

## FORWARD

### MAJOR

### STEPS



Chris Perone —  
MCA Board President

**As we approach the close of the Meadows Community Association (MCA) fiscal year and continue moving ahead, it feels like the right moment to reflect on a journey that has been complex, demanding, and at times uncertain, yet met with steady resolve, perseverance, and a deep commitment to this community.**

When The Meadows Country Club (TMCC) terminated its lease, the timing caught many by surprise and required immediate action. The MCA stepped in to take on the pool and fitness center, amenities that had never been part of the Association's budget. Both were reopened and are now operating successfully and serving residents well. Shortly after, the bankruptcy created an even more fragile moment for the community. Golf, tennis, and the Centre Court Lounge were all suddenly impacted, leaving a noticeable void in daily life at the Meadows.

At the same time, negotiations were underway with potential golf operators to restore play and stability on the fairways. Many mornings were spent giving tours of the courses, pump houses, and clubhouse as part of that effort to find the right path forward with the right operator. Leasing, selling, capital investment possibilities, and amenity partnerships were all explored. Despite the work and time invested, many of those paths ultimately fell through.

**The Meadows remains vibrant, resilient, and ready to continue evolving into an even stronger, healthier, and more beautiful place for current residents and future generations. Let's work together to move the community forward.**

Considerable effort went into reopening tennis, and it returned to the community with great enthusiasm under the management of Curt Reimer and his team. Today, the courts are active, bookings continue to grow, and new players are joining regularly. The eight new pickleball courts, long anticipated and carefully developed, opened and are now thriving, filled with players and a strong sense of camaraderie, reflected in the pride of residents wearing their Meadows pickleball shirts.\*

The Meadows golf maintenance team worked diligently to care for the fairways, keeping them green, healthy, and maintained, which was no small task. The MCA opened The Meadows course as promised on November 15, and it has been thriving ever since, with demand strong enough to extend tee times. Thank you to Jarrad Welikonich and his team for providing exceptional service to residents who believe in the golf opportunities here and returned to support them.

The former clubhouse structure is in queue for demolition once the bankruptcy process is fully resolved, which is expected soon. The process has been difficult and has required patience, yet progress continues as we move toward resolution.

Through generous donations, numerous trees and shrubs were planted throughout the community to replace what was lost during past storms. Residents who care deeply about the Meadows stepped forward with kindness and generosity, and that support has made a visible difference. A sincere thank you goes out to everyone who contributed.

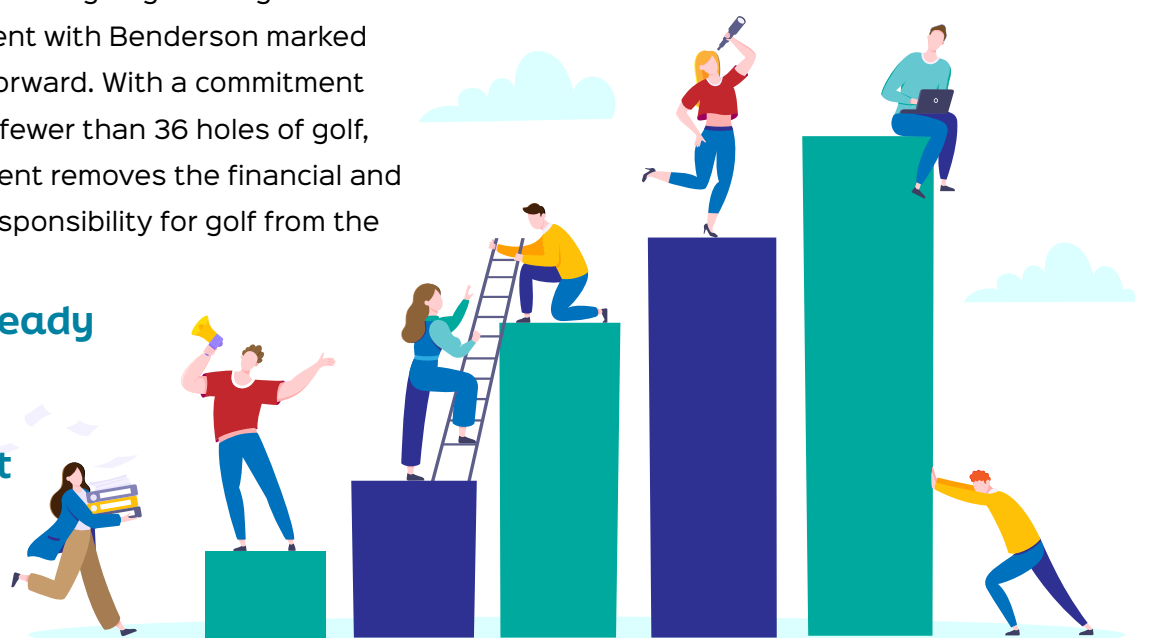
Most recently, the signing of the ground lease agreement with Benderson marked a major step forward. With a commitment to operate no fewer than 36 holes of golf, this arrangement removes the financial and operational responsibility for golf from the

MCA while opening the door for long needed improvements across the community. It also allows the Groves to reopen for play and gives the Association the ability to focus on infrastructure, maintenance, and projects that have needed attention for many years. The Meadows is now more than 50 years old, and this creates the opportunity to address items that have been lingering and move forward with long overdue updates and repairs.

**One of the immediate priorities is the return of the Centre Court Lounge.** Careful thought will be needed to determine what it will take to refurbish the existing space and bring it back into use while also exploring the possibility of a new structure that feels modern, bright, and welcoming, paired with a refreshed dining experience. Developing the right menu and concept will require collaboration with an experienced food service group or restaurateur. This will call for a thoughtful, well rounded committee ready to research, plan, and help shape a space that can once again serve as a central gathering place for residents.

**I am very grateful for the progress that has been made and for the many people who have contributed their time, energy, and care along the way.** The work accomplished during this period has helped strengthen the foundation of this community and positioned it well for the years ahead. The Meadows remains vibrant, resilient, and ready to continue evolving into an even stronger, healthier, and more beautiful place for current residents and future generations. Let's work together to move the community forward.

\*Call the MCA office if you are a registered pickleball player and would like a tee shirt. They are free while supplies last.



#### OUR MISSION

Our mission is to preserve the property values, green space, ambiance and vitality of our community.

#### OUR VISION

To be known as a well-maintained, welcoming, safe community with up-to-date housing, activities and services designed to meet the needs of all residents.