High Point Homeowners Association Strongsville, Ohio



Asset Reserve Analysis

January 2, 2021

Analysis completed by trustees Ken Evans & Bob Campobenedetto

Strongsville, Ohio

January 2, 2021 Page 001

Reserve Study

ITEM	SUB ITEM	Location	Year New	Est. Life	Replace Cost	Target Replace	Reserve or Budget	Year Reviewed	
CLUBHOUSE									
	Roof	Clubhouse	2009	30 years	\$ 18,000	2039	Reserve	2021	
	Windows/Walls	Clubhouse	2004	50 years	\$ 30,000	2054	Reserve	2021	
	Exterior Siding	Clubhouse	2004	40 years	\$ 18,000	2044	Reserve	2021	
	HVAC Systems (4)	Clubhouse	2004	25 years	\$ 12,000	2029	Reserve	2021	
	Interior Finish	Clubhouse	2004	20 years	\$ 15,000	2027	Reserve	2021	
	Interior Carpet	Clubhouse	2004	25 years	\$ 12,000	2027	Reserve	2021	
	Tables & Chairs	Clubhouse	2010	10 years	\$ 4,000	2020	Reserve	2021	
	Kitchen – Frig	Clubhouse	2006	20 years	\$ 1,300	2027	Reserve	2021	
	Kitchen – Oven	Clubhouse	2006	20 years	\$ 900	2027	Reserve	2021	
	Kitchen – Microwave	Clubhouse	2008	20 years	\$ 300	2027	Reserve	2021	
	Kitchen – Freezer	Clubhouse	2006	20 years	\$ 500	2027	Reserve	2021	
	Kitchen – Countertop	Clubhouse	2006	15 years	\$ 2,000	2027	Reserve	2021	
	Kitchen – Cabinets	Clubhouse	2006	40 years	\$ 6,000	2046	Reserve	2021	
	Lobby – AED Unit	Clubhouse	2009	15 years	\$ 4,000	2027	Reserve	2021	
	Parking Lot	Clubhouse	2004	50 years	\$ 60,000	2054	Reserve	2021	
	Parking Lot Lights	Clubhouse	1976	50 years	\$ 20,000	2026	Reserve	2021	
POOL & DECK									
	Pool Basin & deck	Pool	1997	25 years	\$200,000	2026	Reserve	2021	
	Interior Pool Surface	Pool	2006	10 years	\$ 30,000	2026	Reserve	2021	
	Slide/Water Features	Pool	2010	20 years	\$ 30,000	2026 *	Reserve	2021	
	Heater	Pool	2014	15 years	\$ 12,000	2026 *	Reserve	2021	
	Sand Filter	Pool	2014	10 years	\$ 6,000	2026 *	Reserve	2021	
	Pool Vacuum & Robot	Pool	2000	20 years	\$ 3,600	2020	Reserve	2021	
	Pool chairs & lounges	Pool	2010	10 years	\$ 9,600	2020	Reserve	2021	
RECREATION AREA	TENNIS COURTS								
	VersaCourt Surface	Tennis Courts	2009	20 years	\$ 34,000	2029	Reserve	2021	
	VersaCourt Lines	Tennis Courts	2009	10 years	\$ 4,000	2029	Reserve	2021	
	Court Lights	Tennis Courts	1999	20 years	\$ 6,000	2019	Reserve	2021	 <u> </u>
	Court Net Posts	Tennis Courts	2009	20 years	\$ 4,000	2029	Reserve	2021	
	Court Rebounders	Tennis Courts	2009	Removed			2017	2021	

High Point Homeowners Association

ASSET EVALUATION

Strongsville, Ohio Reserve Study

January 2, 2021 Page 002

ITEM	SUB ITEM	Location	Year New	Est. Life	Replace	Target	Reserve	Year	
					Cost	Replace	or	Reviewed	
							Budget		
	PLAYGROUND								
	Senior Play Unit	Playground	2008	30 years	\$ 80,000	2038	Reserve	2021	
	Junior Play Unit	Playground	2008	30 years	\$ 55,000	2038	Reserve	2021	
	Senior Swing Unit	Playground	1976	50 years	\$ 20,000	2038	Reserve	2021	
	Junior Swing Unit	Playground	1976	50 years	\$ 18,000	2038	Reserve	2021	
	Timber Retainers	Playground	2008	30 years	\$ 3,000	2038	Reserve	2021	
	BASKETBALL COURT								
	Court Surface	Basketball	1999	25 years	\$ 18,000	2029	Reserve	2021	
	Court Paint/Lines	Basketball	2008	12 years	\$ 3,000	2029	Reserve	2021	
	Backboards & poles	Basketball	2017	20 years	\$ 8,000	2037	Reserve	2021	
	OTHER								
	Playground Lights	Rec Area	2018	30 years	\$ 32,000	2048	Reserve	2021	
GENERAL PROPERTY									
	Pool Fence	Pool	1997	50 years	\$ 30,000	2047	Reserve	2021	
	Tennis Court Fence	Recreation area	1992	50 years	\$ 50,000	2042	Reserve	2021	
	Masonry Sign - Pool	Clubhouse	1996	50 years	\$ 8,000	2046	Reserve	2021	
	Masonry Sign	HP Club West	1996	50 years	\$ 12,000	2046	Reserve	2021	
	Masonry Sign	HP Club East	1996	50 years	\$ 12,000	2046	Reserve	2021	
	Masonry Sign	Saratoga West	1996	50 years	\$ 12,000	2046	Reserve	2021	
	Masonry Sign	Saratoga East	1996	50 years	\$ 12,000	2046	Reserve	2021	
	Sign – Parking Lot	Clubhouse	2009	30 years	\$ 400	2039	Reserve	2021	
	Bridge - Winchester	Deck replace	1977	50 years	\$ 3,000	2027	Reserve	2021	
	Bridge - Timberline	Deck replace	1977	50 years	\$ 3,000	2027	Reserve	2021	
	Bridge - Heritage	Deck replace	1980	50 years	\$ 3,000	2027	Reserve	2021	

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

ASSET EVALUATION

Strongsville, Ohio

Reserve Study (by year)

January 2, 2021 Page 003

YEAR	RESERVE FUNDS	PROJECT(S)				
	REQUIRED					
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	\$ 13,000	\$13,000 repairs to pool basin plumbing (in pool repair)				
2019	\$ 17,000	\$ 17,000 Repairs to pool basin plumbing (in pool repair)				
2020	\$ 00					
2021	\$ 28,000	\$ 18,000 Repairs to pool basin plumbing (in pool repair) \$ 10,000 Repairs to recreation area lighting (in association improvements)				
2022	\$ 18,000	\$ 18,000 Repairs to pool basin plumbing (in pool repair)				
2023	\$ 18,000	\$ 18,000 Repairs to pool basin plumbing (in pool repair)				
2024	\$ 18,000	\$ 18,000 Repairs to pool basin plumbing (in pool repair)				
2025	\$ 415,000	\$ 15,000 Repairs to pool basin plumbing (in pool repair) \$ 400,000 Demolition of old pool and Begin construction of replacement pool				
2026	\$ 250,000	\$ 250,000 Complete pool replacement and deck replacement				
2027	\$ 45,000	 \$ 36,000 Clubhouse renovation (walls, carpet, counters, appliances) \$ 3,000 Replace Winchester Lake bridge deck only \$ 3,000 Replace Timberline bridge deck only \$ 3,000 Replace Heritage bridge deck only 				

ASSET EVALUATION

January 2, 2021 Page 004

Strongsville, Ohio

Reserve Study (by year)

2029	\$ 75,000	\$ 12,000 Replace clubhouse HVAC units (4) \$ 42,000 Replace VersaCourt tennis court surface, lines, nets & posts \$ 17,000 Repairs to basketball court surface				
2030	\$ 00					
2031	\$ 00					
2032	\$ 00					
2033	\$ 00					
2034	\$ 00					
2035	\$ 00					
2036	\$ 00					
2037	\$ 8,000	\$ 8,000 Replace basketball backboards and poles				
2038	\$ 176,000	\$ 80,000 Senior playground equipment replacement \$ 55,000 Junior playground equipment replacement \$ 20,000 Senior swings replacement \$ 18,000 Junior swings replacement \$ 3,000 Timber border replacement				
2039	\$ 18,400	\$ 18,000 Clubhouse roof replacement \$ 400 Clubhouse sign replacement				

Strongsville, Ohio Reserve Study (by year) Page 005

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				