

DESERT CAMP

SITE IMPROVEMENT PROJECT

INFO SHEET

Updated May 3, 2024

The Community Council continues to evaluate resident input and the information below will be updated as the project progresses.

▶ **What is the Desert Camp Site Improvement Project?**

This project was envisioned by DC Ranch residents, who expressed desire for improved fitness facilities. Several years of resident input and design went into the project.

The improvements will double the center in size and include an expanded fitness center, dedicated fitness studio, additional pickleball courts, a walking path around the center, and increased resident gathering space.

In March, the Community Council Board decided that new tennis courts would not be constructed in this phase of the master plan and instead will be reevaluated in the future. The current tennis courts will receive a major refresh this year with improvements to include resurfacing, new windscreens and lighting. These repair and replacement projects will be funded through the Reserve.

▶ **Why is DC Ranch doing this project?**

Residents have requested a larger fitness facility, dedicated fitness studio for classes, and more courts. It is time to refresh the community center to meet those requests and to remain a highly desired community with top notch amenities and programs for homeowners.

The ultimate result will be a special place for residents of all ages and interests to gather and partake in engagement, promote healthy lifestyles, and create memories, now and into the future.

Having a refreshed center will not only be a community gathering space, but it will also enhance DC Ranch property values, which remain higher than surrounding areas in part due to high quality amenities.

▶ **What is the construction timeline?**

Construction began in late January 2024 and is anticipated to take 9-12 months. For more information about the construction timeline, visit DCRanch.com.

The portions of the site impacted by construction are fenced for safety reasons.

▶ **Can the project be done in phases?**

In response to resident request, the Council collaborated with the contractor to ensure that access to the existing tennis courts, basketball court, playground, and walking paths will remain open as much as possible during construction.

▶ **What will the renovated community center look like?**

The new space will be both functional and beautiful, evoking feelings of sunrise and sunset on the Ranch. Renderings can be found on DCRanch.com.

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▶ **How will construction be funded?**

The Community Council's Capital Fund is made up of benefit fees accumulated over several years of a strong housing market. Funding for construction will not come from assessments.

▶ **Will the Community Council take out a loan?**

Maybe – it depends on the final construction cost. Any loan funds will be used last and will be paid off as soon as possible. The primary source for paying off the loan will be excess benefit fees.

▶ **How will operations be funded?**

There will be additional costs for the expanded fitness center and studio (utilities, cleaning, personnel) that will be funded through assessments.

▶ **Will assessments decrease during the construction phase?**

During construction, assessments will not go down. Of the Council assessment, less than 25% funds the operation and upkeep of the Center. Though there will be a slight reduction in operating costs during construction, it will have a negligible impact on assessments.

Operating expenses will increase for the last quarter of 2024 once the center opens.

▶ **Will there still be access to events and programs?**

Yes! A full calendar of programs, events and fitness classes continues to be offered throughout construction, utilizing the spaces at The Homestead Community Center.

Residents who used Desert Camp for drop-in card clubs have a space at The Homestead to meet, play cards, and make new friends.

Visit DCRanch.com/calendar to view upcoming programs and register.

▶ **Where can residents exercise during construction?**

Look to DCRanch.com for a comprehensive list of workout facilities, lap lanes, and courts available in the area.

Explore the over 50 miles of paths and trails within DC Ranch.

▶ **What additional programming is available for residents to stay connected?**

Residents continue to have access to The Homestead. Lobby hours are Monday-Friday, 8 am. to 6 p.m. and Saturday, 8 a.m. to 2 p.m. Stop by for coffee, to connect with a neighbor, take a class, or grab a dog treat.

Outdoor amenities at The Homestead include a basketball court, covered playground and a splash pad water feature that operates daily March through November.

How can residents stay informed?

Visit DCRanch.com/DCSIP for more information about the project and current updates. Sign up for emails and text messages at DCRanch.com/StayConnected.

