



STEPHENS GROVE 2022: IDEAS FOR THE DECADE AHEAD

This document contains thoughts, suggestions, ideas, and potential projects for the future of Stephens Grove. There are no rules, requirements, or prerequisites for inclusion on this document and any member of the HOA can add his/her thoughts. Ideally, any items proposed for our future will include some background detail, including but not limited to: timeframe, explanation of benefit to broader community, reasons for and against, cost, and any impact to future budgets.

This document will be maintained by the Board of Directors and published online for public consumption and input. Inclusion of an item on this document does not guarantee its completion or obligate the Board of Directors to act on the idea or suggestions other than for measuring the temperature of the community. This will mainly serve as a place to house ideas in one central location.

Concept: Birchwalk Drive Entrance Monuments (Updated 10/25/2011)

Description: The Cathness Avenue Entrance was originally developed with four brick Monuments, two at the “top”, which include “Stephens Grove” signage, and two at the “bottom”. This proposal is to construct matching monuments at the Birchwalk Entrance.

Advantage: These monuments are a very pleasing aesthetic element to the entrance of our community and serve as a “welcome” to residents and guests alike. Our neighborhood has two entrances, which serve roughly half of the population each, yet there is no monument continuity at the Birchwalk Drive Entrance.

Disadvantage: There are no obvious reasons why this would be a negative addition.

Cost: The upfront cost is approximately \$25,000 and there will be future budget impacts due to the need for repair and eventual replacement of this asset.

Concept: French-Door Installation in Clubhouse Opening to Pool (Updated 10/25/2011)

Description: As you walk in the front door to the Clubhouse straight ahead of you are two windows that open directly to the pool. This idea is to replace them with French-doors. Since it opens directly to a pool there are several zoning requirement’s that need to be met, including a self-closing door and an audible alarm when it is opened.

Advantage: Having doors in this location will allow for easier access to the Clubhouse while renting it for a pool party or other reasons that you would like to have access to the pool for.

Disadvantage: The high probability for clubhouse damage from wet clothing and higher, unmonitored traffic, since it would have direct access to the pool.

Cost: The cost is approximately \$8,000 and would have no impact of future budgets and Clubhouse reserves would cover this.

Concept: Sport Court Expansion to Full Court Basketball (Updated 11/17/2011)

Description: Our Sport Court currently has one basketball hoop but this idea is to convert it into a size able to facilitate full court basketball. Simply adding a second hoop has been discussed but experts on the topic have advised against due to the close proximity of the hoops and probability of injury from people running into each other on a space too small to accommodate its use. Increasing the size of the court by 13' on the span between the path and natural area will allow for full court basketball. The overall dimensions would be 58' x 39' and would be slightly larger than the sideways basketball court inside the gymnasium at Barnette Elementary School.

Advantage: The sport court is used frequently for basketball. This concept would allow for increased capacity (two independent groups can use the court simultaneously) or full court basketball.

Disadvantage: There are no obvious reasons why this would be a negative addition.

Cost: The quote received for this project, which includes site preparation, construction, surfacing system, and accessories, totals \$8,111.