

2026 Main Pool Rehab/Rebuild Project Update

We continue to progress with the Main Pool rebuild project; the bid package has been completed and sent out to prospective contractors, and bids are due back around the end of this month! Once received, our project management firm will review everything to make sure it matches the intended scope, which will take about a week. Following that, the Board will host an initial meeting to go over the details and discuss several of the “optional” projects, or items that were included so we could compare pricing with vs. without. The best examples of those are the shade structure with solar panels, the wading pool renovations, and waterproofing the storage room underneath the pool deck. With this information, the board will be able to make decide on whether we can afford to keep the wading pool, if the shade/solar structure is feasible, and if waterproofing the downstairs storage room makes sense.

All of these discussion and decisions will take place in an open meeting, so any interested homeowner can attend and listen in. You will also be able to provide feedback during the homeowner open forum portion of the meeting. And as you are likely aware, last month we sent out a survey requesting feedback from the membership regarding the small waiting pool, to help the Board make a decision if the required ADA-modifications end up being too expensive to afford. Thank you to all homeowners who participated. The board will use this data when reviewing options and making a final decision.

Just to reiterate, **no final decisions have yet been made** regarding the wading pool or shade structure and solar. That will all depend on the final cost, which we will know towards the end of this month. Here is the meeting schedule to discuss the Main Pool rebuild project proposals and options:

FRIDAY, APRIL 10 @ 6PM

Location: CHOA Business Office (and Zoom)

Agenda: Initial meeting to review bids, discuss options, and narrow selection down to two contractors.

TUESDAY, APRIL 14 - EXECUTIVE SESSION MEETING

*Closed, executive session meeting for Board to conduct contractor interviews. **No decisions are being made during this meeting.** Only speaking with contractors and performing interviews.*

THURSDAY, APRIL 16 @ 6PM

Location: CHOA Business Office (and Zoom)

Agenda: Meeting to make final decision – select contractor and confirm scope of work (wading pool, shade structure, solar, etc). Set to be the final meeting where the Board will be reviewing and deciding on design/scope options.

If you are interested in this project, these are the meetings to attend! Decisions and discussions related to this project are not happening outside of these meetings. If you feel strongly about a part of this project, want to understand why certain decisions are being made, or just want to know what the plan is, please attend these meetings! Feedback we receive from CHOA residents after a proposal has been approved cannot really be considered, as we will quickly enter the permitting phase of the project the week after a contractor has been selected. This means we cannot reasonably make changes to the scope of work once that phase begins, so this is truly a “speak now or forever hold your peace” moment!

Something else worth mentioning here is a description of what parts of the pool are **not** a part of this project, just so the expectations are clear. For starters, the existing wood deck and shade structure are not included in this work and will remain as-is. This area definitely needs some TLC (or at least a fresh coat of paint) but we will likely take a look at that after this project has completed, since it's not an urgent issue. The main pool bathrooms will also remain largely untouched, minus some small ADA-required modifications. For example we will be putting in new hand dryers and making one of the bathrooms more ADA-accessible, but are not touching the stalls or sinks or floors themselves. The pool showers will get a small modification to permit wheelchair access, but otherwise will remain unchanged.

As always, if you have any questions about this project or just want some additional detail, please contact the general manager at the business office. This will very likely be the largest project CHOA has ever undertaken (and will probably ever undertake, at least in the next 30 years). We are more than happy to discuss with any interested homeowner!

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