

Pinecrest Swim and Tennis Club

Annual Member Newsletter - March 2021

You are hereby notified of the 2021 Annual Meeting

Place: Pinecrest Pool parking lot
Date: Monday, April 5th
Time: 7:00 - 8:00 p.m.

Agenda

1. Roll call and counting of proxies
2. Reading and approval of the 2021 Annual Meeting Minutes (available on web site)
3. 2021 Board of Directors (BoD) report
4. Adoption of 2021 budget and dues
5. Election of Officers for vacant terms
6. Old and new business

All members must vote online. We must have 100 votes accounted for to conduct business. Without a quorum, business cannot be conducted, the annual meeting will have to be rescheduled and the pool opening will be delayed. Therefore, you are strongly encouraged to vote. The proxy form in on our MemberSplash site, it will only accept one entry per membership. If you are unable to vote online, you may request a paper ballot by emailing info@pinecrest20171.com. The paper proxy will be sent with instructions to scan and e-mail back. The Bookkeeper will enter the proxy data using your membership number.

Go to www.pinecrest20171.com to view, download, and/or print a copy of our annual newsletter with news from the Board, candidates' bios, and the 2021 Budget.

Board of Directors

Name	Position	Email	Term expires
Billy Eckhardt	Communications	info@pinecrest20171.com	3-23
John Vlattas	Finance	info@pinecrest20171.com	3-23
Jenn Zschunke	Social	social@pinecrest20171.com	3-23
Pam Magill	President	info@pinecrest20171.com	3-21
Mark Lewis	Grounds & Maintenance	info@pinecrest20171.com	3-21
Joe Skowronski	Membership	membership@pinecrest20171.com	3-21
Matt Allessandrino	Pool Operations	info@pinecrest20171.com	3-22
Dan Carney	Swim & Dive	info@pinecrest20171.com	3-22
Vu Nguyen	Tennis	tennis@pinecrest20171.com	3-22

From the President — Pam Magill

Happy Spring Everyone. It is hard to believe that Spring is right around the corner and if you are like me I am ready to get back to swimming at the pool and planting beautiful flowers. Both NV and NVSL are planning for a regular season so fingers crossed.

The annual meeting will be held on Monday April 5th at the pool and will begin at 7:00 PM. In case of inclement weather or if you would rather call in remotely, a teleconference line will be provided. Further details will be posted as we get closer to the meeting date.

Voting on the budget, new board members, etc. will be done by submitted proxies as we did last year. If you have not already done so, please go to our MemberSplash site and vote.

Pool Operations— Matt Alessandrino

The Pinecrest pools are undergoing a major capital improvement during this off-season by resurfacing both pools and replacing all curb pavers and underwater tiles. This past fall we started this process by completely draining both pools and removing and replacing all the concrete pavers that surround both the main pool and the wading pool (baby-pool). We also removed and replaced all underwater tiles (scum-line tiles, swim lane tiles, swim lane crosses and decorative tiles). Additionally, we removed the top layer of white-coating and identified any "hollow" areas and had those removed and repaired as well. Once these items were complete we had the pool refilled, winterized and covered. This spring the covers will be removed, the pools will be drained and both pools will receive a complete new layer of white-coating and the tiles and pavers will be grouted, caulked and sealed. While the pool is receiving this cosmetic makeover we are also having the main pump straining apparatus replaced as well. These capital improvements come at a cost – approximately \$100,000. The good news is this process should not need to be done again for ten to fifteen years and will eliminate our need to "patch" crumbling surface areas like we have had to do the past four or five years. All work is scheduled to be done by the end of April, well in time for an on-time opening...pending no Governor or health department restrictions.

Our security camera system has been maintained throughout the off-season and will continue to be used during "closed" hours once the pool opens.

The majority of our deck furniture (chairs and lounges) are coming to the end of their life expectancy. These items will be taken out of storage in the next few weeks (they remained in storage all last year) and evaluated for cleaning, repair and potential use this year, if allowable. A decision to replace deck furniture will need to be evaluate based on need and budget implications.

All indications from NV, as of now, is an on-schedule opening but with some limitations. What limitations – unknown at this point.

Membership Chair — Joe Skowronski

Even though 2020 was a year with numerous challenges, we are approaching the end of our fiscal year with only FOUR memberships available for sale. As a reminder, we are all equity owners of our club and our bylaws do not allow us to "pause" our membership and opt out of paying annual dues. The club will consider memberships with unpaid dues as abandoned and available for sale to another prospective member. If you know of any of your friends or neighbors living in the 20171 ZIP code or The Courts of Fox Mill who have always wanted a Pinecrest membership but couldn't wait for the waiting list, please have them contact membership@pinecrest20171.com. There are some abandoned memberships available for sale!

Social – Jenn Zschunke

While the 2020 season wasn't the Social one that we know you're used to, we did our best to pivot and provide a few safe events for our Pinecrest members to enjoy, including family movie nights, DJ events, yoga & brunch mornings for adults, and an end of summer ice cream truck (which was a hit and will definitely happen again!). We are hopeful we can amp up summer 2021 with more events for families and adults to enjoy including the annual 4th of July party. If you'd like to join the Social Committee, please contact social@pinecrest20271.com.

Swim & Dive – Dan Carney

The Pinecrest Piranha swim and dive teams completed a very satisfactory season under the circumstances in 2020, with parents and kids happy to have a pandemic-safe group activity providing both exercise and socialization. While we were not able to compete with other pools' teams, the Piranhas practiced hard and competed in intramural competitions against their teammates to gauge progress.

For 2021 the Northern Virginia Swim League is aiming to have regular meets, circumstances permitting. Head swim coach Kevin Mallon is returning to the team and he is assembling his coaching staff now. The NVSL has not yet decided divisional seeding or schedules for the swim season. Emily Madden is the swim team rep again this year, many thanks to her.

The dive team will have a new head coach this season, as last year's head coach Joe Perreault has an out-of-town internship for the summer. The dive team has selected longtime diver and assistant coach S.J. Brown to be head coach for 2021.

Pinecrest is assigned to Division 3 for dive with meets against Sleepy Hollow, Arlington Forest, Lee-Graham, Donaldson Run, and Hunt Valley. Thank you to Kathy Tieu is stepping aside as dive team rep after three seasons, with J.J. Conner and Jessica Kennedy taking over for her in 2021. Direct any questions about the team to pinecrestdive@gmail.com.

Tennis— Vu Nguyen

In our first season competing in the Northern Virginia Tennis League (NVTL) against other local tennis clubs, the Pinecrest Men's Tennis Team won the 7C division. Most likely, we will be moved up to the 7B division. Home matches are played Saturday mornings at Pinecrest and away matches are held at other club locations. We are hopeful that there will be a 2021 season, with league typically runs from May-July. If you are interested in joining the Pinecrest Tennis Team, please contact Scott Washow at: scott.washow@gmail.com or tennis@pinecrest20171.com for more information. NVTL also has a women's division. Anyone interested in forming a Pinecrest Women's Team may visit NVTL's website at: <https://nvtl.tenniscoures.com/?mod=nndz-TjJiOWtOR2sxTnhI> for additional information.

Due to the need to update the tennis key cards in the Pinecrest MemberSplash website, existing key cards will have to be deactivated and reprogrammed. Once deactivated, cards will no longer work until they are reprogrammed. Key card reprogramming events will have to be done at court side and announcements will be made on when these events will take place.

Last year, several of the court lights were retrofitted with the more energy efficient, greener LED bulbs. The plan this year is to convert the remaining lights to all LED bulbs by the end of the summer.

Grounds & Maintenance — Mark Lewis

We were able to keep Pinecrest lawn care expenses flat for 2020. We are beginning a regular program of aeration and overseeding to address bare spots along the front lawn. Our parking lot continues to degrade, but at a rate typical given usage, and we hope to eek out a few more years before an eventual repaving will become necessary. Due to financial constraints we will continue to defer that work. Future capital improvements that have been discussed include a toddler focused play set next to the baby pool, and a covered pavilion between the tennis courts and pool to provide shade and shelter during the summer months.

Treasurer — John Vlattas

As we complete our current fiscal year and prepare for our new season, we wanted to thank the membership for their financial commitment and support. Despite the COVID-19 Pandemic we are ending the season in good financial condition having finished with a cash balance that will allow us to continue the investment in the club's necessary capital improvements and ability to offer the activities and social events that we have become accustomed too (state and local COVID guidelines permitting) .

Treasurer — John Vlattas (continued)

During the course of the last year the club's overall cash position decreased primarily due to two conditions. First, our operating income decreased because of the COVID situation. As of the current date, Club membership revenue was down approximately \$18,000 from the 2020-2021 planned budget due to the COVID-19 pandemic. This was driven by several factors: (1) there were no buyers for memberships sold back to the club in the winter and spring of 2020; (2) memberships sold at the end of the summer were sold without 2020 dues (board decision to maximize membership during the pandemic); (3) dues payment plans were developed for members facing financial difficulties resulting from the pandemic; and (4) some members elected to abandon their memberships rather than to sell them back to the club or pay dues. The club is working with the abandoned memberships to recover the 2020 dues once the memberships are sold. The second factor driving our decreased cash position in the 2020 season was the need to draw funds from our capital reserves in order to reface the pool in off season. As you may have seen over the last two years on several occasions we had segments of pool plaster/facing come loose that had to be spot repaired at significant cost (\$5-10K per instance). As a result, we had to make the significant financial commitment to reface the pool (total cost ~\$115,000). The resources for this came out of capital reserve funds in which we invest annually to address situations like this. This investment will ultimately decrease our reserve funds by approximately \$105,000 (\$77,200 paid to date and one remaining payment of ~\$25,000 left before the pool reopens).

Due to the pandemic, we deviated significantly from last year's budget as we tried to preserve financial resources. As you know we made a decision to open the pool for the season to give our membership as much of an escape from the pandemic as local and state guidelines allowed. Due to the unknowns associated with dues collection, we deferred unnecessary scheduled capital investments such as resurfacing the parking lot and buying new pool furniture, scaled back as much as possible on routine/nice-to-have maintenance, and scaled back on social/swim team/club events to preserve as many resources as possible as we did not know how dues collection would progress through the season. Ultimately, after necessary upkeep and operating cost we under spent our 2020 budget by just over \$40,000 dollars (~\$80 dollars / membership) and committed that positive income to our capital reserves which was ultimately about two thousand dollars less than we had ultimately planned. With the pool resurface costs coming out of the capital reserve the club's total cash position has decreased by approximately \$55,000.

Looking forward, our 2021 - 2022 budget focuses on maintaining dues at existing levels to minimize impacts on our families, once again preserving capital on the capital investment front, and ultimately opening the pool to the maximum extent possible within COVID guidelines to let our members maximize use of pool, activities, and social events. The budget strives to get us back to as close to the 'new' normal as the current situation allows. We are planning for a full pool opening and a full cadre of social and swim/dive team events. The only capital expenditure we have planned for this year is a replacement of our pool furniture. This replacement was scheduled two years ago but we elected to try to get one more season out of the furniture in 2019 and then with decided to defer again since we did not use the pool furniture during last season's pandemic. With all the flux over the past two years, we have made decision to execute another reserve fund study in the 2021 season in order to reassess and rebaseline our club's capital expenditures/needs and are planning to conduct it this spring. We will report out the results to the membership.

Please do not hesitate to send questions to me on JVlattas@me.com. I will be happy to explain the budget and the boards investment decisions.

From the Bookkeeper – Debbie Perreault

The annual dues notice will be sent via **e-mail** after the annual meeting. Please be sure your billing e-mail address is correct in your MemberSplash online account. Dues are due May 6. Members must pay dues through their online member account either by credit card or check. If paying by check, please be sure you mail your payment to the correct PO Box. Our current PO Box address is PO Box 710694, Herndon, VA 20171. Late fees will apply after May 6th. If you have a question about your account please contact Debbie Perreault at pcstbookkeeper@gmail.com or 703-620-0000.

