

What's Happening at SCT

I wanted to use this month's article to discuss a variety of issues that are happening here at our wonderful community. As we all know, the Association is busy most of the time, but here are a few items that deserve special attention.

Non-Potable Water shortages for golf course and common area irrigation

Over the last couple of months, our Association has experienced two non-potable water shortages from the City of Georgetown (COGT) due to their pumps being down. This non-potable water comes from two wells located by the Georgetown Airport and is used exclusively for Sun City's irrigation needs. Due to these outages, and the extreme weather conditions, many of our common areas are stressing. We have been working with the COGT to resolve these issues and are hopeful that the new water treatment plants, which should be operating sometime in the next six months, will help to mitigate these problems. The COGT is planning two water treatment facilities that will eventually supply Sun City with three million gallons of non-potable water a day, which will be used for golf course and common area irrigation. The Development agreement with the COGT calls for 3.5 million gallons per day to us, therefore the remaining 500,000 gallons will continue to come from the Airport wells.

Reservation and Rental Policy

The Facility Rental and Reservation Policy is in the process of being amended. Suggested changes will be posted on the web portal for resident review and comment before the proposed amended policy is submitted at the Board Meeting in September for final approval. These changes will allow for residents groups (i.e. Neighborhoods and Chartered Clubs) to bring in potluck meals into the Social Center Ballroom and Activities Center Atrium, in addition to The Oaks and Park Pavilion. Further changes include clarifications for clean-up, repair or damages charges to the CA facilities.

Cowan Creek Golf Course Update

The Cowan Creek Golf Course is on track to be turned over the CA by mid October to mid November this year. We are all excited for this new amenity and eager to showcase it to the community. Until the new golf course has been deeded to the CA from the Developer, we respectfully ask that residents refrain from exploring the new course.

Mid Year Survey

In July, staff conducted a mid year satisfaction survey to residents. The survey was sent to one hundred randomly selected households, and sixty completed surveys were returned. We received positive feedback from the survey and also some ideas on how we can improve this wonderful community. Thank you to everyone who participated in the survey! As a note, this same survey, which has been revised since last year, will be posted to the entire community in November.

Amenity Renovation/ Expansion Update

Well the amenity projects have begun and here is what you can expect to see over the next 5-8 months:

- Addition of a new Fabric and Fiber building in the Crafts area

- Expansion of the Stained Glass room to take over the old Communications/ Activities office area- Completion Q1 2009
- The Visual Arts and Photography Clubs moving from the Activity Center into the old Fabric and Fiber location
- Expansion (1600 sq. ft) of the Woodshop facility- Completion Q1 2009
- Construction of the new Billiards/ Community Standards facility- Behind Social Center- Completion Q1 2009
- Addition of 4 new tennis courts and two bocce courts- Completion Q1 2009
- Expansion of the Social Center Parking that will support the additional tennis courts, Billiards Facility and overall growth of the Center- Completion this fall
- Acceptance of the Cowan Creek Golf Course- October- November 2009

Energy Management System

Thanks to the fine work of Ed Konetchy, Tom Hackney and David Hahn, we are finally installing our new energy management system. What is an energy management system you say? Basically, this is a computerized system that is integrated into our existing HVAC system. We program into this system when the buildings and rooms are being used, and when they not in use, the system will cut back the air conditioning or turn it off completely, thus saving the Association a lot of money over the coming years. We hope to have this system fully installed by the first part of September.

Budget Process

As per my article in the August Sun Rays, we have kicked off the budget process for the 2009 Sun City Texas Community Association Annual Budget. Please attend the governance committee meetings to learn more about the financial status of your Association and what we are planning for next year. The final budget will go to the CA Board of Directors in November.

Take care, Jim