

Splash & Smash!

CHESTERBROOK SWIM & TENNIS CLUB

Newsletter

June 2016

This Month's Newsletter Topics

- Master Plan Update; Also Initial Financing Plan May Include Certificate Increase
- Membership Update: New Check-In Procedure
- Social Activities at CST

Additional Reminders

- Adult Tennis Mixer This Friday Night, 6/17, [Get the Details and Sign up Here](#)
- [Pool Hours](#) Shift Once Fairfax County School Year Ends
- Register Now for [Dive Team](#) and [Junior Tennis Team](#) (after June 20th price goes up for Junior Tennis Team); [Junior Summer Tennis Camp](#), and [Summer Fun Camp](#). Also [Junior Tennis Clinics](#) and [Adult Tennis Clinics](#), [Yoga](#), and [VolleyBall](#).
- Visit the [Board of Directors page](#) to learn about board positions opening at the end of summer

Master Plan Update; Also Initial Financing Plan May Include Certificate Increase

For the past two years, the Chesterbrook Swim and Tennis Club Board of Directors (the Board) has worked on developing a vision of the club's future. Last summer, we introduced this vision – our Master Plan – to the membership. The Master Plan includes several major capital projects, including:

- Replacing the upper pool (which after 40+ years is near the end of its useful life) with a new heated pool
- Relocating and expanding the children's wading pool
- Adding an all-purpose sport court and tennis courts with improved lighting for all courts
- Upgrading the parking lot, and other facility enhancements

In addition, although it is many years in the future, the Master Plan includes a placeholder for the location of a brand new clubhouse. The Master Plan is simply that, a plan that will continue to be shaped to the future needs of the membership.

As the Master Plan is quite comprehensive, it is not practical nor prudent to proceed with all of the renovations at once. We need to take a phased approach, meaning breaking up the project into multiple chunks to ensure each stage of development works in coordination with the next. Phasing achieves two objectives. First, we would be able to complete the project over several winters, avoiding any interference with our members' important summer season. Second, it allows us to complete the construction in separate steps, timing each step to the membership's willingness to support additional capital and/or financing requirements. Thus, the Board has been working diligently to determine the appropriate order and timing for these projects to minimize impacting the members' enjoyment of the Club facilities and risk to the Club's financial future.

At this point, Phase I is expected to be the most expensive phase as it will include the largest portion of the renovations in the Master Plan:

- Replacing the upper pool with a new heated upper pool, expanded diving well, and an adjoining children's wading pool
- Consolidation of the mechanical support - pumps, filter systems, heaters - for both the lower and new upper pools into a single pump house
- New tennis court construction

Due to the efforts in working with Fairfax County, the size of Phase I of the Master Plan, and the recently completed white coating of the lower pool this month, we do not expect any significant capital projects to be completed in the upcoming 2016-2017 offseason.

However, we do expect to begin preparing the required engineering drawings for the formal Site Review process shortly. In the Fall 2016, we will need to identify the final design team and begin preparing construction drawings to enable us to apply for building permits and to seek bids for the actual construction. Throughout this process, we have worked to keep a running estimate of the potential costs of Phase I versions. We hope to complete the planning and approval work by late spring of 2017 and then break ground as soon as the pool closes in September 2017.

While continuing the development the Master Plan and guiding the application through the regulatory processes, the Board is simultaneously considering various financing options to pay for this ambitious project. We are working with BB&T, our current Bank, to develop viable funding alternatives. Based on our current projections, it is clear it is neither practical nor feasible to use only borrowed funds to pay for the entire, or even Phase I, of the Master Plan. Paying for the project by simply borrowing money would considerably increase annual dues, and would potentially be unsustainable. We anticipate notifying the membership of the financing plan by late 2016, and then bringing the financing plan to the full membership in late August 2016 at the Annual Meeting. Any increase will, of course, be submitted to the membership for approval before it can be imposed.

The Board has discussed various alternatives and believes that increasing the equity contribution of the membership certificate from \$1,000 to \$2,000 will provide a critical amount of capital. Combined with additional debt, it may be possible to pay for the plan without significant increases in annual dues. This approach is consistent with the intent of the membership certificate, which is to fund the capital requirements of the Club.

Also, as you are aware, our by-laws provide when a member wishes to sell their membership, after the sale of the member's certificate by the Club Secretary, the former member will receive the amount of the certificate minus all amounts owed to the club by the former member. In other words, the \$1000 increase in the certificate will help pay for these renovations. However, when and if the member tires of their membership, they will be reimbursed the full \$2000 certificate amount less any amounts owed to the club once a future member purchases their certificate.

As we move forward in this process, and as dates and figures become clearer, we will provide updates to you.

Paul Hedrick
President
Chesterbrook Swimming & Tennis Club, Inc.

We are completing the phase in our new check in system this year. The system has several steps:

- We continue to create individual accounts for all family members and expect to complete this in the next couple weeks.
- Front desk staff now check in each individual by last and first name, even young children, not a family as a whole.
- Members submit a photo or have one taken at the club. This is seen only by front desk staff and the Membership Director.

We no longer check in with member numbers, and we no longer check in as a family. Front desk workers have been instructed to check in each individual, so please don't tell them you e already checked in or someone else has checked in for you.

Thanks to everyone who has provided updated contact information. If you are a new summer wait list member and have not yet completed this form (add), we do not have your children's names and cannot create check in accounts for them.

Thanks for your patience through this process! If you have any questions or an interest in being our next Membership Director, please contact me at membership@chesterbrookclub.com.

Social Activities at CST

The social team has a whole summer of activities planned, including cook-out food, the Family Luau, and more. To the extent that you can lend a helping hand, the events will be even better. We plan to cover 2 or 3 of the Sunday brunches ourselves but really have the need to spread our own efforts across the many social activities. If you go to brunches and can help, it would be much appreciated.

Calling all Sunday Brunchers - Please sign up for a date to help run the Sunday brunch. Its quick, its easy, and it helps ensure the success of our famous brunch. All details listed on the brunch volunteer link:

<http://www.signupgenius.com/go/5080549a5a72ea31-cstsunday>

End of School BBQ & Ice Cream Social, Saturday, June 25th - If you would like to learn how to smoke Memphis style BBQ or just come hang out and help us smoke pork, sign up on the below BBQ volunteer link. No experience necessary, we will have professionals present, we just need hands on deck. We also have slots to help sell and manage the service table.

<http://www.signupgenius.com/go/5080549a5a72ea31-cstmemorial>

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