



December 22, 2025

Dear WHAC Club Members,

Happy holidays to all! It has been a very eventful and productive year at 4801 Rollingwood Drive.

### **Capital Improvements**

You may have noticed the construction fencing at the club in recent weeks. Work has begun, simultaneously, on two substantial improvements. The first is an expansion of tennis and pickleball facilities. This project has been contemplated since at least 2000 and actively planned since 2018. We received approval and financing in early December and broke ground on December 9. The courts should be ready for your first serve and volley by mid-March. Again, the plan is simply to build the most beautiful courts in Texas and provide a top-quality facility for those aged 5 to 100+. For those who would like one last hit on the old courts, the top court will be open until roughly January 1.

The second project is less glamorous but equally vital. The part of the pool deck that sits well above ground had badly deteriorated from years of exposure to chemicals and the elements. Demolition is nearly complete, and the pool deck replacement will be ready by the end of January. In the meantime, the pool will remain open except for one week in early January, in which the crew will be rebuilding the skimmer chambers.

### **Dues and Club Finances**

The club finances are strong, and you will be happy to learn that the board has decided to keep annual dues unchanged at \$1,913, with the recognition that last year's increase was larger than usual. If you're curious, here is a rough breakdown of the club's annual expenses: 61% for the pool (lifeguards, pool manager, electricity and natural gas, maintenance), 10% for buildings and grounds, 19% for capital improvements, and another 10% for miscellaneous expenses. We do have *some* revenue streams from our programming, which help defray costs. For example, we expect tennis/pickleball court maintenance to be cost-neutral going forward, since racquet programming should generate enough revenue to cover the costs of periodic court resurfacing and other repairs.

We appreciate receipt of your **dues** payment by **January 31**. Note, while the club has not charged a fee for credit card payments in the past, going forward, we will charge a 3% fee to cover the cost of credit card transactions. Last year, the club paid more than \$9,000 in credit card fees, and the board feels that this money would be better served supporting core club interests. Of course, if you pay by check, you will not be assessed a transaction fee.

## **Programming**

We have begun actively investing in our programming on land and water. The club's historic **Waves** swim team is poised for another great summer season, and, despite losing our head coach to a move to Ohio, we have also supported a viable **year-round swim** program. For the Fall 2025 season, we partnered with a local swim club to help manage the program, at least in the interim. We look forward to growing and refining the program in the new year.

For the last two years, we have run a **summer camp** for kids ages 6-12, which has been a tremendous success and long overdue. The camp, conceived and run by two of our members and assisted by the tennis and swimming staff, has included swimming, basketball, and tennis. With the additional tennis and pickleball courts, this year's camp looks to be even better. Camp Rollingwood (provisional name) might be the coolest camp in Austin, and we sense that the camp will become something of an institution. No doubt many of us will regret that the camp didn't exist earlier. Still, those with kids under 12 will not want to miss this opportunity. Look out for signups in February for the summer 2026 camp – spots will likely fill very quickly. There will also be some counselor-in-training spots for tweens and teens.

With the new courts, **tennis and pickleball programming** will take on new life. Allen Gowin will continue as Director of Tennis, and he and his coaches will ramp up lessons, clinics, teams, and events. We expect to have something similar in place for pickleball and are exploring program options. We recognize that a constant challenge of racquet clubs is to balance programmed with unprogrammed (member-reservation) play, especially with such a limited number of courts. We are committed to getting that balance right, though I suspect that we will hear from many of you about that as we go.

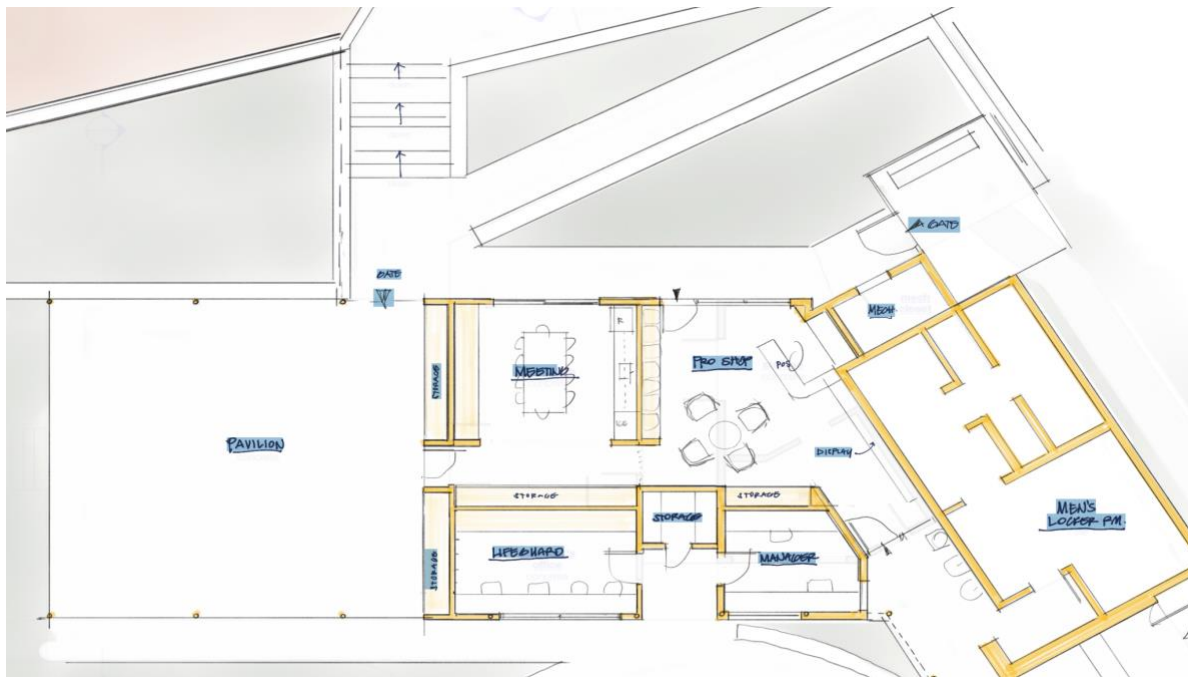
## **Future projects**

We would like to renovate the **clubhouse** to better connect with the new courts and provide more accessible, inviting member space. It's quite likely that many of you have never ventured inside the clubhouse, which currently consists of offices for the general manager and the lifeguards, as well as storage. It is almost completely closed off in the back. We would like to make space for members and staff to hang out by reclaiming some unused space in the breezeway and repurposing some of the current rooms. An exploratory design (see below) calls for a pro shop, a meeting room, added storage, reconfigured office space, basic but critical food offerings, a front porch, and a more

inviting entrance to the pavilion. The idea is to integrate with the courts and create spaces for building social capital. The design will evolve (and is evolving as we speak), and ideas are welcome (please share!).

We understand that **food** at the club has been a fantasy for many of you for many years. We recognize that food builds strong social bonds and fuels our athletes. Many ideas are on the table (e.g., great coffee, tacos, bowls, and fresh juice). The renovation of the clubhouse should allow us to experiment with the provision of these items – staying simple, but at a high level of quality and nutrition. We imagine that if members could stop by *just* for a delicious coffee or taco, and some personal interaction, it might just make their day. The goal is to build a great “third place” for kids and adults.

We do *not* plan to increase dues to fund any clubhouse renovation; rather, we expect to pay for such with existing funds and proceeds from an upcoming **fundraising campaign**. The fundraising plan has materialized in part by member demand. Many of you have expressed repeated interest in supporting improvements at the club through donations, and we will launch a campaign in January to meet this need. Thanks to all for your generosity during this critical time of growth. And if you would like to help with the campaign's organization or have ideas, do let us know.



**Figure 1.** An exploratory design of a renovated clubhouse.

Finally, we are working closely with the Parks Commission to ensure that our **shared borders** are as beautiful as possible, especially as the city redevelops the park. Part of this strategy will include work on the “panhandle,” the back section of club property adjacent to the park that is currently fenced off. We recognize that this area has been

neglected, and we are committed to maintaining its woodsy character and the health of its trees and undergrowth. One idea is to create natural areas for kids and adults to roam, replacing the grove that gave way to the new courts.

The board is forming a “**building and grounds committee**” composed of members who care about the club's aesthetics. The committee plans to develop a style guide that articulates some of the design principles that will maintain the simple but dignified character of the grounds and buildings, while thinking more proactively about issues of maintenance and capital improvement. If you're interested in such things, the committee might be another way to get involved (and meet some interesting members).

Finally, and this theme may already be evident, please reach out to us with any ideas and please let us know if you would like to be involved in any of the above. We try to be as transparent as possible about board decisions and member involvement is very easy and welcome. Frankly, most of what happens at the club is due to one member or another dreaming something new and making it happen.

Sincerely,



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