

GROUNDS REPORT

RLTC 2019 AGM

Grounds – Hard Courts: The hard courts have been satisfactory for the last several years. However the **cracks have gradually returned**, as they always will until we rebuild the courts (\$150,000+). If these cracks are considered a significant issue for members, the Board may wish to consider a more aggressive treatment of the cracks, eg. Armor Crack Repair, possibly with another repainting. Many thanks to **Shawn Malhotra** for the donation of three new tennis nets.

Grounds – Clay Courts: The clay courts have in general been adequate this season, although a few main issues exist.

The most critical issue is the **periodic slippery areas**, in particular on the west of court #4 – the alley adjacent to the fence – but also near the south fence for all four courts. The apparent cause appears to be due to excessive dampness as a result of shade, the growth of algae, and the fineness of the clay in those areas. By reducing water levels slightly, the problem was reduced from the previous year, but it worsened late in the summer. It should be possible to address this issue in 2020 by:

- a) more aggressive and regular scarification of the surface,
- b) applying a fungicide to the court surface, and
- c) increasing the amount of weekly maintenance on the courts.

The second significant issue is the **slow recovery of the courts following a rain**. In my opinion, due to the compacted nature of our courts, the puddles in heavily used areas do not drain adequately. Increased court maintenance – such as more frequent addition of extra clay – should reduce the size of puddles. In addition, aggressive treatment of key compacted areas (digging them out, and replacing the clay) could reduce the issue. But ultimately, possibly in a three year time frame, **the Board should be prepared for a major replacement of the surface clay**, combined with a laser-based surface releveling, which will restore optimal drainage and playing conditions. The nominal cost may be in the range of \$50,000-\$75,000.

Since 2017, we appear to have adequately addressed the on-court leaks we historically experienced – there is a separate document discussing these repairs. However we still have a minor **water leakage problem**, which may be a factor in our significant water bills. There is no external evidence of where this is occurring. If this leakage is in the control boxes adjacent to the clay courts, the effort to diagnose and repair this may not be trivial. If necessary, replacing the control boxes and plumbing would best be tackled at the same time as any project to replace the clubhouse deck, since the working space around the control boxes is extremely constrained.

Lastly, the Board may wish to prepare a **long term plan for the hedge on the east side of court #1**. This hedge is destructive to the base wall under the fence on this side, and even impacts the cell membranes under court #1. In addition, it is steadily weakening the low wooden wall which fronts our parking strip.

Grounds – Other: The **clubhouse paths are gradually deteriorating**, particularly the path leading to the clay courts. Rebuilding this might also help reduce clay into the clubhouse, since currently clay collects in the depressions on this path, which people walk through before entering the clubhouse. Related to this is the need to redesign the installation of the Tread Blaster shoe washer which currently works inconsistently. **Jane Tugwell** kindly spent many hours planting and maintaining our flower beds.

Clubhouse: The clubhouse awning was repaired, and refreshed with new material this year, and the sliding patio door was replaced.

Apart from the deck, there are no **major issues within the clubhouse**, though many minor issues. Storage space, refrigerator space, quality of the change rooms and showers, clay inside the clubhouse, etc., are all possible concerns. Early and late in the season, heating is inadequate – this may just require review by an HVAC electrician. The deck, as previously discussed, continues to deteriorate, and may require replacement within two years. Lastly, the many layers of paint – or one thick layer – that, after extensive sanding, **Paul Bernier** slathered on over the summer, continues to ensure the structural integrity of our clubhouse.