

POA Recreation Joint Advisory Committee

4:00 – 5:00 p.m. August 9, 2021

Attendance

Members: Scott Dreas, Chris Stockman, Denise Klinger, Mary Elizabeth Williams, Deborah Lukotch, Steve Gardner, Maci Echols

Staff: Tammie Loyd, Judy Griffin, Rick Echols, Jessica Anson, John Urguhart, Ashley Nichol, Trey Anson

Board: David Brandenberg, Jan Hagan, Mike Abb, Jackie Gan

Guests: Ellen Creakbaum, Carol Rolar (Riordan Hall)

Chris Stockman called the meeting to order at 4 p.m.

Amenity Reports:

Amenity: Branchwood Complex and Trail

Committee Member: Deborah Lukotch

Overall Condition: Sunday afternoon, pickleball and basketball courts in use. People in pool, using gym equipment, group playing disc golf, walkers. Walking path and grounds look good. Many items from last month's report have been addressed

Areas for Review: There is a large dead tree near disc hole 16 that is beginning to drop large branches on the walking path, may want to keep an eye on it.

Member Interactions: Did not get to speak to anyone this visit, however, came across this conversation on social media thought I would share:

"Of the three fitness centers, which has the most weights/machines?"

"Branchwood is roomier and updated with a rack, free weights and separate space for floor exercises. Metfield is smaller but has updated equipment and is a nice to work out, Riordan is cramped and narrow".

Amenity: Blowing Springs

Committee Member: Deborah Lukotch

Overall Condition: Very good, well maintained grounds. Peaceful clean area.

1. Large grill near covered pavilion is rusting through the bottoms and sides
2. A new evergreen along new paved trail behind tent camping area has died
3. Unfortunately, one large oak appears to be dying just to the right of the Gear Garden.

Areas for Review: All trash cans were good except two near the Gear Garden, filled with plastic beer cups. Perhaps could designate and sign receptacles for recycle? The reusable mug program was a huge success, I am told more on order. Great sustainability initiative!

When ordering at the Gear Garden and balancing drinks and payment, perhaps could add a small shelf underneath the window.

Member Interactions: I was there on a Thursday around 4 and brought a guest from Rogers. She LOVED the idea of the Gear Garden and the park setting, she couldn't say enough good things about it.

The park had several families with young children or walking small dogs enjoying the water.

Additional Observations: The oversized chair is a great feature, especially for "social media" pics.

Amenity: Loch Lomond Park

Committee Member: Steve Gardner

July 31,

Grass was freshly mowed; trash cans were emptied, and pooper bags well stocked at the dog park

Talked with a member. She uses the dog park quite a bit. Likes it a lot. She says always clean, very nice, pooper bags are always there. She was very complimentary about the dog park

Ballfield looked great no issues noted

Pavilion area:

Landscaping is all in excellent condition. Bathrooms were clean and well-maintained

Pavilion looked in great shape, the grill was clean and ready for use and all the trash cans were emptied. Picnic tables were all clean and in good repair

August 5,

Grounds were all in great shape.

Dog Park was good, trash cans were emptied, benches and gazebos were clean and in good condition...

The pavilion and restrooms were clean and good shape, but trash cans were pretty full. (This was noon on August 5).

Recommendation: Talked with one member about the dog park. She loves the dog park but noted that the watering station/hydrant had been relocated (some time back) from one end of the large dog area to the other end. Previously it had a gravel area bordered by landscape timbers. When it was relocated, the hydrant was moved to the other end the dog park on a concrete slab and it's a very muddy area all around out it and the dogs all get muddy. She suggested moving those landscape timbers and gravel from the previous hydrant area to surround the new hydrant area to keep the water and mud away. I reviewed the area with her, and it is a muddy mess around the hydrant. I wholly endorse her suggestion (or something similar) to alleviate the muddy conditions.

Amenity: Metfield Complex

Committee Member: Maci Echols

Overall Conditions: Metfield park looked good. Grounds were well taken care of. Everything was clean and orderly. The pool was clean and inviting. I saw a lot of people using the pool. Metfield clubhouse was clean. I counted six people and there was plenty of room for them to space out. Restrooms were clean at the clubhouse, pools and playground. All tables and benches looked good. I spoke with both ladies at the pool and Metfield clubhouse, neither had any complaints about the amenity.

Few things to address:

- The playground could use fresh mulch due to washing
- At the bike skills park picnic area there were two plies of branches and tree limbs that need attention.
- There is a grill at the bike skills part that needs to be fixed or replaced due to a big hole from rust and wear and tear.
- The upper picnic table area, the sign is bent.
- There is a wooden picnic table by the slide of the playground that need attention. It has a warped seat and the structure itself is wobbly.

Areas for Review: On the pavilion by the parking lot there is a small metal sign bent and could be a hazard.

Member Interactions: I spoke with a member on July 7th. They really did not have any complaints and over all were happy with the facility. She said she loved working out at the facility vs at home. She also said she uses the weights and found them to be adequate. Also spoke with both lades at the counters of the pool and the clubhouse. Both over all are happy with the facilities and have nothing to report or complain about.

Amenity: Riordan Hall Complex & Tennis

Committee Member: Scott Dreas

Overall Condition: Riordan Hall is in good condition. All operations, meetings, exercise classes and groups are operating on normal schedules. Kingsdale Pool reports no issues and still looks in great condition. The Kingsdale Pavilion is in good condition with no issues to report at this time. The playground is in good condition. There are a couple of sections of the wood fence that need to be repaired but poses no safety issues. The mini-golf course is still seeing many players making use of the upgraded amenity. The tennis center is busy. I visited during the last youth tennis camp and the kids were having a good time on the courts. Jake said that the resurfacing contractor has the Bella Vista courts scheduled in August after they complete the work at the University of Arkansas tennis facility. Jake also reported that a couple of lights were out, but that the maintenance crew was waiting on the equipment to change out the lights.

Areas for Review: The wood fence along the playground has a couple of sections that need to be repaired. The lifeguard stand at the Kingsdale pool needs to have an umbrella or some other kind of sun protection for the lifeguards.

Member Interactions: Talked with a very nice couple that have lived in Bella Vista since 2012. Their daughter and grandchildren were visiting from Colorado, and they were playing on the mini-golf course. They had a couple of very nice traditions that they shared with me. The night before they played, they paint and decorate their own golf balls for use. Papa also said that anyone that gets a hole-in-one gets free ice cream from Dairy Queen after they were done playing. They also had very positive comments about how the upgrade was done on the mini-golf course and they really like how it looks. They also mentioned that it is more difficult and challenging to play and get a hole-in-one.

Amenity: The Greenway

Committee Member: Mary-Elizabeth Jones

Overall Condition: The grass was mowed; it is well maintained and was getting a ton of use.

Member Interaction: At the Lake Ann Park, I spoke to a gentleman in his boat, and I also talked to a group of 5 kayakers on the lake. They all were enjoying the park and commented on how beautiful this area is. Side notes none of these people using this area or the lake were POA member or residents.

I did speak to a lady on the greenway (she is a resident) She jogs out there and said that she loves it, that it feels safe, and it is also well maintained. Side note: She did ask if Bella Vista was going to add recreation classes for kids (hers did attend the tennis camp and SUP camp) younger families are wanting rec teams for kids. She also mentioned better/longer hours for the gym as the hours they are open, and the classes offered do not work for most working adults. I'm thinking this maybe something that will possibly need to be addressed as the demographics of Bella Vista is getting younger.

Amenity: Lake Ann Park

Committee Member: Mary-Elizabeth Jones

Overall Condition: Lake Ann Park/ dam and waterfall are so beautiful and peaceful. There are always people at this park/ lake.

The lights at all the facilities were working, that lawns were well mowed and maintained. The garbage cans were empty. The doggy bags were full. The grills looked well used but in good working order and the port-a-potties appeared in useable condition.

The Greenway was well used and well maintained with zero issues. Looked perfect

Areas For review: Picnic/ dock area far eastside:

The signage in the picnic shelter needs to be replaced.

There was graffiti on a few of the picnic benches that need to be cleaned off or painted over.

By the dam/waterfall area westside:

There is the orange caution fencing around sinkhole, can we please get a caution warning sign for this area explaining what it. It is dangerous not having it labeled and is a true hazard.

The dam needs to be mowed badly. When does that get done?

Amenity: Tanyard Creek

Committee Member: Denise Klinger

Overall Condition: I visited on Sun. 8/1 at 8:30 am, there were 5 cars in the lot. The grass was mowed but there was trash on the lawn and in the Pavilion, which needs cleaning in general. The flat trash can lids are covered in sticky residue and the cement floor has left over food splatter near most of the tables.

There were discarded soda cans, plastic bottles and forgotten items of clothing in other locations around the trails, in the creek and the waterfall area.

There was a couple and their 3 dogs that appeared to be bathing in the creek with soap and shampoo. They were getting ready to leave as I walked by and had no contact with them.

Finally, as I was leaving a man brought a bag of trash from his van and put it in the container in the parking lot.

Areas for Review: Chris Stockman forwarded Randy Hamm's photos of the waterfall overlook to Rick and Tom and I believe that it will be evaluated for repairs before any more of the underside support washes away. The topside of the overlook has been blocked for years with orange barricade fencing which keeps it from being used. Additionally, the steep hillside above is bare from people walking on it making it unstable and unsafe.

I had originally planned on doing an overall summary of the issues at Tanyard but because of the length of the meetings have decided to do one topic a month for the next several months. Since the waterfall overlook is tentatively being addressed, this month's topic is the bathrooms.

Restrooms – The bathrooms look the same today as they did when I first saw them in 2005 and I assume this is how they were originally constructed in the early 90's making them 30 years old. Unfortunately, they haven't aged well. The stucco is cracked in places and the wood trim needs painting. The porous cement floor has absorbed odors and liquids over the years and neither bathroom looks, or smells, clean. Both bathrooms were very hot inside, much hotter than outside. I'm not sure if there is any ventilation. Given the current usage I wonder whether two flush toilets for the women and a toilet and a urinal for the men are sufficient for the volume of people using them. Could newer technology, such as composting or incinerating toilets, that use no water help minimize operating and maintenance costs? Making our amenities resilient to the high volume of visitors should be one of our primary goals.

Member Interactions: The first family I spoke with was from Fayetteville. They only come up once or twice a year because of the distance but they think the trails are great and had no comments or recommendations.

The second woman I spoke with, from BV, lives in the neighborhood and walks her dog there regularly. She asked if anything would be done about the waterfall overlook. She said it's unsightly and she would like to keep people off the rocks because it's unsafe. She worries about the liability to the POA, meaning "her own pocketbook" as a member. She asked if signs can be posted.

Additional Observations: Tanyard remains one of our most loved and used amenities and it is difficult to see it age and diminished from its original state. I would also put forth that it has moved from a simple Nature Trail to full blown City Park given the number of visitors. Regular patrolling may be needed. Over the next several years the restrooms, trail degradation, bridges and infrastructure, and invasive species all need to be addressed or we're going to lose much of what makes Tanyard so unique.

It is difficult to see how the POA alone can support the investment required so I am requesting that we explore other options to restore and maintain this special place. Impact/user fees, grants to restore the habitat, and/or partnering with the city may provide enough money to keep Tanyard as beautiful as it once was.

Amenity: Gun Ranges

Committee Member: Gary Griffin

Overall Condition: The overall condition of both sites is very good. They are clean and well kempt. Restrooms are clean.

Areas for Review: There are no long-term projects or any improvements that are visible. Both Range Masters like the improvements at their sites. The Rifle and Pistol range picnic area is complete.

Member Interactions: No member action during this visit.

Trap and Skeet Range - Spoke with Gary who was filling in for Carrol (Range Master). The range was slow on this day. The weather report for high temperatures may have kept shooters away. Activity remains consistent.

Rifle and Pistol Range – Spoke with Royce (Range Master) and the range was active on both sides, especially the rifle range. Activity remains consistent. One area of concern is the new water spigot to support the bikers with a water stop, and subsequent use of the bathroom. The range is about halfway on a 40-mile trail loop. The bathroom has been inundated and been running out of supplies. This was the first weekend of the new water stop. If the volume of riders continues as it was this past weekend, Royce believes cleaning of the bathrooms will need to be done more frequently and additional supplies will be needed as well.

Additional Observations:

None at this time.

Amenity: London Park

Committee Member: Chris Stockman

Overall Condition: Excellent condition overall, restrooms nice and clean. Nothing unusual to report.

Areas for Review: None

Member Interactions: Gentleman walking his dog in the park loves the ample space and seclusion for walking his dog.

Additional Observations: A couple of boat trailers in the parking area.

New Business

Chris led open discussion for 2022 recreation projects budget. The offline committee ranking of projects is listed below and these were forwarded to POA leadership on 8/11/21.

1. Riordan Hall Renovation
2. Kingsdale Tennis courts
3. Kingsdale Wading Pool & Metfield Wading Pool Resurface
4. Resurface Metfield Pickleball Courts
5. Blowing Springs Park Road

POA Staff Reports

Trey Anson: Discussed new kayak launch at Loch Lomond

Rick Echols: Discussed draw down Loch Lomond. Lake Ann sinkhole bids in. Lake ranger contacts 4896 vs 5875 ly, 418 removed vs 990 ly. Provided a grounds update and discussed need for more kayak racks

John Urguhart: July and August slowest months at the range, looking for a new attendant for rifle range.

Jessica Anson: Introduced new Riordan Hall Complex Manager Ashley Nichols. Pickle ball task provided recommendations for signing on etiquette and safety to be posted. Two new Branch wood courses slight delay due to concrete delays. Covered upcoming class schedules and pool closing timelines.

Next Committee meeting September 13, 2021, 4:00 pm POA Board Room.