



Road Work and Reserve Study Plans: Frequently Asked Questions

ROAD WORK STUDY

What is a road study?

- A consultant drives, walks, and evaluates all roads in the community for their current condition and takes measurements for future contract work. The consultant uses selective core sampling information and identifies problem areas and then develops a comprehensive multi-year plan for cost effective maintenance and rehabilitation along with estimated costs.

How do I view the consultant's 2016 Road Work Study for Anthem Country Club?

- You may view an excerpt of the consultant's 2016 Road Work Study Executive Summary [online](#).
- The entire study is hundreds of pages in length and may be reviewed at the HOA office; please send an email to staff@acccahoa.com to schedule a reading time.

Why was a road study necessary?

- The Anthem Country Club roads are owned by the HOA, not by the city or county. The only exceptions are the roads and parking lots on ClubCorp properties. Regular studies are necessary for the continued proper maintenance of our roads; these evaluations ensure that our roads meet the needs of our community and help to preserve our homes' values.
- Two years ago the Gates, Property, and Patrol Committee began the process of interviewing and recommending a road consultant to develop a Road Study and Plan.

What are the significant conclusions of the 2016 Road Work Study?

- The industry standard indicates that roads likely need to be replaced every 25 to 30 years. The updated study allows for this replacement; the old model did not allow for our roads to be replaced.
- There has been an unexpected acceleration of some projects such as problems with roads that required early replacement and road resurfacing due to poor construction.

RESERVE STUDY

What is a reserve study?

- A consultant develops a long-term capital budget planning tool that identifies the current status of the reserve fund and addresses funding needed going forward. By maintaining a Reserve Fund, the ACCCA* has cash on hand to pay for annual maintenance expenses for roads, gates, and needed repairs. The Reserve Study addresses all of the big expenditures that maintain our community, but the roads are by far the biggest expense.

Why was a reserve study necessary?

- The additional costs identified in the 2016 Road Work Study necessitated the creation of the reserve study in order to calculate the impact of these costs on the Reserve Fund over time.

How do I view the consultant's 2017 Reserve Study summary for Anthem Country Club?

- You may view an excerpt of the consultant's Reserve Study Executive Summary [online](#).
- A hard copy is available for review at the HOA office during business hours. Please send an email to staff@acccahoa.com to schedule a reading time.

*Anthem County Club Community Association

What are the significant conclusions of the 2017 Reserve Study?

- The 2017 Reserve Study now shows the Reserve Fund at 37%; the Reserve Study was at 87% before the 2016 Road Work Study numbers were incorporated. Having the Reserve Fund maintained at 100% is not essential to being considered adequately funded. The ACCCA Board has discussed having a 75% funding target to aim for over the next five years or so.
- The ACCCA Board has a fiduciary and legal responsibility to properly fund the 2017 Reserve Fund.

FINANCIAL IMPLICATIONS OF THE ROAD WORK AND RESERVE STUDIES

What options does the ACCCA Board have for funding the reserves?

- The ACCCA Board can borrow for the road project.
- The ACCCA Board can charge homeowners a large special assessment for the project.
- The Board can implement the Lifestyle Enhancement Fee with monies going to the Reserve Fund.
 - The Lifestyle Enhancement Fee is a fee of up to 1/4 of 1% that is charged upon the sale of a resident's home.
 - Implementing the Lifestyle Enhancement Fee will only cover a portion of the deficit.
- The Board can increase HOA dues.
 - The HOA has not increased dues in the last three years.
 - The aggregate HOA dues increase over the last 12 years has been at a compound annual rate of less than 1%.
 - It is important to draw a distinction between HOA and ClubCorp; many homeowners confuse ClubCorp yearly dues increases with those of the HOA.
- Neither borrowing for the roads nor charging a large special assessment is the preferred solution of the Finance Committee or the Board.

When will the Board make a decision about how to fund the new 2017 Reserve Fund?

- The Board must approve the 2018 Budget by the end of October. The decision about funding the deficit must be made before the Budget is approved.

HOW CAN RESIDENTS ASK QUESTIONS AND/OR PROVIDE OPINIONS?

- There will be open committee and Board meetings between now and October to discuss issues, listen to ideas, and answer questions. Residents are urged to attend and participate. Emails will inform residents about relevant meetings.
- If you have questions not answered in this document, please email staff@acccahoa.com. This FAQ document will be updated and sent to residents as needed.