



2025 Spring Newsletter

www.wonderlandhillpoolandtennis.com

Dear Wonderland Hill Pool & Tennis Club Members,

As we prepare for the upcoming season, we'd like to share some important updates and reminders.

Membership Dues and Card Activation

To ensure your membership card is reactivated for the 2025 season, please note the following:

- Your 2024 membership card will be reactivated once your **2025 dues are paid in full, no later than March 31, 2025.**
- The Board of Directors has approved \$75 dues increase for this year, making the annual membership dues **\$725.** See "Explanation of Dues Increase" below (p. 3).

To activate your card, please give your complete contact information (see next page). Additionally, we ask that you submit the **Proxy Form** for the Annual Meeting if you will not attend. These documents can be sent via email to brenda@pennantinvestment.com or mailed to:

*Wonderland Hill Pool and Tennis Club
c/o Pennant Investment Company
6560 Gunpark Dr #A
Boulder, CO 80301*

Late Payment Policy

Please be aware of the following late payment terms:

- Accounts not paid in full by **March 31, 2025**, will incur a \$50 late fee.
- For **resident members**, a fee of \$25 per day will be charged beginning **April 30, 2025**, until payment is received in full.
- For **non-resident members**, failure to pay in full by **April 30, 2025**, will result in forfeiture of membership.

Payment Options

We offer convenient payment methods to make the process as smooth as possible:

1. **Auto Payment:** Email hannah@pennantinvestment.com to receive a link for auto payment setup.
2. **Mail:** Check payments can be mailed to the WHPTC address listed above.

Annual Meeting of Members

We invite all members to join the **Annual Meeting of Members** on **May 18, 2025, at 3:00 PM via Zoom.** This is an excellent opportunity to discuss plans for the 2025 season and engage with the Board.

To receive a Zoom meeting invitation, please email Brenda Feldman at brenda@pennantinvestment.com no later than **Wednesday, May 14, 2025, by 5:00 PM.** We will send a reminder email about the meeting in the spring, followed by the Zoom link for those who RSVP.

Thank you for your continued support of the Wonderland Hill Pool & Tennis Club. We look forward to another great year together!

Warm regards,

The WHPTC Board of Directors

2025 Pool and Court Access

Key Access Cards must be activated each spring to access the pool and tennis court gates. To activate your card:

- Ensure dues and any outstanding charges are paid
- Verify each key card to the user's street address
- Sign a proxy for the Annual Meeting if you will not be attending

To comply with the 2024 Email and Phone Policy, the WHPTC will need the Cellular Number, telephone number (if different from Cellular Number), and E-Mail Address of each Owner and their Designated Contact, if applicable. **Please fill out the enclosed Owner Registration with your name, address, phone number, email address, and card key number (found on the card) and return to Brenda at brenda@pennantinvestment.com** to ensure your contact information is accurate and up to date. Please submit the Owner Registration Form along with the Proxy Form below (if not attending the Annual Meeting) via email or mail to Wonderland Hill Pool and Tennis Club, 6560 Gunpark Dr #A, Boulder, CO 80301.

Please note - The fee to replace a lost key card is \$50. However, if a member contacts Pennant Investments to report a lost key by noon on May 19th, the fee to replace a lost key card is reduced to \$25. After May 19th, the replacement fee will be \$50

Grounds Maintenance

Lawn:

- Mowing, edging, and irrigation will continue with Front Range Landscape LLC, which will also handle seasonal cleanups and replace the irrigation backflow preventer this spring.
- TruGreen will make five visits for weed control and fertilization, with email notifications and yard postings before and after each application.
- Work continues to control invasive Canadian Thistle, with hopes for more eco-friendly treatments in the future.

Gardening: Blair's Gardening will maintain flowers and non-turf areas at the pool and courts.

Trees: The three ash trees between the tennis courts and Poplar Ave. will be pruned to remove deadwood.

Shrubs: Junipers along the perimeter fences of the courts and pool will be trimmed, and any overgrown junipers encroaching on a member's property will be removed.

Facilities Maintenance

Clubhouse: The south and north metal gates and adjacent barriers will be painted to address rust. The exterior north siding and fascia will be stained, and rusting trim pieces of recessed soffit lights will be replaced.

Courts: A major resurfacing of the tennis courts is scheduled for June, weather permitting. Periodic crack repairs will still be required until the next resurfacing in 8-10 years.

Summer Volunteers

The WHPTC is looking volunteers for summer evening shifts. A club member needs to check the pool nightly around 9:00 PM to water plants, arrange chairs, and remove trash. If you or your teenager is available between May 25th and September 14th, please email Nicole Hembling at nhembling63@yahoo.com. Shifts occur weekly from Saturday to Friday nights.

Volunteering helps foster a sense of community and reduces overall member maintenance costs. The shifts take roughly 15-20 minutes each evening. We are happy to give references and letters of recommendation for outstanding work.

Other Important Information

Feedback?

The Board of Directors welcomes your feedback. Please email our property manager, Brenda Feldman, with questions or concerns: brenda@pennantinvestment.com

Need 24 Hour Assistance?

Call 303-447-8988 or email brenda@pennantinvestment.com

Explanation of Dues Increase

Dear WHPTC Members,

The Board strives to manage the Pool & Tennis Club's budget responsibly while maintaining its facilities at the high standards of our neighborhood. Our decision in 2024 to not increase dues resulted in having to redirect reserve funds to cover inflationary operating costs and unanticipated maintenance expenses.

For 2025, we will need to increase dues by 11.5%, raising the annual amount to \$725. This increase will allow us to:

1. Rebuild our financial reserves (per the Club's 2019 Reserve Analysis Report).
2. Maintain and upgrade our aging facilities.
3. Cover inflationary operating costs without using reserve funds.

Why This Increase Is Necessary:

- **Rising Costs:**
 - In 2024, operational and maintenance costs were 13% higher than in 2023. We used reserve funds to cover major maintenance expenses, including:
 - Replacing a broken pool water heater, (\$9,000, a long-life item with a multidecade service life).
 - Repairing clubhouse structural supports and staining wood surfaces.
 - Restoring stone planter surfaces, grinding trip hazards on the pool deck.
 - Addressing irrigation issues that caused an excessive water bill.
- **2025 Projections:**
 - Operating and maintenance costs are expected to be 14.6% higher than in 2023. Planned maintenance projects for 2025 include:
 - Replacing the irrigation system's failing backflow preventer.
 - Painting rusting gates and barriers and staining the north exterior siding.
 - Pruning deadwood in ash trees, trimming and removing overgrown junipers.
 - Resurfacing the tennis courts, which will require \$27,000 from reserves, a project necessary every 8-10 years.

Building for the Future:

We are committed to maintaining a \$20,000 annual contribution to the reserve fund to support future major projects such as:

- Repairing and upgrading pool facilities – the pool interior coating, deck slabs, and shelter (for example, the concrete relining of the pool is also a costly item – \$12,000 in 2019 – and is necessary about every 10 years)
- Addressing structural issues like the cracking stone planter wall, removing the large spruce tree causing its damage, and creating an alternative westside shade feature.
- Replacing aging equipment like pool pumps and fencing.

This careful planning ensures our Club remains a valuable and enjoyable asset for all members. These high-expense items are part of a preplanned and organized replacement strategy to ensure the longevity and functionality of our facilities. However, it is important to note that a major upgrade of the entire facility would require a substantial investment of hundreds of thousands of dollars. Such an upgrade might necessitate a special assessment, and we want to keep members informed of this possibility. Please know that before planning a future major upgrade, the Board would first listen to Club members' perspectives on both budget and design.

Thank you for your understanding and support as we work together to preserve and improve our community's amenities.

Sincerely,

The WHPTC Board

Jim Look – President

Nicole Hembling – Interim Treasurer

Barbara Foster – Secretary

William Lotko – Director

Linda Spillmann – Director

For WHPTC financial, policy and other documents, go to website maintained by Pennant Investment:

<https://members.associationonline.com/Members/HomeOwner> Username: whpt143 Password: whpt143

NOTICE
WONDERLAND HILL POOL & TENNIS CLUB
ANNUAL MEETING
SUNDAY, MAY 18, 2025 - 3:00- 4:00 PM
VIA ZOOM

The 2025 Annual Meeting of The Wonderland Hill Pool & Tennis Club will be held at 3:00 p.m. May 18th, 2025 **via Zoom**. All members are encouraged to attend. This meeting is being held in accordance with the legal documents of the Association. The 2025 Budget is based on assessments for the association at \$725 per year. The meeting will also be used to distribute information regarding the club and to hear any concerns from the members. A discussion will be held on anticipated 2025 repairs/improvements, and general information regarding the overall

If you are unable to attend the Annual/Budget Ratification Meeting, please complete the following proxy and give it to the person you are authorizing to vote for you. You should designate a specific person and not leave the space blank or open-ended. If you leave the space blank your vote will be assigned to the President. The person you designate must be at the meeting for your vote to be cast. If you wish, you may designate any of the following Board Members to cast your vote: **L.Spillmann J. Look, N. Hembling, B. Foster, W. Lotko**. The proxy must be signed and dated. The Annual Meeting can only take place if a quorum is obtained, so please attend or give your proxy to someone who will attend.

2025 Annual Meeting Proxy Form

PLEASE COMPLETE AND RETURN TO
Wonderland Hill Pool & Tennis Club

c/o Pennant Investment Co- 6560 Gunpark Dr #A, Boulder, CO 80301

I hereby authorize _____ to cast ballots and/or vote on my behalf at the 2025 Annual Meeting of The Wonderland Hill Pool & Tennis Club. This proxy and designee includes the right of the proxy to place votes or cast ballots as they see fit, and to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual Meeting as presently scheduled.

Unit Owner Name
DATE

Unit Owner Signature

Unit Address

Unit Owner Email Address

NOTE: THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID

If you cannot attend this meeting and would like to have another member represent your vote, please insert the name of the attending Homeowner or Board member you would like to represent your interests.