

# BARN RENOVATION FAQ

**Q: Will my assessment dues increase because of the Barn Renovation costs?**

**A:** No. Assessments rates are set in order to cover total annual operating costs as well as annual reserve contributions.

**Q: How much does Power Ranch have available to pay for this planned project?**

**A:** The cost of construction will be paid, in part, by the Capital Improvement Fund (CIF), which has a balance of approximately \$400,000. The CIF is funded by proceeds collected from the sales of homes in Power Ranch. The Barn will borrow the remaining funds from the existing reserve funds. The reserve fund will then be replenished by the CIF with an expected payback period of three years.

**Q: Why is spending money on the Barn renovation a good investment?**

**A:** The Barn is the most used Power Ranch amenity. The facility is 15 years old; which means the audio, video and lighting is very outdated and inadequate to the needs of today. The planned upgrades to the Barn will significantly enhance the event experience for residents as well as help Power Ranch maintain its market position as a premier master planned community in the East Valley.

**Q: Why would I pay to remodel a facility that I have never used nor plan use?**

**A:** Although not all amenities are used by all residents, there is value added to the entire community by virtue of their inclusion. When the amenities are attractive and desirable, the entire community is attractive and desirable.

**Q: When will the Barn be available for use? What is the project timeline?**

**A:** The Barn renovation project has many facets, including permit approval, contractor proposals and selection and purchasing materials and equipment. We anticipate the Barn will be reopen for events and rental opportunities by early November.

**Q: Did Power Ranch obtain construction permits from the Town of Gilbert for this project?**

**A:** Yes, a permit was required and was approved prior to construction start. There also various permitting requirements during the different phases of renovation.

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**Q: How was the construction contractor selected in this project?**

**A:** With the assistance of the contracted architect, Douglas Fredrickson Architects, proposals were solicited from three commercial contracting firms. The proposals were reviewed by the PRCA Facilities Committee for final recommendation to the Board of Directors. The final decision was then made by the Board with Symmetry Contracting selected as the project contractor.

**Q: What items are being updated during this renovation?**

**A:** The barn will have a new and modern look to it when complete. From the upgraded kitchen appliances and more versatile layout to the improved lighting and sound system. The new north patio entrance will bring in natural light that will highlight the new hardwood style floors. In addition to the remodeled restrooms and removal of showers we are adding in a "bridal suite", new chairs and more storage.

**Q: Where can I view the plans for the barn upgrade and follow the project as it progresses?**

**A:** You can follow the progress of the barn renovation as well as view prospective plans and materials on the [Power Ranch Community website](#). Our team will also post project information as available in the weekly [PowerLine e-newsletter](#).