



Guard House Project FAQ

1. What is the cost associated with the architectural design plans for the guard house?

The association received 2 estimates for architectural design plans. McAdams provided an estimate for \$61,700. Criterium Engineers provided an estimate for \$32,000 plus an additional cost of \$9,400 to oversee the project to completion.

2. Did anyone outside of the Board of Directors review the estimates?

Yes, a resident with a background in civil engineering reviewed the cost and determined the Criterium estimate was within the price range associated with commercial design plans.

3. Which design firm will the Board of Directors use for the architectural design plans?

The Board of Directors voted to move forward with Criterium Engineers if the association votes to approve the guard house project.

4. Did the Board of Directors reach out to any builders in the association?

Yes, the Board of Directors reached out to 3 of the 4 builders in the association. The builders declined to take on the project.

5. How much will the guard house project cost the association?

Preliminary construction estimates anticipate the project will cost around \$450K. These estimates are based on the concept design only and not the official architectural plans.

6. How much will the guard house project cost each homeowner?

The estimated cost is \$5,500 per household.

7. How will the money be collected?

The association will assess a one-time special assessment to collect the funds for the project.

8. How many lots are in the association?

There are 85 lots in the association.

9. How many lots are owned by builders?

There are only 2 builders lots in the association.

10. Will the builders be responsible for paying the special assessment?

Yes, if the builder is a lot owner they are responsible for paying the special assessment.

11. Will lot owners under construction be responsible for the special assessment?

Yes, all lot owners will be responsible for paying the special assessment.

12. Will homeowners be able to pay the special assessment in installments? How long will homeowners have to pay the special assessment?

Installment payments have not been determined at this time and will be considered after the vote to approve the guard house project. Homeowners will have 45 days from the date of the special assessment to make the payment.

13. Will the guard house provide additional security?

The guard house will improve the aesthetics of the community and increase association property value. The guard house will act as a deterrent but **will not** prevent crime. There will be security staff onsite at the guard house who will perform a security patrol of the community between each shift.

14. How many hours will the guard house be manned?

17 hours. Currently, the Board of Directors is considering having the guard house manned between 6am-11pm. This could change based on demand for additional hours.

15. How much will the security guards cost the association?

The approximate annual security cost is \$140K or \$12K monthly.

16. How will this affect the association assessments?

In January of 2023 there will be an assessment increase. The association will discuss the increase and the 2023 budget with the homeowners during the Annual meeting in September.

17. How many votes are needed for the guard house project to be approved?

The association requires an approval vote of 67% of the homeowners in the association for the guard house project to pass. That equates to 57 homeowners must vote to approve the project.

18. How can I vote on the guard house project?

There are three (3) ways you can vote:

1. **You may now vote Electronically**, on your Associations Website at www.granadahoa.com
2. Email your Ballot or Proxy to tjackson@essexhoa.com or proxies@essexhoa.com.
3. Fax your Ballot or Proxy to: (469) 342-8205 ATTN: Tameka Jackson

19. How long do homeowners have to vote?

15 days from the start of the vote.

20. How soon after the vote will homeowners be notified of the results?

24 hours after the vote closes.

21. What happens if the guard house project does not get a majority vote?

The Board of Directors will evaluate the feedback provided by homeowners and determine the next course of action.