# High Point Homeowners Association Strongsville, Ohio



# Asset Reserve Analysis

January 2, 2018

Strongsville, Ohio

# **ASSET EVALUATION**

Reserve Study

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ITEM	SUB ITEM	Location	Year New	Est. Life	Replace	Target	Reserve	Year	
			1076/2001	50	Cost	Replace	or Budget	Reviewed	
CLUBHOUSE	D (		1976/2004	50 years	4 40 000	2020		2010	
	Roof	Clubhouse	2009	30 years	\$ 18,000	2039	Reserve	2018	
	Windows/Walls	Clubhouse	2004	40 years	\$ 30,000	2044	Reserve	2018	<u> </u>
	Exterior Siding	Clubhouse	2004	40 years	\$ 18,000	2044	Reserve	2018	
	HVAC Systems (4)	Clubhouse	2004	25 years	\$ 8,000	2029	Reserve	2018	
	Interior Finish	Clubhouse	2004	20 years	\$ 15,000	2024	Reserve	2018	
	Interior Carpet	Clubhouse	2004	15 years	\$ 15,000	2019	Reserve	2018	
	Tables & Chairs	Clubhouse	2010	10 years	\$ 4,000	2020	Reserve	2018	
	Kitchen – Frig	Clubhouse	2006	15 years	\$ 1,300	2021	Reserve	2018	
	Kitchen – Oven	Clubhouse	2006	15 years	\$ 900	2021	Reserve	2018	
	Kitchen – Microwave	Clubhouse	2008	15 years	\$ 300	2021	Reserve	2018	
	Kitchen – Freezer	Clubhouse	2006	15 years	\$ 500	2021	Reserve	2018	
	Kitchen – Countertop	Clubhouse	2006	15 years	\$ 2,000	2021	Reserve	2018	
	Kitchen – Cabinets	Clubhouse	2006	30 years	\$ 6,000	2036	Reserve	2018	
	Lobby – AED Unit	Clubhouse	2009	15 years	\$ 4,000	2024	Reserve	2018	
	Parking Lot	Clubhouse	2004	50 years	\$ 60,000	2054	Reserve	2018	
	Parking Lot Lights	Clubhouse	1976	50 years	\$ 20,000	2026	Reserve	2018	
POOL & DECK			1997	25 years					
	Basin	Pool	1997	30 years	\$200,000	2027	Reserve	2018	
	Deck	Pool	1997	30 years	\$ 28,000	2027	Reserve	2018	
	Interior Surface	Pool	2018	10 years	\$ 30,000	2028	Reserve	2018	
	Slide/Water Features	Pool	2010	20 years	\$ 30,000	2028 *	Reserve	2018	
	Heater	Pool	2014	15 years	\$ 12,000	2028 *	Reserve	2018	
	Sand Filter	Pool	2014	10 years	\$ 6,000	2024	Reserve	2018	
	Pool Vacuum & Robot	Pool	2000	20 years	\$ 3,600	2020	Reserve	2018	
	Pool chairs & lounges	Pool	2010	10 years	\$ 9,600	2020	Reserve	2018	
	<u> </u>			,					
RECREATION AREA	TENNIS COURTS								
	VersaCourt Surface	Tennis Courts	2009	20 years	\$ 34,000	2029	Reserve	2018	
	VersaCourt Lines	Tennis Courts	2009	10 years	\$ 4,000	2019	Reserve	2018	
	Court Lights	Tennis Courts	1999	20 years	\$ 6,000	2019	Reserve	2018	
	Court Net Posts	Tennis Courts	2009	20 years	\$ 4,000	2029	Reserve	2018	
	Court Rebounders	Tennis Courts	2009	Removed	,		2017	2018	
	Court Fence & Door	Tennis Courts	2009	30 years	\$ 18,000	2039	Reserve	2018	

# **High Point Homeowners Association**

#### **ASSET EVALUATION**

January 2, 2018 Strongsville, Ohio Page 002 Reserve Study

ITEM	SUB ITEM	Location	Year New	Est. Life	Replace	Target	Reserve	Year	
					Cost	Replace	or Budget	Reviewed	
	PLAYGROUND								
	Senior Play Unit	Playground	2008	25 years	\$ 50,000	2033	Reserve	2018	
	Junior Play Unit	Playground	2008	25 years	\$ 35,000	2033	Reserve	2018	
	Senior Swing Unit	Playground	1976	50 years	\$ 20,000	2026	Reserve	2018	
	Junior Swing Unit	Playground	1976	50 years	\$ 18,000	2026	Reserve	2018	
	Timber Retainers	Playground	2008	25 years	\$ 3,000	2033	Reserve	2018	
	BASKETBALL COURT								
	Court Surface	Basketball	1999	25 years	\$ 18,000	2024	Reserve	2018	
	Court Paint/Lines	Basketball	2008	12 years	\$ 3,000	2020	Reserve	2018	
	Backboards & poles	Basketball	2017	20 years	\$ 8,000	2037	Reserve	2018	
	OTHER								
	Playground Lights	Rec Area	2018	30 years	\$ 32,000	2048	Reserve	2018	
<b>GENERAL PROPERTY</b>									
	Masonry Sign - Pool	Clubhouse	1996	50 years	\$ 8,000	2046	Reserve	2018	
	Masonry Sign	HP Club West	1996	50 years	\$ 12,000	2046	Reserve	2018	
	Masonry Sign	HP Club East	1996	50 years	\$ 12,000	2046	Reserve	2018	
	Masonry Sign	Saratoga West	1996	50 years	\$ 12,000	2046	Reserve	2018	
	Masonry Sign	Saratoga East	1996	50 years	\$ 12,000	2046	Reserve	2018	
	Sign – Parking Lot	Clubhouse	2009	30 years	\$ 400	2039	Reserve	2018	
	Bridge - Winchester	Winchester Lk	1977	50 years	\$ 8,000	2027	Reserve	2018	
	Bridge - Timberline	Creek	1977	50 years	\$ 8,000	2027	Reserve	2018	
	Bridge - Heritage	Creek	1980	50 years	\$ 8,000	2030	Reserve	2018	
	Sidewalks	Throughout	1976	60 years	\$100,000	2036	Reserve	2018	

Footnote: \* Indicates that replacement schedule was adjusted to combine with overall pool replacement project spread over two year construction timeframe

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Strongsville, Ohio

Reserve Study (by year)

YEAR	ESERVE FUNDS REQUIRED	PROJECT(S)				
2015	\$ 00					
2016	\$ 8,800	\$8,780 repairs to concrete pool basin and surge tank				
2017	\$ 00	\$6,000 replace sidewalk from Oxford Oval to Winchester retention pond \$1,100 replace basketball hoops in recreation area				
2018	\$ 62,000	\$32,000 replace lights and poles in recreation area \$30,000 replace interior surface of pool (DiamondBrite & tile work)				
2019	\$ 25,000	\$ 15,000 Replace clubhouse interior carpet \$ 4,000 Paint VersaCourt Tennis Court Lines \$ 6,000 Work on Tennis Court lights				
2020	\$ 20,200	\$ 9,600 Replace 80 pool deck chairs & lounges \$ 4,000 Replace clubhouse tables & chairs \$ 3,600 Replace pool vacuum \$ 3,000 Repaint basketball court lines				
2021	\$ 5,000	\$ 5,000 Replace kitchen equipment				
2022	\$ 00					
2023	\$ 00					
2024	\$ 43,000	\$ 4,000 Replace AED unit \$ 15,000 Replace clubhouse interior wallcovering \$ 18,000 Replace basketball surface \$ 6,000 Replace Pool Sand Filter				
2025	\$ 00					

# **High Point Homeowners Association**

Strongsville, Ohio

# **ASSET EVALUATION**

Reserve Study (by year)

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2026	\$ 58,000	\$ 20,000 Replace parking lot lights \$ 20,000 Replace senior swing unit at playground \$ 18,000 Replace junior swing unit				
2027	\$ 244,000	\$ 200,000 Replace pool basin \$ 28,000 Replace pool deck \$ 8,000 Replace Winchester Lake bridge \$ 8,000 Replace Timberline bridge				
2028	\$ 72,000	\$ 30,000 Replace pool interior surface \$ 30,000 Replace slide and water features \$ 12,000 Replace pool heater				
2029	\$ 54,000	\$ 8,000 Replace HVAC units (4) \$ 34,000 Replace VersaCourt tennis court surface \$ 4,000 replace tennis court nets and posts				
2030	\$ 8,000	\$ 8,000 Replace Heritage bridge				
2031	\$ 00					
2032	\$ 00					
2033	\$ 88,000	\$ 50,000 Replace senior playground unit \$ 35,000 Replace junior playground unit \$ 3,000 Replace playground timber retainers				
2034	\$ 00					
2035	\$ 00					
2036	\$ 106,000	\$ 6,000 Replace kitchen cabinets \$ 100,000 Replace walkways & sidewalks				
2037	\$ 8,000	\$ 8,000 Replace basketball backboards and poles				
2038	\$ 00					

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# **ASSET EVALUATION**

Strongsville, Ohio Reserve Study (by year)

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2039	\$ 36,400	\$ 18,000 Replace clubhouse roof \$ 18,000 Replace tennis court fence & door \$ 400 Replace Clubhouse sign				
2040	\$ 00					
2044	\$ 48,000	\$ 18,000 Replace clubhouse exterior siding \$ 30,000 Replace windows in clubhouse				
2046	\$ 56,000	\$ 56,000 Replace 5 masonry entrance signs				
2048	\$ 32,000	\$ 32,000 Replace playground lights				
2054	\$ 60,000	\$ 60,000 Replace Parking Lot				