



Dear Members,

On behalf of the Board, I am pleased to provide you with an update concerning various capital improvement projects.

**New Window/Door Replacement [Completed]**

The final modifications have been installed and this project is now complete. This improvement has been well received as many of our members have commented that they are enjoying the new openness of the clubhouse!

**Clubhouse Interior [Early November]**

After very careful deliberation and research, our House & Grounds committee will this weekend complete the polishing and staining of the dance floor area of the clubhouse, and will shortly be adding some new modern furniture to complement the new look and feel. We hope that members will enjoy this more contemporary design.

**New MTC Website [November-January]**

We will be unveiling the Public facing side of the long awaited new MTC Website within the next week or two, then releasing the exciting Private member only portion of the new website in December or early January. We will communicate more on this, including invitations to presentations of the new site and its' functionality, over the next couple weeks.

**New Court Lighting [Late November]**

Our courts currently are lit by metal halide lights that were installed between 11 and 16 years ago. These lights degrade substantially over time and are expensive to replace. Thanks to the excellent and detailed research performed by John Honey and supported by the House and Grounds Committee and our General Manager, the Board

agreed with their recommendation to replace, on a trial basis on court 9, the metal halide lights with LED lights. The LED lights are expected to be brighter and illuminate a larger area, should not progressively degrade (whereas the metal halide lights do), and have a much longer life-as they should last for at least 20 years. Other advantages are that the LED lights utilize less electricity and therefore are cheaper to operate, can be turned on and off instantly, and can be dimmed. This means that we will not need to utilize the annoying timers and buzzers on any courts where LED lights are installed. The LED lights can simply be switched on and off when you enter or leave the courts.

The lighting replacement should take two days and should be installed in November, subject to obtaining city permits on a timely basis. We will be able to utilize the existing light poles but will need to replace the housing at the top of the poles where the LED lights will be placed. The lights are being supplied by Visionaire, one of the premier tennis lighting vendors in the west, and the installation will be done by Vintage Contractors. The cost for the LED lights and their installation will be about \$15,000 (we were able to obtain a promotional discount as the normal rate is higher). We also plan to install eight new metal halide bulbs on court 8 so we can have a real apples-to-apples comparison. Although we expect that with the LED lights court 9 will become the best lit court in Marin, the Board and the House and Grounds Committee will be soliciting your comments as we will want to determine, at the end of this four month trial, whether to replace the halide lights with LED lights on other courts

### **New Roof [March/April 2016]**

Our current tar and gravel roof is more than twenty years old and needs to be replaced. After exhaustive research that was conducted by member Jim Dowling and our General Manager, and with the review and approval of the House and Grounds Committee and the Board, we have decided to replace the aging roof with a foam installation. This option was chosen because it is easier with this material to seal around any roof penetrations and also to remove any pooling water on our flat roof.

After soliciting bids, Abril Roofing was selected to do the work. They focus exclusively on installing foam roofing which they have done for decades at many locations in Marin County and beyond. It will cost approximately \$65,000 to install this new roof. This amount has been budgeted as a capital expense across 2015 and 2016. The installation is contemplated to take place in March or April (hopefully after the expected winter rainy season is over). It will take one to two weeks to install and will be done in such a way as to minimize any inconvenience to members. Our General Manager will provide more detailed informational logistics as we get closer to the installation date.

### **Solar Panels [March/April 2016]**

In conjunction with the new roof installation, we also will be installing solar panels in March or April 2016. The solar panels will be placed over most of the clubhouse and locker room roof areas. The solar panels should produce sufficient electricity to offset 93% of our main meter usage. Our current electricity charges are approximately \$2,400 per month and

expected to increase at 4-5% per annually into the future. As a result of the solar panels, we will be able to substantially reduce these costs without any financial commitment by the club. We will be financing the cost of the solar panels, **with no cash payment from MTC**, through California Clean Energy. CCE will use federal grants and normal depreciation to offset the installation costs and the ongoing monthly costs.

As a result of this financing partnership, MTC will not be responsible to pay for the cost of the panels or their installation (totaling approximately \$185,000), will realize a savings of several thousand dollars per year in electricity charges for the first 8 years and, after this 8 year period, have the option to purchase the solar panels (estimated to have a 25+ years useful life) for \$27,500. If this purchase option is chosen, the Club will be able to recognize the full (rather than a shared) savings in our electricity bills of almost \$30,000 per year. It will take about two to three weeks to install the solar panels and our GM will provide more detailed informational logistics as we get close to the installation date. Many thanks to Jim Dowling, the House & Grounds Committee, the Finance Committee, and our General Manager for conceiving, researching and selecting this clean energy and money saving option.

The costs for these planned improvements has been included in the Club's annual budgets and will be achieved without any assessments or extraordinary dues increases. Given the need and the benefits derived, these capital improvement costs are relatively modest and the solar panel system has the potential to reduce future energy costs. We are confident that these improvements will not only enhance each member's experience at the Club but also will help contribute to maintaining MTC's stature as "The Best Tennis Club in Marin."

We will continue to keep you apprised of the logistics concerning each of these installations as those dates approach. Please contact members of the House and Grounds Committee, the General Manager or Board members if you have any specific questions.

Andy Gordon

President, Marin Tennis Club Board