



July 11, 2025

Special Assessment Communication – Golf Club of Wentzville Community HOA

The Board of Directors (BOD) of the Golf Club of Wentzville (GCOW) is made up of five committed resident volunteers who work diligently to ensure the responsible management and long-term sustainability of our community and its amenities. These individuals generously dedicate their time and expertise without compensation. In addition to the Board, several other residents volunteer their time to support the upkeep and beautification of our shared spaces.

By operating with a volunteer Board rather than hiring a professional management company, we save the community an estimated \$9,600 annually. The Board takes its fiduciary duty seriously and remains focused on safeguarding the financial health and property values of the GCOW community.

As stewards of this community, we believe it is essential to maintain and improve the shared assets that directly impact our quality of life and the value of our homes. Many of these assets have gone without major repairs or improvements for over 22 years. In that time, the GCOW HOA has never issued a special assessment. The only prior assessment was a \$50 charge issued by the Declarant (builder) before the formation of the current HOA Board.

Unfortunately, the current annual budget—along with the 5% cap on annual dues—inhibits our ability to fund critical improvements and necessary repairs. Additionally, the budget was significantly reduced when annual dues were equalized across the community in 2019.

To address long-overdue maintenance needs and preserve the value of our community, a **special assessment of \$300 per household** has been proposed.

Your support is vital to ensuring our community remains safe, functional, and improve property values for years to come. We appreciate your understanding and cooperation as we invest in the future of the GCOW community.

2025 Proposed Special Assessment for Golf Club of Wentzville

1. **Retention Basin Aeration System: \$18,429.52 (50% with signed contract)**
 - a. Linne Industries bid

- b. Pond Hawk by Linne Industries as the system of choice. This system has 3 submerged aerators that can run year-round. It is used on many golf courses and a few municipal wastewater facilities. It has the most efficient solar panel and the only system that has a hail cover. There are no exposed wires or components subject to weather damage or vandalism.
- c. **Benefit:** It has led to significant algae reduction in sites all over the US where it has been installed. Its minimal maintenance year after year, is another reason it has become popular. Improve the long term look of the retention basin and improve home values and reduce maintenance needed.

2. Pool Replastering, Tile & Caulking: \$100,165.13 (50% with signed contract)

- a. Schilli Plastering Co
- b. Proposal includes draining, surface prepping and acid washing surface. After preparation work is completed, the new finish will be applied in 2 coats. 1st coat is scratch coat, the 2nd coat is finish coat (3/8" to 5/8" will be trowel finished)
- c. **Benefit:** The pool has had very little work done on the plaster in 23+ years. The resurfacing of the pool will improve the life of pool, safety of the pool, reduce cost of fixing/patching cracked area of the pool. Doing this work before a major problem occurs with the plaster during the off season will prevent repairs to plaster being done during the pool season, closing the pool, draining the pool, and cost of refilling the pool. Whether or not you use the pool it improves our home values as the next buyer moving to GCOW may be someone wanting a pool within subdivision.

3. Asphalt Work: Walking Trail Repairs: \$13,100.00

- a. Saw cut perimeter of the asphalt areas to achieve stable sub grade, install 2" Type C Mix Hot Asphalt mechanical spreader and hand luting. Compact smooth 3-5 ton power tandem roller, finish to smooth surface, and milled edges to finish and crushed Trap Rock to prevent peel up. 450 sq feet.

4. Asphalt Work: Parking Lot -Pool: \$6,875.00

- a. Saw cut perimeter of the asphalt areas to achieve stable sub grade, install 2" Type C Mix Hot Asphalt mechanical spreader and hand luting. Compact smooth 3-5 ton power tandem roller, finish to smooth surface, and milled edges to finish and crushed Trap Rock to prevent peel up. 225 sq feet.

Pros

1. Long-Overdue Maintenance and Upgrades

- Many community assets haven't had major repairs in over **22 years**.
- Proactive repairs can **prevent more costly emergency repairs**, injuries or closures during use.

2. Protects and Enhances Property Values

- Well-maintained amenities (pool, walking trail, retention basin) improve **curb appeal** and can attract higher home resale prices.
- The assessment is an **investment** in your home and community.

3. Preserves Key Amenities

- The **pool** and **walking trail** are major community attractions; neglecting them can reduce resident satisfaction and desirability of the neighborhood.
- Retention basin maintenance (aeration) can improve the **look, smell, and health** of a visible water feature, reducing algae and maintenance.

4. Avoids Budget Limitations

- The current **5% annual dues cap** in addition to the 2019 budget equalization limits what can be done via regular dues.
- With economic conditions uncertain, a one-time assessment in 2025 ensures that essential improvements can be made before costs potentially increase.

5. Transparent and Specific Plan

- Clear estimates, contractors, and project scopes are provided.
- Payment logistics are simple and time-bound, offering a defined and manageable timeframe.

Cons

1. Financial Impact

- \$300 per household may be a burden for some residents, particularly those on fixed incomes.

2. Lack of Reserve Funds

- Although the reserve fund is steadily growing, it is not sufficient to cover the full cost of the planned improvements. The existing reserves will be preserved for unforeseen emergency expenses.

3. Not All Residents Use All Amenities

- Some may feel it's unfair to pay for improvements (pool, walking trail, retention basin) they don't personally use, even if they raise property values.

4. Scope vs. Cost Debate

- We understand that not every resident will personally use or benefit from all the proposed improvements. However, the assessment includes enhancements to three distinct areas of the community—retention basin, pool, and walking trail—so that all homeowners see a shared value. Some may question whether all projects need to be done at once or if the work could be phased to lower the immediate financial impact. After careful consideration, the Board believes that addressing these needs together is the most cost-effective and proactive approach to avoid escalating repair costs and future disruptions.

Golf Club of Wentzville Homeowners Association (GCOW HOA) 2025 Special Assessment Meeting Information and Voting Form

Special Meetings

To ensure all residents have an opportunity to ask questions and cast their vote, two informational meetings have been scheduled:

- **Friday, July 25 at 6:30-7:30 PM**
- **Saturday, July 26 at 9:00-10:00 AM**
 - *Both meetings will be held at the GCOW Pool Parking Lot.*

You do not need to attend both meetings – please choose the one that works best for your schedule.

If you're unable to attend either meeting, you may still vote by:

1. Filling out your ballot and placing it in the GCOW HOA mailbox located at the pool entrance.
2. Assigning a proxy to vote on your behalf. Simply indicate this on the voting form where noted.

Your participation is important and appreciated as we invest in the future of our community.

Purpose of Vote

The GCOW Board of Directors is proposing a **one-time special assessment of \$300 per household** to fund critical improvements across the community. These improvements include:

1. **Retention Basin Aeration System** – Improve appearance, reduce algae, and lower maintenance.
2. **Pool Replastering, Tile & Caulking** – Extend life, increase safety, and avoid in-season closures.
3. **Walking Trail and Pool Parking Lot Repairs** – Enhance safety and usability of shared spaces.

This is the **first special assessment in over 22 years**, and is necessary due to aging infrastructure, limited budget growth (5% annual dues cap), and increased costs.

We recognize that not all residents will directly benefit from each improvement. However, we have intentionally proposed projects in three key areas of the community – retention basin, pool, and walking trail – to ensure shared value and impact for all homeowners.

Voting Ballot – Due on 7/30/2025

Please return your ballot to GCOW HOA, mailbox 1002 Silo Bend Dr.

Homeowner Information (Required) – One vote per address

Homeowner Name(s): _____

This vote is being submitted by an authorized proxy. (Only check if using a proxy)

Street Address: _____

Email: _____ Phone: _____

Signature: _____ Date: _____

Voting Instructions

Please indicate your vote below and return this completed page by **July 30, 2025** to mailbox 1002 Silo Bend Dr. (entrance to the pool).

Payment Information

If approved, the \$300 special assessment will be collected in **two installments** to ease the financial impact:

- **\$150 due by September 1, 2025**
- **\$150 due by October 1, 2025**

Payment instructions and account details will be provided following approval.

Vote

Please check **ONE** of the following options:

- YES – I approve the \$300 one-time special assessment** to fund the proposed community improvements in 2025. Installments
- NO – I do not approve the \$300 one-time special assessment** as proposed.

If you have questions, please contact the Board at:  info@gcowhomeowners.com

Thank you for your participation and commitment to the GCOW community!