



Bulletin

Monday, February 28, 2005

Dear Residents,

I'm sorry this is happening so soon after a General Meeting. But something we thought would be a small maintenance project, has turned into something much larger and needs to be brought to your attention. Therefore, a Special Meeting is being called and is set for March 6th. The QC swimming pool is in need of some major work, it needs to be replastered.

During discussions with some pool contractors, replastering needs to be done every 10 to 12 years, our pool is 14 years old. Along with the chemicals and pool usage, the plaster deteriorates and some of the pool areas may become soft. You may have noticed the roughness of the pool surface and that the plaster is gone from some areas which is a sign of age and high volume of usage. With pool season coming on soon and in order to schedule the work with our vendors, we need to act quickly.

We had an emergency Board Meeting to discuss the bids and options for the repair. If the community decides to replaster the pool, we feel the tiles surrounding the pool should be replaced as well since they are discolored due to chemicals and many tiles are loose and the pool deck should be resealed. To our knowledge, the deck has never been resealed and it is recommended that concrete pool decking be resealed every year. The majority of our pool deck is 14 years old and the newly added portion is 4 years old. Resealing the concrete will maintain the structure and bring back its luster and sheen. If this work is approved, and with proper maintenance, we will have a brand new pool which we hope will last for years to come.

Here comes what you have all wanted to know, the cost. The Board recommends a surface chip of the old plaster with a Kaolin additive that improves plaster performance and enhances its appearance and increases its durability. Replace all the blue tiles, repair all the grout, replace missing coping and reseat the pool deck. The cost for that work is \$15,695.00 and that price is good for 30 days.

At this time we have \$46,000.00 in total assets, available. Our pool is Quail Creek's best amenity, other than the people who live here. The Board of Directors need your approval in order to begin this work immediately. Pool contractors will be in high demand soon and we need to reserve them in order to have our pool ready for this season. If at all possible, please attend the meeting on March 6th at 5 PM, at the Club House to hear more and vote. Or, you may cast your vote by mail (via U.S. Postal Service or drop off in the Club House mailbox), BUT you must follow the Special Instructions for your vote to count. **SPECIAL INSTRUCTIONS MUST BE FOLLOWED.**

Due to the importance and urgency of this matter, we will be waving the 15 day notice of meeting. We hope everyone understands due to the importance and urgency of this matter.

Thank you for your consideration on this very important issue.

Respectfully,
Alan Faneca,
President, QCPOA

SPECIAL MEETING NOTICE

**March 6, 2005
5:00 PM
@ Club House**

SPECIAL INSTRUCTIONS

Your ballot must be mailed to: **Secretary of Quail Creek, 2000 Olvey, Mandeville, LA 70448**. Your ballot is secret; however, you must have your full return address on the outside of the envelope so we can certify your ballot. If you drop your ballot off in the Quail Creek mailbox, you must address your envelope to "Secretary of Quail Creek", 2000 Olvey, Mandeville LA 70448. Your full return address must be on the outside of your envelope for the Secretary to certify your ballot. **DO NOT JUST DROP OFF YOUR BALLOT**, if it is not in an envelope or properly addressed, your vote will not be counted.

BALLOT

_____ I vote to approve the pool repair

_____ I vote not to approve the pool repair

MARK YOUR CALENDARS — UPCOMING EVENTS:

FAMILY FISH FRY: *Friday, March 11th @ 6:30 at the Club House.* SCHWING'S Restaurant will be frying the fish and everyone is asked to bring a dish to share. Soft drinks will be provided and music by DJ, Ronald Harris, Jr., Sound Wave Productions (*Fish Fry co-sponsored by Councilman Joe Impastato*).

CHILDREN'S EASTER PARTY: *Saturday, March 19th at 10:00.* Join us for the Annual Easter Party and Easter Egg Hunt! Bring your Easter Baskets and we'll have lots of entertainment. Please bring a dish or treat to share. A new resident, Jennifer Bohn, has volunteered to host the party and could use a few more volunteers to assist in manning some stations. She also needs some help stuffing the plastic Easter eggs beforehand and hiding them the day of the party. Please give her a call to offer your assistance, 626-0238. Our Annual Easter Party is always a huge event and volunteers are greatly appreciated!

FISHING RODEO: *April 23rd from 8am to 12 noon at the Large Pond* followed by refreshments at the Club House. Lots of prizes will be awarded. Age brackets are 3 to 8 y/o and 9 to 15 y/o. This will be a great time and Moms or Dads wanting to help out please call Val Slichon at 626-4146 or Micha Davis at 626-4460. There will be a Registration so watch for it in the Information Boxes.

SEMI-ANNUAL QC GARAGE SALE: Start your spring cleaning, *First Saturday in May*, details will be forthcoming in the next regular Newsletter.

Attention New Residents: If you have not yet been greeted by a Block Captain or received your "Welcome Package", please contact Joey Bernard at 624-3073. We all welcome you to the neighborhood! Quail Creek is a great place to live!

