

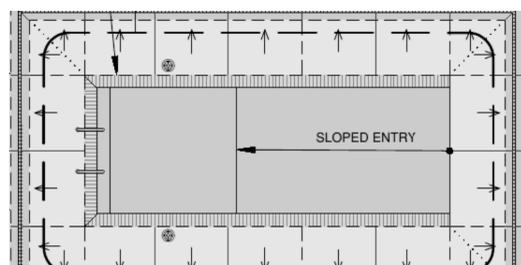
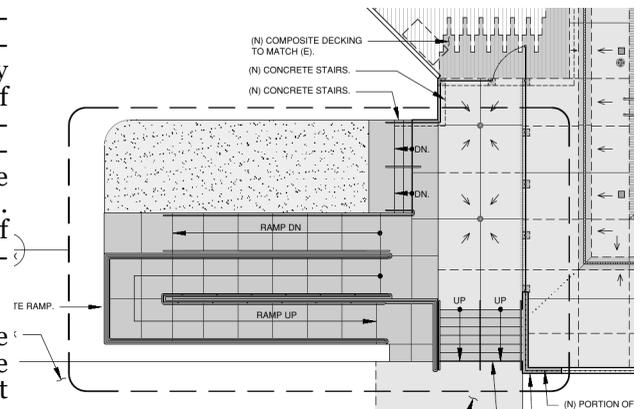
2026 Main Pool Rehab/Rebuild Project Update

At the January meeting, a large chunk of the discussion time was spent on the Main Pool project and some time-sensitive decisions that needed to be made. A lot of design decisions relate to ADA (the Americans with Disabilities Act) required upgrades, to bring the pool up to code. Some owners have asked why we are subject to ADA if we are a “private” pool. Some have also assumed this is because the Walnut Country Swim Team also utilizes our pool. To clarify – the fact that WCST uses our pool has nothing to do with these ADA requirements, and we would be subject to them with or without WCST.

While our pool is technically only available for use by CHOA residents and their guests, Contra Costa Health Department considers any pool “public” if it is used by more than three families and their guests, and specifically calls out pools located within apartment complexes, HOA, condos, private schools, hotels, etc. And public pools are subject to ADA requirements, mostly focusing on accessibility issues for disabled persons. The two areas most impacted by these ADA requirements are the entry ramp along Lawson Ct and the Wading/Kiddie pool.

Entry Ramp. Our current wooden entry ramp that leads from Lawson Ct to the pool gate is not ADA compliant and will need to be rebuilt to allow for proper wheelchair/disabled access. Unfortunately there is a very large, mature pine tree located right in the middle of where this new ramp will need to be built. The Board considered options that would accommodate keeping the tree, but they ended up being very costly and would invite future maintenance concerns as the tree roots would continue to grow and likely damage the new ramp. The Board approved the new ramp design along with the removal of this tree to comply with ADA. We will be looking into planting replacement trees nearby to help make up for this.

Wading Pool. For the large pool to comply with ADA, we’ll be adding a permanent chair lift near the stairs on the South side of the pool. But because the wading pool depth is only 18”, a chair lift cannot be used, so we need to instead design a long, sloped entry ramp into the pool itself. This was not originally factored into the overall budget estimate we received back in 2024, which assumed we could leave the wading pool mostly intact. The updated design needs the shape and location of the wading pool to be modified, requiring essentially the construction of a brand new pool.



Last week we sent a survey out to the membership trying to obtain wading pool usage data and general feedback, to help the board make a decision about this pool should the cost to rebuild it not fit within our current budget. That survey referenced a dollar amount provided by our engineering firm, around \$350k to \$450k, much higher than we originally budgeted for this portion of the project. We are currently working with pool construction vendors to obtain a more accurate cost and based on initial conversations, have good reason to believe it will come in much cheaper than this estimate. At this time our plan is to wait until we have accurate bids to rebuild the wading pool before making any final decisions.

Trellis/Shade Structure & Solar Panels. One thing the Board has discussed many times is trying to add a trellis or shade structure to the elevated concrete area near the large wall along Lawson Ct (by the storage shed) and installing solar panels on top. This has long been a desire of the Board for a few reasons: 1) this area is severely underutilized and adding shade could make it a desirable location on the pool deck; 2) we always get questions from residents asking if they can reserve a portion of the deck for parties – this area would be perfect for a small “reservable” area for things like birthday parties at the pool, while not taking up the rest of the pool deck; and 3) solar panels would offset electrical bills for both the Clubhouse and pool equipment (this meter is our most expensive electrical bill by far). While the cost of a new trellis might not be feasible as a part of this project, the Board would at the very least like to prep the area for a future shade structure and solar (meaning replacing the concrete here and adding footings for the trellis). A final decision will be made after bids have been received from contractors; the shade structure/solar will be an additional option for this area that the Board can consider when reviewing final proposals.

Current Stage & Next Steps. Right now we are working on wrapping up construction drawings and plans and hope to have that done by the end of this month. Those plans will then be sent to contractors to bid. Our internal deadline for receiving these bids is the end of March, and plan to review them and interview contractors in early April. This is the portion where “final” design decisions will be made, after seeing the actual cost for things like the wading pool rebuild and shade structure install. Once a contractor is selected and the construction plans finalized, we will begin the permit process.

All of the plans listed above will take place in an open meeting and any homeowner is encouraged to attend, listen, and provide comments during the Homeowner Open Forum portion at the start of the meeting. This is a large, complex project that has been in discussion for many months now. If you have questions, want more detail, or just want to provide some practical feedback based on how you use the pool, please contact the General Manager at the Business Office!