



Kingston Tennis Club

P.O Box 621
Kingston, Ontario
K7L 4X1

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March 3, 1993

Dear Member, Past Member (or Friend) of the K.T.C.,

Happily, we can begin this annual letter and membership appeal the same way we began it last year -- Yes, we're still here, for one more summer at least, perhaps several more. The K.T.C. will open for our 67th season on Saturday April 24.

For newer members, unaware of our recent trials and tribulations with Queen's -- a brief update may be in order.

The K.T.C. has been in operation on our present site since 1927. Queen's bought the property (for \$6550) in 1954 and has been our landlord ever since. In June, 1989, without warning, we received a letter from Queen's announcing their intention to sell the property and giving us six months notice.

The club reacted strongly to this summary action with letters to the paper, letters to Queen's, a neighborhood petition objecting to the sale signed by over 300 people, an appeal to the Queen's Board of Trustees, and so on. As a result, we gained a promise from Queen's that if they insisted on selling the Napier property they would provide us with an "equal or superior" tennis facility at an alternative site. The site proposed was (and is) on West Campus near Richardson Stadium where some tennis courts already exist.

It was clear that the barren, windswept West Campus site with no lights or clubhouse was not remotely acceptable in its present state, and a Queen's committee was formed to recommend how the site could be developed to make an "equal or superior" facility. The committee consisted of two members from the K.T.C. (Doug Bowie and Gary Quinn), four from Queen's (including John McFarlane, also a K.T.C. member) and one from the city.

After more than a year of consultation (and some 15 lengthy meetings) the committee produced a detailed report last August. In summary, it recommends that if the K.T.C. is required to move to West Campus that the site should be upgraded to include --

- Ten courts (four lit).
- A new clubhouse.
- Suitable landscaping, windbreaks etc.
- The K.T.C. would continue to operate the club autonomously under a licence

arrangement with Queen's, much as it does now.

The committee estimated the cost of building such a facility to be approximately \$350,000. (Copies of the report, which contains many more details, will be left at the clubhouse once we're open. Interested members are encouraged to have a look at it.)

Thus far Queen's has taken no action on the report. We expect that there are two reasons. The \$350,000 cost of the new facility may be more than they are willing to spend. The present market value of the Napier Street property (complicated by its zoning -- Open Space) is not high enough to make selling it worthwhile.

Our latest communication from Queen's (Feb. 12) states -- "The university will not proceed immediately to place the Napier Street property on the market because the economic climate is not sufficiently favorable at this time. However, the longer term intention is to place the property on the market ... as soon as it is feasible to do so."

While a move to West Campus would not mean the end of the K.T.C., it would certainly mean a very different K.T.C. It may be useful to have a general meeting this summer in order to give members a chance to make suggestions or voice objections to the proposal.

In the meantime, as we continue on a year by year basis at Napier Street, it is important to keep our club strong and thriving. The more members we have and the more the club is used, the stronger our bargaining position is with Queen's.

Currently, our financial picture is precarious. Last summer, in addition to our ongoing program of resurfacing the courts, both our leaking roof and rotting deck were replaced, at considerable expense. And the work is not done. The upper deck and French doors are badly in need of repair, the clubhouse needs painting, more courts need resurfacing.

After two summers of strong growth, we experienced a slight drop in membership last summer from 488 to 450. With the resultant shortfall in revenue, we showed an operating loss for the season of some \$5300.

We have also been caught in the Market Value Re-assessment net. At the moment we are facing a huge property tax increase of some \$4,000, from \$5,200 to \$9,200. (We pay the taxes, not Queen's.) We also expect a rent increase of approximately \$1,000, from \$16,500 to \$17,500. More than ever, we need your memberships, and we need them now.

As an incentive to join early, we are once again offering our popular pre-season discount. More than half of our members now take advantage of this attractive option. As always we have tried to keep fees as low as possible -- on the theory that we will have a much healthier club if we have 500 members at \$175 rather than 175 members at \$500. In fact, members with long memories will notice that this year's pre-season rates are not only lower than last year's regular rates -- but, in fact, are the same as the regular rates in 1991! For example, the regular family rate two summers ago was \$350. Until April 15, a family can still join for \$350. You can look it up.

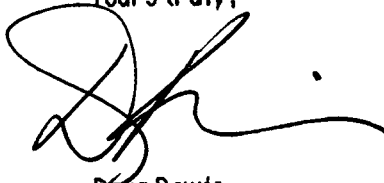
MEMBERSHIP FEES FOR 1993 SEASON: (including GST)

	<u>Before April 15</u>	<u>After April 15</u>
<u>FAMILY</u>	<u>\$350</u>	<u>\$385</u>
<u>COUPLE</u>	<u>\$260</u>	<u>\$286</u>
<u>ADULT</u>	<u>\$175</u>	<u>\$193</u>
<u>STUDENT</u>	<u>\$115</u>	<u>\$127</u>
<u>JUNIOR</u>	<u>\$90</u>	<u>\$100</u>

Please note that the pre-season discounts are not restricted to previous members. Everyone is welcome. A membership form is enclosed. Please join now. Your cheque may be post-dated to April 15 if you wish.

If you're a past member who hasn't joined in the last year or two, for whatever reasons, you'll find that reports of the K.T.C.'s demise, like those of Mark Twain's, have been greatly exaggerated. We've continued to make every effort to improve the club, the courts and our programs. Singles and doubles leagues, socials, special events like the OTA Tennis Fair, lessons, our excellent junior tennis camp are all thriving. We'd be delighted to see you back.

Yours truly,



Doug Bowie
Past President



George Clark
President

P.S. It appears likely that there will be one or two openings for stewards this summer. Anyone interested should apply to the club, P.O. Box 621, K7L 4X1 before March 15. Due to the popularity of the junior tennis camp and the consequent demand for instructors, preference may be given to stewards with teaching experience.

**** P.P.S. It's exciting, it's healthy, it's intellectually stimulating, it's coffee and donuts, it's -
- CLEAN-UP-DAY II -- Saturday, April 17 at 10 AM! Please bring a rake and join us for an
hour or two if you possibly can. Meet new people. Learn new skills. Don't let others have all the
fun! **** (rain date -- April 24)

**** Deadline for pre-season discounts -- April 15 ****

**** Opening Day -- Saturday, April 24 ****
