

# **NEW PLAYGROUND PROJECT**

## **FREQUENTLY ASKED QUESTIONS (FAQ's)**

**Here follows an FAQ on the project as anticipated by the KCA, If you have questions that are not answered below, please reach out to David @ [President@Kentlands.com](mailto:President@Kentlands.com) or Terry @ [Generalmanager@Kentlands.com](mailto:Generalmanager@Kentlands.com) for further information.**

### **WHY DO WE NEED TO DO THIS?**

As many of you know, the KCA's existing playground located on the Clubhouse lawn was installed in 2004 following the initial development of Kentlands, and it has begun to show signs of wear and tear. Additionally, the KCA has started to incur increased maintenance costs due to various issues, including 20 years' worth of compaction of the wood chips that surround the playground equipment. This compaction has affected drainage, causing the playground to hold rainwater and remain wet for extended periods—making it difficult for our children and Citizens to play in the area.

The KCA's past and current presidents and Trustees have discussed the possibility of replacing the playground equipment during public Board of Trustees meetings held over the last several years. They have appropriately recognized the necessity to replace aging playground equipment and the surrounding surface area, to install playground equipment that better serves the range of needs of our Citizens and their families, and to maintain Kentlands' status as a premier residential community within the City of Gaithersburg.

### **WHAT WILL THE PROJECT ENTAIL?**

The project will include the removal and disposal of existing equipment and borders as well as excavation of the site and removal of approximately 12" of decomposed existing wood chips and the preparation of the site to install new borders, approximately 4" of fill dirt to level the playground surface and a new 4" compacted stone sub-base. Prior to the fill and the sub-base being installed, the supporting structures for the playground will be cemented in concrete footers and the new equipment will be installed.

Once the new equipment is installed, a Bondflex rubberized surface will be installed consisting of 3 layers; a mini-stone layer with a wire mesh; 4" rubber base; 3-4" top rubberized layer

### **WHAT IS THE TIMING OF THE PROJECT?**

The project will commence on March 24th and weather permitting should be complete by the end of April.

### **WHEN WILL IT BE COMPLETED?**

Weather permitting, we hope the project will be completed by the end of April.

### **WILL THE PLAYGROUND BE OPEN DURING THE RENOVATIONS?**

NO - The current playground will be closed from March 24th, until the project's completion, and all persons will be asked to remain away from the construction area until the new playground's grand opening. Four-foot-high fencing and gates will be erected to prevent access during the project, and these will be secured and locked to ensure safety..

We know even a short time period without our main playground will be challenging for some of our Citizens, and we apologize for any inconvenience this may cause.

We kindly ask everyone to use the other tot lots around the community while we work quickly and safely to construct our community's new playground during this time.

We have 3 other children's playgrounds within the community:

[Click Here for a Map](#)

[Click here for Photos](#)

# TOT LOTS



## 1. Kent Oaks Way Tot Lot

- The intersection of Kent Oaks Way & Thaxton Street (700 Block of Kent Oaks Way)

## 2. Clubhouse Tot Lot (Under Construction)



- 485 Tschiffely Square Road (near Clubhouse lawn)

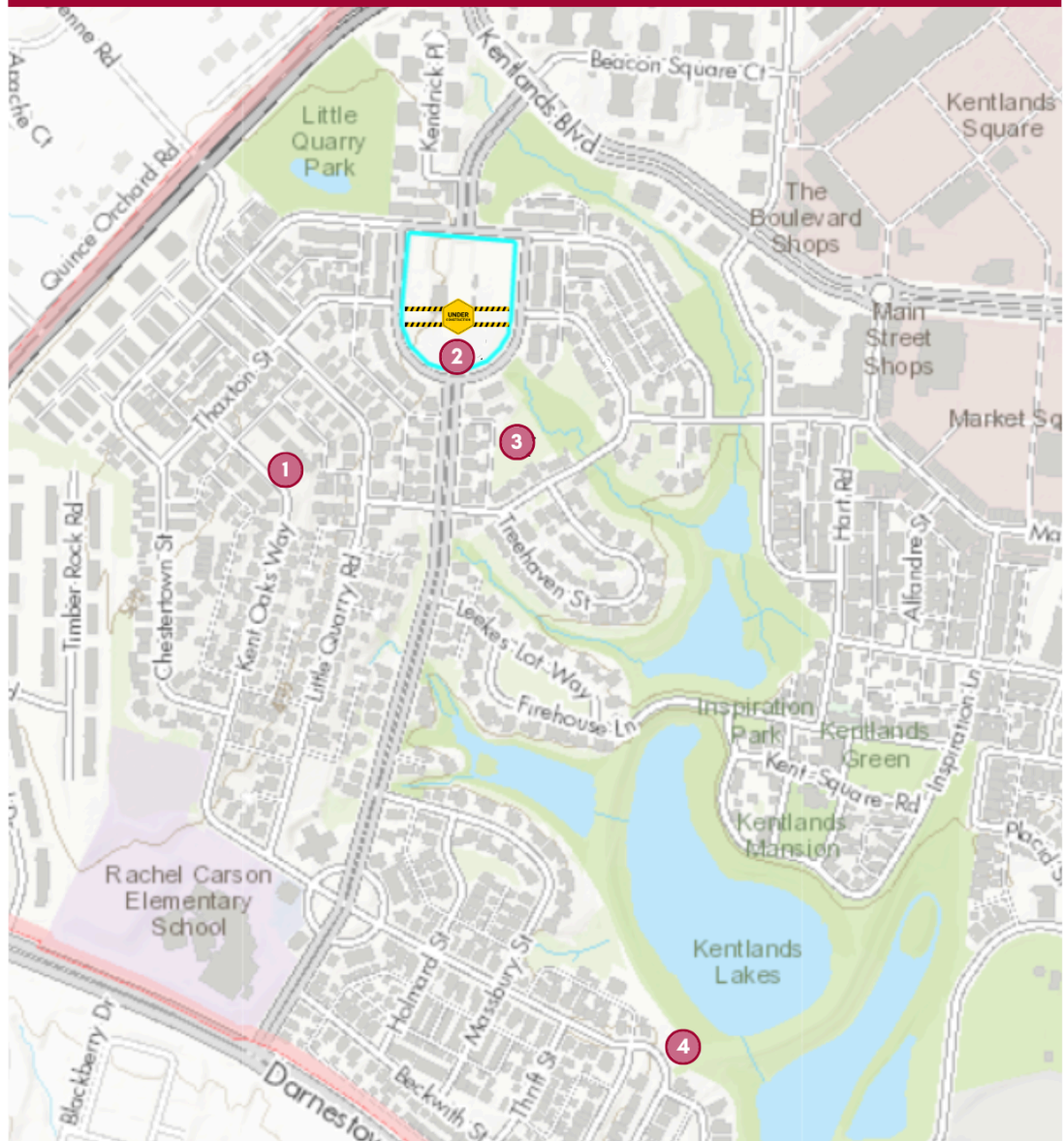


## 3. Shady Tot Lot

- The intersection of Thurgood Street & Treehaven Street (walkway between homes)
- The intersection of Tschiffely Square Road & Tschiffely Square Mews (enter through the gate on Mews, no parking in Mews)

## 4. Inspiration Lake Tot Lot

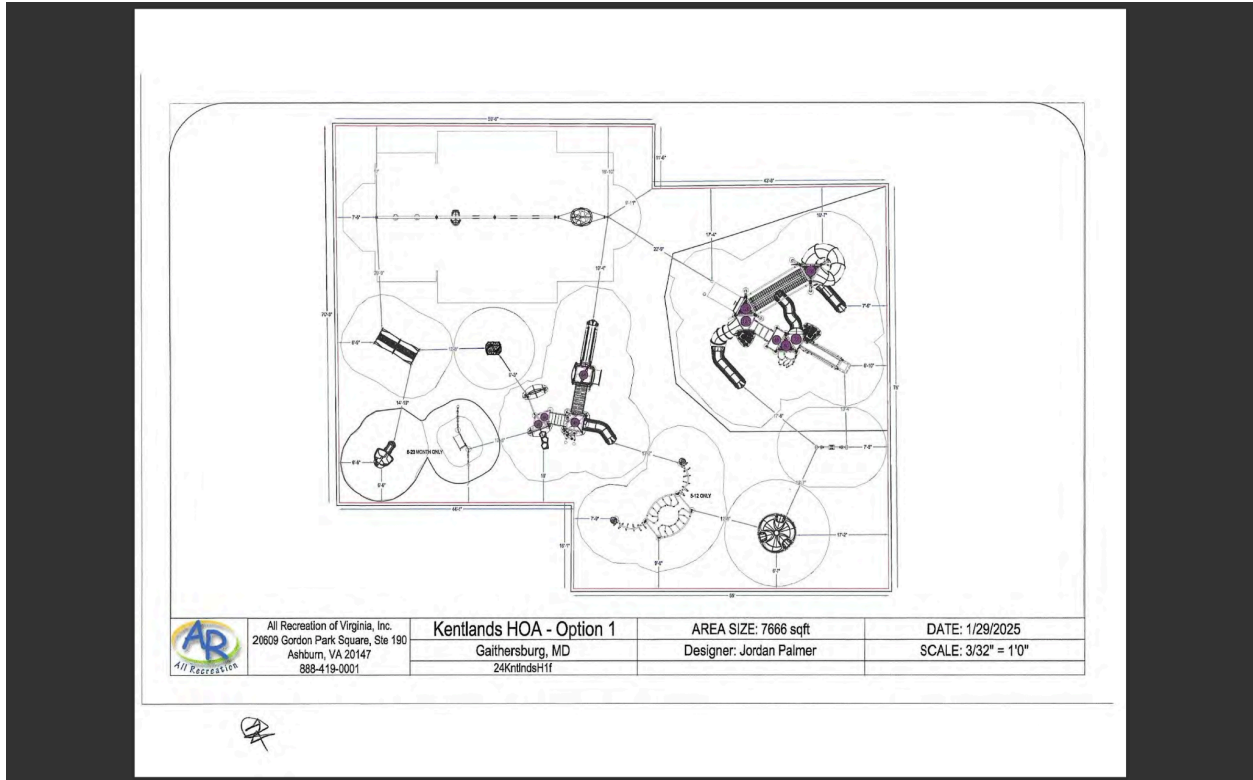
- The intersection of Kent Oaks Way & Kent Oaks Mews (near Inspiration Lake Dam walking path)



## WHAT WILL THE PLAYGROUND LOOK LIKE?

See renderings below:





## **WHAT ARE THE TYPES OF NEW PLAY EQUIPMENT BEING INSTALLED?**

In every step toward selection, we have been very intent on selecting equipment that will create an appropriate play space for children of all ages and abilities.

The final playground design approved by the Board accomplishes just that. The layout has well-defined play areas, starting with a toddler area on the left side (closest to the basketball court), and, moving across the playground toward the south, play spaces specifically designed for children ages 2–5-years’ old; completing the playground area are play spaces for those children who are ages 5–12 years’ old.

This design was specially designed to provide younger children and their guardians a more defined play space with comfortable access to the toddler area from the path along the basketball court, whereas the design

encourages older children to access the larger playground equipment from other openings.

Below you will find links to photographs and videos (where available) of the major pieces of equipment that are to be installed in our new playground along with details regarding the child development areas they are expected to serve.

### [BCI Burke Playground Equipment](#)

- 6-24 month olds toddlers
  - [Sprout Spot](#)
  - [Visio Tunnel](#)
  - [Synnergy SY-3623](#)
  - [Konnection Swing](#)
  - Conventional Toddler Swings x 2
- 2-5 year olds
  - [Synnergy SY-3528 Play Structure](#)
  - Toddler/Conventional Swings
- 6-12 year olds
  - [Nucleus NU-3437 Play Structure](#)
  - [Standing Rocker](#)
  - [Overhead Climber \(Monkey Bars\)](#)
  - Conventional Belt Swings x 3
- All Ages (with parent in some cases)
  - [Volta Spinner](#)
  - [Cirrus Swing](#)
  - [Nido Spinner](#)

### **How come we don't have more swings? Why did you choose this piece or that piece of equipment? Can you make any changes?**

The choice of equipment for the playground was based on conversations with a variety of families. We consciously made some decisions such that the playground would be 'inclusive'. As such, several pieces of equipment were selected specifically because they

were accessible to all children. We did not have these options 20 years ago. In thinking about our community and how it fits into the larger world, we thought that it was important in the longer term, to be able to say that we have a truly accessible playground. This will be another value add for all of us, again thinking about our fiduciary responsibility to the whole community, not just from a financial perspective.

Adding an extra swing, or another piece of equipment, isn't as simple as saying let's put one more swing on to the swing set or lets add another piece of equipment here or there ; using the swings as an example, we can't just simply add 1 more swing, we would have to add 2. While the length of the 'swing set' footprint might not change, the depth required to support 2 more regular swings would expand the footprint such that we would have to eliminate something else and rearrange all the other equipment. You can see from this layout that each piece of equipment has open space surrounding it. That space is the minimum required for that piece of equipment and a safety standard followed by the manufacturer and is not negotiable, hence as you can see, if the swing set depth grows, we have to move everything. Similarly with other equipment.

The choice of the pieces of equipment was made considering many issues including, age appropriateness, activity type, perceived/unperceived educational value, sight lines from adjacent properties, etc.,

In fact during the designing of the playground, we specifically moved the 'blue swing' from its original location which had been separate from everything else in order that we could accommodate a small area for toddlers which also was a request of our younger families. We were lucky that we could fit it at the end of the 'swing set' without having to readjust anything else.

### **WHY ARE WE USING A RUBBERIZED SURFACE RATHER THAN TRADITIONAL WOOD CHIPS?**

Given that we are renovating a playground that is expected to have a lifetime of 15-20 years, we want to make sure we are looking toward the future as well as looking towards the safety and enjoyment of the children who use our playground, while remaining cost conscious.

From a cost perspective, we spend approximately \$10,000/year to replace wood chips on the site. The upfront cost of the rubberized surface will serve to reduce our annual operating costs and essentially over a 10 year

time frame result in a similar cost. This poured rubber surface is a cleaner, safer, more durable surface for playgrounds of this size. It will also make the playground more usable after a rain event as the material is porous and will drain quickly, allowing the site to dry rather than retain water as wood chips have done in the past.

In addition, our research within the community suggests that parents and their children prefer the qualities of a rubberized surface, which is safer and more user friendly.

Also, we feel that such a playground surface will serve to add to the value of all our homes as new home buyers will see this as a positive reason for potentially moving to the Kentlands.

### **IS THE EQUIPMENT AND THE SURFACE SAFE?**

YES, these products are being used across the playground sector and have been proven to meet all appropriate standards. Our suppliers have confirmed to us and appropriate certificates of compliance are on file at the clubhouse.

All play components are certified by the International Play Equipment Manufacturers Association (IPEMA), ensuring that the use and layout comply with the American Society for Testing Materials International standard (ASTM).

Additionally, Hanover Specialties has independently tested all playground surface materials in accordance with the guidelines proposed in Maryland House Bill 1147. All results are within the compliance standards proposed in the initial House Bill and we will be reconfirmed upon final release. The projects relating to this House Bill include projects in Montgomery County.

Further documentation is available for review at the clubhouse and can be requested.

### **WILL THIS EXPENDITURE INCREASE MY ASSESSMENT?**

NO

## **WHERE ARE THE FUNDS COMING FROM?**

Funds for the replacement of the playground as well as the tot lots located in front of 712 Kent Oaks Way, on the KCA owned property abutting City of Gaithersburg property (the Lakes) at the bottom of Kent Oaks Way and the secret tot lot located off Tschiffely Square Mews are provided as part of the most recent KCA Reserve Study developed by Management together with the Budget & Finance Committee and adopted by the Board in 2024. Additionally, the KCA has additional funding sources separate from the reserves that could be used as appropriate.