

**Planning & Development Laundry Report**  
**Dec. 1, 2009**

Following a request from Phil Parsons, GV HOA Board Chairman, the Planning & Development Committee presents the following history, discussion, and recommendations regarding the laundries.

**I History:**

1. The current laundry configuration was designed to provide adequate laundry facilities for 1075 RV sites.
2. The main laundry is approximately 1800 sq. ft. and contains 26 top load machines, 4 front load large capacity machines and 17 dryers.
3. Each satellite laundry is approximately 616 sq. ft. and contains 9 top load machines, 1 front load large capacity machine and 6 dryers and has outdoor drying lines.
4. A laundry survey taken last February provided the following information based on responses from 820 of the 960 sites occupied (84.5%). 57.9% (475) reported having their own laundry facilities. 35.4% (290) reported using only park laundries. 17.5% (83) of those with their own laundry report also using park laundries either occasionally or for specific loads, such as comforters.
5. The current laundry contract expires on May 1, 2010, so decisions need to be made soon.

**II Discussion:**

Utilizing 3032 sq. ft of our limited common area to provide laundry facilities for 40% of our sites does not seem to be in the best interest for the majority of our residents. Freeing up the main laundry space (1800 sq. ft) added to the maintenance area (384 sq. ft.) vacated last summer will provide approximately 2190 sq. ft of additional space for resident activities without the expense of a new building.

**III Recommendations:**

1. Close the main laundry, thereby freeing up approximately 1800 sq. ft. of common area in the center of the park
2. Resolve the parking and grade issues at the satellite laundries.
3. Add one additional front load large capacity washer to each satellite laundry.
4. Have each of the front load large capacity machines raised on a platform so that the door is at a better height for loading and unloading.
5. Add one additional dryer to each satellite laundry.
6. Provide a change machine at each satellite laundry.
7. Investigate adding air conditioning to the satellite laundries.
8. Investigate the feasibility of GV HOA purchasing the laundry equipment and negotiating a contract with an outside contractor for repairs.

These recommendations will provide 44% of the current washer capacity, while maintaining 66.7% of the front load large capacity washers. It will also provide 48.3% of the current dryer capacity. We recognize that implementing these recommendations will require that some of our residents will need to adjust their laundry locations and/or times of usage. We believe that the long term benefits of redistributing the recovered space at the center of our community for resident activities will benefit everyone.

Presented by Ginger Scobie for the Planning and Development Committee  
Leroy Gibson, Chair      Jane Niebergall      Bob DeCorte  
Lance Harvey              Dave Walker