

# Holiday Park Homeowners Association

## Long Range Plan Overview

We have been very fortunate to have a stable, focused Board of Directors and significant volunteer efforts that has enabled and ensured the wonderful condition of our Park today. The Board began operating with a 5-year financial planning cycle over 10 years ago. We have made significant long-term capital improvements over the last 15 years including;

- Pool, tennis court, and basketball court renovations
- New playground and table installations
- Topographical survey and drainage improvements
- Planting of over 100 trees and 100 shrubs

However, HPHA By-Laws do not specify any particular planning cycles. Considering that current practice for any kind of property management calls for some form of Long Range Planning, the HPHA Board has adopted a Long Range Plan that provides strategic direction for future Boards and leadership. The HPHA LRP, developed in conjunction with NJB Design firm, will serve as a design and development guideline for maintenance and improvements over a 20-year timeframe.

Specifically, the HPHA LRP...

- Enables and restricts long-term design and development of the Park to ensure a direction that meets members agreed upon goals and priorities.
- Establishes consistency and sets guidelines for Park property and periphery enhancements.
- Sets a framework for developing feasible implementation phases within 5-year financial planning cycles. As an ongoing effort, the Board will estimate/propose what is feasible to accomplish within each cycle. Members must vote and approve detailed proposals and costs within those cycles.

A Long Range Plan is based on objectives defined by the membership. After 6 months of inputs from HPHA members via survey, email and open meeting discussions, HPHA LRP prioritized objectives are:

1. **Improve Park facilities and green space**
2. Improve overall security
3. Build a sense of community and HPHA identity
4. Increase Holiday Park home values

Other inputs to NJB regarding LRP development:

- Look for opportunities to decrease maintenance.
- Look for opportunities to promote/increase Park usage by members.
- As enhancements must be funded by membership, we look for affordable solutions.

## Design Scope / Objectives of HPHA LRP

Based on the above prioritized objectives, NJB recommends the following design directions (See drawing attached and at [www.hpha.org](http://www.hpha.org) for detail)

- Improve/repave Walkways:
  - See location, layout and design of walkways to widen, improve recreational use, enhance safety, create a longer circuit for walkers/joggers.
  - See addition of seating area in lieu of garden to optimize use of shade, decrease maintenance and improve drainage
- Revise Lighting for utility cost savings and better visibility:
  - See lighting locations and specifications for updated lighting technology, dark sky sensitivity and security in more remote areas
- Enhance Landscaping for lower maintenance and consistency:
  - See plant specifications; number and type of plants
  - See recommendations for replacement/consistency of site furniture and fixtures.
- Improve Water Management:
  - See design for water retention/run-off, grading on East/West ends, and alleviate flooding to the Pavilion and garden area
  - Design created in conjunction with walkway revisions to optimize drainage.
  - Grade the west-end of the park to collect and slow storm water runoff, and make the area more usable for active play.
- Build Community Identity and periphery treatments:
  - See drawing for proposal for community identity on Meandering Way, revising walk, landscaping and adding signage
  - See drawing for options for improving aesthetics of Arapaho border within minimal space constraints and primarily based on voluntary member participation.

### Specific next steps are...

- Approval of revision to HPHA By-laws by membership vote, to include the LRP as a future guideline and framework for HPHA Board and officers. Current HPHA Board and officers have voted to recommend this revision.

Note: Adoption of the plan is not an obligation to fund implementation of the plan. Each implementation phase, and its related cost, will require a park-wide vote of approval.

- Incorporate LRP Phase I improvements (walkway and drainage) in next financial planning cycle. A preliminary estimate of Phase I costs is attached.

Best Regards,

HPHA Long Range Planning Committee:

Matt Bach, Vas Vasanthkumar, Malia & Paul Irby, Melissa Santucci, Tony Bennett, Mireille Emmett.

Details of HPHA LRP are available at; [www.hpha.org](http://www.hpha.org)

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