



## GREATER HOUSTON POOL MANAGEMENT

**To: Northview HOA**  
**C/O: Gloria Lee**  
**Date: October 14, 2008**

Pursuant to your request, we in the construction and repair division have researched where you stand on important anticipated long and short term expenses. The following items represent our initial thoughts:

1. Pool resurfacing/major work:
  - a. Last resurfaced: 4/1/06 off-season
  - b. Anticipated next resurface: 2014/2015 off-season
  - c. Over the next 14 years, amortize an extra \$25,000 (2008 dollars) for "strip prep", which brings the pool shell back down to a sound base before resurfacing. Also amortize \$20,000 for replastering over the next six years.
  - d. Deck Coating: a good budget number (to include a premium contractor, including presumed crack repairs, and assuming the replacement of wood expansion joints with elastomeric joints, and assuming you opt for a scoreline pattern. . . so comfortably on the high side): \$60,000
2. Generally speaking:
  - a. Generally, pools average about \$5,500 per year for repair/replacement expenses.
  - b. Individual expenses include 5 hp motors at \$2,100 per replacement, 3 hp motors at \$700 per replacement, pool lights/fixtures, chlorinator parts, wear parts, filter gauges/sand/valves/o-rings, etc.
  - c. This average is derived from field experience with about 120 pools. Actual annual expenses within this sample vary widely. In an average year, and/or once current repairs are caught up, I would think that Northview's expenses would fall well below our company average. Of course in any given year something unusual may pop up.
3. Other future work:
  - a. Filters. You have two TR 140 sand filters, not of the current design generation, but not as old as the pool. This pumphouse had one large steel tank when it was originally built, as evidenced by markings on the floor. TR 140 filters last from 20 to 30 years, and then the fiberglass rips and they have to be replaced. The cost is about \$2500 per filter. The challenge at Northview is to discover the birth date of its filters, as nothing on the filter will tell us that.
  - b. Pumps. The water circulation is powered by two Maxegiass pumps. This is an obsolete pump. You can keep replacing parts as they break until suppliers stop carrying parts. Another strategy would be to replace them with cutting edge technology. You would realize an immediate 30% energy savings by eliminating these induction motor pumps and replacing them with permanent magnet motor pumps. Within this group, there are programmable pumps that could boost energy savings up to 90% during the months of November to February each year. We have three associations who have made this change; in each case it was precipitated by the failure of a motor leading to becoming informed about their choices.
  - c. Undersized pumphouse. Each of the filters is rated to turn over 50,000 gallons four times a day, so your equipment is rated for 100,000 gallons four times per day. The problem is, the Northview pool is more than 100,000 gallons. The new style pumps just mentioned could increase the flow rate, but since filter pressure would also go up, there would be an upper limit (unknown). The only other way to achieve more flow is to add another filter which would require a building remodel.

4. "Current Repairs" needed
  - a. Guard stand: replace footboard now (\$750) (approx 5 yr lifespan)
  - b. Chair and swivel for guard stand: replace in spring (\$400)(3 yr lifespan)
  - c. Main drain covers: replace all four by opening day to meet new federal law. Budget \$2400.
  - d. Suction gauges: install 3 now (\$60)
  - e. Expansion joint: in progress with current Board of Directors
  - f. Deck inlays: depth indicators only as per code, do before 2009 opening (\$1000)
  - g. Tennis courts: there are two leaning poles. An engineer or lighting firm expert in pole lighting should look at.
  - h. Underwater lights: one fixture needs to be replaced before the next swim season (\$450)
  - i. Grabrail: resecure with 10,000 psi grout (\$300)

Sincerely,

Paul Clapper  
Vice President, Construction & Repairs