

COMMUNITY VOLUNTEERS  
HELP ENGAGE RESIDENTS  
IN THE CHARBONNEAU  
FACILITIES IMPROVEMENT  
PROJECT

A Community Engagement Task Force formed recently to help share information about the Facilities Improvement Project and opportunities to get involved.

With volunteers representing residents, the business community and the golf club, the Task Force serves as an independent advisory body.

Two liaisons from the Charbonneau Country Club Board attend the meetings to listen, answer questions and share project information.

**TASK FORCE MEMBERS**  
Garth Hallman, SpringRidge  
Ginger Robbins, French Prairie Village Condos  
Rick Sawyer, Fountain Lakes  
Anne Shevlin, Fairway Estates  
Sherie Star, Arbor Lake  
Elaine Swyt, Country Club Estates  
Gene Tish, Golf Club & Edgewater

**CHARBONNEAU COUNTRY CLUB BOARD LIAISONS**  
Kamran Mesbah  
Larry Walker

**CHARBONNEAU STAFF**  
Jim Meierotto, General Manager

**ENGAGEMENT CONSULTANT**  
Heather Coston



GET INVOLVED!

**Attend an event**  
We are planning many opportunities for you to learn about the Facilities Improvement Project and share your thoughts over the next several weeks, including the Charbonneau Country Club Annual Meeting on May 15.

Find out more about the project and how to get involved at:  
[charbonneaucountryclub.com](http://charbonneaucountryclub.com)

**Questions?**  
Contact Jim Meierotto:  
[Jim@CharbonneauCountryClub.com](mailto:Jim@CharbonneauCountryClub.com)  
or 503-694-2300

**Complete a survey**  
A project survey will arrive in your mailbox soon. It will help us learn what you think about the current Charbonneau Clubhouse and what amenities you like to see in the future.  
  
Send it back in the postage-paid envelope, included with the survey, drop it off at the Charbonneau Clubhouse or complete it online at [charbonneaucountryclub.com](http://charbonneaucountryclub.com) by **Wednesday, May 15, 2019**.

You can also bring your completed survey to the Annual Charbonneau Country Club Meeting.

Charbonneau  
Country Club  
  
FACILITIES  
IMPROVEMENT  
PROJECT



PROJECT OVERVIEW

Help shape the future of Charbonneau

Whether you live in one of the 13 homeownership associations, work in the Village Center or enjoy nature walks along the Willamette River, you probably agree that Charbonneau is a great place to live, work and play.

At the center of our active, vibrant community is the Charbonneau Clubhouse where residents, their families and friends enjoy classes, clubs, events and meetings.

The building’s size and infrastructure can be challenging though, especially when multiple events are held; such as, an art class in the basement happening at the same time a Zumba class is vigorously stepping out a lively beat directly above.

For many years now, Charbonneau’s Board of Directors and staff have grappled with how the Clubhouse’s space and resources can best serve the needs of current and future residents.

The recent purchase of the vacant restaurant building – temporarily referred to as the Annex – could provide additional space for services, activities and events.

A preliminary inspection indicated that the building’s construction is solid, but damage from a leaking roof, the location of load bearing walls and overall disrepair means important choices need to be made about the future of the facility.

No final decisions have been made, and the Board is asking for your feedback.

WE WANT TO HEAR FROM YOU

A community engagement process has kicked off to ensure residents have a voice in the future of the Clubhouse and surrounding facilities.

Opportunities to learn about the project, ask questions, review design ideas and provide feedback will take place over the next several weeks. **Look inside for more details.**



Exploring this project’s alternatives has brought up many questions among the Board and community members. Answers to some of the more frequent questions are included below.

Why should this issue matter to me?

The purchase of the vacant restaurant building (temporarily referred to as the Annex) presents an opportunity to revitalize the Village Center. This involves looking at how the clubhouse and adjacent facilities can best meet the current needs of the community and can attract new residents in the future.

The Annex could provide additional space to expand services, events and amenities. But there are tradeoffs to consider. That’s why the Charbonneau Country Club Board of Directors wants to hear from residents before moving forward with plans.

The engagement process will help the Board learn about what residents like about the clubhouse, what they would like to see change, why people use the facility (or why not), and what they would like to consider when planning the future of the Annex.

Why does the Clubhouse need more space?

Aging infrastructure and outdated technology are some of the reasons the Clubhouse is in need of upgrades. The building hosts numerous daily activities including educational and fitness classes, events and receptions. The building isn’t soundproof and when at capacity, noise from one activity can disrupt another.

Board and business meetings are frequently interrupted by visitors dropping off or checking out books from the library, which shares space with the conference rooms. The business office is also located in the Clubhouse.



The Facilities Improvement Project will look at the activities and schedules to learn more about capacity and resource limitations and future opportunities.



What is the plan for the Annex?

The Board has retained a construction project manager and an architect to evaluate the Annex and develop initial ideas for how the space could be used. Feedback from the community will help shape decisions about what the Board will do with the property.

Why can’t we just clean up the Annex building and start using it for meetings and events?

That is what the Board initially hoped to do. A feasibility study revealed that the Annex needs more than cosmetic improvements for public use. The plumbing, electrical and fire suppression systems need to be upgraded to meet safety and permitting requirements. The roof is relatively new but still needs repairs.

Isn’t the building zoned for only a restaurant?

Re-zoning the building for different commercial uses should not be an issue. The project team will share initial ideas and concepts with the City of Wilsonville to ensure design options are viable.

What will the project cost?

The purchase price for the Annex was about \$620,000. Current estimates for demolishing the interior and remodeling, or razing the building entirely and rebuilding, are between \$3 million and \$5 million.

Costs will depend on the outcome of the engagement process and what residents want.

How would the project be paid for?

Charbonneau dues are the most likely source of funding. The Board is also looking at opportunities to collaborate with partners such as the Charbonneau Golf Club and the Village Retail Center to help offset some of the costs.

Community feedback will help guide a more detailed analysis of the costs associated with the project and the range of potential impact on dues related to the various options. The project would be paid for over an extending period of time - approximately 20 years.

Why would residents who don’t use the Charbonneau Clubhouse contribute to funding an extension?

Some residents might not attend meetings or events, or participate in activities at the Clubhouse, but they are members of the Charbonneau community. Everyone benefits indirectly from the services and amenities the facility provides. Everyone’s property values benefit, to some degree, from the quality of Charbonneau’s facilities and features.

Charbonneau Board members are elected by residents to represent the entire community. Meetings are held at the Clubhouse and supported by Charbonneau Club House staff.

How will decisions be made?

The engagement process will provide residents with multiple opportunities to learn about the project and give feedback. Community input will help the Board decide how to move forward with the project.



How is the Charbonneau Golf Club involved in the project?

Board representatives from the Charbonneau Country Club and the Charbonneau Golf Club, Inc. have been meeting for several months now to discuss the development of a joint vision for the overall Charbonneau community.

A memorandum of understanding has been authorized by the two organizations to proceed with talks about future partnerships and ways to work more closely together.

Representatives from both Boards continue to discuss opportunities and will share information with the community throughout the project.

A representative from the Charbonneau Golf Club also serves on the Community Engagement Task Force.

A collaborative project is underway to construct a cover for the Garden Terrace. The project will dramatically improve the usability of the terrace for all Charbonneau residents, and will also provide the Golf Club with an enhanced revenue stream from golf tournaments, weddings and corporate events.