

Community Workshop



SANDY PINES
RECREATIONAL COMMUNITY

Shaping Tomorrow, Together



Who is your
CROSS-
FUNCTIONAL
team?

Capital Investment Committee

- Doug Hossink – Sandy Pines Finance Committee
- Brad Hutchins – Sandy Pines Long Range Planning
- Ben Fifelski – Sandy Pines Maintenance Manager
- Steve Deyarmond – Sandy Pines Safety and Security Director
- Kimberly Williams – Chief Financial Officer
- Jeff Sweitzer – Park President
- Craig VanBeek – Sandy Pines Board of Directors
- Ellen Carpenter – Sandy Pines Board of Directors
- Stefany Holland, Project Manager
- Tom McKercher, Principal in Charge



Let's Begin!

WHY WE ARE HERE:

- We Looked
- We Listened
- We Evaluated
- **Now We Build It Together**

TONIGHT'S GROUND RULES:

- **Every Voice Matters** | All comments are welcome.
- **Listen with Respect** | Different opinions are valuable.
- **Focus on the Future** | We're planning for future generations.

What We Assessed

Before imagining tomorrow, we needed to understand today.

Facility Condition Assessment

Wightman analyzed the condition of each asset and built a database that builds intelligence into each asset.

- Providing a year-by-year, system-by-system list of physical needs
- Each building system is linked to its life cycle
 - In accordance with the [Building Owners and Managers Association \(BOMA\)](#) standards
- Approximation of cost for each need is based on [R.S. Means](#)
- This provides a “**forward looking**” plan rather than a “**single point**” in time plan

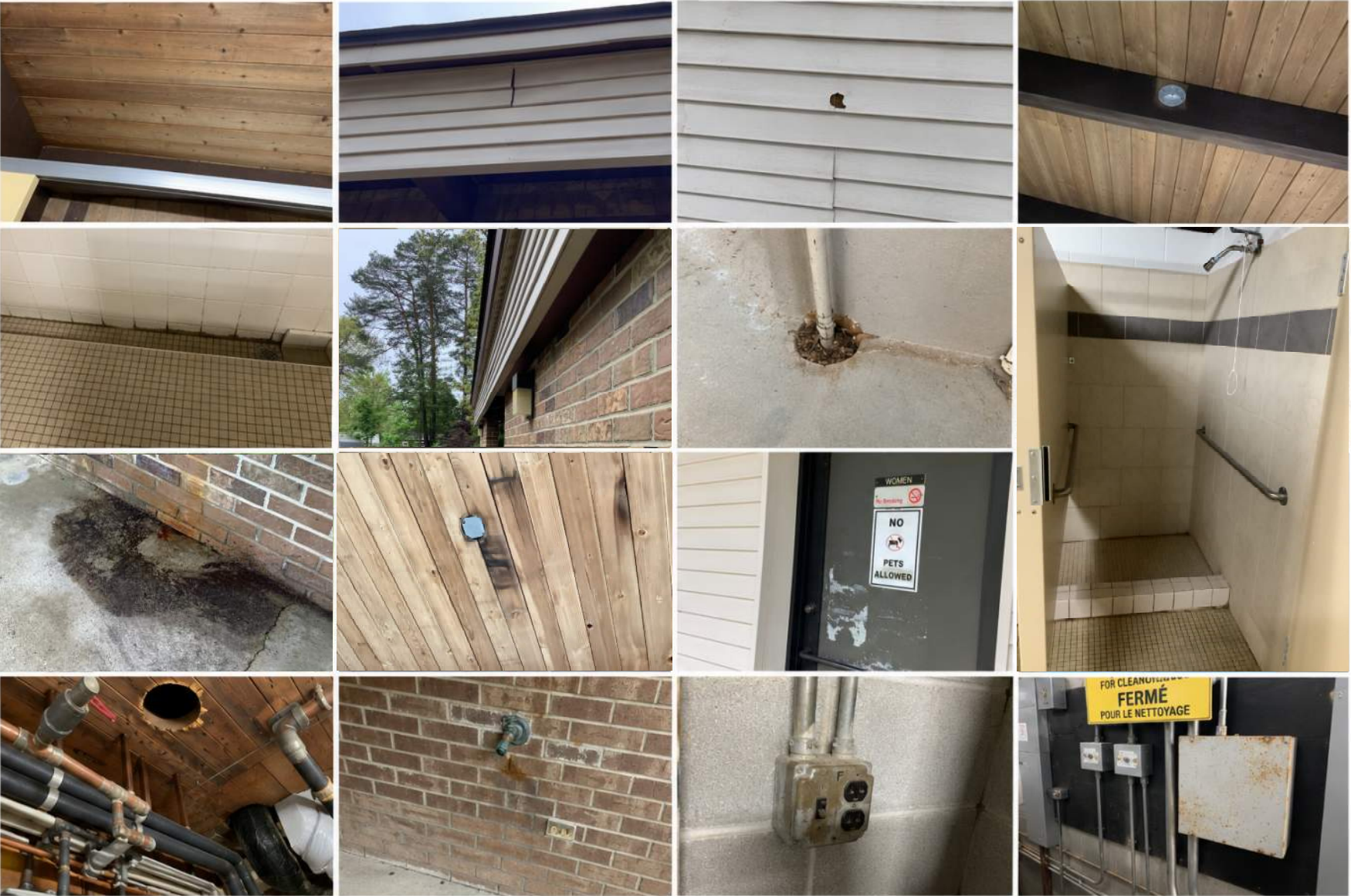
Site Amenities



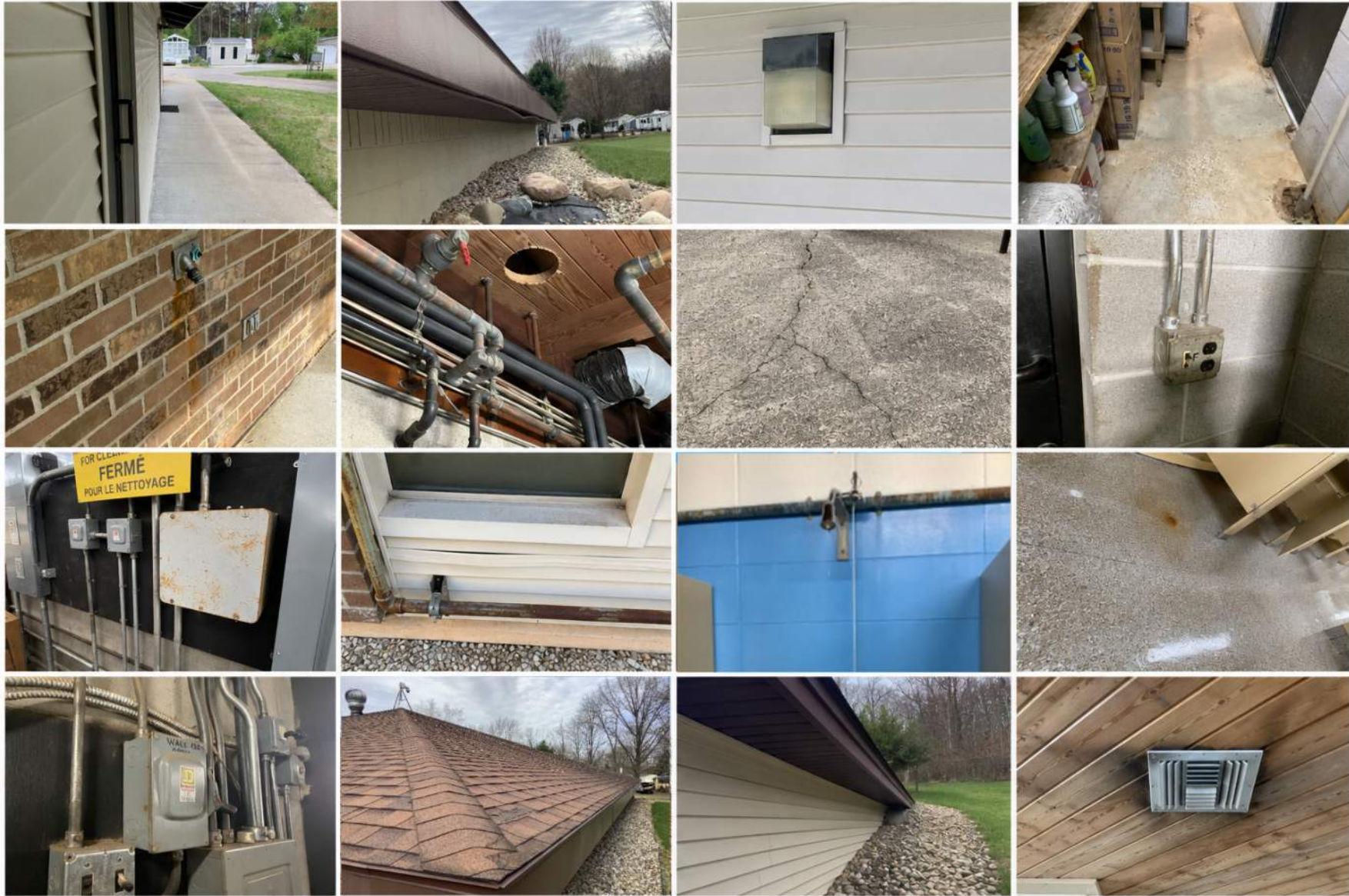
Pump/ Well Houses



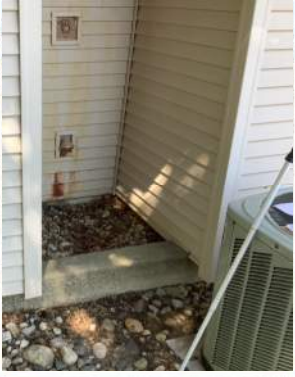
Convenience Centers



Convenience Centers



General Buildings



General Budlings



COMMUNITY ASSET CONTINUUM



PRESERVE

25 ASSETS

- Continue routine maintenance to maximize service life



RENEW

18 ASSETS

- Reinvest where improvements provide long-term value



REIMAGINE

63 ASSETS

- Consider replacement, relocation, or removal where continued investment is no longer the best long-term solution

COMMUNITY ASSET CONTINUUM

WELL MAINTAINED

NEEDS INVESTMENT

END OF LIFE



25 ASSETS
PRESERVE



18 ASSETS
RENEW



63 ASSETS
REIMAGINE



Our assessment wasn't intended to decide what should be built—it was intended to **identify which assets require investment** so the community can make informed decisions about the future.

What **YOU** Shared

The community became our design team.

SURVEY HIGHLIGHTS



1,271
RESPONDENTS



LAKE AMENITIES
TOP CATEGORY



**ADDITIONAL
LAKE PUMPS**
TOP PROJECT



67.4%
YES
FUND SUPPORT



900
COMMENTS
ANALYZED

TOP 10 PRIORITY SIGNALS

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

COMMUNITY PRIORITIES SURVEY RESULTS

? None of the above	22.02%	203
 Core Development: combining the Pavilion / Tot Center, Picnic Shelter, Ice Cream Shop, and surrounding site area (parking, roads, walkways, lighting, etc.)	34.27%	316
 Enhanced Entry: combining the entry gate, public safety, mail center, and maintenance building parking area for a centralized hub	8.89%	82
 Recreation Area Update: eliminated underused or unused amenities and created a lively community space for new pickleball courts and other missing recreation assets	23.97%	221
 Marina / Rental Beach: develop the Phase 6 rental / marina beach area to add picnic area, seating area, sunset benches, landscaping and golf cart parking to make it a park destination.	11.82%	109
 Other (please specify)	18.11%	167



ANSWERED
922



SKIPPED
349

Totals reflect Community Priorities Survey responses only.

In Your Words:

“Maintain the core area. There are enough tennis courts make them into pickleball without replacing existing courts”

“Ice cream building only”

“Lake level is the number one priority “

“I would like to see more benches along the main beach area.”

“Revamp and maintain current buildings to provide better use. Ensure attention to current facilities use and not only focus on long term possibilities.”

“Dredging the lake and keeping the aquatic plants controlled so that we can use our boat.”

“We need more pickleball courts throughout the park.”

“In core development add outdoor amphitheater fir bands that could be viewed land or water”

“I miss the adult center. Still miss a deep end indoor pool”

“I prefer to prioritize as follows: #1 Core development, #2 recreation area update, #3 phase 6 development

#4 Enhanced entrance. I like them all but here is the order”

“Fishing piers or improved fishing access off the dam.”

“Change the Tennis courts into pickleball courts in phase 4. They aren't used that much.”

Five Values

Your comments distilled



1

PRESERVE CHARACTER

Protect the lake,
natural beauty,
and what makes
Sandy Pines special.



2

INVEST WISELY

Use resources
responsibly and focus
on high-value,
long-term solutions.



3

IMPROVE SAFETY

Prioritize safety
and reduce risk in
all decisions and
improvements.



4

SUPPORT FAMILIES

Create amenities
that bring families
together and serve
all ages.



5

PLAN TOGETHER

Work together
with transparency
and shared input
to shape our future.

EXECUTIVE SUMMARY PRIORITY RANKING BY CATEGORY

(HIGHEST TO LOWEST)

1



LAKE AMENITIES

Strongest Mandate

56% HIGH PRIORITY

- ✓ **CLEAR DIRECTION**
Function, safety, sustainability
- ✓ **TOP ITEMS**
Lake pumps, vegetation management, dredging, water quality

2



PARK AMENITIES

High Support

44% HIGH PRIORITY

- ★ **TOP DRIVERS**
 - ① Prevent deterioration
 - ② Safety / risk reduction
 - ③ High-use areas
- ✗ **LOWEST PRIORITY**
Aesthetics

3



CONVENIENCE CENTERS

Supported but Cost-Sensitive

34% HIGH PRIORITY

- ✓ Majority prefer durable construction but not necessarily FEMA-rated
- ✓ 51% prefer a mixed approach depending on location

4



GENERAL BUILDINGS

Moderate Priority

25% HIGH PRIORITY

- ✓ Ice Cream Shop / Pavilion highest within category
- ✓ Mail Center lowest ranked



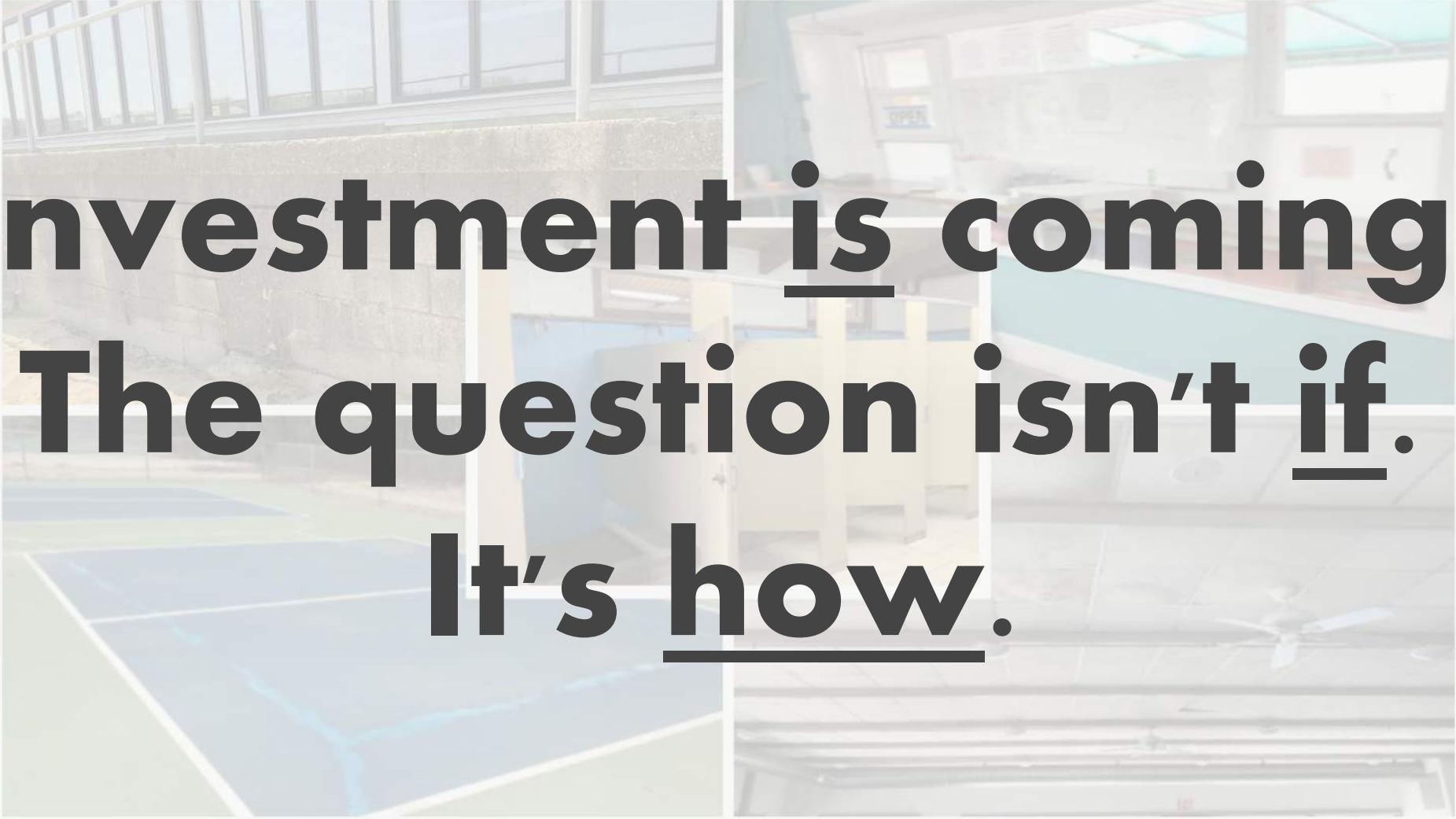
FUND RENEWAL SUPPORT

67.4% YES (621 yes, 301 no; n=922)



FINAL COMMENTS

Most often focused on maintenance, water quality, affordability, dues, and transparency.

The background of the slide is a collage of three images. The left image shows an outdoor tennis court with blue and green surfaces, bordered by a stone wall and a building with large windows. The top right image shows a school hallway with lockers and a door labeled 'OPEN'. The bottom right image shows a school cafeteria with a long counter, a ceiling fan, and a red fire alarm pull station.

**Investment is coming.
The question isn't if.
It's how.**

Investment Strategy

01

Do Nothing

02

Eliminate
Assets

03

Maintain
Deficiencies
In-Kind

04

Strategically
Invest

What **WE** Shared

You Spoke. We Listened.

Concerns

Core | Too Modern

Let's explore architecture that feels like Sandy Pines

Dairy Dip | The Tradition Matters just as much as the Building

Potential enhancements: drive-through, outdoor seating, lake-facing deck

Amphitheater | Do we Need This?

That is exactly why we are here!

Spend Wisely | Maintenance vs New

Master planning helps prioritize investment over many years rather than reacting to one project at a time.

Ideas

Questions

Parking Lot

*Sandy Pines has never
been defined by its
buildings.*

*It has always been
defined by its people.*

Thank you.



SANDYPINES
RECREATIONAL COMMUNITY



WIGHTMAN

it's all about people