

Communication from the Recreation Parcel Committee

Subject: Fairway Nine Pool Project Update – July 2026

Dear Fairway Nine Homeowners,

On behalf of the Recreation Parcel Committee, we are pleased to share an update on the new Fairway Nine swimming pool project, a joint effort of Fairway Nine I, Fairway Nine II, and Fairway Nine VII.

This project is a major investment in a shared amenity that will serve our community for years to come. It will provide a new pool, spa, pool house, updated mechanical systems, improved hardscape and landscape areas, and ADA-accessible features. We are excited about the progress being made and confident this will be a valuable long-term asset for Fairway Nine.

We also want to thank all 130 homeowners across the three associations for your support, patience, and engagement throughout this process. Large community projects take time and coordination, and we truly appreciate your continued support. We believe the finished result will be worth the wait.

Current Construction Status

Construction is underway, with demolition, excavation, and initial site work completed and pool shell and building work now in progress. Temporary safety fencing and signage are being installed and maintained as construction continues.

The project includes:

- construction, relocation, and expansion of the new pool;
- construction of the new spa;
- a new pool house with restrooms, changing rooms, showers, storage, and sauna;
- ADA-accessible improvements;
- revised fencing; and
- new hardscape and landscape features.

We are encouraged by the visible progress and the continued coordination among the contractor, design team, and committee.

Budget Update

The original scheduled construction estimate was approximately \$1,456,603. As with many redevelopment projects, that estimate was prepared before certain site conditions were exposed in the field and before some utility, agency, and design-review requirements were fully known.

The current revised project cost is approximately \$1,834,114, an increase of approximately \$377,511 above the original estimate.

The principal causes of this increase include:

- soils-related excavation, drainage modification, and structural backfill after disturbed and unsuitable native soils were identified;
- Idaho Power electrical service requirements, including a new transformer and pool house connection;
- design-review and code-driven modifications, including ADA-related requirements;
- additional architectural, engineering, permit, and survey costs; and
- certain finish and construction-cost increases associated with actual buildout conditions and current pricing.

These items could not all have been fully identified at the outset and were confirmed only after demolition, excavation, engineering analysis, utility review, and final agency and design-review input. Many are required to deliver a safe, code-compliant, durable, and properly functioning facility.

Remaining Project Risks

Based on the information currently available, the Committee, contractor, and design team believe the revised budget captures the known costs to complete the project. In addition, a \$20,000 contingency has been included to address limited remaining risks and reduce the likelihood of any further assessment.

These remaining items include:

- fire hydrant relocation, if required, to accommodate the ADA space;
- final ADA parking improvements, including grading, paving, and striping;
- final utility and agency requirements; and
- any unforeseen conditions encountered during the remaining construction.

While no construction project can eliminate all risk, the Committee believes the revised overrun amount, together with the contingency, provides a reasonable basis for completing the project.

Payment of Additional Costs

Under the Recreation Parcel Agreement, project costs are shared among the three associations based on square footage as follows:

- Fairway Nine I: 58.74%
- Fairway Nine II: 29.72%
- Fairway Nine VII: 11.54%

Including the \$20,000 contingency, the total additional funding amount is approximately \$397,511.

The approximate shares are:

- Fairway Nine I: \$233,498
- Fairway Nine II: \$118,140
- Fairway Nine VII: \$45,873

These figures are approximate and may be adjusted slightly as final costs are confirmed. Each Homeowners Association will follow up separately with its respective owners regarding any additional assessment and the applicable HOA process.

Construction Timeline

The current timeline is as follows:

- major construction is ongoing during 2026;
- the current estimated completion target is November 15, 2026;
- the spa is anticipated to be available around Thanksgiving 2026, subject to final construction, inspection, and startup; and
- the pool is expected to be filled in late 2026 and opened for normal use in the 2027 season.

As with any construction project, the schedule remains subject to weather, inspections, utility coordination, final site work, and closeout requirements. We will continue to share updates as milestones are reached.

The Committee and project team will continue to manage the remaining work carefully, complete the required scope, monitor remaining risks, and keep the three HOA boards informed as the project moves toward completion.

We remain enthusiastic about this project and what it will mean for the community. The new pool facility will be a shared amenity that enhances enjoyment and adds lasting value for all three associations.

Thank you again for your continued support and patience. We are confident that the finished result will be worth the wait.

Sincerely,

Chris Black
President, Fairway Nine I HOA

Chris Satovick
President, Fairway Nine II HOA

George Imel
President, Fairway Nine VII HOA