

An aerial photograph of a large, multi-lobed lake system, likely a reservoir or recreational area. The lake is surrounded by a mix of residential housing, green fields, and wooded areas. The sky is clear and blue, suggesting a bright day. The overall scene depicts a well-maintained community with significant natural resources.

# Capital Plan Investment Proposal

**Sandy Pines Recreational Community**

Member Ballot Proposal • 2026 Season

# Agenda

- Definitions
- Survey Results
- Cost Impact
- Q&A



# Definitions

- **Concept:** an abstract *idea*; general notion
- **Rendering:** visual representation(s) of architectural designs that illustrate how a project *may* look. They serve as a crucial tool for architects to convey their vision to clients and stakeholders.
- Displayed concept renderings are **NOT** decided. They are ideas based on member feedback from surveys!



# Member Survey Results Summary

## Sandy Pines Survey Snapshot

### Community Asset Investment Priorities Survey - one-page transparency summary

Respondents	Top category	Top project	Fund support	Comments analyzed
1,271	Lake amenities	Additional lake pumps	67.4% yes	900

#### Top survey messages

- Lake and park amenities led the overall category priorities.
- Lake pumps were the strongest single project signal.
- Water quality / environmental management ranked highest among lake investment types.
- The Ice Cream Shop and Support Building ranked first among general building assets.
- Park decisions should first prevent deterioration and address safety.

#### Most common comment themes

- Lake maintenance and water quality
- Facility maintenance and repairs
- Membership dues / fee increases
- Affordability concerns
- Transparency and project prioritization

#### Top 10 priority signals

PRIORITY	INDEX
Lake amenities overall	83.3%
Park amenities overall	80.8%
Additional lake pumps	85.3%
Water quality and environmental management	79.0%
Ice Cream Shop and Support Building (Phase 1)	82.0%
Simple, durable, cost-efficient convenience centers	75.5%
Prevent deterioration of existing amenities	74.1%
Aquatic vegetation management equipment (Weed Harvester)	73.6%
General building assets overall	73.5%
Safety / function / sustainability first	71.3%

Read with the full report and companion dashboard workbook. Public-facing versions remove respondent IDs and exact timestamps while preserving the full aggregate results.

## Executive summary

- Residents placed the strongest overall priority on lake amenities and park amenities, ahead of convenience centers and general building assets.
- The clearest project-level priority signal in the survey was the installation of additional lake pumps, followed by aquatic vegetation management equipment and lake dredging within the lake project list.
- Among general building assets, the Ice Cream Shop and Support Building ranked first, followed by the Pavilion / CC / Tot Center concept.
- For park decision-making, residents most strongly emphasized preventing deterioration of existing amenities, then safety/risk reduction, frequency of use, and benefit to the greatest number of people.
- Convenience center feedback pointed toward a practical middle path: durable structures and simple, cost-efficient facilities, with most residents preferring a mix of approaches depending on location and need.
- Support for renewing the fund with economic adjustments was 67.4% yes (621 yes, 301 no; n=922).
- Final comments most often focused on maintenance, water quality, affordability, dues, and transparency.



# Concept Survey Results – 510 Responses

## Phase 1 Core Area:

1. What option is preferred
    - 38% Neither
    - 27% Need Changes
    - 18% Multi Building
  2. Overall Reaction
    - 44% Not Supportive
    - 17% Still Considering
  3. Features Most Valuable
    - 62% New Dairy Dip
    - 42% Updated Restrooms
    - 35% Better Golf Cart / Ped Flow
  4. What would you like Phase 1 to feel like
    - 79% Casual place to get ice cream / relax
    - 30% Flexible space multiple age groups
    - 21% Events and Entertainment
- ❖ Summary – Members favorable to the features; Need to re-think the look and layout

## Pickleball Hub:

1. Overall Reaction
    - 33% Neutral / Still Considering
    - 22% Not Supportive
    - 16% Very Excited
  2. 10 Pickleball Courts vs. 1 Tennis Court
    - 45% No Opinion / Don't Use
    - 26% Feels Right
    - 18% Prefer Flexible Courts
  3. How Likely Would You Use
    - 38% Not likely; don't use
    - 24% Occasionally
    - 20% Very Likely
- ❖ Summary – Favorable to pickle ballers  
Neutral to rest of membership

## First Five-Year Plan Example:

1. Balanced Approach / Project Mix
    - 34% Important
    - 28% Somewhat Important
    - 21% Neutral
  2. Types of improvements members asked for
    - 25% Yes, somewhat
    - 23% Not really
    - 21% No
  3. Five Year Approach and Direction
    - 25% Not Supportive
    - 25% Somewhat Concerned
    - 21% Somewhat Excited
- ❖ Summary – Balanced, good mix  
not supported, concern, excited split



# Cost Impact - Projects

## July 2025 Third Party Capital Structure Review:

- Structures: \$31.7M
- Amenities: \$11.2M
- **Total: \$42.9M**

❖ Does NOT address Lake or Operational Assets



## Sandy Pines Cross Functional Team:

- Lake: \$ 3.0M
- Amenities: \$ 8.8M
- Structures: \$18.5M
- Ops. Assets: \$10.7M
- **Total: \$40.9M**

❖ Reduced overall cost while addressing all park assets!



# Cost - Recommendation

## Current Capital Funding:

- SPWT Capital Reserve: \$200.00
- ❖ Does NOT include indexing for inflation or project costs
- ❖ Amount is per membership



## Proposed Capital Investment Funding:

- SPWT Capital Reserve: \$200.00
- SPWT Incremental Capital: \$450.00
- **Total:** **\$650.00**
- ❖ Amount is per membership
- ❖ Assessment indexed (3.5%) annually to cover project inflation costs
- ❖ 25-Year Term
- ❖ Incremental Cost = \$37.50 / Month



# Funding Approach

A balanced and transparent funding structure designed to minimize member impact while ensuring our community's future.



## Annual Capital Dues

The original \$200 annual capital commitment with CPI adjustments, funding recurring replacements and maintenance.

~\$536K/yr



## New Capital Investment Assessment

A proposed renewal of the capital reserve assessment after FY2027 expiration, supporting major project funding.

\$650/yr per membership



## Government Grants & Partnerships

Pursuing FEMA, State of Michigan, and county grants for storm shelters, dam safety, and environmental improvements.

As available



## Operational Transfers

Strategic use of operational surplus to supplement capital needs where appropriate.

As available

# Why This Matters



## Protect Site Values

Well-maintained infrastructure and modern amenities preserve and increase the value of every member's site.



## Attract New Families

Updated facilities and expanded trails make Sandy Pines competitive with modern resort communities.



## Ensure Safety

Storm shelters, structure repairs/replacements, and updated electrical systems protect members and their property.



## Grow Member Experience

New trails, renovated pools, and gathering spaces enhance the quality of life every member enjoys.



## Preserve Our Legacy

Strategic investment today ensures Sandy Pines thrives for another 50 years and beyond.



## Financial Responsibility

Focus on thoughtful investments that protect, maintain, and enhance the park's infrastructure and amenities for the future.



This proposal represents an investment in our shared future — in the safety of our families, the beauty of our grounds, and the legacy we leave for the next generation of Sandy Pines members. We value your input to help ensure we make thoughtful investments that protect, maintain, and enhance the park's infrastructure and amenities for the future.

**Questions?**