

SCOV 10 Year Development Plan - 2024

Long Range Planning Committee (LRPC)

April 14, 2024

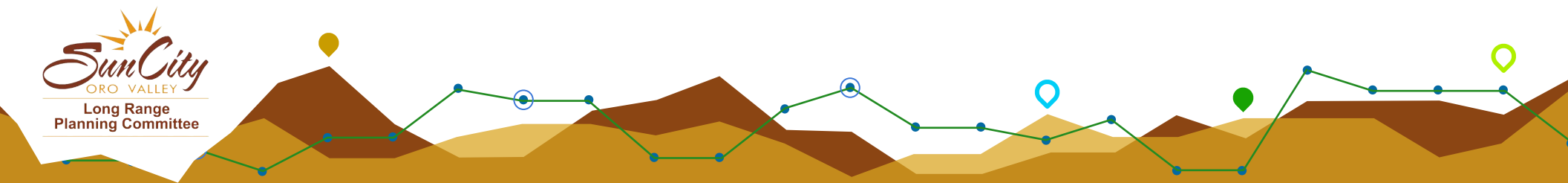


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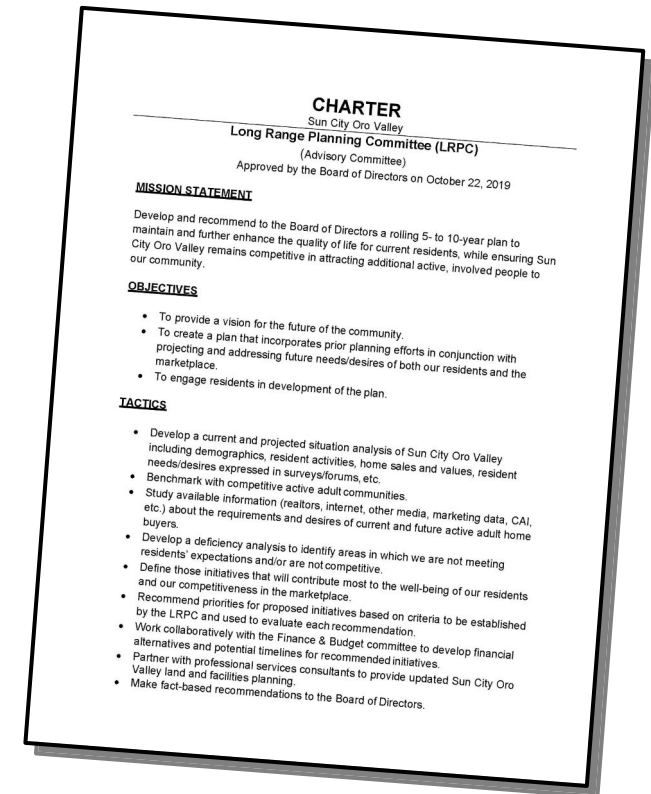


Pictures were made with AI DALL-E 3 using Microsoft Designer.



Purpose of the 10 Year Development Plan

- The Board of Directors chartered LRPC to develop and recommend a rolling 10-year plan.
- The plan should help to maintain and further enhance the quality of life for current residents.
- It should also help to ensure SCOV remains competitive and continues to attract people to our community.



Facts Driving LRPC's Work

- *Resident's Priorities* from the 2023 SCOV Survey provided most of the committee's direction.
- *Community Benefit:*
 - A Solar Array for the AFC benefits all SCOV residents by reducing power cost and adding more covered parking spaces.
 - Renovation of the Copper Center allows the community to utilize the space, and best optimize this asset. The additional space benefits many residents and activities.
- The significant amount of time and effort required by resident volunteers and staff to complete past projects showed the need to consider projects timelines, and to recommend that projects overlap.



SCOV Resident Priorities

- The 2023 SCOV Survey had very good participation with 1859 residents from 1509 (60.7%) properties taking the survey.
- Survey Question 70 asked residents to rate potential amenities by importance for the future of SCOV.
- LRPC used resident rankings when possible. Projects that benefit the whole community were prioritized.

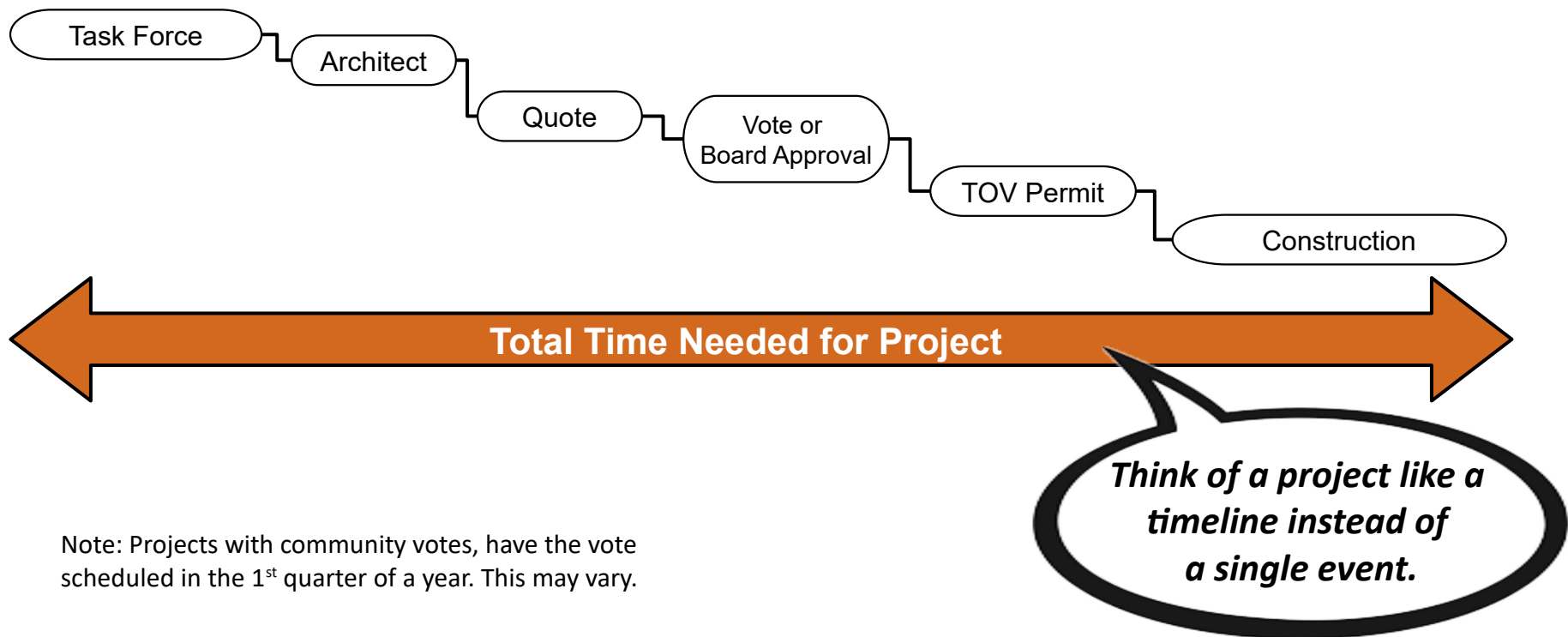
<u>New or Expanded Amenities</u>	<u>Percent</u>
1 Exercise pool	67%
2 Leisure style pool	59%
3 Defined walking paths on sidewalks	58%
4 Outdoor social gathering areas	55%
5 Expanded Artisan Studios	51%
6 Expanded Welcome Center	40%
7 Additional Pickleball courts	34%
8 Demonstration Kitchen	33%
9 Sauna (dry)	30%

% that rated the amenity 4 or 5 out of 5



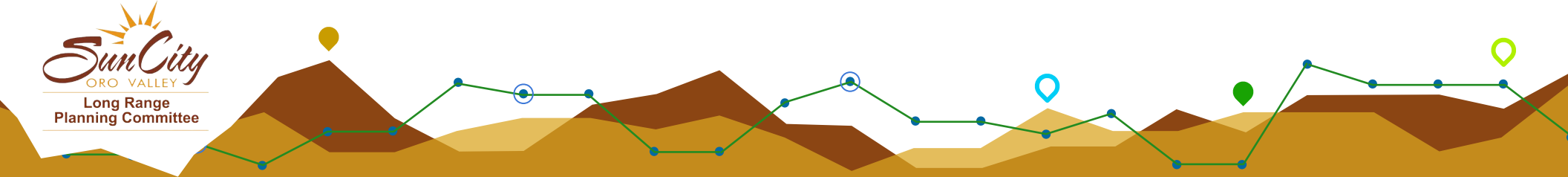
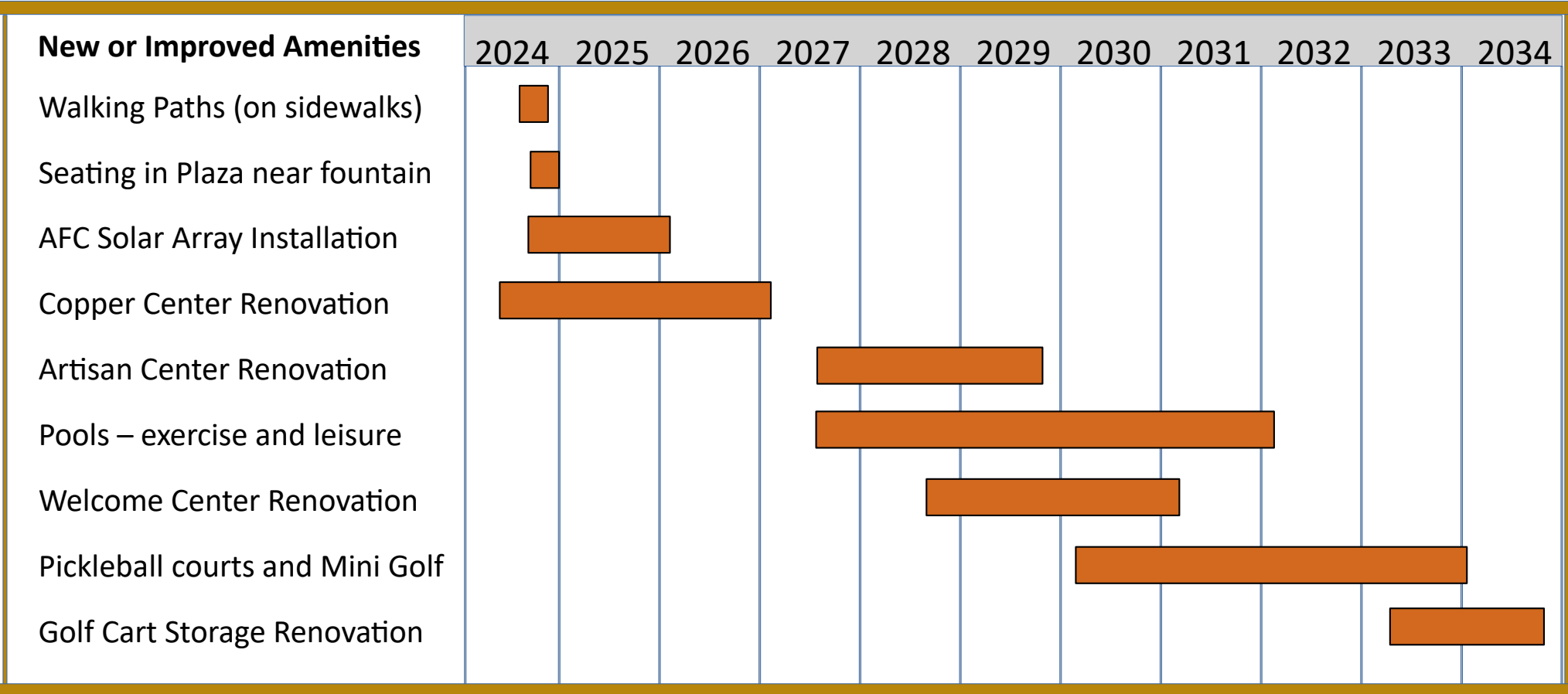
Project Steps

- It can take years to plan, approve, and complete a project for new or improved amenities.
- When planning a project, it is valuable to consider all of the steps, and then to start the project steps even if funding will not be available until a future date.
- This allows the project to be ready when the funds are available.
- It also allows many projects to proceed at the same time.



SCOV 10 Year Development Plan

- Each bar shows the estimated time needed to plan, approve, and complete the project.
- The bars show that several projects may overlap.
- Some of the time between projects is used to rebuild capital fund to pay for the next project.
- LRPC used resident rankings when possible. Projects that benefit the whole community were prioritized.



SCOV 10 Year Development Plan Project Description

Walking Paths (on sidewalks)

Using existing maps, develop a web page and printed page, and use these to promote walking in SCOV. An online walking route map could be printed, or viewed on a resident's phone while walking. 3rd most requested new or improved amenity.

Outdoor Social Gathering Spaces

Adding seating in the Plaza, near the Lion Heads Fountain. This will add another social gathering space. 4th most requested new or improved amenity.

AFC Solar Array Installation

Project will reduce power cost and provide covered parking, benefiting the entire community. This project has been highly rated and recommended to the Board by LRPC.

Copper Center Renovation

This renovation will update the building to allow utilization by SCOV activities and clubs.

Artisan Center Renovation

Interior walls and doors would be moved so that Artisans remaining in the building could fully utilize the space vacated by Artisans that moved to Copper Center. 5th most requested new or improved amenity.



SCOV 10 Year Development Plan Project Descriptions - continued

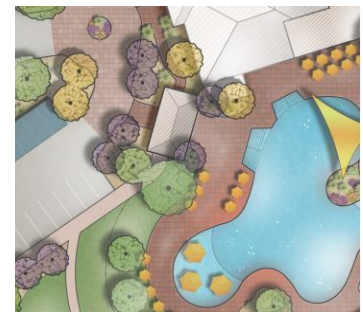
Pools – exercise and leisure

A Task Force would consider all pool use, pool users, and pools, and make a recommendation about building a new pool(s), and / or renovating existing pools. Exercise pool 1st, and leisure pool 2nd, most requested new or improved amenity.



Welcome Center Renovation

Interior walls and doors would be moved so that activities (including the Library) remaining in the building could fully utilize the space vacated by the activities that moved to Copper Center. 6th most requested new or improved amenity.



Pickleball Courts and Mini Golf

Build new pickleball courts in the space now occupied by mini golf. Build new mini golf course at Catalina Vista or Desert Oasis. Adding pickleball courts is the 7th most requested new or improved amenity.



Golf Cart Storage Renovation

Interior walls would be moved so that more carts could be stored in the space vacated by the Loan Room and costume closet move to Copper Center. Interior storage protects the investment that SCOV makes for golf carts.

Ways to Accelerate Projects

Replenish the Capital Fund Faster

- **Capital Contribution Fee:** Fees from home sales are the largest source of money for the Capital Fund. A vote by SCOV Residents to increase the fee would raise funds, and typically without direct out-of-pocket cost to current residents.
- **Fund Raising:** Clubs, groups and individuals could raise funds for specific projects.
- **Donations:** Clubs, groups and individuals could donate funds for specific projects.
- **Assessment:** SCOV Residents could choose to vote yes for assessments to fund specific projects.

Task Force Time

A Task Force studies the project, collects and evaluates resident (user) input, and develops a plan for the Board. In the past, this process has taken more than a year. Reducing the time would reduce the total project time.



Who Decides About Projects?

- The Board uses this 10 Year Development Plan for guidance.
- The Board initiates projects by creating a Task Force.
- The Board approves funds for architects and planners.
- SCOV Residents vote to approve or deny spending for large capital projects.
- The Board can approve spending for smaller capital projects.



LRPC Observations

- This plan shows many large projects. Completing these projects will be challenging and rewarding for residents, resident volunteers and staff.
- Some amenities would not be available during construction due to safety requirements.
- Our community wants many new amenities, but is reluctant to approve project-specific assessments like other 55+ communities do. That means we must be patient for new or improved amenities until funding is available.



Final Thoughts

- Our community is in the process of considering adding new or improved amenities.
- These amenities will make our great community an even more entertaining and enjoyable place to live.
- These updates will help to keep SCOV competitive in the +55 community marketplace.

