions and as we previously had



Annual Club Dues

- Increase Annual Club Dues to **\$1,000** annually per household
- That is **\$83** monthly per family
- Competitive to our Peer Subdivisions

Note: including HOA fees = \$1,225 to \$1,250 depending location



New Resident Initiation Fee

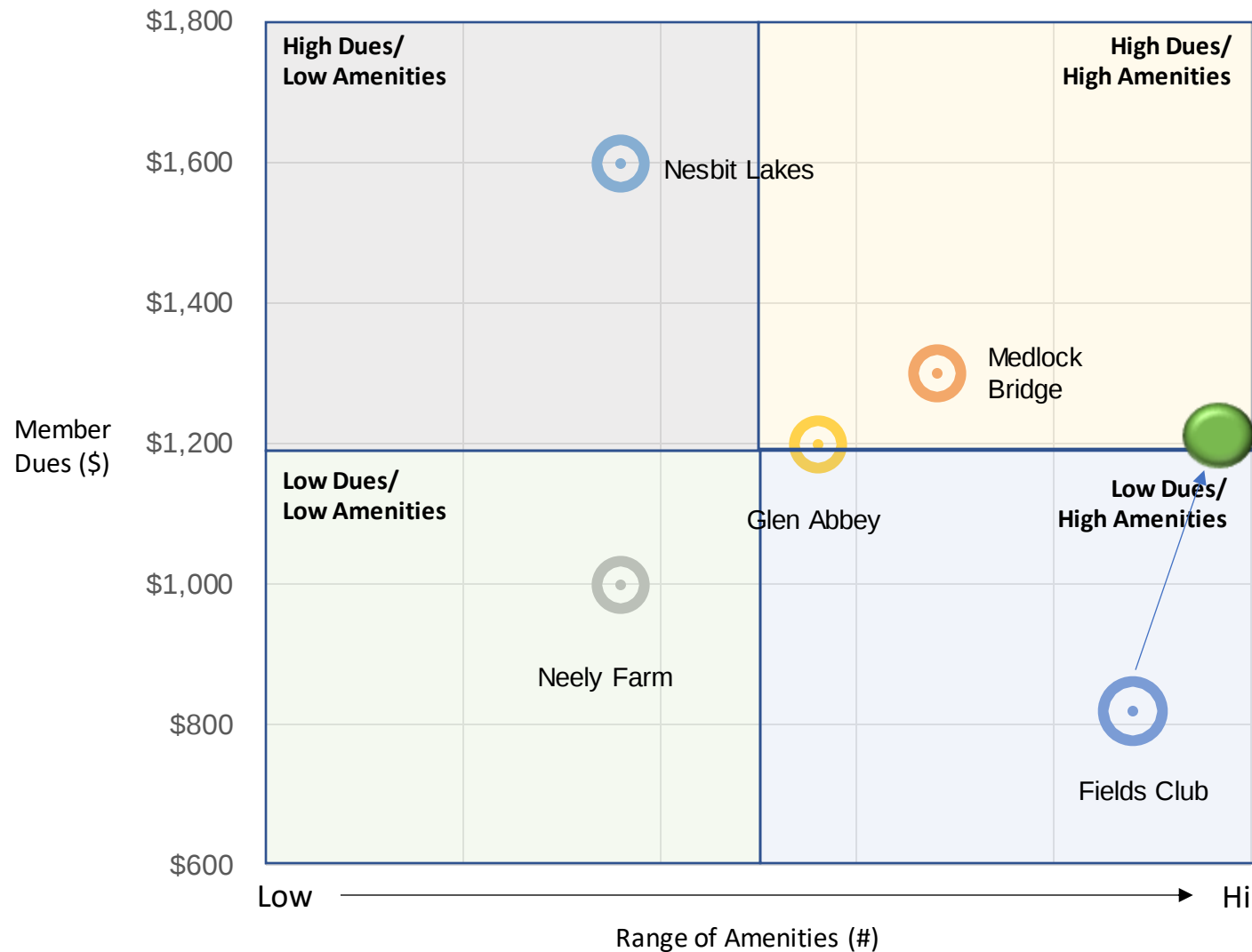
- Add a new resident initiation fee from **\$0 to \$1,450**
- Competitive with peer subdivisions



Non-Resident Dues

- Increase Annual Club Fees to non-resident guests from **\$800 to \$1,450**
- Maintains gap with Residents

Neighborhood Dues/Amenity Comparison - 2022



- We are recommending an **increase in Fields Club dues** to \$1,000/yr for resident members
- **A total of \$1,225 to \$1,250** with HOA dues
- ...making us **more in-line** with peer group neighborhoods with less amenities
- Allowing the Club to make substantial **improvements to existing facilities** and add additional amenities

2 2022 Financials: Pro Forma



Closing Costs/
Down Payment

\$140K
23% of expenses

Increase in
Social Events
Budget

30%

REVENUES

	2022 Pro Forma		
	Operating Fund	Capital Improvement	Pro Forma Total
Annual Dues (Amberfield/Riverfield)	\$ 563,000	\$ -	\$ 563,000
Outside Membership	53,650	-	53,650
New Initiation Fee	31,900		31,900
Swim/Tennis Income	58,705	-	58,705
Other Income (Sewer, etc.)	4,700		4,700
Interest Income	-	247	-
TOTAL REVENUES	\$ 711,955	\$ 247	\$ 712,202

EXPENSES

Operating Expenses	599,740	-	599,740
Major Repairs and Replacements	-	146,100	146,100
TOTAL EXPENSES	\$ 599,740	\$ 146,100	\$ 745,840

EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES

112,215 (145,853) (33,638)

FUND BALANCES, BEGINNING OF YEAR

\$ 30,297 \$ 59,948 90,245

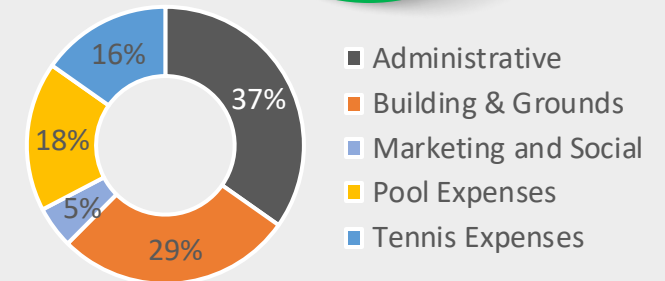
Transfer between Funds

(130,000) 130,000 -

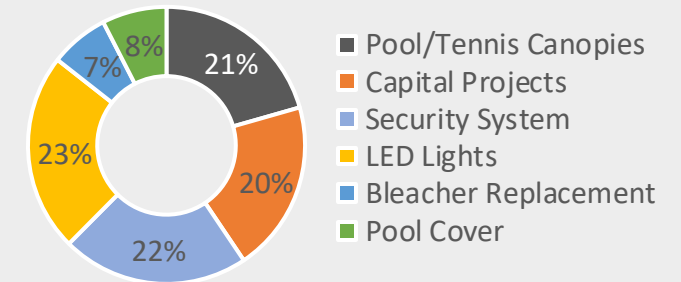
FUND BALANCES, END OF YEAR

\$ 12,512 \$ 44,095 \$ 56,607

2022 OPERATING EXPENSES



2022 MAJOR REPAIRS & REPLACEMENTS



2 Next Phase of Major Capital Projects



2023

\$293,350

- Amberfield Pavilion/Pool Area Note: *Amberfield*
- Tennis Pavilion Note: *Riverfield*
- Pickle Ball Courts: *Amberfield*
- Playground Equipment: *Riverfield*
- Irrigation System: *Amberfield*
- Tennis Court LED lights (set of 4): *Amberfield*
- Pool Resurfacing: *Amberfield*
- Fence Replacement (*along Peachtree Corners Circle*): *Amberfield*
- Tennis Court Resurfacing (prepayment): *Amberfield/Riverfield*

2024

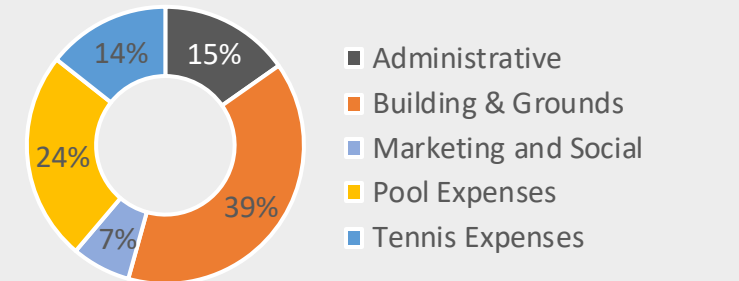
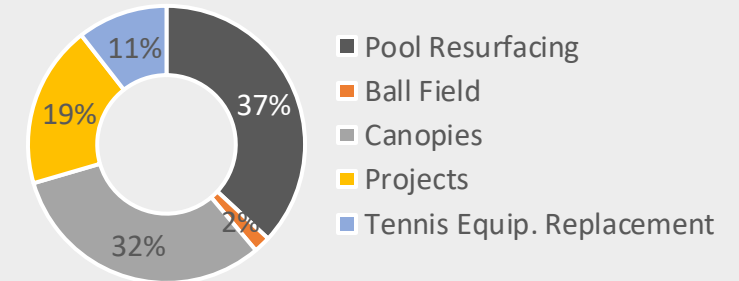
\$228,850

- Amberfield Pavilion/Pool Area Note: *Amberfield*
- Tennis Pavilion Note: *Riverfield*
- Tennis Court LED lights (set of 4): *Riverfield*
- Refresh Entrance Signage: *Amberfield*
- Riverfield Clubhouse Facelift: *Riverfield*
- Pool Cover Replacement: *Riverfield*
- Tennis Court Resurfacing (prepayment): *Amberfield/Riverfield*

Location	Capital Items	2022	2023	2024	2025
Amberfield	Total Tennis Court Resurfacing	\$0	\$13,891	\$13,891	\$13,891
Amberfield	Tennis LED Lights	\$33,750	\$0	\$0	\$0
Amberfield	Tennis LED Lights	\$0	\$33,750	\$0	\$0
Amberfield	Pool Deck Resurfacing	\$0	\$0	\$0	\$0
Amberfield	Pool Deck Steps	\$0	\$0	\$0	\$0
Amberfield	Clubhouse Roof	\$0	\$0	\$0	\$0
Amberfield	Tennis Bleacher Upgrade	\$3,000	\$0	\$0	\$0
Amberfield	Pool Cover Replacement	\$11,000	\$0	\$0	\$0
Amberfield	Pool Furniture (Tables/Chairs)	\$0	\$0	\$0	\$0
Amberfield	Pool Furniture (Lounge Chairs)	\$0	\$0	\$0	\$0
Amberfield	Pool Resurfacing	\$0	\$35,000	\$0	\$0
Amberfield	Canopies	\$18,000	\$0	\$0	\$0
Amberfield	Courts 3&4 Erosion/Streambank Stabilization	\$0	\$0	\$0	\$0
Amberfield	Courts 3&4 Erosion/Streambank Stabilization	\$10,000	\$0	\$0	\$0
Amberfield	Entrance Signage	\$0	\$0	\$7,500	\$0
Amberfield	Parking Lot Repair/Resurface	\$0	\$0	\$0	\$0
Amberfield	Sewer Replacement	\$0	\$0	\$0	\$0
Amberfield	Landscaping Upgrades	\$0	\$0	\$0	\$0
Amberfield	Pool Pump, Filter	\$0	\$0	\$0	\$0
Amberfield	Fence Replacement	\$0	\$20,000	\$0	\$0
Amberfield	Clubhouse Gutter & Downspouts	\$0	\$0	\$0	\$0
Amberfield	Bathroom Remodel (Women/Men)	\$0	\$0	\$0	\$0
Amberfield	Irrigation System	\$0	\$35,000	\$0	\$0
Amberfield	Security System	\$15,686	\$0	\$0	\$0
Amberfield	Clubhouse Maintenance (painting, wood repair, in	\$0	\$0	\$0	\$0
Amberfield	Other Pool Area maintenance not listed	\$0	\$0	\$0	\$0
Amberfield	Playground Equipment	\$0	\$0	\$0	\$0
Amberfield	Scoreboards	\$2,000	\$0	\$0	\$0
Amberfield	Pickleball Courts	\$0	\$9,000	\$0	\$0
Amberfield	Pavilion/Pool Development	\$11,216	\$74,770	\$74,770	\$74,770
Riverfield	Total Tennis Court Resurfacing	\$0	\$13,891	\$13,891	\$13,891
Riverfield	Bathroom Remodel	\$0	\$0	\$0	\$25,000
Riverfield	Pool Deck Resurfacing	\$0	\$0	\$0	\$0
Riverfield	Clubhouse Roof	\$0	\$0	\$0	\$0
Riverfield	Pool Cover	\$0	\$0	\$12,000	\$0
Riverfield	HVAC Replacement	\$0	\$0	\$0	\$13,500
Riverfield	Pool Furniture (Tables/Chairs)	\$0	\$0	\$0	\$0
Riverfield	Pool Furniture (Lounge Chairs)	\$0	\$0	\$0	\$0
Riverfield	Pool Resurfacing	\$0	\$0	\$0	\$0
Riverfield	Tennis Office	\$8,262	\$33,048	\$33,048	\$33,048
Riverfield	Tennis LED Lights	\$0	\$0	\$33,750	\$0
Riverfield	Tennis LED Lights	\$0	\$0	\$0	\$33,750
Riverfield	Parking Lot Repair/Resurface	\$0	\$0	\$0	\$0
Riverfield	Entrance Signage	\$0	\$0	\$0	\$5,000
Riverfield	Playground Equipment	\$0	\$25,000	\$0	\$0
Riverfield	Canopies	\$12,000	\$0	\$0	\$0
Riverfield	Field/Trail Refurbish	\$0	\$0	\$0	\$0
Riverfield	Tennis Bleacher Upgrade	\$3,000	\$0	\$0	\$0
Riverfield	Tennis Office Temp. Replacement	\$0	\$0	\$0	\$0
Riverfield	Landscaping Upgrades	\$0	\$0	\$0	\$0
Riverfield	Clubhouse Maintenance (interior)	\$0	\$0	\$0	\$0
Riverfield	Clubhouse Maintenance (painting, wood repair, in	\$0	\$0	\$30,000	\$0
Riverfield	Pool Pump, Filter	\$0	\$0	\$0	\$0
Riverfield	Fence Replacement	\$0	\$0	\$0	\$10,000
Riverfield	Security System	\$16,186	\$0	\$0	\$0
Riverfield	Clubhouse Gutter & Downspouts	\$0	\$0	\$10,000	\$0
Riverfield	Scoreboards	\$2,000	\$0	\$0	\$0
Riverfield	Other Pool Area maintenance not listed	\$0	\$0	\$0	\$10,000
	Total	\$146,100	\$293,350	\$228,850	\$232,850

Select Financials

	2022 Pro Forma		
	Operating Fund	Capital Improvement	Pro Forma Total
REVENUES			
Annual Dues (Amberfield/Riverfield)	\$ 345,288	\$ -	\$ 345,288
Outside Membership	60,800	-	\$ 60,800
New Initiation Fee	-	-	\$ -
Swim/Tennis Income	58,705	-	\$ 58,705
Other Income (Sewer, etc.)	4,700	107	\$ 4,807
TOTAL REVENUES	\$ 469,493	\$ 107	\$ 469,600
EXPENSES			
Operating Expenses	447,780	-	447,780
Major Repairs and Replacements	-	94,860	94,860
TOTAL EXPENSES	\$ 447,780	\$ 94,860	\$ 542,640
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	21,713	(94,753)	(73,040)
FUND BALANCES, BEGINNING OF YEAR	\$ 60,297	\$ 29,764	90,061
Transfer between Funds	(80,000)	80,000	-
FUND BALANCES, END OF YEAR	\$ 2,010	\$ 15,011	\$ 17,021

**2022
OPERATING
EXPENSES****2022 MAJOR
REPAIRS &
REPLACEMENTS**



2022

~~\$94,800~~

- ~~Amberfield Pavilion/Pool Area Note: Amberfield~~
- ~~Tennis Pavilion Note: Riverfield~~
- ~~Tennis Court LED lights (set of 4): Riverfield~~
- Canopies: *Both*
- ~~Upgrade Security System: Both~~
- Tennis Court Resurfacing (prepayment): *Amberfield/Riverfield*
- Pool Resurfacing: *Amberfield*
- Pool Cover Replacement: *Amberfield*

2023

~~\$203,782~~

- ~~Amberfield Pavilion/Pool Area Note: Amberfield~~
- ~~Tennis Pavilion Note: Riverfield~~
- ~~Pickle Ball Courts: Amberfield~~
- ~~Playground Equipment: Riverfield~~
- ~~Irrigation System: Amberfield~~
- ~~Tennis Court LED lights (set of 4): Amberfield~~
- ~~Amberfield Pavilion Maintenance: Amberfield~~
- ~~Fence Replacement (along Peachtree Corners Circle): Amberfield~~
- Tennis Court Resurfacing (prepayment): *Amberfield/Riverfield*

Location	Capital Items	2022	2023	2024	2025
Amberfield	Total Tennis Court Resurfacing	\$0	\$13,891	\$13,891	\$13,891
Amberfield	Pool Deck Resurfacing	\$0	\$0	\$0	\$0
Amberfield	Pool Deck Steps	\$0	\$0	\$0	\$0
Amberfield	Clubhouse Roof	\$0	\$12,000	\$0	\$0
Amberfield	Tennis Bleacher Upgrade	\$3,000	\$0	\$0	\$0
Amberfield	Pool Cover Replacement	\$0	\$11,000	\$0	\$0
Amberfield	Pool Furniture (Tables/Chairs)	\$0	\$0	\$0	\$0
Amberfield	Pool Furniture (Lounge Chairs)	\$0	\$0	\$0	\$0
Amberfield	Pool Resurfacing	\$35,000	\$0	\$0	\$0
Amberfield	Canopies	\$18,000	\$0	\$0	\$0
Amberfield	Courts 3&4 Erosion/Streambank Stabilization	\$0	\$0	\$0	\$0
Amberfield	Courts 3&4 Erosion/Streambank Stabilization	\$10,000	\$0	\$0	\$0
Amberfield	Entrance Signage	\$0	\$0	\$0	\$0
Amberfield	Parking Lot Repair/Resurface	\$0	\$0	\$0	\$0
Amberfield	Pool Pump, Filter	\$0	\$0	\$0	\$0
Amberfield	Fence Replacement	\$0	\$0	\$0	\$0
Amberfield	Clubhouse Gutter & Downspouts	\$0	\$0	\$10,000	\$0
Amberfield	Clubhouse Maintenance (painting, wood repair, in	\$0	\$15,000	\$0	\$0
Amberfield	Other Pool Area maintenance not listed	\$0	\$0	\$0	\$0
Amberfield	Playground Equipment	\$0	\$0	\$0	\$0
Amberfield	Scoreboards	\$2,000	\$0	\$0	\$0
Amberfield	Pavilion/Pool Development	\$0	\$0	\$0	\$0
Riverfield	Total Tennis Court Resurfacing	\$0	\$13,891	\$13,891	\$13,891
Riverfield	Bathroom Remodel	\$0	\$0	\$0	\$0
Riverfield	Pool Deck Resurfacing	\$0	\$0	\$0	\$0
Riverfield	Clubhouse Roof	\$0	\$0	\$0	\$0
Riverfield	Pool Cover	\$0	\$0	\$12,000	\$0
Riverfield	HVAC Replacement	\$0	\$0	\$0	\$13,500
Riverfield	Pool Furniture (Tables/Chairs)	\$0	\$0	\$0	\$0
Riverfield	Pool Furniture (Lounge Chairs)	\$0	\$0	\$0	\$0
Riverfield	Pool Resurfacing	\$0	\$0	\$0	\$0
Riverfield	Tennis Office	\$0	\$0	\$0	\$0
Riverfield	Tennis LED Lights	\$0	\$0	\$0	\$0
Riverfield	Tennis LED Lights	\$0	\$0	\$0	\$0
Riverfield	Parking Lot Repair/Resurface	\$0	\$0	\$0	\$0
Riverfield	Entrance Signage	\$0	\$0	\$5,000	\$0
Riverfield	Playground Equipment	\$0	\$0	\$0	\$25,000
Riverfield	Canopies	\$12,000	\$0	\$0	\$0
Riverfield	Field/Trail Refurbish	\$1,860	\$0	\$0	\$0
Riverfield	Tennis Bleacher Upgrade	\$3,000	\$0	\$0	\$0
Riverfield	Tennis Office Temp. Replacement	\$0	\$0	\$0	\$0
Riverfield	Landscaping Upgrades	\$0	\$0	\$0	\$0
Riverfield	Clubhouse Maintenance (interior)	\$0	\$0	\$0	\$0
Riverfield	Clubhouse Maintenance (painting, wood repair)	\$8,000	\$0	\$0	\$0
Riverfield	Pool Pump, Filter	\$0	\$0	\$0	\$0
Riverfield	Fence Replacement	\$0	\$0	\$0	\$0
Riverfield	Security System	\$0	\$0	\$0	\$0
Riverfield	Clubhouse Gutter & Downspouts	\$0	\$0	\$0	\$0
Riverfield	Scoreboards	\$2,000	\$0	\$0	\$0
Riverfield	Other Pool Area maintenance not listed	\$0	\$0	\$0	\$0
	Total	\$94,860	\$65,782	\$54,782	\$66,282

3 Increasing Membership Involvement



- 1 **Establish 3 new committees to drive programming initially in:**
 - Pool Committee
 - Social Committee
 - Tennis Committee
- 2 **Establish Task Force** for Amberfield Clubhouse/ Pool Area Upgrade project
- 3 **Joint Quarterly Fields Club/HOA Meetings**
- 4 **Fields Club Web-Site Redesign:**
 - Clubhouse Reservation and payment
 - Tennis Court Reservation
 - Board Meeting Minutes
 - Fields Club Financials



Please Vote and VOTE YES!

“Without These Amenity Upgrades, The Fields Club Facilities Will Look The Best Today That They Will Ever Look”

In the Bylaws & Easement/Cost-Sharing Agreement, there are specific areas/language that currently limit the Fields Club Board’s ability to effectively manage or upgrade the club amenities...



Current Agreement	Proposed Agreement Changes
• Two separate amenity level memberships – Base Amenities and Tennis • an initiation fee does not exist for new residents • Field Club dues are capped at a 5% increase per year	• a single Club fee, eliminating the separate tennis-only membership • an initiation fee for new members • an increase in dues to \$1,000/yr. for members

Fields Club Path Forward

Next Steps	Timeline
● Town Hall Meeting	March 16, 2022
● Additional Town Hall Meeting	April 25, 2022
● Ballot distribution by HOA's	May 1, 2022
● Final date for ballot submission	September 30, 2022
● Publication of final vote tally	October 30, 2022

Please vote – we need 2/3 of homeowners to vote YES to pass resolution....a non-vote is basically a NO

Thank You for Listening.
We are listening, too.

