

Western Hills Athletic Club

Member meeting | January 8, 2025

Agenda

1. Introductions
2. How we got here
3. Design essentials
4. Financials
5. Question and answer



Short Development History

1969	Club Founded	1993	Full-time GM
1972	Pool	1996	Membership market
1976	Tennis courts	2001	Playscape renovated
1984	Volleyball/parking lot	2007	Basketball
1987	Playscape	2008	Front landscaping
1991	Pool expanded by 2 lanes	2014	Bathhouse
1991	Wading pool enlarged	2018	Pool renovation
1992	WHS Swim Team	2020	Court project launched
1993	Winter opening	2025	Court project built?



Hatley Fields, 1970 (two years after WHAC founding)



Construction should be completed at the RW pool within 30 days. Photo by Bonnie S. George



Lower court damage: multiple cracks (some dangerous), worn surface



Upper Court Damage: weakened foundation, dead spots, worn surface



Chain link fence: rusted, leaning, and missing rails and other parts



Asphalt berm between lower and upper courts: wider than needed barrier; unsightly. Replacing it with wall decreases impervious cover.



Reconstruction of
the volleyball area...

Existing Structures



The site plan illustrates the proposed 100-unit townhome development. The building footprint is shown in purple, with a red dashed line indicating the proposed sidewalk and street frontage. The plan is labeled with various dimensions and notes, including "PROPOSED 100 UNIT TOWNHOME DEVELOPMENT" and "PROPOSED 100 UNIT TOWNHOME DEVELOPMENT". The plan also shows existing landscaping, including trees and shrubs, and the proposed sidewalk and street frontage. The plan is oriented with 10th Avenue to the left and 10th Street to the right.

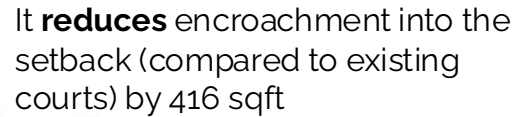
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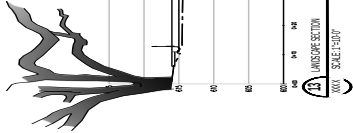
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A design with **California corners** decreases the area of the courts by 800 sq ft, and decreases the area in the setback by 400 sq ft.



[illegible]



The design preserves a magnificent oak to grace the new courts' entrance

LOT 5A
RESUBDIVISION OF
LOTS 5 AND 6
CLARY SUBDIVISION
(83/143)

LOT 7B
SHAPIRO/GOVAL
SUBDIVISION
(201500197)

±240 UP REDWOOD/CEDAR
FENCE, DRESSED FACE TO
RESIDENTIAL LOTS, TYP.

RETAINING WALL WITH
CHAIN LINK FENCE, TYP.

RETAINING WALL WITH
CHAIN LINK FENCE, TYP.

CONCRETE WALL WITH
STONE VENEER, RAIL
AT TOP OF WALL

TENNIS COURT

TENNIS COURT

TENNIS COURT

TENNIS COURT

TENNIS COURT, NET POST,
NETS, FENCING, SURFACING,
ETC. DESIGNED BY TENNIS
COURT INSTALLER

2' 48" GATE,
TYP.

NEW CATCH BASIN,
TYP.

EXISTING
BIOPROFILATION
POND TO REMAIN

ADA RAMP WITH HANDRAIL, TYP.
REF. SHEET 181

NEW ADA RAMP
FLUSH WITH EXISTING
SIDEWALK

NEW CURB AND GUTTER
REF. SHEET 181

CONCRETE SIDEWALK
REF. SHEET 181

CONCRETE
STAIR AND
HANDRAIL, TYP.

RETAINING WALL WITH
HANDRAIL/GUARDRAIL
REF. STRUCTURAL
DRAWINGS

LOT 1
WESTERN HILLS ELEGANT
CLUB ADDITION
(79/355)

S35°35'14"W 327.67'
(32711.6' ± 22.8')

WALLIS DRIVE
(66' ASPHALT DRIVE R/W)
ASPHALT PAVING

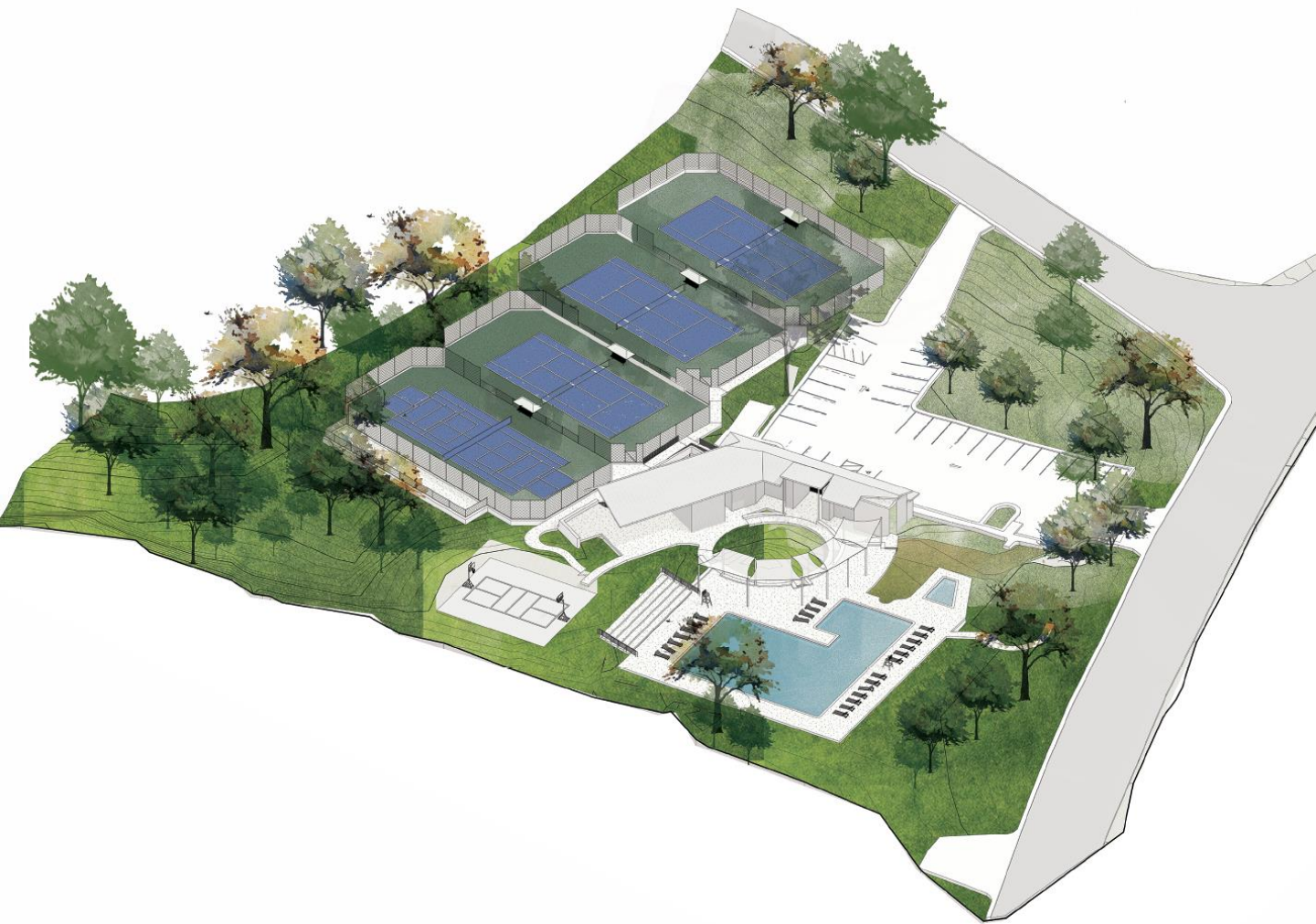


Drainage plan decreases
flow by over 10%

Landscape plan











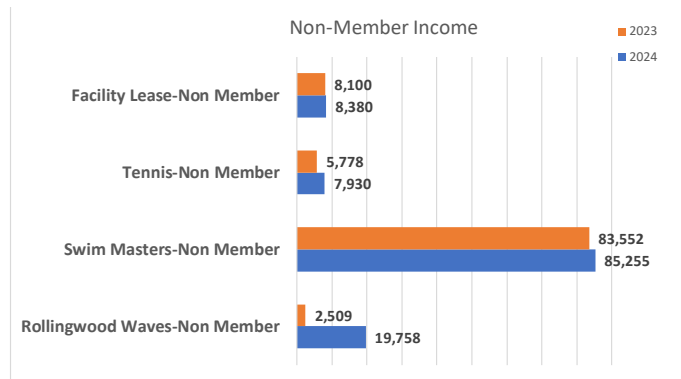
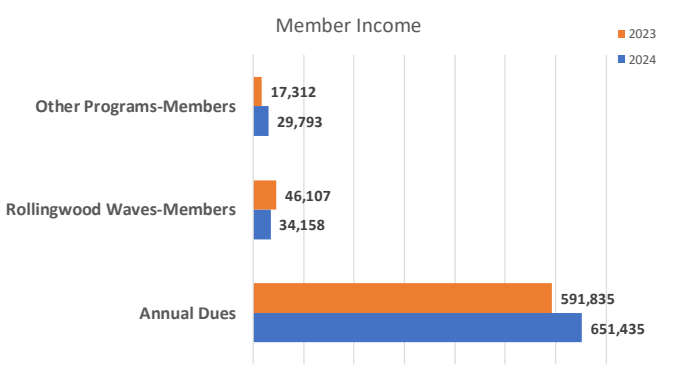




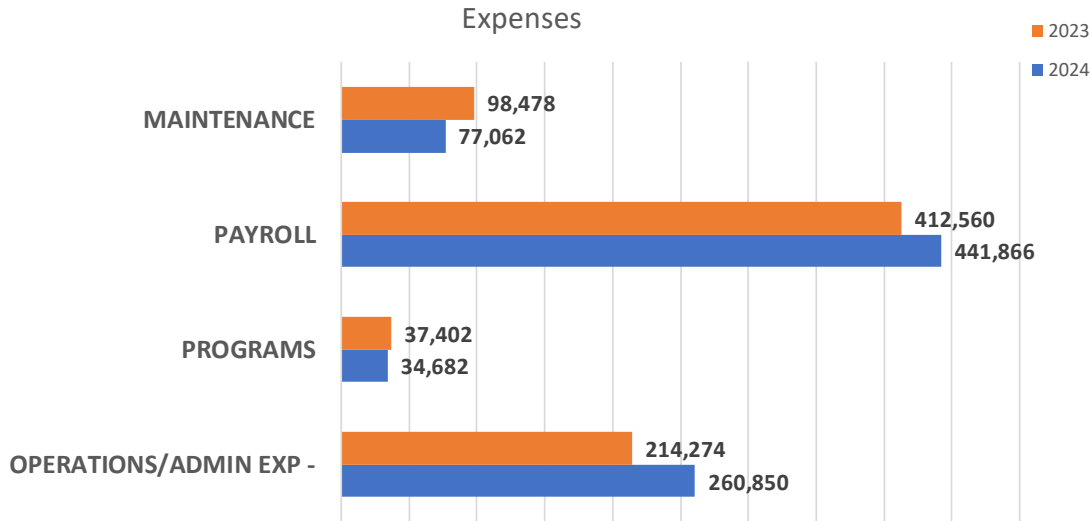
The Western Hills Athletic Club

We are a **501c(7)**

- Non-Profit – Social Club
- The club must be supported by membership fees, dues, and assessments.
- Donations are NOT tax deductible
- Membership must be limited
- No more than 15% of Gross receipts can come from outside sources



	2023	2024	
	<u>Total Income</u>		
Member	\$ 655,464	\$ 715,581	83% of total income
Non-member	\$ 100,217	\$ 121,434	14% of total income
Interest	\$ 24,039	\$ 27,732	3% of total income
	<u>\$ 779,720</u>	<u>\$ 864,747</u>	



	2023	2024
	<u>Total Income</u>	
	\$ 779,720	\$ 864,747
	<u>Total Expense</u>	
Expenses	\$ 773,265	\$ 826,157
Net Income	\$ 6,454	\$ 38,590

We currently have 8 months of operating cash for the WHAC

General recommendation is 6-12 months of operating cash.

2025 DUES INCREASE CALCULATION

Capital Expense Loan Calculation (Tennis/Pickleball & Deck)		
Term		20
APR		7.25%
Max Amount	\$	1,500,000
Annual Payment		\$144,352
Families		400
Annual Dues increase required to cover loan		\$361

Current 2024 Dues		\$1,450	\$1,569.63	w/tax
Loan payment Dues increase		\$361		
Standard Annual Operating Expense increase	7%	<u>\$102</u>		

2025 Dues	\$1,912	\$2,070.16	w/tax
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Fees for comparable clubs

Club	Initiation Fee (\$)	Yearly Dues (\$)	Resellable?
Westlake Aquatics	market	1,300	Yes
Grey Rock	600	1,740	No
WHAC	market	1,912	Yes
Courtyard	1,500	3,000	No
Westlake Country Club (Lost Creek)	15,000	5,640	No
Tarry House	market	8,700	Yes
Austin Country Club	30,000	9,600	Yes
Westwood Country Club	90,000	10,000	No

Notes: (1) Family tennis/swim memberships; (2) "Market" indicates that the initiation fee is determined by market conditions.

We welcome all questions and comments