

TENNIS

MASTER PLAN FY 2008 – 2012

- I. **Mission:** The LOWA mission is to provide a high quality tennis amenity and programs for LOW members and their guests.
- II. **Responsibilities:** The Activities and Wellness Director has overall responsibility for tennis facilities and programs. The Tennis Committee's responsibility is to provide recommendations to the Activities and Wellness Director and General Manager for the promotion and coordination of tennis activities.
- III. **Goals:** Goals for achieving high quality tennis programs and facilities include:
 - A. **Planning and Promotion.** Planning and promoting tennis events, increasing interest and participation in LOWA tennis programs.
 - B. **Rules.** Establishing local court rules and court usage within USTA guidelines, interpreting rules as needed, and investigating allegations of serious or repetitive violations. Tennis Committee recommendations for changes in rules and regulations are coordinated through the Activities and Wellness Director and the General Manager.
 - C. **Maintenance.** Planning for facility maintenance and/or replacement as required.
 - D. **New Facilities.** Plan for additional facilities as the LOW community continues to grow from approximately 6000 to the projected 8000 to 10,000 residents creating increased demand. More courts may be warranted in the next several years. It is noted that the ratio of courts per 1000 residents now available is less than the ratio of many other comparable associations.

In the future, construction of covered tennis courts would be desirable to extend the season through the cold winter months.
- IV. **Operations:** The Tennis Committee:
 - A. **New Capital.** Submits its annual recommendations for New Capital expenditures and substantially changed Replacement Capital expenditures to the Operations Center Director for submission to the Planning Committee.
 - B. **Replacement Capital.** Submits annual recommendations for Replacement Capital expenditures to the General Manager with a copy to the Activities and Wellness Director.

- C. Budget.** Submits annual budget recommendations to the Activities and Wellness Director prior to its submission to the General Manager.
- D. Budget Review.** Attends the Finance Committee budget review for tennis activities and provides information and comments as appropriate.
- E. Youth Programs.** Continues to actively promote tennis with youth by supporting Activities and Wellness Director's clinics as a means of benefiting LOW youth and increasing amenity usage.
- F. User Fees.** As requested by the BOD, the Tennis Committee recommended last year, reestablishing usage fees for revenue and to assist in evaluating member usage.

V. Background:

- A. Facilities.** LOW tennis facilities are currently comprised of six (6) gated courts, fenced in pairs. Four hard courts are lighted for night and day play. Two of these courts have recently been demolished and replaced and reopened in October 2006. There are also two (2) cushioned courts available for daylight play.
- B. Usage.** There are 200 – 300 active tennis players in the community. At peak demand times this past year, the four usable courts were not sufficient to accommodate the demand, but this situation has been alleviated with the reopening of courts 3&4.
- C. Maintenance.** An adequate maintenance program is essential for member benefit and to maintain LOW's image for its high quality life style. Although the LOW Maintenance Dept has done its best to maintain the courts, resurfacing and more involved maintenance has been deferred in recent years. In this past year, action has been taken by the LOW BOD and GM to correct this situation by authorizing reconstruction of Courts 3&4 and planning for Courts 1,2,5,and 6 upgrading.
- D. Status.**
 - 1.** As mentioned, courts 3&4 have been replaced. These new courts reopened in October 2006, returning our facility to full operation with 4 hard court surfaces lighted and 2 unlighted cushioned surfaces. These two courts now have a 5-year warranty against surface delamination and splitting (to be repaired or replaced at contractor expense) with a yearly contractor inspection.

2. Courts 1 and 2, the other two lighted hard courts have recurring cracks that require repeated maintenance to try to reduce the yearly crack extension and inhibit water seepage, freezing and possible heaving of the entire surface. A permanent fix is required to reduce more extensive and costly repair or replacement as experienced with courts 3&4. History, rationale and alternatives are presented in the accompanying table with narrative.
3. Courts 5 and 6, originally completed at the same time as courts 3 and 4, are showing signs of deterioration. Repair and resurfacing needs to be programmed. These surfaces should continue to be cushioned to allow members the option of soft or hard surface. The soft surfaces are much kinder on the knees for the more mature players in our community. Rational and alternatives are also presented in the attached table. The fencing around these courts is badly rusted and needs replacement.
4. The light poles are rusted and unsightly. Repainting of the poles will help extend their life as well as significantly enhancing the facility appearance. Outsourcing this action as an operational expense is estimated to be in the \$5000 range.

VI. Details: Details of the Proposed Master Plan compared to the Existing Master Plan are contained in the attached table. Some history, rationale and alternatives are also presented.

There are two entries to be maintained in the outyear section of the Master Plan

1. Replace the lighting system with an upgraded, state-of-the-art system at an estimated cost of \$30,000 after FY 2012, and
2. Construct covered courts estimated at \$380,000 also after FY 2012. More research is underway on both the technology and cost of this item, as well as feasibility and justification for usage.