

Date: June 23rd, 2017

To All Hethwood Foundation Home Owners:

The Quarterly Hethwood Board Meeting will be held on Tuesday, August 1, 2017 at Noon at the Huntsman Clubhouse. Please note that this is a changed date from the originally scheduled July meeting.

During the quarterly board meeting, we plan to vote on the construction of a new Amenity Center and Pool, which will be located at the current Briarwood Clubhouse and Pool location. The planning process is currently in preliminary stages. At the time of the Board Meeting, we will have additional information to share with the Board members and any of the homeowners that wish to attend.

The preliminary proposal includes the following:

The Briarwood Amenity project will consist of a two story 16,000 SF amenity building with elevator that will be situated in the general proximity of the existing structure.

The first floor of this building will house:

- Game Room
- Café and Great room
- A conference room
- Multiple study spaces

The second floor of this building will house:

- Yoga room
- Fitness room with multiple stations
- Cardio room with multiple stations
- Multiple study spaces

The Briarwood amenity project will offer multiple new outdoor amenities consisting of:

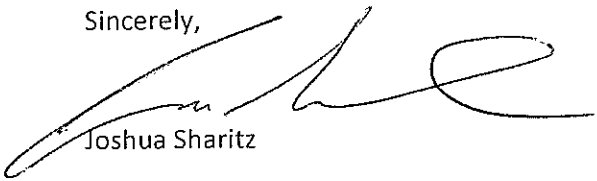
1. An outdoor gathering area
 - 6,517 SF
 - Outdoor fireplace with seating
 - Four gas grills
 - Multiple tables for gathering
2. Swimming pool with pool house
 - 10,353 SF pool deck
 - New swimming pool +/- 3,160 SF
 - Multiple pergolas for shade
 - Grassed lounge area
 - Outdoor fire pit with seating
3. Playground
4. Tennis Court
 - The existing tennis court will be resurfaced and remain as an amenity
5. Connectivity
 - The new amenity will be connected to the park by a new sidewalk
6. Parking

- The existing parking will be reconfigured but the parking count will not change
- The existing maintenance building will be demolished and re-built on Stroubles Creek road with the existing Foxridge maintenance shop

The financing of the new Amenity Center will also be discussed as well as cost of construction, please see attached breakdown. The current proposal does NOT include a special assessment to the Foundation nor a significant dues increase. HHHunt/Foxridge will lease the land from the Foundation and fund the construction of the project.

A work session meeting was held with the current Hethwood Board of Directors. The Directors welcome your questions over the next month as you see your representatives in the neighborhood. We encourage residents that are interested in the project to attend the meeting on August 1st. We are very excited about potentially moving forward with this project. This state of the art facility will be an excellent addition to our neighborhood!

Sincerely,



Joshua Sharitz

Hethwood Foundation Director

Demo		\$75,000.00
Sitework		\$575,000.00
Clubhouse		\$1,599,910.69
Pool House		\$171,823.51
Outdoor amenities		\$811,450.00
Maintenance shop	3360 SF	\$184,800.00
Landscape/Irrigation		\$130,000.00
Subtotal		\$3,547,984.20
General Conditions		\$212,879.05
3rd party testing		\$60,000.00
FFE		\$250,000.00
County fees		\$145,000.00
Civil/geotechnical engineering		\$104,000.00
Architectural, Structural, MEP		\$190,000.00
Landscape Architecture		\$38,000.00
Total		\$4,547,863.25