

A NEW FOUNDATION FOR OUR COMMUNITY

QUESTIONS AND ANSWERS ABOUT MEASURE T

After multiple decades in the same facilities, SRD's Board has placed Measure T on this November's ballot to replace the aging pool house with a new Community Building featuring five more community rooms and upgrades to the Main Building.

1. What does the project include?

This project is focused on a new Community Building to replace the deteriorating pool house and necessary Main Building upgrades.

2. How much would this project cost?

The total cost is approximately \$4.5 Million. The new Community Building is estimated at \$3.3 Million and the Main Building upgrades are estimated at \$1.2 Million.

3. How would it be paid for?

It would be mostly funded by Measure T: a \$3.5 Million bond that has been placed on this November's ballot for voters' consideration. The remaining \$1 Million would be funded through a combination of SRD self-generated funds, grants and additional corporate and community fundraising.

4. How much does it cost me as a homeowner?

The estimated rate would be about \$14 per year for each \$100,000 of Assessed Value (AV), not market value. On the average Strawberry home, that's about 35 cents a day.

5. Didn't we vote on this in 2013?

No, Measure T is half the size of the bond measure from last year. This measure focuses on the new Community Building and Main Building upgrades. After the 2013 bond measure was voted down, SRD's Board and staff adopted a "back to basics" approach to see what was needed most, resulting in this new project recommendation.

6. How is this different than the last pool improvement?

SRD made various improvements to the pool area over the last few years, but this project would replace the pool house itself with a new Community Building. The new building would complement the pool improvements already made and add 5 more community rooms, which SRD needs to address the excess demand for community events and functions.

7. What if voters reject the bond measure?

There are critical safety and access issues that must be addressed immediately. If voters decide against Measure T, SRD will have some difficult decisions to make. Failure could negatively impact our residential fees, community programs, or both.



**GUEST
PASSES**

Considering a Season Pass? Contact us for a free 2-day Pass, available with proof of Strawberry residency.

Learn more at: <http://Strawberry.Marin.org>
[Facebook.com/StrawberryRecreationDistrict](https://www.facebook.com/StrawberryRecreationDistrict)
Main Office: (415) 383-6494
118 E. Strawberry Drive, Mill Valley, CA 94941



Measure T will fund critically needed facility improvements at Strawberry Recreation District. Read inside for more details.



**IMPORTANT INFORMATION ABOUT MEASURE T
FROM YOUR STRAWBERRY RECREATION DISTRICT**



STRAWBERRY RECREATION DISTRICT: OUR FACILITIES ARE THE FOUNDATION OF OUR COMMUNITY

MEASURE T INVESTS IN OUR COMMUNITY'S FACILITIES

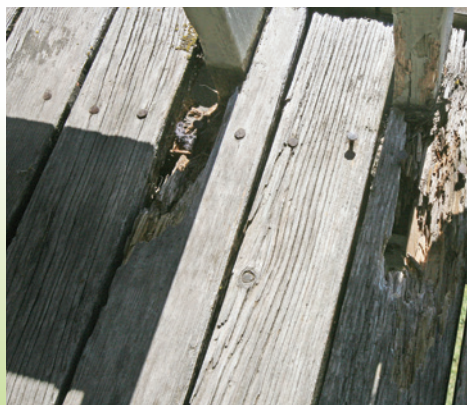
The facilities at Strawberry Recreation District perform an important role in our community. In addition to the hundreds of seniors, adults and children that are served each day, it's where our community comes together to discuss important issues like housing plans or the Seminary sale. It's where residents come for celebrations and gatherings. It's the center of our community, and it needs help.

After 65 years on the same site, SRD's facilities need improvements. Your elected Board has identified the following critical needs:

- Create more community space, meeting rooms and outdoor spaces
- Replace deteriorating pool house foundation and building with a multi-use community center building including 5 new meeting rooms and courtyard accessible bathrooms
- Repair and replace aging gas lines, sewer lines, water damage, dry rot, old doors and windows
- Install a sprinkler system for fire prevention
- ADA compliance
- Improved bathrooms
- Electrical and kitchen upgrades
- Modernize energy efficiency for long-term cost savings

SRD has successfully rebuilt its programs and maintained its facilities as far as they will go in their current condition. Modern facilities cost more than three times SRD's annual budget, requiring a new funding source if they're to be built.

THE NEEDS ARE BEYOND ROUTINE MAINTENANCE



Decaying Balcony Floor



Outdated Changing/Bathing Rooms



Electrical is Out of Date

MEASURE T FUNDS ONLY CRITICALLY NEEDED FACILITIES

- This \$3.5 million bond funds only the most critically needed facility improvements, with the remainder of the funding coming from SRD and other sources
- The total project cost is 3 times larger than the District's annual budget, which is already directed towards existing maintenance, repair projects and services
- If SRD were forced to fund these improvements alone, it would take over 17 years
- If Measure T passes, construction could begin at the end of 2015
- An Independent Citizens' Oversight Committee would ensure Bond proceeds are expended only for the authorized project
- Annual independent audits with mandatory public expenditure reports
- Measure T funds remain in Strawberry, with nothing taken away or redirected, and no money going to administrators' salaries or pensions

AT A MODEST PRICE, ESPECIALLY FOR LONG TIME RESIDENTS

Measure T's \$3.5 million bond would be paid back over 30 years at a rate of about \$14 for each \$100,000 of Assessed Value (not Market Value). For long time property owners, whose home values are assessed at lower figures, it will result in lower payments. Renters would not be responsible for paying the bond themselves.

FOR A NEW COMMUNITY BUILDING AND MAIN BUILDING UPGRADES



A New Community Building:

- ✓ Replaces the aging pool house
- ✓ Five more community rooms
- ✓ Includes new foundation, sewer and gas lines, bathrooms and allows for future upgrades



Main Building Upgrades:

- ✓ Electrical, lighting, bathrooms and kitchen
- ✓ Energy efficient doors and windows
- ✓ 2nd floor balcony improvements
- ✓ Improved storage for SRD activities

[SAMPLE] STRAWBERRY RECREATION DISTRICT BOND MEASURE T

| | |
|--|------------------|
| T MEASURE T: Shall the Strawberry Recreation District issue | BONDS YES |
| | BONDS NO |

bonds not to exceed \$3,500,000 for the benefit of the District, its residents and children to finance the acquisition and construction of a new community building replacing the aging pool house, including a new foundation, sewer and gas lines, bathrooms and preparation for a future pool deck upgrade, and main building upgrades, including new electrical and lighting, bathrooms, sprinklers, energy efficient doors and windows, balcony improvements, kitchen upgrades and improved storage?