



River Park HOA High Speed Internet Information Session

August 24 and 30, 2023

Background

- Aging co-axial cable internet infrastructure installed in the early 2000s.
- Recent survey results and feedback from residents have pointed to internet service as a pain point for an extended period of time
- Many home devices are now utilizing internet/WIFI connections
 - TVs, Appliances, Printers, Gaming systems, Pools, Garage doors, Alarm systems, Sound/Speaker Systems
- Internet speed is measured when downloading and uploading data.
 - Download speed: how fast data transfers from the internet to your device
 - Upload speed: how fast data transfers from your device to the internet.
 - Both are measured in megabits per second (Mbps).
 - Download speed impacts internet browsing, streaming videos/TV, downloading files
 - Upload speed impacts sending emails, uploading videos, video calls
- RP HOA Board has been searching for a cost-effective high speed internet solution

Current Internet/TV Options in RP

Internet Service:

- AT&T – advertised speeds of up to 100Mbps (megabits per second) download / ~10-20Mbps upload
 - Typically \$55-70/month
 - Doesn't include TV or Phone services unless you've added/bundled these services
- T-Mobile 5G Home Internet – advertised speeds of up to ~50-150Mbps
 - Typically \$50-60/month; cheaper for T-Mobile cellular subscribers
 - Runs off cellular network so speeds can vary based on cell phone activity in the area
 - Not compatible with some streaming TV providers due to dynamic (vs static) IP address. For example, Hulu Live isn't, but Youtube TV is.

TV Services (included but not limited to):

- Direct TV (now owned by AT&T) & Dish Network
 - Satellite dish required
- Legacy AT&T U-verse (Direct TV STREAM is now being offered)
 - Internet connection required
- Streaming Live TV
 - Hulu Live, Youtube TV, Fubo, Dish Network (Dish on Demand)
 - All require an internet connection
- Streaming TV (not Live TV)
 - Netflix, AppleTV, Hulu, Amazon Prime Video
 - All require an internet connection

Spectrum's Community Fiber Proposal

Advanced Community FIBER (ACW) & TV Essentials

- Internet speeds: 1000Mbps (1 Gbps) download x 1000 Mbps upload
- Up to 10x faster download speed (1000Mbps vs 100Mbps) than existing AT&T service
- Up to ~50x faster upload speeds (1000 Mbps vs ~20Mbps) than existing AT&T service
- Complimentary TV Essentials Streaming Channels offered with package (See channel line-up)
 - Residents can use ANY Streaming TV provider

ACW Bulk Plan & TV Essentials Details

- 7 year contract required to offset Spectrum's infrastructure costs of ~\$225-250k
- Signing bonus credit of \$200/home and Y1 staggered ramp-up monthly rates
- Commitment is between RP HOA and Spectrum, not individual homeowners
- Internet provided as a bulk service / amenity to **all 61 homes**
- Annual cost of internet service will be added to HOA fees for **all homes**; billed once per year
- Annual rate increases capped at 6% for duration of contract
- Tech support available to all individual homeowners

Spectrum Pricing for RP HOA

Year	Cost/month/home (Cost/year/home)
Y1	\$37/month (\$444/year)
Y2	\$37/month (\$444/year)*
Y3	\$37/month (\$444/year)*
Y4	\$37/month (\$444/year)*
Y5	\$37/month (\$444/year)*
Y6	\$37/month (\$444/year)*
Y7	\$37.92/month (\$455.04/year)*

+ Taxes of ~\$2-4/month (\$24-48/year)

***RP HOA will apply Spectrum signing bonus and Y1 reduced ramp-up rate discounts to keep rate stable for duration of contract.**

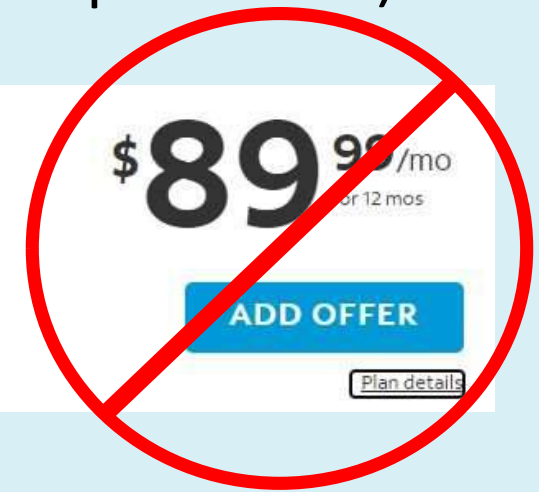
18 months prior to end of contract, RP HOA can negotiate an extension of this bulk services contract using existing fiber infrastructure, if desired.

If the contract isn't extended, residents can negotiate their own rates independently with Spectrum (or other providers) starting in Y8.

Spectrum Retail Pricing (as a comparison)

INTERNET GIG 1 Gbps

- Our fastest Internet for fully connected smart homes, exceptional gaming and tons of bandwidth with speeds up to **1 Gbps**
- Add Spectrum Advanced WiFi for complete control over your WiFi network
- NO Contracts, NO Data Caps and a FREE Modem



Promotion Retail Rate:

TV Essentials \$29.99

(offer not available in all areas)

Internet 1 Gig = \$89.99

Wireless Router = \$5.00

Total = **\$124.98**

(Promotional Rate for 12 months only)

+ \$30 the following year

*In Y1, the cost savings of our proposal vs Spectrum retail internet pricing would be about
~\$58/month/home = \$696/year/home*

In Y2, cost savings would be ~\$88/month/home = \$1056/year/home

Other Considerations

- AT&T has been unable commit to a date to upgrade our existing infrastructure
- Starlink satellite internet service (50-200Mbps) isn't available yet
- Other fiber providers (Fiberwire and Hotwire) have reached out to Legacy
 - Their monthly rates are between \$60-70+/month/home with similar HOA/provider contract commitments to subsidize the infrastructure costs

Next Steps

Voting

- Internet proposal will need to be voted on by RP residents
- Vote to take place 10 business days after 2nd info session
- Voting can be completed electronically, by email and mail.
- Proxy and absentee votes
- To proceed, 67%+ of residents need to vote “yes”
- If the initiative passes, **all homes** will be assessed the internet fees

- **Vote will also include proposal to update RP HOA bylaws**
- Current bylaws do not permit RP HOA board to enter contract for a utility to be used as an amenity for all homes.
- Covenants/Bylaws can be updated with this specific provision **(for internet only)** within several weeks by HOA attorney.

Service roll-out

- Anticipated within 3-6 months of contract execution

Thank you!

Please contact Ryan / RP HOA Board members with any questions

Spectrum TV Essentials – Channel Lineup

<i>Spectrum TV Essentials</i>				
A&E	CMT Music	HGTV	Newsmax	Travel Channel
AMC	Comedy Central	History Channel	Nick Jr	TV Land
American Heroes	Cooking Channel	IFC	Nick Music	Up TV
AXS TV	Crime & Inves.	Invest Discovery	Nickelodeon	VH-1
BBC America	Destination Amer	Justice Central	Nicktoons	Viceland
BBC World News	Discovery	Lifetime	Outdoor Channel	WeTV
BET	Discovery Family	Lifetime Movies	OWN	Weather Channel
BET Her	Discovery Science	Logo	Paramount	
BET Jams	DIY	Military History	Pets.TV	
BET Soul	Food Network	Motortrend	Recipe.TV	
Bloomberg	FYI	MTV	Spectrum News	
Cars.TV	Game Show Net	MTV Classic	Spectrum Originals	
Cheddar	Hallmark Drama	MTV Live	Sundance	
Cleo	Hallmark M&M	MTV 2	TeenNick	
CMT	HD Net Movies	MTVU	TLC	

- These channels in this package are complimentary
- Homeowners can purchase additional TV services from Spectrum as ala carte add-on services

Using Spectrum internet service, residents can use ANY streaming TV Provider.