



MEMO

TO: Scott Somers, CEO
FROM: David Webster, CFO
DATE: February 23, 2026
RE: Maintenance Repair & Replacement Fund for Pools & Spas (MRR-B)

In 2021, Green Valley Recreation (GVR) replaced the East Center pool. At that time, the Fiscal Affairs Committee and the Board of Directors considered the need to establish a board designated fund to provide for all future pool and spa replacements. The resulting board approved MRR-B fund is identified in Section 5.3.4 of the Corporate Policy Manual (CPM). The CPM states the purpose of the MRR-B fund is to fund the replacement of pools and spas. The CPM also states that the target balance is to be of sufficient size as determined by the Board to fund replacements of GVR pools and spas. The target balance shall be based on GVR's staff estimate of the useful life of the pools and spas and a reasonable timetable for replacement of such items (CPM 5.3.4 B).

Unlike the MRR-A fund that is guided by an Annual Reserve study that is prepared by GVR's reserve consultant, Browning Reserve Group, the pool and spa annual contribution and target balance is determined by GVR staff. This calculation of MRR-B annual funding contributions are part of the annual GVR budget. Documentation of the MRR-B annual contributions is included with the Fund Projection and Pool and Spa Asset List that are enclosed. Key components of the calculation are a projected cost inflation factor of 3.0% and an earnings estimate of 6.0% per year. Also, the projected annual increase of funding to this MRRB Fund is 7% through 2033 and reverts to 3% annually after 2033. The Investment Policy Statement (IPS) for the MRR-B fund is included in the CPM, Appendix 1, Section 3. Additionally, it should be noted that the standard for useful life of pools is 35 years. GVR's experience is that our pools last over 50 years and have included this as the extended life in the Fund Projection.

The cash balance of the MRR-B Fund as of December 31, 2025 was \$1,697,677 and after the January budgeted funding of \$342,783, the current balance in the MRRB fund is now \$2,040,460.

Now, for illustrative purposes and additional analysis, I am providing multiple scenarios below. They all include the annual Contributions to the fund that are increased by 7% through 2033 as mentioned previously. The projected earning of the fund is set at 6% with the exception of 2026 which is projected to be 4.0% based on the recent revision to the IPS approved by the Investment committee.

All projections are based on approving and replacing the Abrego South pool in 2026 (if approved, construction will continue through 2027 but for conservative simplification, we are using 2026). This is followed, in order, by Casa Paloma 1, West Center, Casa Paloma 2, and then Continental Vista. These pools are selected, in order, due to the respective age of the pools. We will refer to these pools as the “Oldest 5 pools”

Projection A (calculations included with this memo)

Assumptions:

Abrego South replaced in 2026 at current projected MRR B component cost of \$1,100,000

Replacing the Oldest 5 pools in order every 4 years

Balance after ABS (2026) \$1,022,079

Balance after CP1 (2030) \$1,879,237

Balance after WC (2034) \$2,835,897

Balance after CP2 (2038) \$5,012,421

Balance after CV (2042) \$7,943,422

MRRB is currently 33.0% fully funded.

MRRB remains at healthy levels after 2042.

Projection B (calculations not included with this memo)

Assumptions:

Abrego South replaced in 2026 at current projected component cost of \$1,100,000

Replacing the Oldest 5 Pools every 3 years rather than 4

Balance after ABS (2026) \$1,062,888

Balance after CP1 (2029) \$1,408,805

Balance after WC (2032) \$1,532,553

Balance after CP2 (2035) \$2,486,695

Balance after CV (2038) \$3,648,930

MRRB Fund remains at healthy levels after 2038 with continued replacements every 3 years.

Projection C (calculations not included with this memo)

Assumptions:

Replacing the Oldest 5 pools in order every **2** years rather than every 4 years

Balance after ABS (2026) \$1,062,888

Balance after CP1 (2028) \$842,344

Balance after WC (2030) \$128,574

Balance after CP2 (2032) \$51,220

Balance after CV (2034) \$(92,127)

In the scenario where GVR replaces 5 pools in 8 years, the MRRB Fund reaches a deficit in 2034 and is not able to address adequate pool replacements afterwards.

So, after reviewing these projections. It appears that the GVR MRR B Pool Fund should remain reasonably healthy with the planned annual contributions and forecasted returns as long as pool replacements don't occur more often than every 3 years. Obviously, this is a very general observation that is subject to several major variables. Hopefully, this analysis helps with strategic thinking regarding how often GVR can afford to replace pools and identifying which pools should be replaced.

GVR
MRR-B Pools and Spas
Asset List

Inflation 3.00%
Life Expect. 50

Center	Pool	Gallons (Pool & Spa)	Cost (2026)	Year Built	Life Expec.	Replac. Year	Useful Life	Plan Year to Rebuilt	Number Years to Rebuilt
6	Casa Paloma I	89,242	\$ 1,145,867	1973	50	2023	-4	2030	4
5	West Center	118,663	\$ 1,523,633	1976	50	2026	-1	2034	8
7	Casa Paloma II	70,371	\$ 903,564	1976	50	2026	-1	2038	12
10	Continental Vistas	70,204	\$ 901,419	1979	50	2029	2	2042	16
8	Desert Hills	122,448	\$ 1,572,232	1981	50	2031	4	2046	20
9	Madera Vistas	37,545	\$ 482,078	1984	50	2034	7	2050	24
13	Santa Rita Springs	87,222	\$ 1,119,930	1986	50	2036	9	2054	28
11	Canoa Hills	128,000	\$ 1,643,520	1990	50	2040	13	2058	32
12	Las Campanas	140,335	\$ 1,801,901	1997	50	2047	20	2062	36
4	Abrego South	45,962	\$ 1,100,000	1977	50	2026	-1	2026	0
14	Canoa Ranch	116,411	\$ 1,494,717	2008	50	2058	31	2070	44
3	Abrego North	59,950	\$ 769,758	2012	50	2062	35	2074	48
2	East Center	97,850	\$ 1,130,654	2022	50	2072	45	2078	52

MRR-B Pool & Spa Replacement Fund**A**

Interest 6.00%

Contributions

Annual Inc. Contr. 7.0%

FULLY FUNDED

33.0%

Year	Beginning Balance	Annual Contributions	Income	Available	Expenditure	Ending Balance	Location
2021	-	1,300,207	-	1,300,207	(216,502)	1,083,705	
2022	1,083,705	270,472	6,662	1,360,839	(783,876)	576,963	
2023	576,963	289,405	56,184	922,552	(107,787)	814,765	
2024	814,765	299,400	88,118	1,202,283	(1,640)	1,200,643	
2025	1,200,643	320,358	176,676	1,697,677	-	1,697,677	
2026	1,697,677	342,783	81,618	2,122,079	(1,100,000)	1,022,079	ABS
2027	1,022,079	366,778	83,331	1,472,188	-	1,472,188	
2028	1,472,188	392,452	111,878	1,976,518	-	1,976,518	
2029	1,976,518	419,924	143,787	2,540,229	-	2,540,229	
2030	2,540,229	449,319	179,373	3,168,920	(1,289,684)	1,879,237	CP1
2031	1,879,237	480,771	141,600	2,501,608	-	2,501,608	
2032	2,501,608	514,425	180,962	3,196,995	-	3,196,995	
2033	3,196,995	529,858	223,611	3,950,463	-	3,950,463	
2034	3,950,463	545,753	269,773	4,765,990	(1,930,093)	2,835,897	WC
2035	2,835,897	562,126	203,881	3,601,904	-	3,601,904	
2036	3,601,904	578,990	250,854	4,431,748	-	4,431,748	
2037	4,431,748	596,359	301,686	5,329,794	-	5,329,794	
2038	5,329,794	614,250	356,643	6,300,686	(1,288,266)	5,012,421	CP2
2039	5,012,421	632,678	338,706	5,983,804	-	5,983,804	
2040	5,983,804	651,658	398,128	7,033,590	-	7,033,590	
2041	7,033,590	671,208	462,288	8,167,086	-	8,167,086	
2042	8,167,086	691,344	531,506	9,389,935	(1,446,513)	7,943,422	CV
2043	7,943,422	712,084	519,330	9,174,837	-	9,174,837	
2044	9,174,837	733,447	594,497	10,502,781	-	10,502,781	
2045	10,502,781	755,450	675,494	11,933,725	-	11,933,725	
2046	11,933,725	778,114	762,710	13,474,549	(2,839,626)	10,634,922	DH
2047	10,634,922	801,457	686,183	12,122,562	-	12,122,562	
2048	12,122,562	825,501	776,884	13,724,947	-	13,724,947	
2049	13,724,947	850,266	874,513	15,449,725	-	15,449,725	
2050	15,449,725	875,774	979,530	17,305,029	(979,965)	16,325,064	MV
2051	16,325,064	902,047	1,033,627	18,260,738	-	18,260,738	
2052	18,260,738	929,109	1,151,391	20,341,237	-	20,341,237	
2053	20,341,237	956,982	1,277,893	22,576,112	-	22,576,112	
2054	22,576,112	985,691	1,413,708	24,975,512	(2,562,320)	22,413,192	SRS
2055	22,413,192	1,015,262	1,405,707	24,834,161	-	24,834,161	
2056	24,834,161	1,045,720	1,552,793	27,432,674	-	27,432,674	



Pool and Spa Facilities Update

Summary of Aqua Design International (ADI) Facility Evaluations

October 2024

GVR Pools: Alphabetical

- Abrego North: pool built 1978/**rebuilt 2016**, 30x60 ft, 57,370 gallons
- Abrego South: pool built 1977, 30x60 ft, 44,112 gallons
- Canoa Hills: pool built 1990, 55x82 ft, 125,033 gallons
- Canoa Ranch: pool built 2007, 34x75 ft, 103,000 gallons
- Casa Paloma I: pool built 1975, 32x70 ft, 86,010 gallons
- Casa Paloma II: pool built 1977, 30x60 ft, 68,217 gallons
- Continental Vistas: pool built 1979, 30x60 ft, 67,329 gallons
- Desert Hills: pool built 1981, 39x90 ft, 118,409 gallons
- East Center: pool built 1963/**rebuilt 2023**, 25x60 ft, 75,000 gallons
- Las Campanas: pool built 1997, 50x82 ft, 137,500 gallons
- Madera Vista: pool built 1983, 25x50 ft, 35,966 gallons
- Santa Rita Springs: pool built 1996, 38x75 ft, 84,588 gallons
- West Center: pool built 1980, 50x75 ft, 114,635 gallons

GVR GREEN VALLEY RECREATION

CUSTOMER SERVICE
 7 West Center Box Office
 Monday - Friday, 8am - 4pm
 520-625-0288

MAJOR CENTERS

- 1 Canoa Hills (CH)
- 2 Canoa Ranch (CR)
- 3 Desert Hills (DH)
- 4 East Center (EC)
- 5 Las Campanas (LC)
- 6 Santa Rita Springs (SRS)
- 7 West Center (WC)

SATELLITE CENTERS

- 8 Abrego North (ABN)
- 9 Abrego South (ABS)
- 10 Casa Paloma I (CPI)
- 11 Casa Paloma II (CPII)
- 12 Continental Vistas (CV)
- 13 Madera Vista (MV)
- 14 Pickleball Center (GVR PBC)
- 15 Del Sol Clubhouse (DSC)

Center and Pool Hours
 5:30am - 9pm, seven days a week

Family Swim Hours
 West Center
 Weekdays: 9am - 1pm
 Weekends and holidays: 5:30am - 9pm
 Abrego South
 Daily: 4-6pm
 All other pools
 Daily: 11am - 1pm, 4-6pm

Fitness Room Hours
 Daily: 5:30am - 9pm

ADMINISTRATION
 16 Administrative Office (AO)
 1570 E. Foothill Ave. 1st Floor

Activities & Amenities by Location

Activity/Amenity	Location(s)
Customer Service	WC
Art Room	EC, SRS
Auditorium & Stage	CH, DH, EC, LC, WC
Badminton	CH
Basketball	CR
Billiards	DSC, EC, WC
Blocca	CH, LC
Catering Kitchens	CH, DH, EC, LC, WC
Ceramics Studio	DH
Chair Lifts (golf/tee, pool only)	ABN, ABS, CPI, CR, DH, LC, SRS
City Studio	SRS
Computer Club	SRS
Fitness Centers	CH, CR, DH, EC, LC, SRS
Gazebo	CH
Gift Shop	WC
Golf Art Studio	SRS
Golf (9H/10)	CH, CPI, MV
Horseshoes	ABS, CPI
Kitchenettes	CR, Sateclites, SRS
Lap Lanes (pool)	CH, CR, DH, LC, SRS, WC
Lapillary	DH, EC, WC
Silversmithing	AO, /WC
Metal Working Shop	AO, /WC
Photography Studio	SRS
Planis	CH, DH, EC, LC, SRS
Picnic Areas	CH, SRS
Pickleball	CR, EC, PBC
Racquetball Court	LC
Ramadas	CH, LC, MV
Ramen (pool)	CH, LC
Santa Rita Art League	SRS
Seema	DH
Shuffleboard	ABS, CR, CPI, MV, WC
Swimming Pools/Spas	All centers except PBC and DSC
Indoor Pool	CR
Table Tennis	CH, LC, WC
Tennis Courts	CH, DH, EC, LC, MV, WC
Tennis Courts	CH, DH, EC, LC, MV, WC
Volleyball Courts	ABS
Wetball Court	LC
Woodworking	WC

Pool Evaluations and Findings

Consultant evaluations conducted June to August 2024

- Conducted on-site assessments of all pools, spas, and equipment with staff assistance
- Identified problems/issues, mainly with equipment and piping. Code issues.
- Recommended repairs and upgrades for each facility
- Provided a cost estimate for design and reconstruction of pool at Desert Hills

Findings

- Need updated chemical placards/signs and life rings per code
- Need minor electrical repairs: equipment rooms, pool deck connections, pool lights per code
- Emergency shut-off (ESO) buttons needed for older pools and heaters.
- Pumps and filters need to be replaced at some pools for proper filtration rates per code
- Flow meters need to be installed on return pipes per code
- Backwash valves need to be replaced so they are less restrictive on water flow and better quality
- Heaters need power vents for proper burning of gas and less corrosion (wear and tear)
- Maintenance: clean jet blowers, replace seals on motors annually, repair baskets and weirs
- VGB-compliant drains need to be checked per federal code
- Shade structures do not exist at three facilities: CR, CV, EC. Needed to protect expensive equipment.
- Pool equipment could be monitored from the office/remotely if proper equipment installed

Abrego North

Pool built 1978/*rebuilt 2016*, 30x60 ft, 57,370 gallons

Pool and Spa Improvements- ADI Recommendations

- Replace two chemical controllers to digital systems for accuracy
- Replace backwash valves that are better/less restrictive
- Install three D2 power vents on Raypak gas heaters to prevent sooting
- Install vacuum gauge on suction side of spa pump
- Pool Deck: do scratch-coat, add acrylic lace topping and paint

Maintenance- ADI Recommendations

- Install new chemical placards per code. Replace life rings with new 24" size.
- Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- Balance chemicals to reduce copper staining from heaters
- Clean pool deck with TSP and pressure washer to remove staining



Abrego South

Pool built 1977, 30x60 ft, 44,112 gallons

Pool and Spa Improvements- ADI Recommendations

- Replace two chemical controllers to digital systems for accuracy
- Re-install lift at spa. Currently on the ground.
- Install additional TR-140 filter to pool. Replace spa filter with new TR-140 for correct flow
- Replace 3hp single-speed pool pumps with 2 new 3hp variable-speed pumps or one 5hp pump
- Replace 3hp spa pump with new 3hp variable-speed pump
- Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- Install three D2 power vents on Raypak gas heaters to prevent sooting
- Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- Install Pentair I10D automated control system with an Intellichem control system

Maintenance- ADI Recommendations

- Install new chemical placards per code. Replace life rings with new 24" size.
- Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- Balance chemicals to reduce copper staining from heaters
- Clean pool deck with TSP and pressure washer to remove staining
- Clean spa jet orifices. If done right, may eliminate need for jet pump.
- Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Canoa Hills

❑ **Pool built 1990, 55x82 ft, 125,033 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Check pool lights for proper securement.
- ❑ U-3 style skimmers: repair weirs and install correct baskets
- ❑ Install additional TR-140 filter to pool. Replace spa filter with new TR-140 for correct flow.
- ❑ Replace three 3hp single-speed pool pumps with two new 5hp variable-speed pumps. Electrical issue.
- ❑ Replace pipes on pool heater power vents to meet code. Should be SS sealed pipe: Dura-vent or Z-Vent.
- ❑ Install one D2 power vents on Raypak gas heater for spa to prevent sooting
- ❑ Replace 3hp single-speed spa pump with new 3hp variable-speed pump
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ❑ Install Pentair I10D automated control system with an Intellichem control system

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Clean pool deck with TSP and pressure washer to remove staining
- ❑ Clean spa jet orifices. If done right, may eliminate need for jet pump.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Canoa Ranch

Pool built 2007, 34x75 ft, 103,000 gallons

Pool and Spa Improvements- ADI Recommendations

- Install correct vacuum fitting on side wall
- Replace two chemical controllers to digital systems for accuracy
- Replace three 3hp single-speed pool pumps with two 5hp variable-speed pumps or 3 3hp VS.
- Install two D2 power vents on Raypak gas heater for pool to prevent sooting
- Replace 3hp single-speed spa pump with new 3hp variable-speed pump
- Install one D2 power vent on Raypak gas heater for spa to prevent sooting
- Replace backwash valves that are less restrictive. Re-plumb equipment room.
- Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- Install Pentair I10D automated control system with an Intellichem control system
- Install shade structure to protect value equipment from sun damage

Maintenance- ADI Recommendations

- Install new chemical placards per code. Replace life rings with new 24" size.
- Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- Balance chemicals to reduce copper staining from heaters
- Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Casa Paloma I

❑ Pool built 1975, 32x70 ft, 86,010 gallons

❑ Pool and Spa Improvements- ADI Recommendations

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Replace worn depth tiles at waterline
- ❑ Replace filters with three TR-140 filters to pool. Add extra TR-100 filter to spa.
- ❑ Replace two 3hp single-speed pool pumps with two 5hp XF pumps.
- ❑ Install three D2 power vents on three Raypak gas heater for pool and spa to prevent sooting
- ❑ Replace 3hp single-speed spa pump with new 5hp variable-speed pump
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ❑ Relocate air blower to equipment room. Air flow enclosure does not allow enough air flow for blower.
- ❑ Remove air blower enclosure and landscape garden to meet code. Remove ability to climb over wall.

❑ Maintenance- ADI Recommendations

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic paint.
- ❑ Clean spa jet orifices. If done right, may eliminate need for jet pump.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Casa Paloma II

❑ **Pool built 1977, 30x60 ft, 68,217 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Readjust lights in pool and spa to ensure they are installed correctly
- ❑ Replace two pool filters with two TR-140 filters. Replace spa filter with TR-100 or TR-140 filter.
- ❑ Replace two 3hp single-speed pool pumps with two 3hp Intelliflow3 pumps.
- ❑ Install three D2 power vents on three Raypak gas heaters for pool and spa to prevent sooting
- ❑ Replace 1hp single-speed spa pump with 3hp variable-speed pump
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Continental Vistas

Pool built 1979, 30x60 ft, 67,329 gallons

Pool and Spa Improvements- ADI Recommendations

- Replace two chemical controllers to digital systems for accuracy
- Replace two pool filters with two TR-140 filters. Replace spa filter with TR-140 filter.
- Replace two 3hp single-speed pool pumps with two 3hp Intelliflow3 pumps.
- Install three D2 power vents on three Raypak gas heaters for pool and spa to prevent sooting
- Replace one 3hp Whisperflow spa pump with 3hp Intelliflow variable-speed pump
- Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- Install Emergency Shut-off (ESO) switch by pool ad spa to meet current code
- Install Pentair I10D automated control system with an Intellichem control system
- Install shade structure to protect value equipment from sun damage

Maintenance- ADI Recommendations

- Install new chemical placards per code. Replace life rings with new 24" size.
- Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic.
- Balance chemicals to reduce copper staining from heaters
- Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Desert Hills

❑ **Pool built 1981, 39x90 ft, 118,409 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ U-3 style skimmers: repair weirs and install correct baskets
- ❑ Replace three pool filters with three TR-140 filters. Replace spa filter with new TR-140 for correct flow.
- ❑ Replace three 3hp single-speed pool pumps with two new 5hp variable-speed pumps.
- ❑ Install D2 power vents on four Raypak gas heaters to prevent sooting. Replumb heater manifold.
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ❑ **Fix all plumbing in poor condition. Identify abandoned pipes. Replumb for proper flow.**

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Clean pool deck with TSP and pressure washer to remove staining. Paint with acrylic
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Replace pump seals. Showing signs of leaking.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



East Center

❑ Pool built 1963/*rebuilt 2023*, 25x60 ft, 75,000 gallons

❑ **Pool and Spa Improvements- ADI Recommendations**

❑ Install shade structure to protect value equipment from sun damage

❑ **Maintenance- ADI Recommendations**

❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast

❑ Service the 5 Pentair ETI heaters on a regular basis. Get Pentair training.

❑ Clean pool deck with TSP and pressure washer to remove staining.

❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Las Campanas

❑ **Pool built 1997, 50x82 ft, 137,500 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Check pool and spa lights for proper securement
- ❑ U-3 style skimmers: repair weirs and install correct baskets
- ❑ Replace manual fill valve on pool. Broken handle. May require cutting concrete deck.
- ❑ Add additional TR-140 pool filter. Replace spa filter with new TR-140 for correct flow.
- ❑ Replace three 3hp single-speed pool pumps with two new 5hp variable-speed pumps.
- ❑ Replace single-speed spa and jet pumps with two 3hp Intelliflow pumps
- ❑ Install correct D2 power vents on four Raypak gas heaters to prevent sooting.
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code. Replumb equipment room.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code. Install ESO by boilers.
- ❑ Install Pentair I10D automated control system with an Intellichem control system

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic when needed.
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Replace pump seals. Showing signs of leaking.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Madera Vista

Pool built 1983, 25x50 ft, 35,966 gallons

Pool and Spa Improvements- ADI Recommendations

- Replace two chemical controllers to digital systems for accuracy
- Replace one 3hp Whisperflow spa pump with 3hp Intelliflow variable-speed pump
- Connect the spa filter/jet pump to the Intellicenter for proper flow and electric cost savings
- Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- Install Pentair I10D automated control system with an Intellichem control system

Maintenance- ADI Recommendations

- Install new chemical placards per code. Replace life rings with new 24" size.
- Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic.
- Balance chemicals to reduce copper staining from heaters
- Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.
- Get Pentair heaters serviced bi-annually by official service tech



Santa Rita Springs

❑ **Pool built 1996, 38x75 ft, 84,588 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Install an ADA lift for spa. Pool has one.
- ❑ Add additional TR-140 pool filter. Spa filter is okay.
- ❑ Replace two 3hp single-speed pool pumps with three 3hp variable-speed or two 5hp VS pumps
- ❑ Replumb piping for proper flow when changing out pumps and filters
- ❑ Replace single-speed 3hp spa pump (leaking seal) with one new 3hp Intelliflow pump
- ❑ Install correct D2 power vents on four Raypak gas heaters to prevent sooting.
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code. Install ESO by boilers.
- ❑ Install Pentair I10D automated control system with an Intellichem control system

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic.
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Replace pump seals. Showing signs of leaking.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



West Center

Pool built 1980, 50x75 ft, 114,635 gallons

Pool and Spa Improvements- ADI Recommendations

- Replace two chemical controllers digital systems for accuracy
- Replace and reattach missing deck drain sections that are broken
- Check light in spa for proper connection
- Replace three TR-100 pool filters with four TR-140 filters to meet flow rates.
- Replace one TR-100 spa filter with two TR-100 filters with high-flow backwash system
- Replace two 3hp single-speed pool pumps with three 3hp variable-speed or two 5hp VS pumps
- Replumb piping for proper flow when changing out pumps and filters
- Replace single-speed 3hp spa pump (leaking seal) with one new 5hp Intelliflow variable-speed pump
- Install correct D2 power vents on four Raypak gas heaters to prevent sooting.
- Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- Install Emergency Shut-off (ESO) switch by pool and spa to meet current code. Install ESO by boilers.
- Install Pentair I10D automated control system with an Intellichem control system

Maintenance- ADI Recommendations

- Install new chemical placards per code. Replace life rings with new 24" size.
- Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- Replace or repair degrading sections of concrete deck
- Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic.
- Balance chemicals to reduce copper staining from heaters
- Clean out spa jets. Not all are working properly
- Replace pump seals. Showing signs of leaking.
- Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.

