

Long Range
Plan Report
March 8, 2018

3/8/2018

Venture Out Long Range Plan
Adhoc Committee
Venture Out Condo Board

Dear Condo Board Members

The Long Range Adhoc Plan Committee has completed the Long Range Plan you requested including a suggested timeline.

The Committee consisted of Alice Anderson, Bert Sebastian, Don Check, Dennis Olsen, Byron Snowden, and Chairperson Beryl Willerton. All of the committee is thankful to Alice for acting as our secretary and Byron for accumulating all the resource material and paperwork for the report. We met for 2 hours on ten Tuesday mornings in the Activity Office boardroom beginning in December 2017 and concluding on March 6th, 2018. All of the members were totally involved in examining the supporting documents, reviewing findings, taking part in discussions surrounding the order of the recommendations, and in writing the report. As a result, you may notice subtle differences in the way topics are presented but they shouldn't be enough to distract your attention from the contents. The Plan includes a list of the elements which were examined and details the method used to reach our determination. The report is laid out with each topic identified and includes the reasoning for our conclusion regarding that topic.

A spreadsheet including a point system was used to evaluate each of the following (attached as an appendix):

- Utilities
- Infrastructure
- Park Facilities
- Club Facilities
- Communications

Each area was reviewed, and a point value awarded based on:

- Resident Surveys
- Health Safety
- Asset Preservation
- Functional Need
- Program Changes
- Financial Cost Benefit
- Aesthetics to Park
- Marketing Benefit
- All input from the Committees and Social Board

All the backup documents are included as appendixes for your review. We will gladly answer your questions as they arise during your review.

We thank you for the opportunity to serve you in this important endeavor.

Respectfully Submitted,

Beryl Willerton – Chairperson, Alice Anderson, Bert Sebastian, Byron Snowden, Don Check, Dennis Olsen

Executive Summary

The Ad-Hoc Long Range Planning Committee (LRPC) recommends seven (7) steps and/or actions be taken within the next 5-year time frame. These 7 steps address the major projects and issues currently facing Venture Out based on the Hultsman Study, standing committee inputs, Administration input, and resident responses. These 7 steps and/or actions are:

- Design a Hobby Center plan that resolves club health, safety, and space issues that exist throughout the park. Then build the resulting design within 10 years.
- Develop a Capital Project Funding procedure to eliminate or greatly reduce assessments.
- Build a new Administration Building. Rebuild the West Pool.
- Resolve the drainage issues in the Southwest corner of VO. Continue to improve, repair, upgrade VO streets and lighting.
- Improve communications between governing bodies and residents using existing platforms and implement new technology to increase participation.

The body of this report expands on these recommendations, includes all the backup documentation, a proposed time line, and outlines how the LRPC came to these recommendations. To a limited degree, future challenges that the Park faces beyond 10 years are mentioned.

The following 5 years (year 6-10) will require significant expenditures on regular updates, upgrades, refurbishing, and general care and maintenance of then existing facilities. The Park will be well into its 5th decade and will need much preventative care. As a result, the 7 recommended steps and /or actions cannot be delayed or put off.

Finally, a revisit to the LRP should be done every 5 years to maintain relevancy to current Park needs and situations.

Respectfully submitted

Ad-Hoc Long Range Planning Committee

INTRODUCTION

The first comprehensive Venture Out long range plan was completed in 2003. The results of that plan were the rebuild of the Community Center, the East Pool Complex and the Sports-plex. The plan also included the additional security measures at the front and back gates and the improved RV overnight area.

Given the success of that plan, a second-long range plan was commissioned by the Condominium Board of Directors in 2016. The planning categories include Community Awareness, Infrastructure, Areas and Facilities, Communication, Technology, Finances, Housing, Programs and Services and Volunteers/Staffing.

It is the intent that with Resident input from the 2016 Hultsman study, that the new long range plan will be developed and will guide Venture Out planning over these next 5-10 years.

It is important to recognize that a key part of the strategic planning process is to conduct a periodic review and update of the long range plan. These reviews allow for the plan to be updated and are crucial to assure that the plan reflects the actual progress and needs of Venture Out. The reviews should be documented and result in an update of the plan.

This plan incorporates a few of the remaining aspects of the 2003 Long Range plan, primarily infrastructure projects, as well as priorities outlined in the Hultsman study, VO Standing Committees and Condo and Social Board input.

We realize that any Long Range Plan is a living document and unforeseen circumstances and future Condominium Boards may change the plan's implementation time frame. With this understanding we offer the following as a recommended Venture Out Long Range Plan.

METHODOLOGY

Our initial review was done based on the following established criteria and points were

Allotted to each area reviewed:

- Resident Survey Results - 0 to 15 points (pts.) maximum. More than 20% of residents say element is very important - 5 pts. If 20% more say important - add 5 points and if 20% more somewhat important add 5 more points to a total of 15.
- Health and Safety- 0 to 15 pts maximum. Immediate corrective action need to protect the public, property or environment- 10 points, Recognized Health and/or safety hazard (potential cause harm)- 7 pts. Hazardous but not endangering participants or bldg., - 5 pts. Imminent public health code violation based on risk assessment- 5 pts.
- Asset Preservation - 0 to 15 pts maximum. Reserve study notes element has only 0 to 3-year useful life remaining 0 to 15 points along with spending

- history of requesting entity. Reserve study notes element has only 4-10 year useful life remaining 0 to 10 pts. Reserve study notes element has greater than 11 year useful life remaining 0 to 5 pts.
- Functional Need - 0 to 15 pts. Maximum. Functional need presented by either existing clubs or potential new clubs to be developed once facilities available. More than 20% residents say very important 0 to 5 pts. If more that 20% say important add 0 to 5 pts. If more that 20% say somewhat important add 0 to 5 pts.
- Program Changes - 0 to 10 pts. Maximum. Base points on increasing trend in membership year to year for 3 years, expansion of club activities or club offerings, new or expanded standards for activities, new club for Venture Out and total entity membership fairness, and time, in queue.
- Financial Cost Benefit - 0 to 10 Pts. Maximum. If element/project has a financial cost benefit to potential resident owners' equity and/or investment in the park
- Aesthetics to Park- 0 to 10 Pts. Maximum. If element/project has an aesthetics improvement to areas in the park.
- Marketing Benefit 0 to 10 pts. Maximum. If element/project enhances the marketability of the park to future resident/owners.

The areas reviewed were:

- Utility Infrastructure - Streets & Roads, Storm Drainage, Sanitary Drainage, Water Distribution, Street Lighting, Irrigation, Perimeter Wall, Solar, Landscaping, and a Broadway Ave Pedestrian Gate
- Park Facilities -Admin Building, Golden Corridor, Bath Houses, Community Center, RV Pull Through Lots, Laundry, RV Storage, West Pool, East Pool Complex, Sonoran Cafe, Library, Desert Terrace, Coffee Shop Restaurant, Sports, tiki Bar, Club House Lounge, and Shade Structures for Parking
- Club Facilities- Tennis, Pickleball, Bocce, Softball/Golf, Horse Shoes, Lawn Bowling, Shuffleboard, Sewing, Ceramics/pottery, Woodworking, Handyman, Lapidary, Silversmithing, Woodcarving, Glass Arts, Electronics/AV, Ham Radio, Fitness/yoga, Darts, Fine Arts/Painting, Creative Writing, Table Tennis Badminton, Card Rooms
- Communications- VO Website, Internet Wi-Fi, Cable HD TV, Telephone, Out Lines, Channel 17, Fast Mail

How the review was done:

Each of the 59 areas was examined according to the established criteria and points were accumulated under each criterion. Each mark was discussed in detail to determine whether the entire committee agreed with the points for each area. Once a consensus was reached we considered it a final mark and positioned it accordingly on our recommendations. While the most recent reserve study was considered based on length of life and cost to repair or replace, it did not determine the final positioning. The recommendations are based solely on the methodology described.

It should be noted that projects already in the works or underway are noted as just that. They were considered but since they are already moving ahead we left them off our report other than to say included were: Storm Drainage, Streets and Roads, replacement activities for the abandoned Pickleball Courts, Internet Wi-Fi, and Cable HDTV

RECOMMENDATIONS

On completion of the review of each element on the spreadsheet it became obvious that several of the areas that were top of the list items were already addressed. The ongoing improvements to Streets and Roads, Drainage, and Street Lighting are carried over from the previous Long Range plan. These areas have been assessed and are presently in the works. Of the remaining items at the top of the list three are of the utmost importance. They are improvements to the Administration Building, the Woodshop (potentially including the Lapidary and Silversmith shops), and the West Pool, all of which require serious updating or replacing. We recommend that these large projects be the next large projects to be considered. When they are undertaken is a decision for the Condo Board to make.

Reasoning for placement of items

Administration Building- 80 points

The review of the resident survey indicated that 58.8% of the residents feel that a remodeled or new Administration Building is desired. Given the overcrowding, cramped quarters, lack of meeting and storage space as well as the condition of the building we feel there is a risk to both the health and safety of employees and residents who must be in the building. It got top points for preserving it as an asset and for the functional need category. Regular program changes due to technical advancement and other conditions mean updating to equipment regularly. While there will be a financial cost to remodeling or build a new building there will also be a financial benefit due to the much-improved appearance of our golden corridor creating better park aesthetics as well as an increased marketing benefit. This could be the ideal time to enlarge the Administration building as there could be space made available due to the move of pickleball club to the Sports Complex. It might be possible that some of the arts clubs could be housed within a space in a new building. This could ensure the appearance of activity from the moment that a potential owner walked through the front door.

Woodshop, Lapidary, and Silversmith Shops - 80 points

18.8% of the residents surveyed said they thought that the Woodshop had enough space and 10.2% said they need more. 18.8% said Lapidary had enough space and 6.3% said they needed more. 21.4% said Silversmith didn't need more and 2.9% said they did. A visit and review of the facilities revealed that all three facilities need better ventilation to prevent adverse health effects. The Woodshop particularly needs more room. The quarters are very tight and extreme care must be used when moving around in order not to bump others that may be working on a dangerous piece of equipment. The Woodshop membership would likely increase if they had more space. All three are assets that deserve preserving as they fill many hours for a hobbyist to realize his/her artistic feelings. Functionally all three require more space but the greatest need is in the Woodshop. All 3 shops have both men and women in their shops and this presents a challenge as only 1 bathroom is available, and it is unisex. The Woodshop and the Silversmith both continually look for new projects to create as they expand their various art forms. Lapidary seems to remain very much the same, but they have very little room.

Financially the cost to create a larger space that could potentially hold all three clubs will be expensive, however; since they might share a clean room and a break out room it could be somewhat minimized. If the membership increased there could be a financial benefit from fundraising. There would likely be a financial benefit to VO as all 3 clubs are very active in fundraising as well as being hobbies that many people enjoy. A new building would approve the aesthetics of the park, albeit, out of the main living area. Marketing this type of available facility would likely be a benefit when attracting new owners.

WEST POOL - 80 POINTS

Over 76% of the residents surveyed said they use the pools. 31.6% use it 1-2 days per week, 27.8% use it 3-5 days per week, and 16.9% said 6-7 days per week. It is obvious that the pools are very important. The west pool is reaching the end of its lifespan and will soon need major renovations. Since it takes a considerable amount of time for projects to get done the committee feels that Venture Out should start the planning process now so that the plan is as complete as possible when the decision is made to refurbish or replace it. The remaining useful life of this pool on the 2017 reserve study update is 2 years. Should the Condo Board decide that the work will be done in 2019 preliminary work needs to start soon.

In addition, the following areas received high points. They are the Perimeter Wall, Handyman, and Sewing Club. They all received between 65 and 70 points based on our criteria and method.

The entire spreadsheet and the methodology are attached for your review and questions will be answered regarding why the remaining 59 items evaluated are considered to have a lower priority.

PROJECT EVALUATION CRITERIA - Year 2017/18 DRAFT #10														
EVALUATION CRITERIA	RESIDENT SURVEYS (0-10 pts)	HEALTH & SAFETY (0-10 pts)	ASSET PRESERVATION (0-10 pts)	FUNCTIONAL NEED (0-10 pts)	PROGRAM CHANGES (0-10 pts)	FINANCIAL COST/BENEFIT (0-10 pts)	AESTHETICS TO PARK (0-10 pts)	MARKETING BENEFIT (0-10 pts)	TOTAL POINTS (0-100 pts)	SOCIAL/BOARD/ ELECTRONICS COMMENTS	COMMON FACILITIES PLANNING COMMITTEE	INFRASTRUCTURE COMMITTEE	SAFETY AND SECURITY COMMITTEE	REMARKS
Admin Building	10	10	10	15	5	10	10	10	80	"A new building is a must. Very important thing visitors see."	"Well beyond its useful life for functional use and aesthetics"	No further comments on facilities or communication elements	No specific comment	
Woodworking	10	15	10	15	10	5	5	10	80	"Very crowded and poor ventilation, safety issues"	"Should be considered as the next major park project"	"Support a new facility"	"Support a new facility"	
West Pool	5	10	15	15	10	5	10	10	80	No specific comment	"Dealt with in Reserve Study"	No specific comment	No specific comment	
Bath Houses	15	5	10	15	0	10	10	10	75	No specific comment	"Supported use by the residents"	"Update and modernize bathrooms"	"Update and modernize bathrooms"	On going Maintenance
Storm Drainage	15	15	10	5	0	10	10	0	70	"Improving drainage in SW"	No specific comment	Support improved drainage improvements in the park	"Support improved drainage improvements in the park"	Work in progress
Lapdary	10	15	10	10	10	5	5	5	70	"Same as wood working"	"Should be considered as the next major park project"	"Implement street improvement plan"	"Move forward with streets improvement"	Ventilation, Dial control, Electrical service, Storage space & more room, HVAC
Streets & Roads	15	10	15	5	5	5	10	5	70	No specific comment	No specific comment	"Install street lighting in sequence with repaving streets"	"No specific comment"	Work in Progress
Street Lighting	15	15	10	10	0	10	10	0	70	"Better street lighting"	No specific comment		No specific comment	Work in Progress
Handyman	10	10	10	15	10	5	5	5	70	"Same as wood working"	"Should be considered as the next major park project"	"Evaluate non-structural security install higher walls in some locations"	No specific comment	Ventilation, Dial control, Electrical service, Storage space & more room, HVAC
Perimeter Wall	5	10	10	15	0	10	10	5	65	"Need higher wall plus better lighting"	No specific comment		"Height is an issue"	Being Study
Sewing	5	10	10	10	10	5	5	10	65	"Need more space"	"Needs more space"		No specific comment	Electrical system will require upgrade when expanded
Silversmithing	10	10	10	10	10	5	5	5	65	"Same as wood working"	"Should be considered as the next major park project"		No specific comment	Ventilation, Dial control, Electrical service, Storage space & more room, HVAC
Community Centre	10	5	5	10	0	10	10	10	60	No specific comment	No specific comment		No specific comment	
Laundry	15	5	5	15	0	10	0	10	60	No specific comment	"Space may be too big, might be to reduce area"		No specific comment	
Abandoned Pickle Ball Court Area	0	5	15	15	0	0	10	10	55	"Good marketing tool"	No specific comment		No specific comment	
Internet WIFI	10	0	10	15	0	10	0	10	55	More rooms for meetings required	"Up date but in the future"		"Suggest moving to old pickle ball court area"	Need 2-3 additional courts
Meeting Rooms	15	0	0	10	10	0	5	10	50	No specific comment	No specific comment		No specific comment	
Booze	10	0	5	15	10	0	5	5	50	"Important service"	No specific comment		No specific comment	
Channel 17	15	5	0	15	3	0	0	10	48	No specific comment	No specific comment		"Replace irrigation lines that cross streets being paved"	Needs to be maintained
Irrigation	5	0	10	10	0	10	10	0	45	No specific comment	No specific comment		No specific comment	
Solar	5	0	10	0	0	10	10	10	45	No specific comment	No specific comment		No specific comment	
Landscaping	5	0	5	5	0	10	10	10	45	No specific comment	No specific comment		No specific comment	
RV Pull Through's	0	0	5	5	0	10	10	10	40	"Relatively new and no pressing issues"	No specific comment		No specific comment	
VO Website	10	0	0	15	0	5	0	10	40	"Needs to be kept current"	No specific comment		No specific comment	
Cable HD TV	15	0	0	15	0	0	0	10	40	"New service is good"	No specific comment		No specific comment	
Out Lines	15	0	0	15	0	0	0	10	40	"May need to be offered on line"	No specific comment		No specific comment	
Broadway Ave Pedestrian Gate Golden Corridor	10	10	0	5	0	5	5	0	35	No specific comment	"Money available from VO Foundation"	No specific comment	No specific comment	Transmittal in place
RV Storage	10	0	5	10	0	5	0	5	35	"Quite inactive and unappealing now"	"Lacks visual appeal as entering Park"		"Retain the view of people involved in active projects"	Signage required
Card Rooms	15	0	5	10	0	0	0	5	35	No specific comment	No specific comment		No specific comment	
Electronics/AV/ Media	5	5	5	5	5	0	0	10	35	"Suggest being located in a more central location perhaps as a media centre"	"Facility needs members needs"		No specific comment	Concept of Media Centre should be studied
Ceramics/pottery	5	10	5	5	5	0	0	0	30	No specific comment	"Should be considered as part of the Hobby Centre"		No specific comment	Electrical system will require upgrade when expanded

PROJECT EVALUATION CRITERIA - Year 2017/18 DRAFT #10													
EVALUATION CRITERIA	RESIDENT HEALTH & SAFETY SURVEYS (0 - 15 pts.)	ASSET PRESERVATION (0 - 15 pts.)	FUNCTIONAL NEED (0 - 15 pts.)	PROGRAM CHANGES (0 - 10 pts.)	FINANCIAL COST/BENEFIT (0 - 10 pts.)	AESTHETICS TO PARK (0 - 10 pts.)	MARKETING BENEFIT (0 - 10 pts.)	TOTAL POINTS (0 - 100 pts.)	SOCIAL BOARD/ELECTRONICS COMMENTS	COMMON FACILITIES PLANNING COMMITTEE	INFRASTRUCTURE COMMITTEE	SAFETY AND SECURITY COMMITTEE	REMARKS
Club House Lounge	15	0	0	5	3	0	5	28	"May detract from club fundraisers"	No specific comment		No specific comment	
East Pool Complex	0	5	0	0	0	5	10	25	No specific comment	"New and no need for any improvements"		No specific comment	New facility, no need for further consideration in LFP
Table Tennis	5	0	10	5	0	0	5	25	"Need a new space"	"Required to be considered for a future space"		No specific comment	
Glass Arts	0	0	0	0	5	2	10	22	No specific comment	"Facility meets members needs"		No specific comment	New facility, no need for further consideration in LFP
Sanitary Drainage	0	10	0	0	0	0	0	20	No specific comment	No specific comment	"Investigate all reports of sewer gas to determine cause"	No specific comment	
Water Distribution	0	10	0	0	0	0	0	20	No specific comment	No specific comment	"Be proactive in the replacement of water service to units, conduct infrared survey for water leakage"	No specific comment	
Library	0	0	0	0	0	5	10	20	"On line services may decrease need for library"	"New and no need for any improvements"		No specific comment	
Tennis	0	0	0	0	0	5	10	20	No specific comment	No specific comment		No specific comment	New facility, no need for further consideration in LFP
Pickle Ball	0	0	0	0	0	5	10	20	No specific comment	No specific comment		"Suggest building more pickle ball courts"	New facility, no need for further consideration in LFP
Shuffleboard	5	0	10	0	0	0	0	20	No specific comment	"New kichenette being requested via transmittal"		No specific comment	Last phase of 5 year plan remaining to be addressed
Badminton	0	0	0	5	10	0	5	20	"New club needs to be formed"	"Club needs to be formed, may use old pickle ball court area"		No specific comment	
Coffee shop Restaurant	10	0	0	0	2	0	5	17	No specific comment	No specific comment		No specific comment	
Sonoran Cafe	0	0	0	0	0	5	5	15	No specific comment	"New and no need for any improvements"		No specific comment	
Desert Terrace	0	0	0	0	0	5	5	15	No specific comment	"Under utilized, and should be considered to be enclosed in the future"		No specific comment	
Softball/Golf	0	0	0	0	0	5	5	15	No specific comment	No specific comment		No specific comment	New facility, no need for further consideration in LFP
Lawn Bowling/Croquet	5	0	0	0	0	5	0	15	No specific comment	"Facility meets members needs"		No specific comment	
Woodcarving	5	5	0	0	0	0	0	15	No specific comment	"Should be considered as the next major park project"		No specific comment	
Ham Radio	5	0	0	0	0	0	5	15	No specific comment	"Facility meets members needs"		No specific comment	More space
Telephone	0	5	0	5	0	0	0	10	No specific comment	No specific comment		No specific comment	
Fast Mail	0	5	0	5	0	0	0	10	No specific comment	No specific comment		No specific comment	
Sports/Tiki Bar	0	0	0	0	2	0	5	7	"May detract from club fundraisers"	No specific comment		No specific comment	
Shade Structures for Parking	5	0	0	0	2	0	0	7	No specific comment	No specific comment		No specific comment	
Horse Shoes	0	0	0	0	0	0	0	5	No specific comment	"Facility meets members needs"		No specific comment	Number of courts could be reduced.
Fitness/Yoga	0	0	0	0	0	0	5	5	No specific comment	No specific comment		No specific comment	
Darts	0	0	0	0	0	0	0	0	No specific comment	No specific comment		No specific comment	
Fine Arts/Painting	0	0	0	0	0	0	0	0	No specific comment	No specific comment		No specific comment	
Creative Writing	0	0	0	0	0	0	0	0	No specific comment	No specific comment		No specific comment	

AREAS AND FACILITIES

At almost 50 years old Venture Out needs a lot of its areas and facilities updated.

Among the top priorities are road replacement and street maintenance, SW drainage, telecommunications, and improved street lighting. These items are already in progress and need discussion mainly regarding the funding required to carry out the necessary work. The chapter on Communications and Technology addresses the telecommunications in more detail.

Three areas received positive support in varying degrees from very important, important and somewhat important. Remodeling the West Pool received an overall rating of 70.7%; a new Hobby Center received an overall rating of 63.5% and Replacing or Remodeling the Administration Building received in total 58.8%. Our recommendation puts these 3 items at the top of the recommendation list after those already in progress.

Other areas that received some degree of support are: Sonoran Café, the development of the Desert Terrace for meetings and parties and additional RV overnight spots.

In making decisions the fact that 59.1% of residents indicated that the RV Storage Area was either very important or somewhat important to them, may need consideration. It should also be noted though that 66% indicated it should be used for other purposes.

In looking at the importance of bathhouses to the residents it needs to be noted that only 15% of residents felt they weren't important. Based on these results they do need to be maintained.

The laundry is also important. 63% of residents indicated that the facility is big enough, however; the question should be asked, "is the area too big now". With more homeowners having their own washer and dryer and many of the modern RV's having onboard Laundry Facilities there may not be as big a requirement.

HOUSING

The Architecture Committee will need to continually review and update Venture Outs Architectural Guidelines to ensure they are accurate and applicable and that they are consistent with the City of Mesa requirements. It is important to the majority of residents that VO's Rules and Regulations and Architectural Guidelines be followed. Prompt attention in resolving noncompliance with these rules is a must. The methods used to request a variance or appeal a decision should be looked at in order to provide quicker resolutions. The Architecture Committee suggested a method that they feel will quicken the process. They also indicated that they will stay aware of updated housing and building regulations and new types of housing that may become available. Their input document is attached.

INFRASTRUCTURE 2/13/18

Streets and Roads – 70 POINTS

The Hultsman Report has identified Road Replacement and Maintenance as one the most important ongoing infrastructure issue in the park. Park residents rated “Street Importance” with an 82.2 % rating according to the study. Our consultant stated that our streets are in good to poor condition. For many years “black dust” is a primary concern of many owners. Next year should be the final phase of seal-coating, so say goodbye to black dust. A street engineer has been hired to assist in developing a comprehensive long-range street replacement plan. This plan will be implemented starting with the worst streets, first in conjunction with the streetlight replacement plan. Not all streets need repair. The first phase of street repaving will be on Bonanza and the 800 block of Aero as well as the 800 block of Merlin. Repaving will be a long-range project for two reasons: 1) the amount of street footage in need of repaving, in conjunction with; 2) the need for streetlight replacement. Because of the high cost of this project it can only be implemented in phases. There is an existing Street and Road plan in place at this time.

DRAINAGE – 70 POINTS

According to the resident’s survey, drainage is the second most important issue with a score of 90.2 % of interest in the Park and should be a shared responsibility of the residents, as well as VO. This issue is a high priority, as it has been for several years.

Drainage includes retention basin, culverts, and street runoff. VO problems with drainage is three-fold.

1. Storm water retention basin is too small.
2. Storm water control on Aero and the Hobby Center overtaxes the system.
3. Retention basin drainage into the City storm system.

The Infrastructure Committee has moved to hire an engineer to negotiate with the City of Mesa on the size of the pond expansion and the installation of a drop type structure that ties into the city’s planned storm system. Due to the potential high cost of the project a three-phase plan has been developed to address the drainage issues in the SW corner of the park. Any significant increase in the capacity of the storm water containment basin will most likely require removal of buildings in the SW corner.

An inspection of the drainage system has shown there is some rusting in places along the culvert under Navajo between Ercoupe and Fairchild. There is a possibility the culvert can be patched, which would save a considerable amount of money in repairs. This Committee is committed to reducing storm water damage and manage water flow in the park.

Streetlighting – 70 POINTS

Streetlighting is a major concern of the owners, according to the Hultsman Report. The lack of adequate illumination creates a dangerous environment in the Park. An engineering firm has been retained to design a park-wide lighting plan. New lighting conduit to be installed in conjunction with street milling and repaving. By installing a new lighting system, we will reduce the number of poles and lights, as well as up-grade the aging wire and improve illumination.

Note; Dish and Century Link have been advised of our plan to repave the streets. They have been invited to coordinate with our conduit installation program.

Exterior Walls – 65 POINTS

The primary issue with the Exterior wall is a lack of security along the northeast corner of the Park. The wall is low in that area and does not discourage individuals from vaulting over. Security is often mentioned in the Hultsman Report and is noted as very important. General maintenance should be sufficient to maintain the wall for the next ten years. The Infrastructure and Safety Committees are looking for a prudent solution to the security issue. Several solutions have been discussed. This item has been tabled until more research can be done. Specifically, the effectiveness of a security camera system.

FINANCIAL LONG RANGE PLANNING

The Venture Out (VO) long range plan outlines the proposed park facilities desired and or required to meet the resident's consideration for future facilities for the next 5 to 10 years.

The plan outlines some significant facility replacements as well as new expanded facilities. Most notable of these not in any particular order are the following:

- Administration Building
- Wood Working Shop
- West Pool Replacement
- Storm Water Drainage Upgrades
- Lapidary Rock and Gem Shop
- Streets and Roads
- Street Lighting
- Handy Man Shop
- Perimeter Wall
- Sewing Club
- Silversmith Shop
- Additional Bocce Ball Courts
- and numerous other smaller projects

Both Major Maintenance Replacement (MMR) reserve funds and new Capital Project funds will be required to undertake and complete these facilities.

Both funds will require serious future budgeting and management to meet the objectives of the long range plan.

The analysis of the MMR reserve funds in the reserve study completed in 2016 notes that the MMR fund is underfunded and needs to be addressed in topping up the funds to meet the reserve study requirements. This suggests that serious fund management is required to address any future risks to the park and to investigate options to address the shortfall as well as the needed funds for future project upgrades and/or replacement. This long range plan must address this funding management to ensure the Condo Board stays on top of the risks that may be incurred.

The options that should be considered are noted on the two sample spreadsheets following. These attempts to model future assessments/expenditures to the MMR fund, which if kept updated each year, will serve to manage the risks of this fund and future asset upgrades.

Table 1 models the fund with only the current management approach of a continued 5% yearly increase. This shows that the fund will be seriously depleted in future years to come.

Table 2 models the fund with the yearly 5% increase as well as an additional yearly assessment of \$25.00/quarter or \$100.00. This shows that the fund while still not fully funded, provides for the fund to be maintained near \$1.0M or more and manages the risks to the park. While a fully funded reserve fund as suggested by the reserve study would be desirable, this modelling does outline a positive risk management approach. Note the model shows a yearly assessment of \$100.00 for only 5 years into the future. There is no reason that should future boards decide to continue this yearly assessment, that this

could be done. The Condo Board has the authority to implement this yearly \$100.00 assessment each year at its discretion and would need to deal with it each year.

While not specifically addressed in the Hultsman resident survey, residents have expressed a need for the park to address the MMR funds shortfall.

A second option is the use of Capital Projects Fund. The only current capital projects fund utilized is the yearly \$90,000.00 amount that is part of the yearly operational budget.

Past capital projects have been funded by special assessments for each project defined and voted on by the owners. This model can continue to be used in the future to fund each capital project as approved. Based on some preliminary cost estimates, these special assessments in the year prior to an approved project will be significant. As an example, a future Hobby Shop for Woodworking, Handymen, Lapidary, Silversmith and Wood carvers is estimated in the range of \$1.0 to \$2.0 million dollars. This would translate into a special assessment of approximately \$1,000 or more per owner. In a few years following as a new administration building is proposed at again the same estimated value will again have a similar special assessment.

An alternate model for funding is the setup of a Capital Projects Fund. This fund would be established with a yearly special assessment of an estimated \$40/\$50 per quarter. On that basis a total of approximately \$280,000 to \$350,000 could be contributed to this fund and after 3-4 years sufficient funds would be available for a project. While the funds would be available, VO owners would still have the opportunity to vote in favor or against the project.

Table 3 following models such a fund option and again would be managed on a yearly basis against actual funding requirements.

Implementation of such a fund would require a favorable vote by the owners of VO. The first time this vote could be taken is in 2019. Over 2/3's of the residents supported this capital projects fund option in the Hultsman survey.

In addition to the yearly assessment, funds from club fund raising from the Social Club could also be used to add further to the Capital Projects fund and further management of the capital fund might reduce the assessment amount if possible.

Yearly analysis and management of both funds will provide VO with reasonable funds to undertake projects in a timely fashion.

This yearly assessment would discontinue once adequate funds were in place and no further need for significant funds is required.

A third option is the use of a capital projects loan or mortgage whereby the funds for a project are borrowed before the project is required and funds would be borrowed to pay for the project. Subsequently however a special assessment would still be required over several years to pay off the loan or mortgage. Not sure if this is possible for the condo corporation to undertake but an investigation should be done to establish if this option is possible.

The issue or saying is "pay me now, or pay me later"

Any one of these approaches will keep VO the best park in the East Valley.

TABLE 1 - 10 YEAR RESERVE STUDY ANALYSIS-ADJUSTING STREETS ESTIMATE AND MOVING YEAR FOR HOBBY CENTRE

YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
STARTING MMR - Dec. 31/17	\$981,579	\$834,579	\$880,579	\$1,066,379	\$875,789	\$223,629	\$546,831	-\$4,251	\$180,257	\$280,741
CONDO FEE CONTRIBUTION	\$340,000	\$716,000	\$751,800	\$788,390	\$828,860	\$870,302	\$913,818	\$959,408	\$1,007,484	\$1,047,868
SPECIAL ASSESSMENT (\$25.00/quarter or \$100/year										
TOTAL	\$1,331,579	\$1,540,579	\$1,647,379	\$1,875,789	\$1,704,629	\$1,093,931	\$1,480,748	\$855,257	\$1,187,741	\$1,338,599
PROPOSED EXPENSES	\$507,000	\$645,000	\$561,000	\$1,000,000	\$1,481,000	\$547,000	\$1,485,000	\$795,000	\$887,000	\$1,155,000
TOTAL AT END OF YEAR	\$824,579	\$895,579	\$1,086,379	\$875,789	\$223,629	\$546,831	-\$4,251	\$160,257	\$280,741	\$183,599
REMARKS	\$300,000 for streets \$70,000 for common area \$35,000 for laundry washers, community centre	\$300,000 for streets \$150,000 for community centre \$150,000 for annex	\$300,000 for streets \$175,000 for HVAC in community centres \$30,000 for ceramics.	\$300,000 for streets \$450,000 for west pool, \$60,000 for bathrooms.	\$600,000 for streets \$70,000 for elevator \$30,000 for tractor. Within the \$600,000, \$300K for SE parking. Hobby Centre	\$300,000 for streets \$120,000 for common area	\$300,000 for streets \$1.0M for new Admin Bldg.	\$300,000 for streets \$175,000 for bathrooms	\$300,000 for streets \$160,000 for bathrooms	\$300,000 for streets \$130,000 for EPC \$350,000 for community centre, \$200,000 for bathrooms
	Only major items are noted in breakdown, other minor reserve expenses will still be required in the remaining amount.									
	The above estimates for streets has been revised to compare better with the PMA Pavement Management Report.									
	Maximum yearly expenditure by PMA is about \$300,000 per year for sealcoat repair versus complete pavement repairs.									
	Hobby Centre amount has been reduced to \$750,000 with remainder from a capital fund.									
	Hobby Centre is moved from 2019 to 2021. Quite ambitious to do in 2019 per study.									
	Funds for stormwater drainage not included in reserve fund. May need at least \$500,000 over the next 3 years.									

TABLE 2 - 10 YEAR RESERVE STUDY ANALYSIS-ADJUSTING STREETS ESTIMATE AND MOVING YEAR FOR HOBBY CENTRE

YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
STARTING MMR - Dec. 31/17	\$991,579	\$825,579	\$1,071,479	\$1,437,179	\$1,401,469	\$924,229	\$1,422,431	\$871,249	\$1,035,757	\$1,156,241
CONDO FEE CONTRIBUTION	\$341,000	\$716,000	\$751,800	\$789,390	\$828,860	\$870,302	\$913,818	\$959,508	\$1,007,484	\$1,057,858
SPECIAL ASSESSMENT (\$25.00/quarter or \$100/year		\$174,900	\$174,900	\$174,900	\$174,900	\$174,900				
TOTAL	\$1,332,579	\$1,716,479	\$1,998,179	\$2,401,469	\$2,405,229	\$1,969,431	\$2,336,249	\$1,830,757	\$2,043,241	\$2,214,099
PROPOSED EXPENSES	\$507,000	\$645,000	\$561,000	\$1,000,000	\$1,481,000	\$547,000	\$1,465,000	\$795,000	\$887,000	\$1,155,000
TOTAL AT END OF YEAR	\$825,579	\$1,071,479	\$1,437,179	\$1,401,469	\$924,229	\$1,422,431	\$871,249	\$1,035,757	\$1,156,241	\$1,059,099
REMARKS	\$300,000 for streets \$70,000 for common area, \$35,000 for laundry washers, \$50,000 for community centre	\$300,000 for streets \$150,000 for community centre \$150,000 for annex	\$300,000 for streets \$175,000 for HVAC in community centre \$30,000 for ceramics.	\$300,000 for streets \$450,000 for west pool, \$60,000 for bathhouses,	\$600,000 for streets \$70,000 for elevator \$30,000 for tractor. Within the \$600,000, \$300K for SE parking. \$750,000 for Hobby Centre	\$300,000 for streets \$120,000 for common area	\$300,000 for streets \$175,000 for bathhouses for Admin Bldg.	\$300,000 for streets \$175,000 for bathhouses	\$300,000 for streets \$160,000 for bathhouses	\$300,000 for streets \$130,000 for EPC
										\$350,000 for community centre, \$200,000 for bathhouses
	Only major items are noted in breakdown, other minor reserve expenses will still be required in the remaining amount.									
	The above estimates for streets has been revised to compare better with the PMA Pavement Management Report.									
	Maximum yearly expenditure by PMA is about \$300,000 per year for sealcoat repair versus complete pavement repairs.									
	Hobby Centre amount has been reduced to \$750,000 with remainder from a capital fund.									
	Hobby Centre is moved from 2019 to 2021. Quite ambitious to do in 2019 per study.									
	Funds for stormwater drainage not included in reserve fund. May need at least \$500,000 over the next 3 years.									
	SAMPLE									

LONG RANGE PLAN TIMELINE

Feb 16, 2017

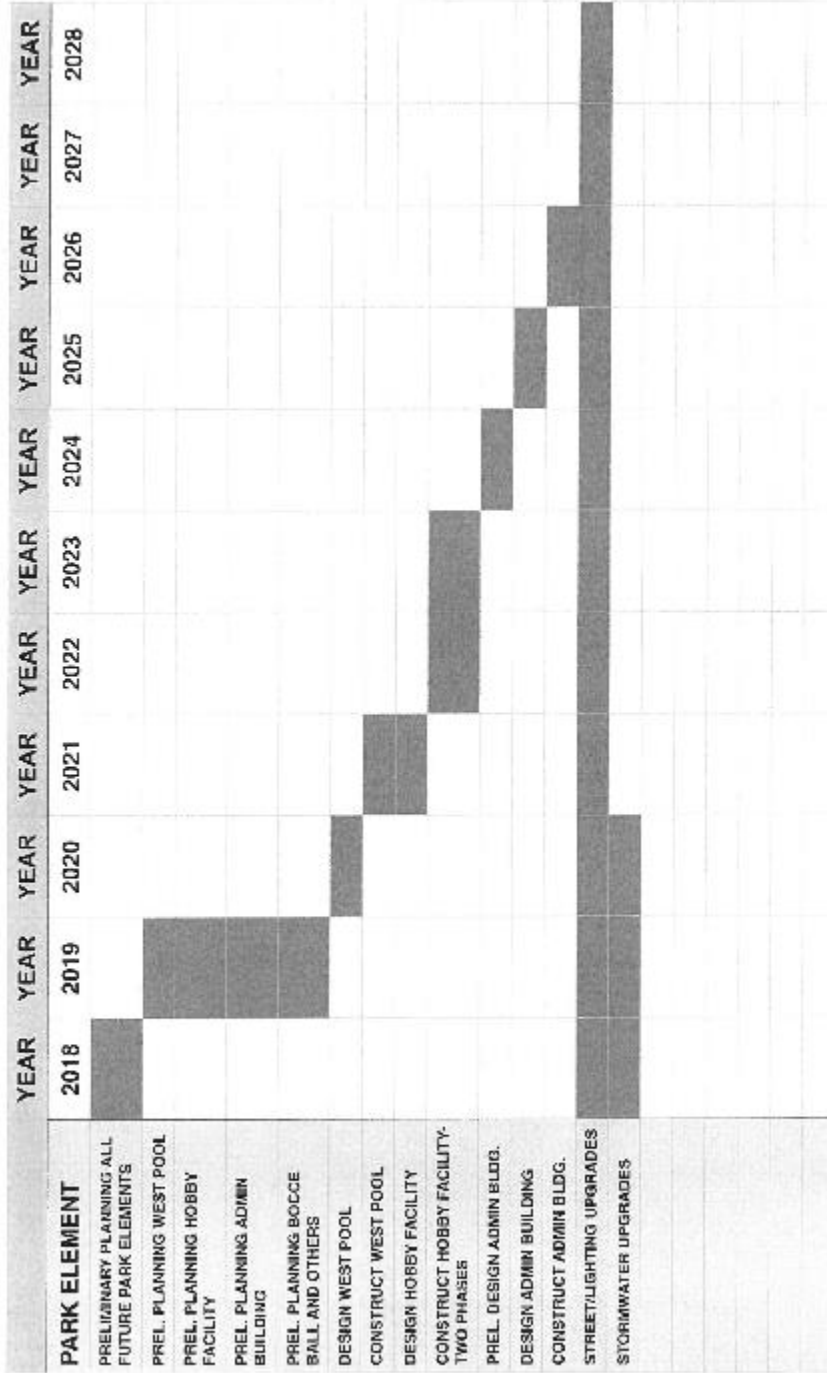
The long range plan is a plan with a timeline of 8 to 10 years out into the future. However, planning needs to begin almost immediately as projects from concept to occupancy have taken anywhere from 3-4 years.

The Reserve Study identifies replacement of 3 major park elements. These are the West Pool, the Hobby Shop (wood shop, handy men, Lapidary, and Silversmith shop) and the Administration Building. It is a reality that the West Pool requires significant upgrades and repairs each year, and these may become significant enough to force the issue of complete replacement as a more cost-effective approach versus Band-Aid repairs. The current thinking is that this will occur in the next 2-3 years at best. On that basis and the above noted time line, preliminary planning for this project should begin almost immediately.

Previous sections in the Long Range Plan report note the same 3 major park elements. The west pool and both the hobby shops and the administration building received significant support to be in need of upgrades and or replacement and expansion. With planning taking significant time, preliminary concept planning should be started as soon as possible. Once completed, programming needs can be identified, and concept layouts and preliminary cost estimates can be made for both the hobby shops and the administration building. With this information available to the boards, (both condo and social) decisions on which facility moves forward and at what schedule can be made. Once this is completed, funding strategies can be developed.

Following is a very, very preliminary Bar Chart outlining a possible timeline of events as a start to the planning.

BAR CHART - POSSIBLE VERY VERY PRELIMINARY DRAFT SCHEDULE OF EVENTS



COMMUNITY AWARENESS

The Hultsman study asked Residents how they first heard of Venture Out. A full 61.6% said it was through a Residents referral. Twenty two percent (22%) indicated that they had relatives and friends that lived here. And 88% of renters listed friends and relatives as to how they had heard about Venture Out.

As Residents we market ourselves well by telling others about our park and our lifestyle and by inviting them to come and experience it.

The Ambassador program of Residents providing tours to prospective buyers is another example of Residents themselves marketing Venture Out.

We should continue to listen to what our Residents and our Ambassadors believe would be helpful to continue to attract new residents. We should also continue to review and update our marketing materials and what is being said about us on electronic media.

We must also pay more attention to the “Golden Corridor” - what visitors see when they first enter the park should be modern, up to date and attractive.

VOLUNTEERS

We need to continue to promote volunteering as an integral part of life at Venture Out. Almost two-thirds (63%) of those completing the 2016 Hultsman survey indicated they currently volunteer, compared to 48% in 2003. The three (3) most popular reasons for volunteering include:

- “I enjoy the work” 44.5%
- “I want to help others” 42.5%
- “I enjoy the company of others” 41%

The primary reason identified for not or no longer volunteering is health status.

The average age of Residents decreased from 75 in 2003 to 70 in 2016. The younger “Baby Boomers” are now retiring and as they move into VO they want to be active and included in park activities and decisions. We need to continue to encourage people to volunteer.

STAFFING

Venture Out could not function without its wonderful staff. The one staffing question in the Hultsman survey asked about staff attentiveness of the Administration staff. Service by Administrative staff was rated 92.7% excellent or very good. There was however a focus/work group that raised the issues of needing to be competitive in wages and benefits giving consideration whether some services should be contracted for and wanting to ensure there is a succession plan in place for those holding Administrative positions. The Condominium Board is actively working on these initiatives.

Programs and Services

Activity Scheduling: The recent Hultsman survey stated that VO needs to consider having varied schedules for our activities. This is to accommodate people who have schedule conflicts due to working in the daytime or have other commitments. It states as younger people move into the park the likelihood of them working is high.

Some clubs currently do have daytime, night time, and weekend open activity times. These schedules are primarily determined by the club membership.

A possible way to address this issue would be to hold an information meeting or take a survey every two years to see what their interests and needs are and how the Clubs and the Recreation Department could better align program schedule times to meet the needs of their members and residents of the park.

Volunteer Recruitment: Teresa Beally our Recreation director stresses that this is a very strong point for VO. We need to promote it as it is the life style of the park. As a point of reference, the 2002/2003 Hultsman study stated baby boomers would rather pay for services than volunteer. Our experience at VO has been the opposite. We expect volunteerism to continue be very active for the immediate future.

Special events are a major activity that attracts volunteers. Approximately 41% of the residents are included. In addition, 33% of residents volunteer as club/committee officers, club monitors etc. Other areas that attract volunteers are primarily food events, handyman, and the library with a 22% level of volunteering. These statistics show that park activities encourage and promote volunteering at VO.

Technology for Reservations and Scheduling: The 2017/2018 season was the first-time credit cards were used to purchase tickets in the activity office and that was accomplished successfully.

The expectation is more on-line activity for ticketing and scheduling will happen. This will be dependent on staff capabilities which will be different than what we have today and software availability that will meet the needs.

Communication/Technology

A new communication standing committee was formed in 2017/18 to work on park wide communication and electronic technology issues. The Electronics club has expertise in this area and would be a good resource for this committee to tap into.

1. Wi-Fi/Internet. The 2016 Hultsman study stated that 94% of the park residents use a personal computer and 79% of the park residents have a Wi-Fi router. These percentages indicate the vast majority of residents know how to access information via the internet. These percentages are expected to increase with younger residents moving into the park. Most residents get their internet service from Dish or Century link; currently there is Wi-Fi internet available at the Community Center, Electronics, Oasis, EPC, and RV area (Happy Landing). There is a desire to have a park wide Wi-Fi system that would provide a quality service at a lower cost. In addition a number of clubs have requested Wi-Fi for educational purposes. There is a current effort underway to install a park wide service, but it has encountered technical difficulties.
2. HD cable TV. This was installed in late 2017 and will provide improved service well into the future as well. Future additional channels and features may need to be added based on the needs of the residents. Over 75% of residents are willing to pay \$36.00 per quarter to have this service. The contract will need to be managed and updated from time to time.
3. VO website. This had a major update in 2017/18 with a significant increase in information about the park, clubs, activities, the boards etc. This is good marketing tool in addition to providing necessary information to residents. It will need to be updated and managed as the need for more information is added and may require a full-time web site manager. A number of clubs have their own websites and are referenced on VO's site. The current site needs to be made more user friendly.
4. Channel 17. The group currently records and broadcasts many of the major meetings and activities in the park. In the 2016 Hultsman study 44.4% of park residents watch the condo board meetings and 32.7% watch the social board meetings. Other events broadcast was at lower percentages. It is currently accomplished with volunteers and if it is deemed necessary to expand the coverage of park activities this may require the hiring of staff. There is a current need to have recorded activities available on demand. This could be accomplished via YouTube or other social media.
5. Venture Outlines. Currently this is available in hard copy and delivered every 2 weeks to each unit plus copies are available in the activity office and administration building. In the 2016 Hultsman study 94.4% of the park residents always or frequently read the VO Outlines hard copy. It is also available on line where 20.3% of the park residents always or frequently read the VO Outlines on-line. This is the major communication media that most people in the park read. In the future it or its successor will most likely be available only on-line.
6. Grapevine. This currently occurs on Monday mornings at 9AM in the Baja Bistro. It covers all the events scheduled for the upcoming week and gives clubs and groups an opportunity to promote their activities. It is very well attended and in January through March the room is full

where most of the meetings there is standing room only. This activity should last well into the future as a viable communication vehicle.

7. Fast Mail. This is a system that has all the park residents email addresses and is used to put out important information that everyone needs to receive. This method should last well into the future.
8. Telephone. Century link is our land line telephone. Some residents get their internet via this connection. Over 90% of park residents have a cell phone.
9. Information Center. The electronics club has made a recommendation to have an Information Center in the Community Center or in a pod nearby that would include computers, books, fax, copying machines, videos etc. such as you would find at a library. This recommendation includes the possibility of the electronics club moving into this center.
10. Audio Visual. Currently this is a club that is staffed by volunteers. Requests for their services have increased every year to the point where they are operating at their maximum capacity with their current staff.
 - a. Make VO more self-sufficient, as in “do it yourself”. There would be less needing to request or need AV technical support.
 - b. Make a major drive to increase AV membership vs needing to hire someone.
 - c. Keep up to date and on top of technological advances.
11. In the near future much of the information on all events, activities, meetings, etc. will be available. In the Hultsman study 59% of the park residents use Facebook. The communication standing committee will need to be very proactive in managing this technology.
12. TV monitors. Having visual information provided at key locations is an effective form of communication with residents.

SUPPORTING DOCUMENTS

1. Long Range Plan Ad-Hoc Committee Terms of Reference
2. Committee Input Evaluation Criteria
3. Green Committee Input
4. Electronics Club Input
 - a. Media Center Concept
5. Infrastructure Committee Input
 - a. Drainage Issue
 - b. Streets
 - c. Street Lighting
 - d. Control Water Usage/Leakage
 - e. Minimize Electrical Use in Common Utilities
 - f. Security Issue: Low Wall on Main Street
6. Architectural Committee Input
 - a. Review VO Architectural Guidelines
 - b. Building Violation Guidelines Update
 - c. Appeal Process for Residents to Challenge Guidelines
 - d. Landscaping Guidelines
 - e. Communication Plan for Architectural Committee
7. Safety and Security Committee Input
 - a. Community Awareness
 - b. Infrastructure
 - c. Areas and Facilities: Visual Appeal and Renovation
 - d. Areas and Facilities
 - e. Safety and Security
8. Social Board Input
 - a. Comprehensive input covering multiple topics from infrastructure to staffing.
 - b. Input from Teresa
9. Common Facilities Planning Committee Input
 - a. By year Action and Planning Outline: Summary
 - b. Golden Corridor Recommendation Input
 - I. Includes areas around center, laundry building, tennis 7 and 8
 - c. Northwest Corner Input
 - d. Southeast Corner Input
 - I. Includes Nachos
 - e. Southwest Corner Input
 - I. Includes storage buildings, all clubs, dog park

LONG RANGE PLAN Ad-Hoc Committee

Terms of Reference

LONG RANGE PLAN ADHOC-COMMITTEE TERMS OF REFERENCE

The members appointed are: Beryl Willerton, Chairperson, Alice Anderson, Secretary, Bert Sebastian, Dennis Olsen, Don Check, and Gail Miller.

GOAL

Manage the completion of our Long Range Plan by the end of this season by combining all the information that was received from the Hultsman Study and the input that has been gathered from current park leadership. Once this has been accomplished, create a document that provides a list of the elements that should be included in the plan and an order of priority for those elements. Finally bring the Adhoc committees recommendations to the Condo Board for Modification and or approval.

METHOD

To use a spreadsheet developed by Bert Sebastian as a usable tool in collating data gleaned from the Hultsman Study and data gleaned from incoming reports from Condo Board Committees and Social Board. Each of the park elements, broken down into Utility infrastructure, Park Facilities, Club Facilities, Communications, and other soft points, will be rated on a point basis as a method to determine the importance of each item on a suggested long range plan. The committee will meet weekly until the proposed Long Range Plan is ready for presentation.

EXPECTED DATE OF PRESENTATION

Not including interim reports on the status the committee anticipates a providing the document that provides a list of the elements that should be included in the plan and an order of priority for those elements to the Condo Board by mid-February.

Vice President Farris moved that the VO Condo Board appoint an Ad Hoc Committee to manage the completion of our Long Range Plan by the end of this season. Treasurer Lopaschuk seconded the motion.

RATIONALE: The final phase of our Long Range Plan updating process needs a group of informed residents that can combine all the information that we received from the Hultsman Study and the input that we have already began to gather from our current park leadership. Once this has been accomplished, this committee will be asked to create a document that provides a list of the elements that should be included in the plan and an order of priority for those elements. The final step will then be to bring their recommendations to the Condo Board for modification and/or approval.

The following residents have agreed to be appointed to this committee:

Alice Anderson
Bert Sebastian
Beryl Willerton
Dennis Olsen
Don Check

Planning yet to choose

We could possibly add one more resident that has a strong interest in this project and a skill set that can prove useful in correlating large amounts of information into an understandable presentation. If this describes you, please contact either Bruce Johnston or myself. Motion carried.

Committee Input Evaluation Criteria

PROJECT EVALUATION CRITERIA DESCRIPTION-DRAFT 1 - EJS

The following is a description of the criteria to try to follow in attempting to try to evaluate the priority of park elements in a subjective but objective manner. Each criterion is noted a number of points from 0 to 15 or 0 to 10 in trying to establish a rating for each of the project park elements. This rating will provide guidance for the Condo Board on deciding which park elements should move forward and in what order.

CRITERIA:

1.0 Resident Survey Results (0 to 15 pts. maximum)

If 20% or more of residents say element is very important - 5 pts. and if 20% or more of residents say element is important - add another 5 pts. and if 20% or more of residents say element is somewhat important add another 5 pts. for total of 15 pts. maximum.

2.0 Health & Safety Issue (0 to 15 pts. maximum)

If immediate corrective action is needed to protect the public, property, or environment - 10 pts.

Recognized health and/or safety hazard (potential to cause harm) - 7pts.

Hazardous but not endangering participants or building-5 pts. Imminent public health code violation based on risk assessment-5 pts.

3.0 Asset Preservation (0 to 15 pts. maximum)

Reserve study notes element has only 0-3 year useful life remaining - 0 to 15 pts. along with spending history of requesting entity.

Reserve study notes element has only 4-10 year useful life remaining - 0 to 10 pts.

Reserve study notes element has greater than 11-year useful life remaining - 0 to 5 pts.

4.0 Functional Need (0 to 15 pts. maximum)

Functional need presented by either existing clubs or potential new clubs to be developed once facilities available.

If more than 20% resident/club survey, consider need very important-0 to 5 pts.

If more than 20% resident/club survey, consider need important - 0 to 5 more pts.

If more than 20% resident/club survey, consider need somewhat important - 0 to 5 pts.

5.0 Program Changes (0 to 10 pts. maximum) Increasing trend in membership year to year for 3 years.

Expansion of club activities or club offerings. New or expanded standards for activities. New club for Venture Out. Total entity membership, fairness, time in queue.

6.0 Financial Cost Benefit (0 to 10 pts. maximum)

If element/project has a financial cost benefit to potential resident owners' equity and/or investment in the park.

7.0 Aesthetics to Park (0 to 10 pts. maximum)

If element/project has an aesthetics improvement to areas in the park.

8.0 Marketing Benefit (0 to 10 pts. maximum)

If element/project enhances the marketability of the park to future resident/owners.

GREEN COMMITTEE INPUT

Our Mission is primarily to reduce waste in the park through recycling, reusing and conserving resources such as water in the park. This has an economic benefit to residents while caring for the earth as well. We educate residents through signage, word of mouth, announcements at the Grapevine, notices in the Outlines and planned events. The Green Committee welcomes residents at any of our meetings. We coordinate with Maintenance, Architecture Committee, and Infrastructure Committee, Channel 17 and Administration.

Our Vision is to help residents of this park be mindful of our limited resources, to cooperate with the city regarding their rules of recycling, and to unify those efforts for our residents who come from many other places where those rules vary. We do this through education and by example. Because recycling is evolving, and the climate continues to change, our job will never end. We will continue to meet future demands to execute our mission.

ELECTRONICS CLUB INPUT

Long Term Planning
January 16, 2018

Dear Committee members:

Based on the premise that we support an attractive and contemporary footprint for Venture Out, The Electronics Club approved and requested I present a concept for your consideration.

The Electronics Club asks you to investigate and consider the consolidation into one pod, building, or area, centrally located, all information technology efforts including, but not limited to these elements:

- The computer driven-media operation, currently the Electronics Club
- The print media library located in the Rec Center
- The, visual media operation, located in the Activity Office
- Copy, print, and fax services
- Any other media operation that could be safely used by the people

We believe access to information in all forms and in one location may augment our already desirable winter home. We also recognize these elements typically change over time.

On behalf of the Electronics Club, thank you for your consideration.

Theodore E Clark
625 Aero

Electronics Club

- Mission evolution.
- Classroom to resource room.
Fewer classes in computing
More access to scanning of photos, 8mm to CDs, etc. More sophisticated interface with computers.
- Altering room arrangement.
- Library Information and technology Association (Empowering libraries through technology)
- ALA.org

<https://librarysciencedegree.usc.edu/resources/.../what-will-future-libraries-look-like/>

<https://ebookfriendly.com/modern-libraries/>

<https://ebookfriendly.com/library-future-technologies/>

https://www.huffingtonpost.com/frankie.../how-innovation-and-techno_b_5244601.h...

<https://edtechmagazine.com/k12/article/.../technology-trends-reshape-today-s-1-libraries>



MESA PUBLIC LIBRARY

January Events

PHOTOGRAPHY CONTEST

Dust off your tripod and polish your lenses—we're launching a photography contest! Look for staff photography on display in our libraries towards the end of December and photography classes throughout January and February to help get your creative juices flowing. Stay tuned to our social media and website for future announcements. mesalibrary.org/photographycontest

INTRODUCTION TO DIGITAL PHOTOGRAPHY

Tues | Jan 9 | 6:00pm - 7:30pm | MN
Thurs | Jan 11 | 6:00pm - 7:30pm | DR
This class will explain the basic terms and operation of digital cameras. Composition and other tips for camera selection and photography will be included. Q&A session included. Presented by photographer Jerry Burch.

PHOTOGRAPHIC DESIGN PRINCIPLES

Thurs | Jan 25 | 6:30pm - 7:30pm | MN
Learn the basic principles of taking a professional-quality photo. All skill level photographers and camera types are welcome. Presented by local expert and Mesa Community College professor Tom Klare.

TAKE BEAUTIFUL PHOTOS WITH ANY CAMERA

Sat | Jan 27 | 1:00pm - 3:00pm | RM
You don't need a fancy camera to take incredible photos. This hands-on workshop will teach you several simple techniques, which we will then put into practice around the library. Bring your camera to class: point and shoot, DSLR, tablet, smartphone, etc.

WHAT MAKES A GOOD PHOTOGRAPH

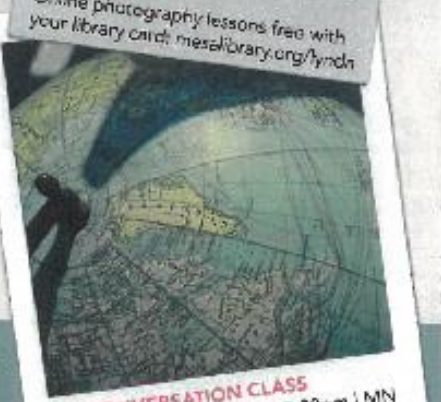
Thurs | Jan 4 | 6:00pm - 7:30pm | DR
Fri | Jan 5 | 3:00pm - 4:30pm | RM
Sat | Jan 6 | 3:00pm - 4:30pm | MN
Learn how to compose a great shot by utilizing the rule of thirds, natural frames, leading lines, and other kinds of photographic techniques. Presented by Annie Williams, Photography Department Head of the Phoenix Center for the Arts.



ORGANIZE YOUR LIFE: BULLET JOURNALING 101
Tues | Jan 16 | 6:00pm - 7:30pm | MN
Learn the basics of this customizable system.



LYNDA.COM
Online photography lessons free with your library card. mesalibrary.org/lynda



ESL CONVERSATION CLASS
Sat | Jan 20, 27 | 1:00pm - 2:30pm | MN
Improve your English skills.

Read Down Your Fines

Our annual fine forgiveness program for kids (ages 0-17) runs through Saturday, Jan 6th. Learn more at: mesalibrary.org/readdownyourfines.



*Programs marked with an asterisk require registration.

HOLIDAY HOURS
Mon | Jan 1 | CLOSED
Mon | Jan 15 | CLOSED



KIDS

ART MAKERS MASTERPIECE*

Fri | Jan 12 | 10:30am – 12:00pm | TS@RM
Discover some of the world's great artists, then create your very own masterpiece. Ages 8-15.

BOOKS CAN...@*

Tuesdays | 9:15am – 10:00am | RM
This six-week program (Jan 9 - Feb 15) is aligned with Arizona's early literacy and school readiness guidelines and uses popular picture books, rhymes, songs, and interactive activities to promote children's social and emotional development. Ages 0-4.

CODE CLUB

Wed | Jan 10, 17, 24, 31 | 4:00pm – 5:00pm | TS@RM
Thursdays | 4:30pm – 5:30pm | DR
Learn to make computer games and websites. Ages 8-14.

FIRE AND ICE WITH DR. TREX SCIENCE

Sat | Jan 20 | 1:00pm – 2:00pm | RM
This dazzling show will introduce kids to the hows and whys behind two of nature's coolest (and hottest) phenomena.

IMAGINATION LAB

Tues | Jan 21 | 4:00pm – 5:30pm | DR
Where can a book take you? Each month, we will explore the path between reading and adventure. Be it a craft or a read-aloud book discussion, we'll stretch our imaginations! Ages 5-10.

LEGO CLUB

Sat | Jan 13 | 2:00pm – 4:00pm | RM
Sat | Jan 20 | 1:00pm – 2:00pm | MN
Sat | Jan 27 | 1:30pm – 2:30pm | DR
Explore your creative side; blocks provided.

MAD SCIENCE

Wed | Jan 17 | 4:00pm – 5:00pm | MN
Thurs | Jan 18 | 4:00pm – 5:00pm | RM
Exciting science activities to grow your brain! Grades 3-8.
Space is limited; tickets available 30 minutes prior to the start of the program.

MAKE-IT MONDAY

Mon | Jan 22 | 3:00pm – 4:00pm | RM
Drop in for an after-school craft or maker project.

PAWS 2 READ

Sat | Jan 6 | 10:30am – 12:00pm | MN
Read to registered therapy animals. Grades 1-7.

PLAYSPOT

Fri | Jan 5, 12 | 10:30am – 12:00pm | MN
Family SPOT Resource Center presents "Play on the Go." Join us for fun, hands-on activities for infants, toddlers and their caregivers.
Space is limited; tickets available 30 minutes prior to the start of the program.

STUFFED ANIMAL SLEEPOVER

Drop-off:
Fri | Jan 12 | All Day | RM
Pick up:
Sat | Jan 13 | 10:00am – 12:00pm | RM
Drop off your favorite stuffed friend anytime on Friday for a sleepover at the library -- no worry, they'll have a lot of fun! On Saturday morning, come get your stuffed animal and decorate a photo book that shows what happened at the library after hours.

TWEEN WRITING TIME*

Thurs | Jan 11 | 3:30pm – 5:00pm | RM
Burgeoning writers: bring your questions, stories, new ideas, and anything else that you want to work on in this free-form workshop. Ages 8-12.

Parents & Caregivers

FIRST FIVE YEARS™*

Wed | Jan 10, 17, 24, 31 | 10:30am – 12:00pm | DR
First Five Years™ is a 4-session series that provides the latest skills and information for parenting children ages 0-5. Childcare provided. Presented by Arizona's Children's Association.

Storytimes

BABY LAPSIT

Tues | Jan 9, 16, 23, 30 | 9:30am – 10:00am | DR
Thurs | Jan 11, 18, 25 | 10:30am – 11:00am | MN
Fri | Jan 12, 19, 26 | 9:30am – 10:00am | RM
Saturdays | 9:00am – 9:30am | DR
Introduces the rhythm and beauty of language to babies ages birth-16 months.

LEARN & GROW WITH RHYTHM & FLOW

Fri | Jan 12, 26 | 10:30am – 11:00am | RM
Learn the basics of rhythm and beat, how to work with instruments, and what makes music happen in this upbeat program. Ages 3-5.

PRESCHOOL STORYTIME

Tues | Jan 9, 16, 23, 30 | 10:30am – 11:00am | MN
Tues | Jan 9, 16, 23, 30 | 10:30am – 11:00am | RM
Tues | Jan 9, 16, 23, 30 | 10:30am – 11:00am | DR
Thursdays | 9:30am – 10:00am | MEL
Join us for songs, books, and silliness in this kindergarden readiness storytime. Ages 3-5.

SHAKE, BOOGIE, AND BOPI

Thurs | Jan 4 | 11:15am – 11:45am | DR
Fri | Jan 19 | 10:30am – 11:00am | RM
Join us for a ralloking good time! Children will enjoy dancing, action-filled songs, and rhymes. Ages 2-5.

TODDLERTIME

Wed | Jan 10, 17, 24, 31 | 9:30am – 10:00am |
Wed | Jan 10, 17, 24, 31 | 9:30am – 10:00am |
Wed | Jan 10, 17, 24, 31 | 10:30am – 11:00am |
Wed | Jan 10, 17, 24, 31 | 10:30am – 11:00am |
Thursdays | 10:30am – 11:00am | DR
Incorporates stories, music, and movement for children ages 16-36 months.

YOUNG AND RESTLESS: A STORYTIME FOR LITTLE MOVERS

Wed | Jan 10, 17, 24, 31 | 9:30am – 10:00am |
This dynamic storytime is filled with early literacy activities especially for busy toddlers who need to move! Ages 12-24 months.

*Indicates registration required. Visit mesalibrary.org or call (480)644-3100 to register. Check our online calendar for the most up-to-date information.

TEENS

RANDOM FANDOM

Wed | Jan 24 | 4:00pm – 5:00pm | RM
Fandom celebration with crafts, games, and treats hosted by Red Mountain's Teen Advisory Board (TAB).

TEEN ADVISORY BOARD

Sat | Jan 6 | 11:00am – 12:00pm | TS@RM
Help shape library programs and services for young adults. Earn volunteer service hours as well. Ages 14-18.

TEEN HANGOUT AT THE RANCH

Wednesdays | 4:00pm – 5:30pm | DR
Come unwind after a long day at school, enjoy snacks, listen to music, play games on laptops, join a trivia game, create and craft, or just hang out with friends!

YOUNG ADULT DIVERSITY BOOK CLUB

Sat | Jan 20 | 12:00pm – 3:00pm | RM
Teens and young adults ages 14+ can gather monthly to discuss books with diverse characters. January is a planning month, so bring your ideas for what we should read this year. Snacks provided.

ADULTS

Writing & Authors

FINE-TUNING THE VOICE OF YOUR BOOK WITH MARYLEE MACDONALD

Sat | Jan 13 | 3:00pm – 4:30pm | DR
Go beyond plot and character; join author Marylee MacDonald for writing exercises to discover your story's voice.

FROM ZERO TO NOVEL: COMPLETE YOUR NOVEL IN THE NEW YEAR

Sat | Jan 13 | 2:30pm – 4:30pm | MN
Local author Aaron Bleylock will discuss how to take your novel from start to finish in a year. A limited number of author consultations will be available before the class (call the library to reserve a spot).

LOCAL AUTHOR OF THE MONTH: SHEILA GRINELL

Sat | Jan 6 | 2:00pm – 4:00pm | MN
Sat | Jan 20 | 1:00pm – 3:00pm | DR
Sat | Jan 27 | 1:00pm – 3:00pm | RM
Meet Sheila Grinell, author of *Appetite* and *Mike's Storybook*. Books will be available for sale and signing.

PAY OR GET PAID: KNOW YOUR PUBLISHING OPTIONS

Sat | Jan 27 | 2:30pm – 4:00pm | MN
Authors today have a variety of avenues for publishing their novels. Learn from award-winning author Melinda Rucker Haynes.

PRODUCTION SECRETS OF THE PROLIFIC PROS

Thurs | Jan 25 | 6:00pm – 7:30pm | DR
Performance coach and author Melinda Rucker Haynes has garnered techniques into a workshop format designed to help increase your writing productivity.

WRITING FROM THE BODY WITH AUTHOR MARYLEE MACDONALD

Fri | Jan 12 | 2:00pm – 3:30pm | MN
How can mere words recreate the physical sensations of emotion? Join author Marylee MacDonald for this introspective writing workshop.



STOP MOTION ANIMATION WORKSHOPS

Learn about this animation technique by creating book trailers of your favorite titles using apps on mobile devices.

STOP MOTION ANIMATION FOR TEENS

Wed | Jan 3
2:00pm – 4:00pm | MN

STOP MOTION ANIMATION FOR ADULTS

Wed | Jan 3
6:00pm – 7:30pm | MN

STOP MOTION ANIMATION SHOWCASE

Sat | Jan 6
2:00pm – 3:30pm | MN

Family Fun

DROP-IN VALENTINE-MAKING FOR HOMEBOUND PATRONS

Tues | Jan 23 | 12:00pm – 7:00pm | RM
Tues | Jan 30 | 12:00pm – 7:00pm | DR
Mon | Feb 5 | 12:00pm – 7:00pm | MN
Make Valentine's Day cards for the library's Homebound Program patrons and assisted-living facilities throughout Mesa. Library volunteers will deliver the valentines during the month of February.

GAME ON!

Sat | Jan 13 | 2:00pm – 4:00pm | RM
Play board and Wii games; fun for the entire family!

HQ SCALE MODEL TRAIN EXHIBIT

Tues | Jan 2 | 10:00am – 7:30pm | RM
Wed | Jan 3 | 10:00am – 7:30pm | RM
Thurs | Jan 4 | 10:00am – 7:30pm | RM
Fri | Jan 5 | 10:00am – 4:30pm | RM
Sat | Jan 6 | 10:00am – 3:00pm | RM
Let your imagination ride the rails around more than 750 sq. ft. of HQ track and model towns. Presented by Grand Canyon State Model Railroaders.

MAKE IT OR GAME IT!

Sat | Jan 27 | 1:00pm – 2:00pm | MN
Crafts and games the whole family will enjoy.

MAKE A 2017 TIME CAPSULE

Fri | Jan 26 | 3:00pm – 4:30pm | TS@RM
Remember 2017 and look ahead to the new year. Drop in and decorate a container to fill with memories.



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Arts & Crafts

ADULT COLORING CLUB

Thurs | Jan 4 | 6:00pm – 7:30pm | RM
Wed | Jan 31 | 6:00pm – 7:30pm | DR
Relax and develop mindfulness by coloring! Materials provided or bring your own. Ages: 18+

CRAFT NIGHT: GREEN CLEANING

Thurs | Jan 18 | 6:00pm – 7:30pm | DR
Save money and the environment by making your own cleaning products. Supplies are limited. Age 14+.

HAND-SEW IT IN FELT

Thurs | Jan 18 | 5:30pm – 7:00pm | TS@RM
Make bookmarks, stuffed felt magnets, and animal keychains out of felt.

PAINT NIGHT AT THE LIBRARY*

Wed | Jan 24 | 6:00pm – 7:30pm | MN
Unwind and create your own masterpiece in a fun, casual atmosphere. No experience necessary. Ages 18+.

VETERANS FREE ART PROGRAM: MESA ART LEAGUE

Mon | Jan 22 | 6:30pm – 7:30pm | MEL
Join us for this informational session to learn about free art classes available to veterans. Veteran artwork is also currently on display at the Mesa Express Library.

Genealogy Workshops

If you are interested in creating a family tree, come learn about a variety of online programs and researching tips.

GENEALOGY BASICS

Sat | Jan 13 | 10:00am – 12:00pm | RM

GENEALOGY BASICS: FAMILY TREE MAKER, ANCESTRY, AND FAMILYSEARCH

Sat | Jan 20 | 10:00am – 12:00pm | RM

GENEALOGY BASICS: QUESTIONS AND ANSWERS

Sat | Jan 27 | 10:00am – 12:00pm | RM

Health & Wellness

BANNER ALZHEIMER'S WORKSHOP: AFTER THE DIAGNOSIS

Thurs | Jan 25 | 10:00am – 12:00pm | RM
This class will review the various types of dementia, progression, and treatments available. Caregivers will learn essential strategies to avoid many of the unwanted behaviors that arise due to the demands of the illness. Call 602-859-6850 or email bainfo@banneralz.com for more information.

MEDICARE ENROLLMENT AND BENEFITS OVERVIEW

Tues | Jan 9 | 10:30am – 11:30am | MN
This presentation will provide an overview of Medicare—when to enroll, what is included in Parts A, B, C, D, services not covered, costs including Medicare premiums, deductibles and copays, and how to evaluate insurance options such as Medicare supplement plans and Medicare Advantage plans. Q&A session will follow.

MESA FIRE DEPARTMENT PRESENTS FIRE SAFETY AT HOME

Thurs | Jan 25 | 3:30pm – 4:30pm | RM
The Mesa Fire Department will discuss ways to prevent or stop house fires and accidental falls at home. Will include a fire extinguisher demonstration.

SMART CYCLING FUNDAMENTALS*

Wed | Jan 17 | 6:00pm – 7:30pm | DR
Learn basic bicycle techniques, rules, and equipment, and get a brief update on Mesa's bicycle projects. Registered participants will receive free bicycle safety gear. Presented by the City of Mesa Bicycle and Pedestrian Program. Ages 18+.

YOGA AT THE LIBRARY

Wed | Jan 3 | 6:00pm – 7:00pm | DR
Wed | Jan 31 | 6:00pm – 7:00pm | MN
Try yoga in a relaxed environment without the pressure of attending a gym or studio. Open to all levels; please bring your own yoga mat or large beach towel. Participants must be able to get up and down off the floor without assistance.

Financial

UNDERSTANDING ANNUITIES

Thurs | Jan 4 | 10:00am – 12:00pm | RM
Explore the different types of annuities with the Foundation for Personal Financial Education (FPFE), a non-profit organization dedicated to providing unbiased financial classes.

VOLUNTEER INCOME TAX ASSISTANCE (VITA) PROGRAM

Tuesdays through Fridays
Tues | Jan 30 through Fri | Apr 13
12:00pm – 4:00pm | RM
IRS-certified volunteers provide basic income tax return preparation with electronic filing to qualified individuals. Presented by Mesa United Way.

Book Groups

READ TO DEED (NEW!)

Book Talk: *Animal Dreams* – Barbara Kingsolver
Sat | Jan 27 | 12:30pm – 1:15pm | MN
Excursion: The Heard Museum
Sat | Jan 27 | 2:00pm – 3:00pm | Offsite
Never the same and always an adventure! Join us the last Saturday of every month for this unique book club experience. First, we'll meet up at the library and discuss our title for the month, then we'll take a group excursion centered around the central themes of the book.

FICTION FOLKS

Thurs | Jan 11 | 2:00pm – 3:30pm | DR
Letters from Skyz – Jessica Brockmole

A NOVEL APPROACH BOOK GROUP

Mon | Jan 8 | 6:00pm – 8:00pm | RM
Planning meeting

PAGeturnERS BOOK GROUP

Thurs | Jan 11 | 10:30am – 12:00pm | MN
Big Little Lies – Liane Moriarty and planning meeting

POWER READERS BOOK GROUP

Fri | Jan 19 | 10:30am – 12:00pm | MEL
Sister of My Heart – Chitra Banerjee Divakaruni

RED MOUNTAIN TUESDAY MORNING BOOK CLUB

Tues | Jan 9 | 11:30am – 1:30pm | RM
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Planning meeting

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COMPUTER CLASSES

*All computer classes require registration. Call (480) 644-3100 or visit mesalibrary.org to reserve your spot!

ANDROID BASICS*

Tues | Jan 9 | 6:00pm – 7:30pm | DR
Wed | Jan 10 | 3:30pm – 4:45pm | MEL
Thurs | Jan 25 | 10:00am – 11:30am | MN
Using an Android tablet, Kindle Fire, or smartphone, learn how to change settings, move icons, put your machine to sleep or turn it off, and connect to WiFi. Participants may bring their own Android device or use one of our tablets during class (first-come, first-served).

BECOME A LIBRARY SUPER USER*

Tues | Jan 23 | 6:00pm – 7:30pm | DR
Use your Mesa Public Library to search the library's catalog and put items on hold. We will also explore library databases such as Lynda.com for computer and business tutorials, resources for language instruction, and tools for reading recommendations.

COMPUTER BASICS*

Tues | Jan 9 | 2:30pm – 4:00pm | TS@RM
Never used a computer before? Start here.

EXERCISE YOUR BRAIN AND LEARN TO CODE* †

Mon | Jan 29 | 6:00pm – 7:30pm | DR
Using puzzles and games, you'll learn the basics of different coding languages.

INTERNET BASICS*†

Tues | Jan 23 | 2:30pm – 4:00pm | TS@RM
Learn the parts of a web browser, how to search online, and how to navigate a website.

LYNDA.COM OPEN LAB*†

Fri | Jan 19 | 2:30pm – 4:00pm | TS@RM
Lynda.com is an online learning platform offering nearly 6000 self-paced video courses in tech, business, and creative skills. There's something for learners at any level. Participants must have a valid Mesa Public Library card and 4-digit PIN.

OVERDRIVE AND THE GREATER PHOENIX DIGITAL LIBRARY*†

Thurs | Jan 18 | 1:30pm – 3:00pm | MN
With the Overdrive app and your library card, you can borrow free electronic books, audiobooks, and movies from the Greater Phoenix Digital Library. Participants must have a Mesa Public Library card, 4-digit PIN, and an email address. Please bring your device (if you are using a Kindle, you will also need your Amazon account information).

SMARTPHONE BASICS WITH LYNDA.COM*†

Fri | Jan 5 | 2:30pm – 4:00pm | TS@RM
Whether you have an iPhone/iPad or an Android device, Lynda.com can help you become a more effective user. All you need is a current Mesa Public Library card and PIN.

TECHNOLOGY DROP-IN LEARNING FOR NEW USERS

Sat | Jan 20 | 3:00pm – 4:30pm | DR
Get your questions about using a computer, the internet, and email answered in an informal setting.

†Prerequisite: Must be comfortable using a keyboard and mouse.

Downloadable Collections

mesalibrary.org/downloadables

FREEGAL

Stream music and download 5 free MP3s a week from Freegal. Choose from 9 million songs from over 10,000 labels.

HOOPLA

Video, music, books, comics, and audiobooks to download or stream to your Internet enabled device.

OVERDRIVE

Overdrive (aka Greater Phoenix Digital Library) brings you downloadable books, audiobooks, and video.

RS DIGITAL

Audiobooks, including many classics, plus full color, interactive digital magazines with no due date.

HOT SPOT

Download ebooks, movies, music, magazines, and more from the library with your laptop, mobile device, or e-reader. Drop in during these scheduled hours for one-on-one assistance on a "first-come, first-served" basis.

HOTSPOT @ DOBSON RANCH

Wednesdays | 2:00pm – 4:00pm | DR

HOTSPOT @ MAIN LIBRARY

Mon | Jan 8, 22, 29 | 10:00am – 11:00am | MN

Mon | Jan 8, 22, 29 | 12:00pm – 3:00pm | MN

Tuesdays | 12:00pm – 1:00pm | MN

Wednesdays | 2:00pm – 3:00pm | MN

HOTSPOT @ THINKSPOT @ RM

Tuesdays | 10:00am – 12:00pm | TS@RM

Thursdays | 2:00pm – 3:30pm | TS@RM

*Indicates registration required. Visit mesalibrary.org or call (480)644-3100 to register. Check our online calendar for the most up-to-date information.

THINKspot at Red Mountain

3D PRINTER TRAINING*

Fri | Jan 5 | 10:30am – 12:30pm | TS@RM
Required to use and reserve the 3D printers. Ages 14+.

3D SCANNER TRAINING*

Sat | Jan 20 | 10:30am – 11:30am | TS@RM
Required to use and reserve the 3D scanner. Ages 14+.

SEWING MACHINE TRAINING*

Wed | Jan 10 | 10:30am – 12:00pm | TS@RM
Required to use and reserve THINKspot's Janome DC2014 sewing machines. Ages 12+.

STUDIO TRAINING*

Tues | Jan 23 | 1:30pm – 2:30pm | TS@RM
Required to use and reserve The Studio. Ages 12+.

Mesa THINKspot is a collaborative workspace and makerspace that provides the community hands-on opportunities to innovate.



COMING SOON!

THINKspot at the Main Library



Construction on a teen room and THINKspot makerspace at the Main Library is scheduled to be completed in early 2018.

This project is supported by grant funds from the Salt River Pima Maricopa Indian Community and the U.S. Department of Housing and Urban Development. Additional funding is provided through Mesa Public Library used book sales.

(480) 644-3100

MAIN LIBRARY (MN)

64 E. 1st St.

DOBSON RANCH LIBRARY (DR)

2425 S. Dobson Rd.

RED MOUNTAIN BRANCH (RM)

THINKSPOT @ RED MOUNTAIN (TS@RM)

635 N. Power Rd.

MESA EXPRESS LIBRARY (MEL)

2055 S. Power Rd., Ste. 1037 (Entrance 5)

HOURS OF OPERATION

Monday	10:00am – 8:00pm
Tuesday	10:00am – 8:00pm
Wednesday	10:00am – 8:00pm
Thursday	10:00am – 8:00pm
Friday	10:00am – 5:00pm
Saturday	10:00am – 5:00pm
Sunday	Closed

Our buildings are open 9:00am – 10:00am, Monday through Saturday, for self-service.

HOLIDAY HOURS

Mon | Jan 1 | CLOSED
Mon | Jan 15 | CLOSED

ASU STARTUP SCHOOL*

If you have a new business idea or are a business owner, this 5-week series will address several aspects of business and teach practical, relevant ways to improve value for customers. Presented by Kristine Quins, Mesa Community College Business Faculty, in cooperation with ASU Entrepreneurship + Innovation. Register on for the Jan 9 session registers you for all 5 sessions.

FINDING YOUR IDEA AND CREATING A BUSINESS

Tues | Jan 9 | 6:00pm – 7:30pm | TS@RM

BUILDING A SUSTAINABLE BUSINESS

Tues | Jan 16 | 6:00pm – 7:30pm | TS@RM

FINDING YOUR TARGET MARKET

Tues | Jan 23 | 6:00pm – 7:30pm | TS@RM

CREATING A BRAND FOR YOUR BUSINESS

Tues | Jan 30 | 6:00pm – 7:30pm | TS@RM

ELEMENTS OF A GREAT BUSINESS PLAN

Tues | Feb 6 | 6:00pm – 7:30pm | TS@RM

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TEENS

RANDOM FANDOM

Wed | Jan 24 | 4:00pm – 5:00pm | RM
Fandom celebration with crafts, games, and treats hosted by Red Mountain's Teen Advisory Board (TAB).

TEEN ADVISORY BOARD

Sat | Jan 6 | 11:00am – 12:00pm | TS@RM
Help shape library programs and services for young adults. Earn volunteer service hours as well. Ages 14-18.

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Come unwind after a long day at school, enjoy snacks, listen to music, play games on laptops, join a trivia game, create and craft, or just hang out with friends!

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Sat | Jan 27 | 1:00pm – 3:00pm | RM
Meet Sheila Grinell, author of *Appetite* and *Mike's Storybook*. Books will be available for sale and signing.

PAY OR GET PAID: KNOW YOUR PUBLISHING OPTIONS

Sat | Jan 27 | 2:30pm – 4:00pm | MN
Authors today have a variety of avenues for publishing their novels. Learn from award-winning author Melinda Rucker Haynes.

PRODUCTION SECRETS OF THE PROLIFIC PROS

Thurs | Jan 25 | 6:00pm – 7:30pm | DR
Performance coach and author Melinda Rucker Haynes has garnered techniques into a workshop format designed to help increase your writing productivity.

WRITING FROM THE BODY WITH AUTHOR MARYLEE MACDONALD

Fri | Jan 12 | 2:00pm – 3:30pm | MN
How can mere words recreate the physical sensations of emotion? Join author Marylee MacDonald for this introspective writing workshop.



STOP MOTION ANIMATION WORKSHOPS

Learn about this animation technique by creating book trailers of your favorite titles using apps on mobile devices.

STOP MOTION ANIMATION FOR TEENS

Wed | Jan 3
2:00pm – 4:00pm | MN

STOP MOTION ANIMATION FOR ADULTS

Wed | Jan 3
6:00pm – 7:30pm | MN

STOP MOTION ANIMATION SHOWCASE

Sat | Jan 6
2:00pm – 3:30pm | MN

Family Fun

DROP-IN VALENTINE-MAKING FOR HOMEBOUND PATRONS

Tues | Jan 23 | 12:00pm – 7:00pm | RM
Tues | Jan 30 | 12:00pm – 7:00pm | DR
Mon | Feb 5 | 12:00pm – 7:00pm | MN
Make Valentine's Day cards for the library's Homebound Program patrons and assisted-living facilities throughout Mesa. Library volunteers will deliver the valentines during the month of February.

GAME ON!

Sat | Jan 13 | 2:00pm – 4:00pm | RM
Play board and Wii games; fun for the entire family!

H0 SCALE MODEL TRAIN EXHIBIT

Tues | Jan 2 | 10:00am – 7:30pm | RM
Wed | Jan 3 | 10:00am – 7:30pm | RM
Thurs | Jan 4 | 10:00am – 7:30pm | RM
Fri | Jan 5 | 10:00am – 4:30pm | RM
Sat | Jan 6 | 10:00am – 3:00pm | RM
Let your imagination ride the rails around more than 750 sq. ft. of H0 track and model towns. Presented by Grand Canyon State Model Railroaders.

MAKE IT OR GAME IT!

Sat | Jan 27 | 1:00pm – 2:00pm | MN
Crafts and games the whole family will enjoy.

MAKE A 2017 TIME CAPSULE

Fri | Jan 26 | 3:00pm – 4:30pm | TS@RM
Remember 2017 and look ahead to the new year. Drop in and decorate a container to fill with memories.



*Indicates registration required. Visit mesalibrary.org or call (480)644-3100 to register. Check our online calendar for the most up-to-date information.

INFRASTRUCTURE COMMITTEE LR PLAN REPORT

Background:

The Huntsman Report identified water and sewer, streets and street lighting, and drainage as VO resident's top infrastructure issues. In addition, others mentioned the safety concern with the low walls in the NE corner of the park.

Issues that our committee and other standing committees have identified after the Hultzman report was completed are:

- The detrition of our corrugated metal pipe storm water drainage system,
- Requirement of the City of Mesa to increase the storage capacity of our storm water basin.
- Completion of the SRP secondary installation to the west side of our park.
- Completion of the replacement of our interior lights with LEDs
- Maximizing solar energy options.

The Infrastructure Committee is also concerned with the cost of implementation of all the action items. Thus, support a full venting of needs, wants and financial reality.

Goal: Minimize the damage to properties within Venture Out from the impacts of high water resulting from intense rainfall events.

Action:

1. Negotiate with the City to install a principal spillway that exits into the City's storm water system and allow overflow through the SW corner wall.
2. Expand the holding capacity of the storm water retention basin.
3. Increase the capacity of water flow into the storm water basin via the inlet into the Hobby Center off Aero and at 312 Aero.
4. Lower the streets to minimize flooding in the SW corner of the park.
5. Provide guidelines to homeowners in the SW corner of the park to minimize the damages caused by high water.

Interaction with other committees:

- Any significant increase in the capacity of the storm water containment basin will require removal of the buildings currently occupied by the wood shop, Lapidary shop and handyman shop. Any proposal for moving one or more of these facilities need to include this issue in the decision process.
- The corrugated metal pipe storm water drainage pipes extending from Eurcoup to Fairchild partially runs down Navaho. In its weakening condition, the potential for catastrophic failure exists.

Goal: Repave the streets and associated infrastructure

Actions:

1. Implement the street improvement plan.
2. Install street lighting conduit prior to repaving streets.
3. Use recommended asphalt sealer for AZ to minimize black dust.
4. Replace irrigation, water, electricity, cable, telephone infrastructure prior to repaving the streets.

Interaction with other committees:

- If another committee proposes actions that impact the streets and lighting, they consult with the infrastructure committee to synchronize their actions with there -pavement schedule.

Goal: Implement a street lighting plan that meets the needs of our residents at minimum costs.

1. Install street lights in sequence with the repaving of streets.
2. Install LED lights at locations designed to provide adequate lighting.

Goal: Minimize the use of water from leakage.

Actions:

1. Evaluate existing and potential sources of water usage.
2. Replace irrigation water lines that cross streets being repaved.
3. Install conduits under new paver installation to house irrigation water lines.
4. Be proactive in the replacement of water service to units.
5. Conduct an infrared review to survey existing water wastage.

Interaction with other committees:

- Coordinate with Architect Committee and Green Committee

Goal: Minimize use of electricity in common areas

Action:

1. Complete installation of LED lights in all common areas.
2. Evaluate potential for the installation of solar panels for the heating of swimming pools and hot tubs.
3. Synchronize the lighting of street lights with the change of seasons.

Goal: Complete the upgrading of SRP electric secondary power.

Action:

1. Complete the installation of the secondary power to the west side of the Park.
2. As failures occur on the East side, pursue entire block replacement.

Goal: Minimize security issues related to "low" walls surrounding Venture Out. Actions:

1. Evaluate non- structural options to increase security.
2. Install "higher" walls in areas where needed to provide security to our residents. Goal: Ensure sewer system is functioning as designed.

Action:

1. Investigate all reports of sewer gas to determine cause.

Architectural Committee Input

November 29, 2017

Architectural Committee Recommendations re. the "Venture Out of Mesa 2016 Comprehensive Long Range Plan" (Hultzman Study)

Category: Housing

Goal #1: Code Review: To continue to ensure the "VO Architectural Guidelines" are accurate and applicable.

Action: The Architectural Committee will review applicable City of Mesa documents (e.g. Chapter 34) to ensure our "VO Architectural Guidelines" and "VO Rules and Regulations" are consistent with City of Mesa requirements.

Action: The Architectural Committee will consider owner requests for changes to the existing "VO Architectural Guidelines".

Action: The Architectural Committee will annually review the "VO Architectural Guidelines" and recommend proposed changes for the Condo Board's consideration.

Action: The Architectural Committee will on an ongoing basis review contemporary housing trends and styles.

Action: The Architectural Committee will annually hold a meeting for owners and builders to clarify issues and guidelines. A majority of the time will be a question/answer opportunity.

Goal #2: Building Code Violations: To develop strategies to monitor all building projects and ensure enforcement of the "VO Architectural Guidelines".

Action: The job description for the VO Architectural Inspector will specify his/her responsibility for the monitoring and enforcement of "VO Architectural Guidelines".

Action: The General Manager will review/establish procedures to address individuals who refuse to comply with "VO Rules and Regulations" and "VO Architectural Guidelines".

For example:

When building codes and/or VO guidelines are not being met, the Architectural Inspector will discuss the specific issue(s) with the builder and home owner.

If compliance issues are not resolved within 3 days, the Architectural Inspector will notify the builder and /or owner in writing, outlining specific requirements and requiring resolution within 4 days or may refer the matter to the Security Officer.

If compliance is still not met, the Architectural Inspector will advise the General Manager.

Action: Members of the Architectural Committee will assist the Architectural Inspector regarding interpretation of the guidelines and consideration of issues as they arise.

Goal #3: Appeal Process: To develop an appeal process for owners wishing to challenge existing guidelines or procedures.

Background: Currently, when an owner wishes to seek an exemption to existing rules or guidelines, an appeal or variance request is sent to the Condo Board. The Condo Board generally addresses the request and forwards the appeal/variance request to a committee. The committee is asked to consider the request, document pros and cons, and forward their recommendations for Condo Board consideration and decision.

Action: Develop an appeal procedure that streamlines the process by first directing the owner to an existing committee rather than the Condo Board. This may result in resolving the matter without Condo Board involvement. If not resolved, the matter would be referred to the Condo Board, along with committee recommendations for a decision.

Goal #4: Landscaping- To develop guidelines for landscaping issues.

Background: The increase of homes using hard services (e.g. pavers) adds to run-off and potential flooding of properties during storms.

Action: Guidelines should be developed for owners (e.g. requirement of permeable pavers, increased use of "green spaces", etc.).

Goal #5: Communications: To develop a public relations plan to communicate to the public the existence and rationale for "Venture Out Rules and Regulations" and "VO Architectural Guidelines".

Action: VO Ambassadors will provide prospective owners with a copy of the "VO Architectural Guidelines".

Action: Administrative staff will provide new owners with a copy of the "VO Architectural Guidelines".

Action: The Architectural Committee will utilize the "Venture Out Outlines", Monday morning "Grapevine", and/or Channel 17 to share information concerning building issues.

Action: The General Manager will explain to residents the importance of complying with City of Mesa building codes and the "VO Architectural Guidelines" (e.g. in order to maintain recreational vehicle park status).

Respectfully Submitted:
Terry Harkness, Chairman
Architectural Committee

November 29, 2017

SAFETY AND SECURITY COMMITTEE INPUT

Safety and Security Committee LR Plan Report

MISSION STATEMENT REVISION: Venture Out is an active 55+ retirement community where friendship, cooperation and volunteerism are highly valued. Residents are involved in diverse activities while keeping the park safe, secure, progressive and responsive to changing needs as it strives to be Arizona's premier park model community.

CATEGORY- COMMUNITY AWARENESS

Goal #1: Attracting new residents.

Action: Provide marketing packet or take-home packet to residents for those interested in advertising VO.

Responsibility: Establish a marketing committee.

Goal #2: VO Ambassador Program

Action: Do a SWAT analysis with focus group. Formalize a standard presentation to potential residents. Increase access to Ambassadors and vice versa.

Responsibility: Expand on current efforts.

Goal #3: Marketing efforts.

Action: Change signage at entrance - electronic? - more readable, attractive resident testimonials, experience. Open House days and highlight ownership, governance, costs etc. Continue tournaments- emphasize VO. Develop signature event.

Responsibility: Marketing Committee -see goal 1.

Goal #4: Website renovation

Action: Hire webmaster or assign to staff members to keep current and up to date.

CATEGORY- INFRASTRUCTURE- C. Seville

1. Since 2003, there has been an 82% turnover of homes in VO. Today as a result of changes over the past 13 years the percentage of homes available in VO has dropped to around 5%. Making infrastructure of paramount importance to maintain this desirable level of available real estate and people investing in upgrading their homes.

2. **Preamble:** When asked if the streets were in condition one would expect, 48.5% of residents indicated they disagreed or strongly disagreed. Only 40.7% agreed.

Goal: To upgrade all streets in VO.

Actions: Resurfacing and oiling should be done in a planned sequence utilizing operational and reserve funds and only using special assessment if absolutely necessary. Methods used should ensure removal of fine black dust and improve drainage.

3. **Preamble:** 67% of residents feel bathhouses are important to very important. 67% of residents also use bathhouses often or regularly.

Goal: To update and modernize bathhouses.

Actions: Develop a sequential plan to update and modernize bathhouses over the next 5-6 years. Preferably all upgrades should be done over the summer months.

CATEGORY - AREAS AND FACILITIES -VISUAL APPEAL AND RENOVATION- N. Johnson

1. According to the Hultsman study it is very important for our Gold Corridor to retain the view of people involved in active pursuits.
2. Rather than completely tearing down the old Pickleball courts, we can renovate them for a new attractive use.

Goal: To relocate Bocce ball onto old Pickleball courts 2 and 3. Keeping the center social courtyard intact. (8 Bocce ball courts)

Action: Bocce ball club to present transmittal requesting move. Action: Removal of chain link fencing by maintenance.

Action: Planning Committee to arrange contractors etc. to build 8 courts.

This allows for court #1 to be used by Admin if needed in the future. This also frees courts 5 and 6 for additional activities. Basketball hoops? Picnic area? Badminton? Etc.

CATEGORY - AREAS AND FACILITIES - SPORTS PLEX- N.Johnson

According to the Hultsman study our tennis club is becoming smaller and our pickleball club is growing. Bocce ball is also growing.

Goal: Build four (4) pickleball courts in the area designated for future grown by 2022.

Action: Pickleball club officers to present transmittal for the 4 courts.

Action: Planning committee will review plans, determine time frame for request and submit to Condo Board.

Goal 2: Move Bocce ball courts to old Pickleball courts #2 & 3 which creates 3 additional BB courts by 2020. Thereby creating space where current courts are over by the Oasis.

Action: Planning committee to meet with Electronics, Ham Radio and Oasis to assess what use would best be served in the Bocce area.

Action: Planning committee to formulate plan to repurpose Bocce area that is by the Oasis using information gathered from above clubs and elsewhere.

CATEGORY-AREAS AND FACILITIES - INTEGRATED ARTS BUILDING- - N. Johnson

Section 1

Goal 1: Build new arts building for Silversmith and Lapidary in the SE corner by 2022.

Action: Presidents of the two clubs meet and submit plan for building size and requirements to planning committee.

Action: Planning committee to review plan and determine building dimensions and fixtures.

Action: Submit plans to Condo for approval.

Goal 2: Maintenance shop will share locations in SE and SW corners.

Action: Admin to confer with maintenance to determine what buildings/activities take place at each location.

Action: Maintenance to rebuild, repurpose shop buildings in SW corner to suit their needs.

Section II

Goal 1: Repurpose/replace buildings in SW corner to house Woodshop, Woodcarvers, and Handymen by 2022.

Action: Presidents of said clubs to meet and submit a report of needs, building layouts and fixtures to planning committee.

Action: Planning committee to review report and determine buildings to be replaced or repurposed to serve the needs of the clubs.

Action: Infrastructure will plan and implement improved water drainage in SW corner to coincide with construction.

Action: Planning and Infrastructure submit plans to the Condo Board.

Goal 2: Maintenance will share SW corner with both Woodshops and Handymen and strive to keep the entrance/exit area to the pet walk neat, clean and welcoming.

Action: Green committee and Condo will oversee visual elements and plants to ensure Pet Walk retains its park like atmosphere.

Goal 3: Adequate parking for Pet Walk during busiest usage hours (8-9:30 am and 3:30 - 5 pm).

Action: Maintenance/Security to paint additional parking lines for golf carts in car wash area.

Action: Security to place signage in car wash area to say 'no pet walk parking during the hours of 9:30am and 3:30pm.

CATEGORY- MULTIPLE - C. Pyle

1. Enforcement of speed limit

Goal: Campaign for go slow and drive in first gear.

Action: Increase monitoring, publicize use low gear and ticket offenders.

2. Volunteerism

Goal: Increase

Action: Establish recruitment team, advertise/educate and planned contacts.

3. Evaluate street safety

Goal: Improve safety at corners for pedestrians from cars and carts turning right using sidewalk.

Action: At corners paint white stripe to demarcate sidewalk from street, improve sight lines and remove vegetation.

4. Alternate revenue sources

Goal: Increase revenues.

Action: Lotteries, annual VO lottery.

5. Street lighting/new street lighting

Goal: Only 50% want more.

Action: Address problem areas of lighting as not adequate (too much or too little).

SAFETY AND SECURITY

Strategic Goals: The 2016 Hultsman Study (page 18) mentions Safety and Security as a concern very infrequently. The steps taken over the past 10 years have resulted in a 34.5 % increase in the number of residents rating.

Security as either Excellent or Good. 2003 = 49.5 2016 = 84%

When asked what the primary reasons are that gives them a 'sense of community' (page 22) 92.4% of residents identified 'a sense of security' as one of those reasons.

Three (3) items were identified as residents as being 'most bothersome' (page 26). They included speed bumps and lack of enforcement of speed limits.

In the future facilities section (page 38) in the comments section it states that 'security of pedestrian gates is clearly supported'. Actions were taken in summer of 2017 and physical gates with card readers required to open were installed.

Several items were mentioned across multiple focus groups (page 67). One of those items was to 'continue to focus on safety and security and courtesy of security to residents'.

Given the above data - Safety and Security has the following as goals.

Goal 1: Explore 2nd car parking options - in process.

Goal 2: Continue to focus on how to stop speeding. The following is in process: A Security person is on 7 days a week with that focus and with the ability to move about the radar machine to monitor speed. Continued focus in Outlines, continued ticketing, and trialing portable speed bumps.

Goal 3: Focus on badges being worn by everyone to ensure people are supposed to be here.

Goal 4: Bike and car safety.

Goal 5: Perimeter wall security. Height issue in process with Condo Board. How else to monitor/ensure security?

Goal 6: Support of security staff- identify residents who abuse our staff. Ex: when asked where their name tag is, some residents give rude responses.

Goal 7: Emergency equipment is in the right location in common areas. In process.

Goal 8: Development of a VO Resident type of block watch program/manual to further engage residents in helping to keep VO safe.

SOCIAL BOARD INPUT

Compiled on Dec 15, 2017

Social Board LAP Committee Report Draft

The Social Board LAP committee was given instructions in March of 2017 by Terry Warren former president of the Condo Board on how to conduct this committee activity and report back to Condo and that is what we have done to the best of our ability.

This Information has been developed through the joint efforts of Jan Simons, Lorraine Hee, Bonnie Haapala and Don Check with Walnut4410 input from the rest of the Social Board Directors and Teresa.

Vision Statement:

To keep the integrity of the Social Board and empower them to make sound decisions in the best interest of VO residents and the activities provided to them.

Infrastructure:

Goal 1: It is too easy to get into the park from the street (need higher walls or another means that will make it more difficult to enter the park by climbing over the wall) plus better lighting is needed on some of the outside walls.

Action: Infrastructure and Condo

Goal 2: Better street lighting for in the park safety. There are two LED lamps on 800 Merlin that show promise in providing brighter street lighting and at a higher level, so the lights do not directly shine directly into the homes.

Action: Infrastructure and Condo

Goal 3: Improving the drainage in the SW corner.

Action: Infrastructure and Condo

Housing:

Goal 1: Update architecture codes and rules to take advantage of the newest concepts in building technology, materials, energy efficiency, solar panels etc. to be used in building new and remodeling existing units.

Action: Architecture

Goal 2: Include in VO's architecture codes and rules what colors are acceptable or allowed for new construction and major remodels.

Action: Architecture

Finances:

Goal 1: Continue to maintain the separate boards to take advantage of the tax-exempt status of the Social Board. Develop and maintain a strong working contract that allows the boards to work together to promote and provide the basis for the active community that exists at Venture Out.

Action: Social Board and Condo Board

Goal 2: Continue to modernize the payment system for residents purchasing event tickets and whatever other payments are made at the activity office utilizing the latest hardware and software available - get us ready for the cashless society.

Action: Rec Department

Areas and Facilities:

Goal 1: Integrated Craft/Hobby center. There currently are 5 clubs in the SW corner. The buildings are old and in some cases are unsafe. There currently are several transmittals from the clubs stating their concerns and needs. Crowding and ventilation are constant issues. Some of the club activities must be conducted outside the buildings due to lack of room.

There are several hundred plus park residents that use these 5 facilities. Club membership in some cases is limited due to the crowded facilities. These buildings need to be replaced or significantly remodeled for future use. Before that can happen the LRP will need to review the location which involves infrastructure issues. If the new building or buildings are in the SE corner near Glass Arts, we would lose RV parking which residents rated as 32% very important, somewhat important 34% and not important 34%.

There are two more Craft/Hobby clubs that have space issues and they are Sewing and Fired Clay Arts. The Sewing club has submitted a transmittal requesting more space. These clubs are in the laundry building on the west side of the main corridor.

Action: Condo Board will need to assign to Planning to review and assess how to resolve these issues once incorporated into the LRP. We cannot over stress the need for communication with the club executives during this exercise.

Timing: Timeline will be driven by where it fits in the facility improvements prioritization.

Goal 2: Administrative building. A new building is a must for the LRP to consider. It remains the first thing both residents and guests see when they enter Venture Out. Just as we have seen the change in moving the Pickleball to the Sportsplex, how quite inactive and unappealing the front entrance (the Golden Corridor) has become. We have been advised by architects that the Golden Corridor is a very important part of marketing our park.

The administration building is crowded for the staff, lacks a conference room and storage space plus has some safety issues. The interior of the building is from the 1970's, that was good for that time but is very dated today.

Action: This should be incorporated into the LRP. After this exercise, we will know where it fits into the prioritization. The residents rated it at 31.3 % rating it was very important or somewhat important, 41.2% not important.

Goal 3: Transmittals: Improve Process. More interaction between the club officers and planning at the beginning of a project in planning to clarify what the club desires and to better use the experience of planning committee members to develop the most cost-effective way to accomplish the task. To also have a final design review when the planning committee has completed their work before it goes to Condo or the GM. This is important specifically if changes needed to be made for cost, code or other considerations that were not apparent at the beginning, it would be helpful if the club officers are made aware of this and agree with the changes. It is important to keep in mind the club is the customer. I am sure the above does happen on our larger projects but needs to be done on the smaller projects as well. Another advantage of this process is improved awareness about the club's transmittal status. (My experience from 25 years of customer project management is this pays for itself in reduced costs, less effort and happier customers. Don Check)

Action: Planning

Goal 4: Sportsplex. Continue forward, review what went well and what needed to improve and keep records for use on future construction projects. This could be helpful for new people on the planning committee and new staff members.

Action: Planning, at the end of the project and at the end of the season.

Goal 5: Visual Appeal re: old Pickleball courts. Look at resident's comments on pages 79-81.

Ad Hoc Committee to look at short term plan for old PB courts near Administration.

Action: Condo will lead this with representation from SB, Planning and several residents.

Timing: Committee is already in place. Look at options and costs as this is a short term 1 to 3 years solution. Depending on the cost of the solutions have a recommendation back to Condo Board by January 15 so the resolution can be in place by the end of the season.

Action: Long term solution will be assigned by Condo Board to Planning to recommend a solution after the long-term plan implementation has been released.

Timeline: Dove tail long term solution with the approved LRP. Have recommendation to Condo Board in the 2018- 19 season.

Goal 6: New clubs: Review the transmittals for Table Tennis and Badminton to see where and how these clubs be allocated some place to have their games and storage.

Action: Planning.

Goal 7: Improved signage on Main Street to have Venture Out park location stand out. This would help in attracting new owners.

Action: Infrastructure?

Programs and Services:

Goal 1: Visit the class and program scheduling with the possibility to include weekend and or evening sessions.

Action: Social Board

Goal 2: Review the room reservation process to make sure it is effective and current.

Action: Social Board

Goal 3: Can arrangements be made for stamp purchase even if it is by machine.

Action: GM

Goal 4: Better exit signage around the center to assist dance and bingo patrons leaving. Our street lighting is poor, and signs are not very visible. Reports are many get lost.

Action: Infrastructure?

Goal 5: Hold information meetings every 2 years with new owners/renters to see what their interests are and how the SB and Rec Dept matches up with their interests to help keep the park a desirable place to come and purchase units.

Action: Social Board and Rec Dept

Communication and Technology:

Goal 1: Park wide WiFi. Currently being installed. This will be a good marketing tool, will provide quality service at a reduced cost to the owners and renters.

Action: GM and IT review quality of signal at completion.

Goal: Promote to residents, to get our program supported by residents to make it a financial park asset.

Action: GM and IT

Goal 2: Cable HD TV. The new Dish HD service with increased channels has just been turned on and this contract will last for several years.

Action: The contract is in place, GM must monitor fulfillment of this contract and IT monitor quality of service, Condo Board assign to Communication team for set up training.

Goal: Educate residents of changes to their service

Goal: Review quality and contract fulfillment at 6 months.

Goal: Education of streaming for residents - look for subject matter to offer training to residents.

Action: GM and IT

Goal 3: Venture Outlines. Currently this is offered in hard copy every 2 weeks and on line. In the future this will most likely be offered on line only. See Teresa's notes.

Action: Rec Dept

Goal 4: Channel 17. This is an important service. It would be nice if it would include on demand viewing of events, park information etc. like available with a DVR instead of having to see when an event is being broadcast and making yourself available at that time. This may need professional support in the future to meet the needs.

Action: GM, IT and AV

Goal 5: Face Book, You Tube and other social media in the near future is where information on many park events, information and activities will be expected to be available.

Action: Rec Dept and Social Board

Goal 6: Website. This has just been updated with a lot of information for the park. Needs to be kept current and add new features and information to meet future needs. This may require the support of a professional web site developer.

Action: GM and IT

Goal 7: Audio Visual.

- a. Keep up to date and on top of technological advances.
- b. Make VO more self-sufficient in "do it yourself" without requesting and needing AV tech support for every event.
- c. Increase membership in the AV group
- d. Move to monitors from projectors. To meet the expected requests in the future for AV support professional staff may be required.

Action: Rec Dept and GM

Community Awareness

Goal 1: Attracting new residents. Consider having a list of activities that prospective owners could attend at the Administration, with the realtors and the Ambassadors. The intent is to give prospective owners an opportunity to experience our life style. Events could be Sunday morning worship services, noon meals, ice cream socials, dances, concerts etc. Possibly the prospective owners are given tickets and have a park resident assigned to attend these events with them.

Action: Rec Dept and GM

Goal 2: Ambassador program. Review the program with current and past Ambassadors to find out what works best and get recommendations for improvement. Consider having clubs and organizations involved in the support of this program to have a short-prepared presentation by a club member about their club for an Ambassador visit. Also have a prepared video of the park for prospective new owners to watch before they go on a park tour.

Action: GM and Rec Dept

Goal 3: Put a package together including the new brochure, a copy of the Venture Outlines, a list of classes being offered and other activities information about the park to give as a package to prospective park owners.

Action: GM

Staffing:

Use modern hiring and evaluative practices that include strategies which ensure that they meet the goals, mission, and future needs of VO.

Teresa's Input

12-6-2017 Notes from the LAP Social Board meeting with Teresa recorded by Don Check

1. Volunteer base. This is a strong point for Venture Out. We need to continue to promote it as it is the life style of the park. As a point of reference, the 2002/3 LAP stated the baby boomers would rather pay for services than volunteer. Our experience at VO has been the opposite. We expect the volunteerism to continue for the immediate future. This will need to be encouraged through club participation, neighbors encouraging new owners-renters to get engaged etc.
2. Venture Outlines. Eventually the hard copy will go away to be replaced via on line social media with younger owners coming into VO that are used to getting their information on line. This will take different staff than what we have today we don't know at this time if it will be additional staff.
3. Library. Teresa feels this will eventually go away with newer owners getting their books via on line services.
4. DVD's will most likely be replaced by Netflix and other on-line movie sources.
5. Audio visual. This group is maxed out plus with current requests. To increase the services to meet demand by clubs, private parties, church service, board meetings etc. we would have to meet the need by hiring contract staff as getting more volunteers is not a current viable option. I talked to Gary Bloomfield today and he said Jan Simmons, Matt Haapala and Teresa should meet and set the guide lines for the groups that will be serviced which the current staff can support until something else is decided in case this has not already been addressed.
6. Channel 17. To expand the services most likely will require hiring some professional help. Newer members are going to want to watch meetings etc. on demand like a DVR vs waiting to watch a segment at a specific time slot.
7. Coffee Shop/Tiki Bar cafe. There is basically a 3-month window for a commercial group to make money which is not a viable venture for an outside vendor. If we did have it, it would detract from our club fund raisers and insurance would be expensive with a Tiki Bar. This also could mean no BYB in the center if this bar exists.
8. Food: More healthy meals like vegetarian or meatless servings could be included at some events. Gluten free and diabetic meals would be more of a challenge to provide.
9. Concerts and dances going to have the same interest level for some time to come.
10. Community garden to include herbs and vegetables.
11. Life time learning is expected to grow with the newer retired moving into the park

12. Clubs needs have changed since 2000 in terms of flyers printing etc. that has required different activity department skills. Changes are expected in the future which will require different staff that can provide the services.

13. Ticketing. More on-line activity

COMMON FACILITIES PLANNING COMMITTEE INPUT

Common Facilities Planning (CFP) Committee Long Range Plan Input 2018

The CFP used the following sources for creating this document: Hultsman Study, Reserve Study Interviews with Venture Out Staff: specifically, park management, park maintenance, and park architectural. Interviews with clubs and users of Venture Out space.

The committee took this input and created a document that ranks the importance of the needs of the park into 3-time segments: 0-3 years, 4-7 years, 8-10 and beyond years. Within each of these year spreads, a further break down was done based on building projects, planning projects, and projects/request that are Transmittal issues. The first page of the document outlines how points were awarded to projects thus creating the ranking.

The overview document takes all the input and ranks the results as the CFP sees it. The backup information following this overview is broken down by areas: Golden Corridor, Northeast Comer and Sports Plex, Southeast Corner, and Southwest Comer. This document does not cover infrastructure needs other than mentioning drainage as an issue.

As mentioned, the Hultsman Study was used as an input document but was not very helpful because most residents are not knowledgeable about the Park's building needs nor building challenges except for their particular club or use. For that reason, the CFP interviewed park staff that directly deals with these issues.

The CFP would be remiss in not mentioning how well the Park public buildings and facilities are being cared for. Park maintenance and management do an outstanding job of protecting these investments and should be thanked for this effort. Facility items listed in the Reserve Study for schedules replacement are not repeated in this plan. These include carpeting, HVAC, roofing, painting, etc.

The Venture Out public baths (satellites) are supported by the residents and as a result appear as needing continued maintenance and refurbishing as needed.

0-3 years:

NEW PROJECTS OR REFURBISHING CURRENT STRUCTURES

- Add temp bldg on old PB court 1, moving real-estate and rental offices and refurbish vacated space for decluttering the admin bldg.
- West Pool replace/update: in Reserve Study
- SE Comer Park Maintenance needs improved and updated equipment storage area. Currently the way storage of equipment is being done is a safety issue and does not protect park equipment as well as it should.
- Laundry bldg. needs electrical panels updated. Electric panel is a safety issue and could lead to a fire hazard.
- Start storage unit replacement in the Southwest comer. Current units leak and are beyond their useful life. Need 3 or 4 units of approx. 12x30 ft with power. Suggest replacing 1 per year.
- Public restrooms and satellites need to be maintained and refurbished as necessary. Those that are in older facilities and are not in ADA compliance will need to be brought up to current ADA standards as they are refurbished.

0-3 years:

PLANNING PROJECTS

- SE Comer Portal Gate Study: money available via VO Foundation.
- IF admin bldg temp solution implemented then start planning long term solution. Bldg design, placement in park, entire admin process review. IF the temp bldg was not done then the Admin bldg needs to be planned and the building built within next 3 years. Bldg is in Reserve Funds.
- Study laundry bldg future uses. Electrically the bldg is maxed and space is maxed. One of the two clubs currently in this complex (pottery makes most sense) needs to leave for the proposed Hobby
- Complex and the remaining bldg brought up to code and reconfigured.
- Study and make recommendations for new Hobby Center resolving the club space request and health/safety issues for clubs in the SW Comer, location of center, and configuration of center. *Transmittals* by Wood Shop, Lapidary, Silver Smiths, Wood carvers for additional space have been submitted. Current bldgs in SW comer are maxed out for space and utilities and cannot be expanded due to codes. This study needs to include the laundry bldg issues as well. This study needs to happen soon.

Study and make recommendation for Bocce Club needs. Study needs to answer court issues: when, where, and how

0-3 years:

TRANSMITTAL RESOLUTION

- Shuffleboard requests: 145,147
- Pickleball lights: submitted no number
- Horseshoe/Putting Green bldg replacement: in process of submission
- Table Tennis facility or permanent space request: 121

4-7 years:

NEW PROJECTS OR REFURBISHING CURRENT STRUCTURES

- Oasis needs ADA baths and remodeled kitchen, sound proofing.
- Bldg new Hobby Center
- If Admin temp bldg done rebuilding Admin bldg can be put off to 8 yrs beyond if not then new Admin bldg needed. Money in Reserve Funds.
- New Bocce facility or update needed.

4-7 years: PLANNING

- Better use of Desert Terrace space.
- Repurposing Laundry bldg and space.
- Resolve if additional Tennis/Pickleball courts are needed.

**8- 10 years and Beyond
Building and Planning**

- Implement Desert Terrace study recommendations.
- Revisit Hultsman Study and prepare next 10-year plan cycle.

GOLDEN CORRIDOR ADMIN BLDG COMMUNITY CENTER ACTIVITIES AROUND COMMUNITY CENTER

ADMINISTRATION BUILDING

Overview: The Admin building is outdated, crowded, poorly heated and cooled. There are blind corners in the circular hallway that create a constant safety hazard. There are 12 employees that occupy the building. Most office space is shared, creating privacy issues. Parking is across Aztec making safety an issue as the corner of Aztec and Commanche is the busiest intersection in the entire park. The lack of a conference/meeting room makes it difficult to have staff meetings. HVAC is dismal at best, hot cold spots throughout the entire building.

The reserve study prepared 8-14-16 states that "Facilities Planning Committee is planning to replace the building with a larger, modrn building during 2019-2020." and that "Reserve funding has been allocated for this project." Funding estimates range from \$620,000 to \$748,000.

Hultsman study indicates that 58.8% of residents thought that it was very important, important or somewhat important that the Admin Bldg be remodeled or replaced. Residents also indicated that 61.6% used the Admin Office 1-2 days per week. On page 68 multiple focus groups identified that the Admin Bldg needs a better appearance and enlargement. Hultsman study also comments on the Visual appeal of the "Golden Corridor", stating" The primary area that lacks visual appeal along the corridor is the Administration Building.", As a new resident entering the Administration Building the immediate impression is a throwback to the 1970's instead of entering an updated resort condo property." In addition, the study references the "first impression of the park" and "the tremendous lack of space and functionality".

Points: Health/Safety: 9pts

Structural/Utilities Integrity: 10pts

Club/Available Facility conflict: 9pts

Total points: 28

While the Admin Bldg is not a "club" it is none the less vital to park operation. The 1-3 year bullet points should command immediate attention due to potential safety hazards. The key issue with the Admin Bldg is that it is well beyond its useful life and needs to be replaced, both for functional use and aesthetics. Several of our key employees have offices located in the Admin Bldg. Most of the offices are stacked floor to ceiling with files and boxes.

1-3 years

- Uncovered Electrical trough in "break room"
 - Space heater usage in each office, potential fire hazard
 - The alarm controls and light switch in same location. Set alarm, turn out lights, dark to exit.
 - Lack of storage- boxes of directories stacked in hallways and other places
 - Weather-striping on front door needs replaced for better HVAC efficiency.
- Start the process of evaluating staff needs, sizing and functionality of a new structure.

4-7 years:

- Plan, design and build a new Admin Bldg.

8-10 years:

- Maintain Admin Bldg to preserve asset

**Hultsman study references: pages 39,45,68,79,80 and 87

RV AREA

The RV area is relatively new, and no pressing issues were noted.

The Hultsman Study did not address much regarding the RV area with 46.7% of residents responding that it would be very important, important or somewhat important that the RV area be expanded. The RV area does provide income year around. Reserve study indicates that we are in year 7 of 30 for replacement of all elements, pavers, bollard lights and power centers.

1-3 years:

4-7 years:

8-10 years: Maintain current facilities to preserve asset

Points: 0

CURRENT LAUNDRY BUILDING

Overview

While Sewing and Ceramic have both stated the need for additional space, it would appear that the Laundry Facility is wasting space. Laundry space was dedicated when VO was mainly a RV park. Most park models have Laundry Facilities, so the need has diminished over the years.

Sewing is to the point that club membership is limited due to lack of space to work. Current membership is 160. With the addition of the quilting machine space has become very tight. This does create safety issues for those working on the machine as well as those working around the machine.

The addition of the new kiln room for Ceramics helps with the safety issues and keeping the noise/heat out of the main work area as well as making more room. However, a lack of space exists to store projects and completed items as well as having sufficient work space.

82.4% of the residents indicated that they do not use Laundry Facilities. It would appear the Laundry Room could be reduced in size considerably and the space could be used to expand the Ceramic/Sewing rooms or perhaps relocating the real-estate office to ease the overcrowding in the Admin Bldg.

HVAC systems are lacking, swamp coolers on roof, inefficient gas heaters, lack of ventilation in courtyard use bathrooms. Electrical panels at or near capacity.

Reserve study suggests that three items Sewing, HVAC, restroom remodel, some dryers were highlighted as "expected to require attention in the initial year".

Hultsman Study addresses the many issues that this and several other clubs have in that all need additional room. In some cases the lack of room limits membership. "Additionally, in some instances there are serious ventilation problems." This building has also been identified as being in the Golden Corridor therefore should be updated to a more modern look.

1-3 Year

Relocate Safety equipment in all three rooms

Electrical panel in Laundry Room could be updated.

Explore downsizing of the Laundry Facilities. This would provide less maintenance costs as well as possible repurposing of the space.

3-7 year

Plan to build new Integrated Hobby Center to include Ceramics and possibly Sewing. Continue identifying new uses for this building to determine the best course of action in the remodel of this building.

7-10 year

Maintain building to preserve asset.

Points:

Health/Safety: 8 pts

Structural/Utilities integrity: 5

Club/Available Facility Sizing Conflict: 10

Total points: 23

**Huftzman Study References: Pages 28, 76, 99, 106 and 107. These references refer to the need for an integrated hobby center.

Venture Out Long Range Plan Draft

Common Facilities/Grounds: Top Three

1) Repurposing Old Pickleball Courts

- Maintain Activity/ Golden corridor
- Promotes "Active Lifestyle"
- Managers Corner 11-7-2017 Mary's comments re: "other 4 homeowner parks" "attracting younger residents"
- Diversity in activities for limited mobility residents
- Bocce Ball?
- Badminton?
- Corn hole?

Hultsman Study References (HSR)

- 1) Pg79
- 2) Pg86
- 3) Pg87
- 4} Pg95
- 5) Pg102

Points

3-6,4-9, 5-S,7-7,8-7,9-5 **Total 39 points**

2) Dessert Terrace

- Too Warm much of the year
- Better access for Handicap?
- Alumawood type shade structure
- Radiant Heat
- Coffee bar/juice bar/salad bar
- Beer/wine
- Outdoor tv for sporting events/ movies

Hultsman Study References (HSR)

- 1) Pg38
- 2) Pg39
- 3) Pg45 (79.1% 0 usage)
- 4) Pg64
- 5) Pg77
- 6) Pg105
- 7) Pg111
- 8) Pg113

Points

3-5,4-5,5-6,6-4,7-8,8-6 **Total 34 points**

- 3) Admin Building

- Safety
- Over Crowded
- Outdated
- Lack of parking
- Golden Corridor
- Visual appeal

Hultsman Study References (HSR)

- 1) Pg39
- 2) Pg45
- 3) Pg68
- 4) Pg79
- 5) Pg80
- 6) Pg87
- 7) Pg99
- 8) Pg105

Points

1-7,3-4,7-6,8-8 **Total 25 points**

Clubs/Organizations Top Three

1) Integrated Hobby Building

- Safety issues due to overcrowding
- Safety- fire issues, dust control
- Need more space for several clubs
- Shared HVAC, parking, project storage areas, bathrooms
- Second story for possible meeting rooms

Hultsman Study References (HSR)

1. Pg28
2. Pg76
3. Pg99
4. Pg106
5. Pg107

Points

1-8,3-7,4-10,5-10,7-8 **Total 43 points**

2) Development of new activities

- VO advertised as an active retirement community
- Repurposing Pickleball and shuffleboard
- Continue to draw newly retired baby boomers
- Increase property values
- New activities for those with limited mobility
- 42 % have tried new activities since moving to VO

Hultsman Study References (HSR)

1. Pg7
2. Pg17
3. Pg22
4. Pg23
5. Pg42
6. Pg43
7. Pg70
8. Pg99
9. Pg102
10. Pg114

Points

4-10,5-8, 6-5,7-8,8-5 **Total 36 points**

3) Bocce Ball improvement

- Current facility in updating
- Reserve Study indicated between \$23K and 29K (pg15 of 19)
- Pro/ Con in keeping at ESC
- 20% increase in involvement since 2003
- Need more/better storage areas (2016 transmittal)

Hultsman Study References (HSR)

1. Pg6
2. Pg7
3. Pg47
4. Pg113

Points

3-8,4-8,8-5,9-5 **Total 26 points**

Report on Community Center, Patio, Laundry Building
Wayne Bredberg & Richard Martin
December 13, 2017

Priority #1 Move the Real Estate Office and possibly the Rental Office to the east end of the Laundry Building. This would free up some space for the overcrowded Administration building (HS p 29,39,87). The Laundry Room is underutilized at present because, over time residents have purchased park models with washer/dryers in their units. The proposed office could be made to look attractive with signage and windows making for a nicer "Golden Corridor" (HS p. 79).

Priority #2 Enclose the Desert Terrace. It is underutilized as it stands (HS p. 77). One way to do this would be to install supportive beams to support a strong canvas-like roof complemented by blinds or panels to act as walls. Thus it would become a place for meetings or gatherings (HS p. 39, 113). This would create options for other spaces. One of these options could be to set up the Sonoran Cafe as a coffee shop/short order restaurant/convenience store/vending machine area (HS p. 39,114). The meetings which are now held in the Sonoran Cafe would then be moved to the Desert Terrace.

Maintenance Resurface the expanded patio area between courts 7 & 8 and the Laundry building.

Build up the walls in Teresa's office area so that they could be used as meeting rooms.

*HS: Hultsman Study

Report on Community Center/Annex Tennis 7/8, Patio on N end of 7/8
Wayne Bredberg & Richard Martin
December 6, 2017

Need identified by the Hultsman Study: coffee shop in the Sonoran Room

Sonoran Cafe

This room is fully booked for meetings. As a result, to free it up to use it as a coffee shop, short-order restaurant and/or convenience store, another space would be needed to house the meetings which are held there. This could be done by modifying the Desert Terrace.

Desert Terrace

5 outdoor propane heaters

2 fire pits

10 tables, 40 chairs

2 sofas, 3 easy chairs

This area is underutilized because it is open air. To make better use of this space, it would have to be covered. It would, in fact, become another pod to the community center.

Wayne and I visited California Pizza (now closed) at Dana Park. It has structural beams covered by a durable canvas-like material. At the edges of the roof, there are drop-down translucent blinds or panels to enclose the area. There are reflective heaters, fans and misters (?) above to adjust the temperature depending on the outdoor weather. This area could fill in for meeting space as required by converting the Sonoran Room to another use.

Need identified by the Hultsman Study: more administration space

Hobby Building

The Ceramics area will be larger after the kiln room is complete. According to the ladies who were there, more wall storage is needed. This will become even more necessary when the west wall storage is modified to accommodate a new sink. David Leach is a source of information on the Ceramics room.

The Sewing room needs more space (especially for the long-arm quilting machine) and storage. The most obvious solution is to extend the building to the west by about 20 feet. They have about 80 members at present, but this figure will balloon to about 150 members in January. The laundry is thought to be larger than it has to be. The large washers and dryers have to be retained but the smaller washers could be cut back by about 20 feet. This space could then become the relocated real estate offices.

Moving the real estate office to the laundry would alleviate some of the crowding in the administration building. A problem identified by Mary Schmit would be controlling the people who come into the park and ask to speak to the realtors. They don't always go to the real estate office. Security does check on those people, but the proposed location would be a little harder to monitor. Relocating the rental office was not desirable according to Mary because that person does accounting and other work for the administration staff.

Tennis courts 7 & 8

The unofficial caretaker of these (new) courts, David Martin, does not see any needs for the foreseeable future.

Patio between 7 & 8 and the hobby building

There are a number of tables and chairs, umbrellas, two table tennis tables, two barbecues, lighting, etc. One thing which is needed is a non-slip re-surfacing of the area. This would cover the cracks, scratches, and discoloring.

Community Center & Annex

Chef Ed said that he would like a larger drain for the ice machine. He called it a safety factor. Otherwise, all is good. He wants to know if he should get estimates or if this is someone else's responsibility.

Wayne and I spoke to Mary, Teresa, David Martin, Chef Ed and various people in the hobby center to obtain this information.

Richard Martin

Summary for the Long Term Plan

1-3 Years

- Improved access to patio at shuffleboard courts and food handling building with accessible restrooms.
- Improved service to shuffleboard members.
- New building and lighting for the putting green.
- Facilitates use of putting green after dark.

4-7 Years

- Solar water heating for the both east and west pools.
- Reduced operating costs/reduced environmental impact.

8-10 years

- Bar/Lounge at the west pool or patio south of the Laundry Building.
- Improved service to VO residents and guests.
- New source of revenue which could help keep HOA fees down.

Update Report, January 2, 2018
For the Common Facilities Planning Committee
Submitted by Des Silver and Norm Lawrence

Requested a meeting with the club presidents via email of Dec. 1'1 2017.

Meeting with Lawn Bowling Chair, Mike Pain and Norm Lawrence, Des Silver- Dec.4th

- 85 members
- Courts are fine as they are.
- Storage facility is fine as is but is shared with Park Maintenance for lawn care equipment
- If another use of their existing storage facility was found, Lawn Bowling would be willing to consider a smaller storage building south of their patio.
- Facility is serving the members needs at present and into the foreseeable future.
- Long term Maintenance: new turf in 2024 at an estimated cost of \$57,000.

Meeting with Croquet, exec. Member Terry Weaver and Norm Lawrence, Des Silver- Dec. 4th

- Families use this facility during holiday times (Kids visiting during school breaks) independent of club activities.
- 30 + members
- 3 courts, 6x8 foot shed, all serving the members needs at present and into the foreseeable future.

Meeting with Shuffleboard, Exec Members Carol and Joe Egli, Norm Lawrence, Des Silver- Dec.7th

- Club currently has 53 members with expectations to grow to over 100 in the new year.
- 20 courts, all in good shape.
- 8x12 foot equipment shed and 8x16 foot activity shed, both in good shape.
- Patio area to the south of courts (not easily accessible from courts.) Would like to bring patio tables/chairs up to court level on new patio pavers directly south of courts.
- Transmittal #147 has been submitted requesting a shed (16x20) to accommodate food handling and a handicapped accessible washroom.
- This facility will serve the club members for the foreseeable future.
- Long term Maintenance: resurfacing in 2022 at an estimated cost of \$23,000.

Have not met with Horseshoes as they have not responded to my request to meet. An inspection of their facility showed an adequate facility of 9 pitches, in good repair. Their shed (8x12 feet) seems adequate for now but is nearing the end of its life and should be planned to be replaced in the near future. The pitches seem adequate for the foreseeable future.

- Observation of their activities reveal that about X of their pitches are used currently and they seem to meet in the morning.

We looked at the Putting Green Facility which includes an 18 hole putting layout and a shared shed with Horseshoes.

- The putting surface is well maintained and in good condition.
- The shed seems to serve the purposes of this facility for now but is nearing the end of its life and should be planned to be replaced in the near future.
- A transmittal has been submitted to upgrade the facility with lights to allow play in the evening. No resolution has been made as yet.
- Facility seems adequate for the foreseeable future.
- Long term Maintenance: new turf in 2020 at an estimated cost of \$38,000.
-

East Pool

- Long term Maintenance: Chlorinator replacement - 2018 with estimated cost \$6,000. Pool heater replacement- 2025, cost \$12,000. Pumps and filters- 2026, cost \$10,000. Spa pump- 2027, cost \$8,000. HVAC- 2026, cost \$115,000. Fire Alarm- 2026, cost \$9,000.
- Leo/Keith did not identify any need for improvements.
- Could explore the feasibility of solar water heating for the pools.

West Pool

- Long term Maintenance: Rebuild pool in 2020- cost \$485,000. Water heater- 2021, cost \$9,000. Spa pump- 2021, cost \$6,000. HVAC unit- cost, \$9,000.
- It is suggested the pool be replaced with the same pool footprint so as not to trigger other unanticipated changes. The pool bathhouse was recently upgraded.
- Leo/Keith did not identify any need for improvements.
- Could explore the feasibility of solar water heating for the pools.
- Could explore the feasibility of a Tiki Bar near the pools. (Alternative site for a Bar/Lounge in patio area south of Laundry Building)

Fitness Center

- Long term Maintenance: Carpet replacement- 2024, cost \$21,000. Key Card replacement- 2026, cost \$17,000. Automatic Door openers- 2026, cost \$8,000.
- Leo/Keith did not identify any need for improvements.

Northeast Corner Sports Plex

Report on Pickleball and Tennis
December 20, 2017
Frank Rust

Overview

The Tennis facilities have recently been upgraded. The Tennis Club uses the Veranda which is an older facility in good condition. There are a total 8 tennis courts that are all post-stressed concrete in very good condition. There are several buildings used for storage by tennis that are all in good condition. The Tennis club hosts a very popular tennis tournament that generates money for the Social Club. The tennis club also participates in a tennis league that brings players from outside the park in to play which helps "advertise" Venture Out.

The Pickleball facilities are new. There are 11 post-tensioned concrete courts that are very new. There is a new clubhouse with a potluck area and two new bathrooms. There will, more than likely, be some issues that will need to address as the large club membership settles in to its new home. The Club hosts some very popular tournaments that are major fund raisers for the Social Club. The Pickleball tournaments bring in people from outside the park which helps "advertise" Venture Out. The club requested 12 courts so support approximately 400 members in 2013. Due to lack of available space it was decided to build a total of 11 courts in the summer of 2017. The club membership in the 2017-2018 is estimated to exceed 550 members. It is anticipated that the club will need additional courts in the future if growth continues. To alleviate the high court usage, in the short term, it is desirable to install lights on five of the courts that were constructed to support future lighting. The long term solution would call for additional Pickleball courts in the area designated for "future" Pickleball/Tennis courts in the Sportsplex.

Future projects:

Next 0-3 years:

1. Install lights on five Pickleball courts
2. Build additional Pickleball courts in the area designated as "future" Pickleball/Tennis courts in the Sportsplex.

Tennis:

At the present time the Tennis Club has no outstanding issues that need to be included in the LRP. The tennis club is one of the older large clubs in the park and has taken care of its needs very well over the years.

No issues.

Pickleball:

Priority #1. Install lights on the five courts that were prepped for future lighting during construction. This would increase the time the facility is available to use for all residents.

Lighting the courts would allow residents that reside in the park during the summer months an opportunity to play during the cooler hours of the day which would reduce the chance of heatstroke.

Erecting lights will also allow an increase in the number of players allowed to play in tournaments which generate funds for the Social Club. It would free up Tennis courts 7 & 8 during the tournaments.

The membership of the Pickleball Club was 530 members at the end of the 2016-2017 season. It is estimated that the total number of people using the Pickleball facilities during the 2017-2018 will exceed 600 people including members and non-members. At the end of Nov 2017 there were many people waiting to play. And the number of people waiting to play during the winter months will increase dramatically.

Erecting lights on the five courts that are prepped for lighting would increase play time during the entire season. This will be a great way to get additional usage of a great facility very economically. This would also be a benefit to tenants in the overnight area during the summer season.

Erecting lights on the five courts will keep VO competitive with other major neighboring parks all of which have lit Pickleball courts.

Lighting Pickleball courts is mentioned in the Hultzman Study (page101}.

Health and safety: 8

Building and structure: 9

Activity and growth:10

Total: 27

Priority #2. Review the need for additional Pickleball Courts in the area of the Sportsplex designated for Future Tennis/Pickleball Courts.

Pickleball usage continues to grow. It is anticipated that there will be a 20% increase in the number of players using the VO Pickleball facilities since the planning began on the Sportsplex. If the usage continues to increase the addition of courts-may be desirable. Of course, adding courts would allow the Pickleball club to increase the size of the tournaments which would result in increased funds for the Social Club.

Health and safety: 8

Building and structure: 8

Activity and growth: 10

Total: 26

FURTHER NE CORNER INPUT OVERVIEW

The issue here is that Bocce needs courts but doesn't want to move. The solution is some ways off and needs to be studied for possible solutions.

The Hultsman Study, once again, refers to these three entities obliquely with Bocce receiving the most input.

0-3 years: Maintain structures.

4-7 years: Study Bocce Ball needs and develop conceptual solutions. Update Oasis as allowed by Mesa. Needs ADA bathrooms.

8-10 years and beyond: Rebuild Bocce Ball courts.

BOCCE BALL

The Bocce Ball Club finds themselves in a conundrum. They need courts due to membership growth but don't want to move based on membership vote. A secondary issue is that their courts are not regulation in size thus limiting them from Hosting Bocce Tournaments.

Health/Safety points: 2

Bldg Structural: 4 new clubhouses.

Activity Growth (Park or Club): 10

Total: 16

OASIS BUILDING

The Oasis Building is maintained well and is heavily used. It has no immediate issues but long term it needs to be updated to include ADA bathrooms.

Health/Safety points: 5 needs ADA bathroom

Bldg Structural points: 2 maintain

Activity Growth (Park or Club): 10 fully programmed as is.

Total: 17

ELECTRONICS BLDG

The electronics bldg. is solid and needs only to be maintained. The Electronics Club will adapt with technology and any needs will be handled via the Transmittal system.

Total: 0 points

Southeast Corner

SOUTH EAST CORNER: STATUS AND RECOMMENDATIONS (Nacho's included here)

OVERVIEW: These corners currently contains park maintenance, the Glass Arts Bldg., RV/car washing station, vehicle and RV storage, the Shriners recycle storage, and park trash and recycle facilities. None of these activities are in imminent decline or danger of failure. However, park maintenance is in need of better and more storage for their equipment. Furthermore, this area must be preserved for future development of a second "hobby complex" similar in design to the glass arts building.

Nacho's is included here due to its connection to park maintenance. Nacho's as a building is in good repair and needs only to be maintained. As to the overcrowding of supplies in the building, only more and better park storage availability will resolve that issue. A park wide storage study was done 4 years ago and is available on the Box.

There is very little in the Hultsman Study that addresses this corner other than some mention of preserving the storage capacity for resident RV's and trailers.

FUTURE PROJECTS (IN ORDER OF IMPORTANCE)

Next 0-3 years: maintain current structures and uses.

Next 4-7 years: Plan for construction of second hobby facility.
Improve storage capacity for park equipment

Next 8-10 years and beyond: Maintain hobby buildings.
Maintain RV/car wash.
Maintain recycle/trash capability.
Find home for Shriner's recycle effort.

SOUTH EAST CORNER BY USE

Park Maintenance building and storage yard.

Building is in good repair and needs only to be maintained. However, the area supporting the building is very packed with equipment should be considered a safety hazard due to this congestion. Furthermore, employees must continuously move equipment to get to other pieces of equipment thus creating another avenue for safety concerns. The storage container being used is not conducive to everyday use and should be replaced. The security of the storage yard and the shelter in the yard are adequate but do nothing to negate the safety concerns and barely are sufficient to protect the parks equipment. In summary, the park maintenance facility needs an upgrade in storage and security to reflect the increase in workload, equipment protection improvement, and worker safety concerns.

Health/Safety Points: 8

Bldg Structural Points: 5

Activity Growth (Park or Club): 8

Total: 21

GLASS ARTS BUILDING:

Glass arts has a slowly increasing membership and a newer facility. The club has adapted to new program request (ie. glass slumping) and seems to be on a steady path forward. The building fits the clubs needs and does not need any imminent repair or adjustment. Regular building, HVAC, and utility maintenance should be sufficient to project this club and building.

Health/Safety Points: 2

Bldg Structural Points: 4

Activity Growth (Park or Club): 4

Total: 10

NACHO'S

Nothing to be said here that wasn't previously mentioned. Maintain building and look to improve storage capacity elsewhere to reduce congestion in this building.

Health/Safety Points: 5 (merely due to congestion)

Bldg Structural Points: 4

Activity Growth (Park or Club): 0

Total: 9

RV/CAR WASH

The Hultsman Study briefly mentions to maintain this facility since it's the only location in the park where larger units can be washed.

Health/Safety Points: 2

Bldg Structural Points: 0

Activity Growth (Park or Club): 3

Total: 5

SHRINERS FACILITY (Aluminum recycle collection storage)

Maintain as long as we can spare space. No Hultsman mention.

Health/Safety Points: 2

Bldg Structural Points: 0

Activity Growth (Park or Club): 3 increases in tear downs in park requires recycle opportunity.

Total: 5

TRASH/CARDBOARD COMPACTION FACILITY

The park has two trash, cardboard, and recycle facilities. Located in SE and SW corners. Both are located in these locations for the same two reasons: out of sight and access for waste hauling. Therefore, they need to stay where they are at. Other maintaining the safety and security of the areas, nothing needs to be done.

Health/Safety points: 4

Activity Growth (Park or Club): 1

Total: 5 points

SOUTHWEST CORNER

SOUTHWEST CORNER STATUS AND RECOMMENDATIONS

OVERVIEW

The SW Corner of VO has many challenges. The biggest challenge as far as long range planning is concerned is that this corner is the park 's prime drainage location and therefore has building and use restrictions that preclude many uses and basically freezes the corners current design and future uses.

The Hultsman Study refers to this location in many different fashions. Park residents want better drainage but also want solutions to the various issues that clubs that are located in this corner have as well as preserving the dog walk. As a result, the plan for this area will require cooperation with and from Mesa as well as expending significant monies to resolve the issues.

The drainage issue is left to the Infrastructure Committee to address.

FUTURE PROJECTS IN ORDER OF IMPORTANCE

0-3 years: Maintain buildings and start planning for relocation of clubs to new facilities.
Continue work on drainage issues and solutions.

4-7 years: Relocate clubs to new facility and refurbish vacated buildings to other uses such as use by Handymen.
Start replacement of storage sheds with better more useful structures.

8-10 years and beyond: Continue replacement of old storage containers with newer and better units.
Maintain buildings.

ALL THE CLUBS THAT ARE LOCATED HERE (WOOD SHOP, WOOD CARVERS, LAPIDARY, SILVER SMITHS) ARE TREATED TOGETHER

All these clubs, although very different in activity, have a symbiotic relationship in that they use each other's facility for various project work. As a result, they need to be considered together for their future.

The future of these clubs is to be relocated to a combined hobby center, probably located in the SE corner by the Glass Arts bldg. This plan should be the next large- scale club renovation undertaken by the park.

To go through what each club facility is lacking or what utility is over taxed would be fruitless since the facility cannot be ungraded beyond normal maintenance due to Mesa restrictions. They all have HVAC issues, are electrically maxed out, have water/drainage issues, and the location does not have an ADA approved bathroom facility.

Handymen will be treated separately.

Health/Safety: 10 points

Bldg Structural: 10 points

Activity Growth (Park or Club): 7 points (If growth was based on what happened to Glass Arts when they relocated, Club growth would be higher than current year to year growth.)

Total: 27 points

HANDYMEN

The Handymen Club needs space for their work and equipment but don't need a new building to operate. They could take the space vacated by Lapidary and the Wood Shop and reconfigure it into a very nice work area for themselves.

As a result, the solution to the Handymen's needs is tied to the relocation of the other clubs in this corner.

Total: see above

DOG WALK

Maintain facility and adapt to whatever needs to be done with the retention drainage basin.

Health/Safety: 10 points (for pet's health and safety- keep them off streets)

Bldg Structural: 0 points

Activity Growth (Park or Club): 5 points

Total: 15 points

DISH BLDG

Maintain as is or as needed.

Total: 0 points

STREETLIGHTING - 70 POINTS

Streetlighting is a major concern of the owners, according to the Hultsman Report. The lack of adequate illumination creates a dangerous environment in the Park. An engineering firm has been retained to design a park-wide lighting plan. New lighting conduit to be installed in conjunction with street milling and repaving. By installing a new lighting system, we will reduce the number of poles and lights, as well as up-grade the aging wire and improve illumination.

Note; Dish and Century Link have been advised of our plan to repave the streets. They have been invited to coordinate with our conduit installation program.

EXTERIOR WALLS - 65 POINTS

The primary issue with the Exterior wall is a lack of security along the northeast corner of the Park. The wall is low in that area and does not discourage individuals from vaulting over. Security is often mentioned in the Hultsman Report and is noted as very important. General maintenance should be sufficient to maintain the wall for the next ten years. The Infrastructure and Safety Committees are looking for a prudent solution to the security issue. Several solutions have been discussed. This item has been tabled until more research can be done. Specificity, the effectiveness of a security camera system.

PAPER ON THE MERITS OF A CAPITAL PROJECTS FUND
by E. J. (Bert) Sebastian, January 2018
DRAFT #2

1.0 INTRODUCTION

Venture Out at Mesa is approaching 50 years old and as such, some of the infrastructure is reaching the end of its life. Over time, this park has evolved from strictly campers, to what we see today. With changing needs and requests from the property owners, new amenities continue to be needed to keep this park one of the most progressive and forward-thinking parks in the East Valley.

Venture Out is currently in the process of developing its second community Long Range Plan. Part of this plan will consider financial implications of the implementation of the Long Range Plan.

While the upkeep of the existing common property and infrastructure is generally covered by a \$90,000 annual budget that is administrated by the Condo Board, any large new developments (capital projects) must be funded from alternate sources.

This paper will present for discussion and consideration one potential option for the Venture Out Condominium Corporation to establish a capital projects fund for the development of future projects.

2.0 HISTORICAL BACKGROUND

The Venture Out Condominium Corporation (VOCC) currently in its CC&R's and bylaws has only the option of assessing "Special Assessments" for the collection of funds for new capital projects. These special assessments must be approved by a majority of VO residents for a specific capital project. Over the years the following special assessments have been approved and collected:

- New Community Center \$2,287.00 in 2004
- Water Irrigation Separation Project \$343.00
- East Pool Complex \$950.00
- Glass Arts Building \$150.00
- Sports-Piex \$650.00 in 2017
-

TOTAL \$4,380.00 over 13 years

The new community center was the first and largest assessment, but over the years on an average basis per year, the yearly assessment averages out to \$337.00 per year. Special assessments have occurred roughly every 3 years.

Depending on the new project size, larger special assessments may become a significant burden on some residents.

3.0 FUTURE POTENTIAL SPECIAL ASSESSMENTS

In the draft Long Range Plan, several major projects are anticipated to be required or desired in the next 10 years. As well, the Reserve Fund Study completed in 2016 projected that a new Hobby Center may require replacement in about 2019/20, and a new Administration Building in about 2023/24. Both of these park common elements will have significant capital costs of between at least \$1.0M to \$2.0M dollars each.

While these are asset replacements and some funds can be taken from the Reserve Fund account, both facilities will require enlargement to meet functional and club programming needs. The new larger component of each facility needs to be funded from new Capital Projects Fund and not completely from the Reserve Fund. Typically, an approximate split of 60% new/40% replacement, or even 50% new/50% replacement can be anticipated.

From an analysis of the Reserve Study, there are significant demands on the Reserve Funds needed for street pavement replacement, storm water upgrades, and street lighting also required over the next 10 years. Therefore, the new Capital Projects Funds are essential if these projects are to be developed. While significant onetime special assessments could be utilized, this paper presents another option for consideration.

4.0 RESORT COMPARISON

A comparison of yearly condominium fees with other self-management retirement parks in the East Valley show the following fees:

- Carriage Manor (909 units) \$ 1968.00
- Greenfield Village (792 units) \$ 2140.00
- Golden Vista (1075 units) \$ 1740.00
- Road Haven (1064 units, plus golf course) \$ 2228.00
- Venture Out (1749 units) \$ 2596.00

The above five parks vary considerably in size, age and amenities. Not all provide 24/7 security, most have fewer buildings (9 on average) versus 25 for Venture Out, have only 1-2 paid staff in the activities office while VO has 14 during high season. All of the other parks are about 15 years younger and will be dealing with the redevelopment process that VO began 13 years ago with the new community center building. All of this contributes to VO fees being higher than the average for owner - based parks in the east valley.

A similar comparison of yearly fees can also be made with the private RV Rental Parks owned by Cal-Am. In these parks, the land is leased from the corporation (Cal- Am). All common elements are the responsibility of Cal-Am and residents have no control of the property or lease rental increases.

The comparison of Cal-Am parks is as follows:

- Mesa Regal (2005 units) \$6,420.00
- Val Vista Village (1600 units) \$6,150.00
- Tower Point (1100 units) \$6450.00
- Sun Life Resort (750 units) \$6227.00
- Valle del Oro (1761 units) \$6335.00
- Apache Wells (320 units) \$6,000.00
- Good Life (???) units \$6,500.00
- View Point (1952 units) \$7,000/\$8000, (have golf course)

The above is actually pad lease rates, as owners do not own their property which results in initial lower capital costs, but the yearly fees are real. If owners in VO have the capital to purchase their property, which most do, then the yearly costs can be compared. In order to compare apples to apples, yearly property taxes of about \$900.00 on average should be added to the \$2,596.00 fees for a total of approximately \$3,496.00 for costs to be in Venture Out. If you lease the property, you do not pay taxes on it as well.

5.0 CAPITAL FUNDING STRATEGY

While the above shows that the management of our VO park has been handled exceptionally well, it does provide an opportunity to slightly increase the condo fee with the increase being held in a "Capital Fund" that over time could build up to an amount sufficient to build a capital project. All of this, while keeping our condo fees still significantly less than comparable parks. An example of this slight increase could be as follows:

- \$25.00 per quarter times 4 quarters = \$100.00 X 1749 lots = \$179,500.00 per year
- \$50.00 per quarter times 4 quarters= \$200.00 X 1749 lots = \$349,800.00 per year
- \$75.00 per quarter times 4 quarters= \$300.00 X 1749 lots = \$525,700.00 per year

This Capital Fund could be allowed to build up over time and would need to be administered along the Long Range Plan so that when projects are identified by the Condo Board as being needed, the money would be there to fund the need. A safe guard of these funds could be handled still by a majority vote of lot owners for any expenditure from this Capital Fund approving a project. Should this fund not be spent for a long period of time, a cap could be placed on the Fund. At this point the condo fees could be reduced.

6.0 CONSENSUS AND CONCLUSION

In the 2016 Hultsman residents survey (pages 35/36), two-thirds of the residents were in favor of this concept for funding future capital projects.

There were a total of 1291 surveys submitted, representing over 40% of the 3170 VO residents, (Hultsman study page 12). Only 400 surveys were needed to be able to statistically generalize about the population.

The Condo Board should seriously consider this concept and put a ballot forward to the VO residents to hopefully approve such a concept in moving Venture Out forward in the 21st century and to remain the best RV resort in the East Valley of Mesa, Arizona.

A legal review of this idea should be done to ensure that we would be in compliance to all Condominium Regulations, State and Municipal regulations.

Footnote: This paper was prepared with the assistance of Peg Noyes and Des Silver, owners in the park