

CAMERON SHORES TENNIS CLUB

- **ESTABLISHED IN 1975**
- **SERVING 30 FAMILIES
IN WEST THORNBURY**

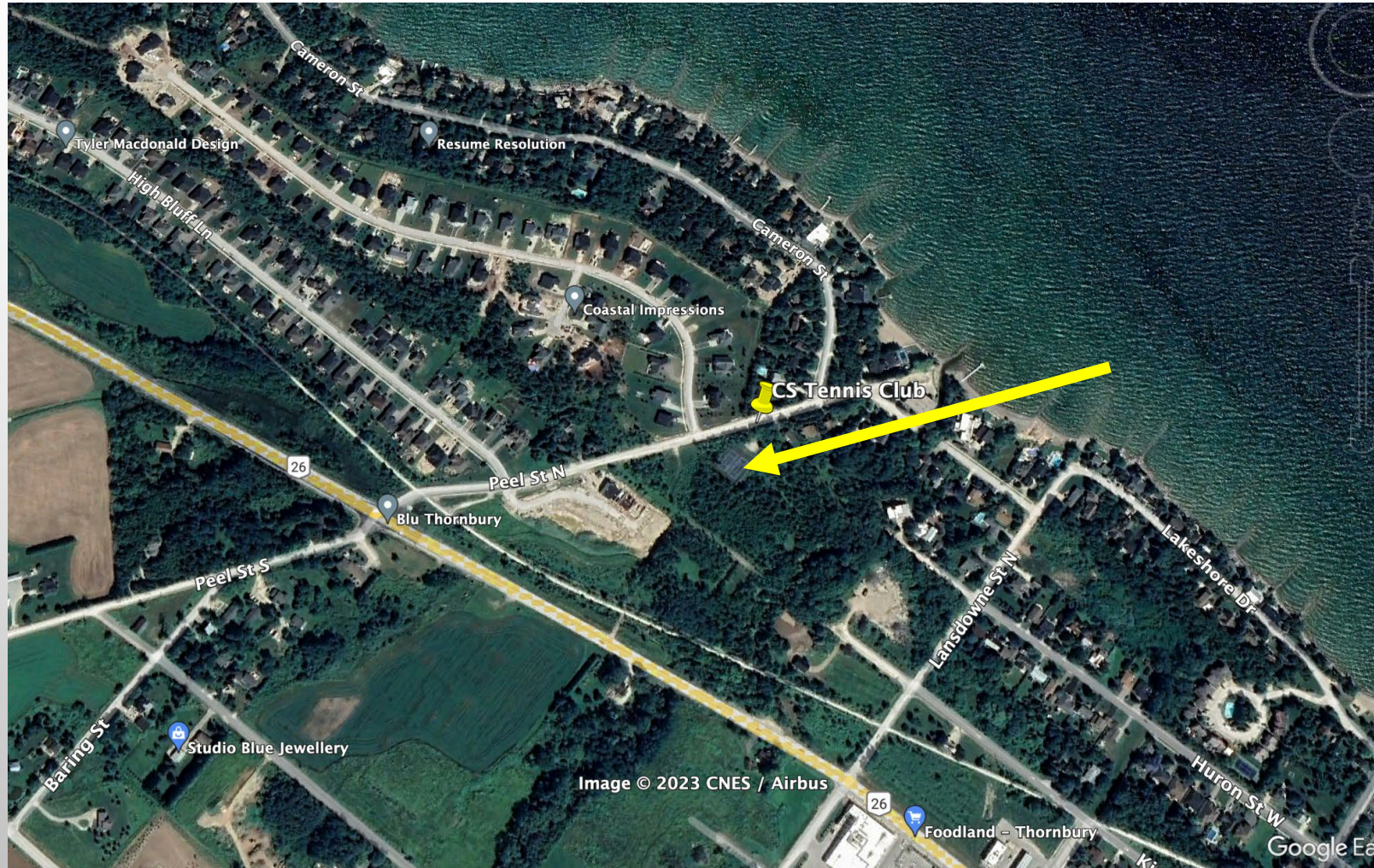


PURPOSE OF TODAY'S DEPUTATION

- SHARE HISTORY OF CSTC
- SECURE CONTINUED USE OF THE COURTS FROM COUNCIL



LOCATION



HISTORY AND MEMBERSHIP

- Built in 1975 by 20 families
- Summer use by cottagers, more demand now
- Easy, safe access by foot, bike
- All equipment, maintenance, repairs by CSTC



- Resurfaced in 1996 and 2010
- Current membership at 31 families:
 - Beyond Cameron St. to Peel St., Lake Dr., High Bluff Lane, Timber Lane

ORGANIZATION AND FINANCE

- **INFORMAL SEASONAL VOLUNTEER ORGANIZATION**
- **ON-LINE COURT SIGN UP SYSTEM, KEYS FOR LOCK**
- **FAMILIES ORGANIZE LESSONS**
- **BUY LIABILITY INSURANCE FROM OTA**
- **LEASES SINCE 1975, NO RECORD**
- **RENTAL FEE OF \$1,100 SINCE 1996**
- **ANNUAL TAXES (2022 LAND TAX OF \$700)**
- **ALL FEES/TAXES PAID BY CSTC FOR 47 YEARS**
- **CSTC REQUESTED LEASE IN 2020**



COURTS IN NEED OF REPAIR



**1976 - 2019
TWO COURTS**



**2022
ONLY ONE COURT**

EFFORTS TO SECURE TBM COMMITMENT

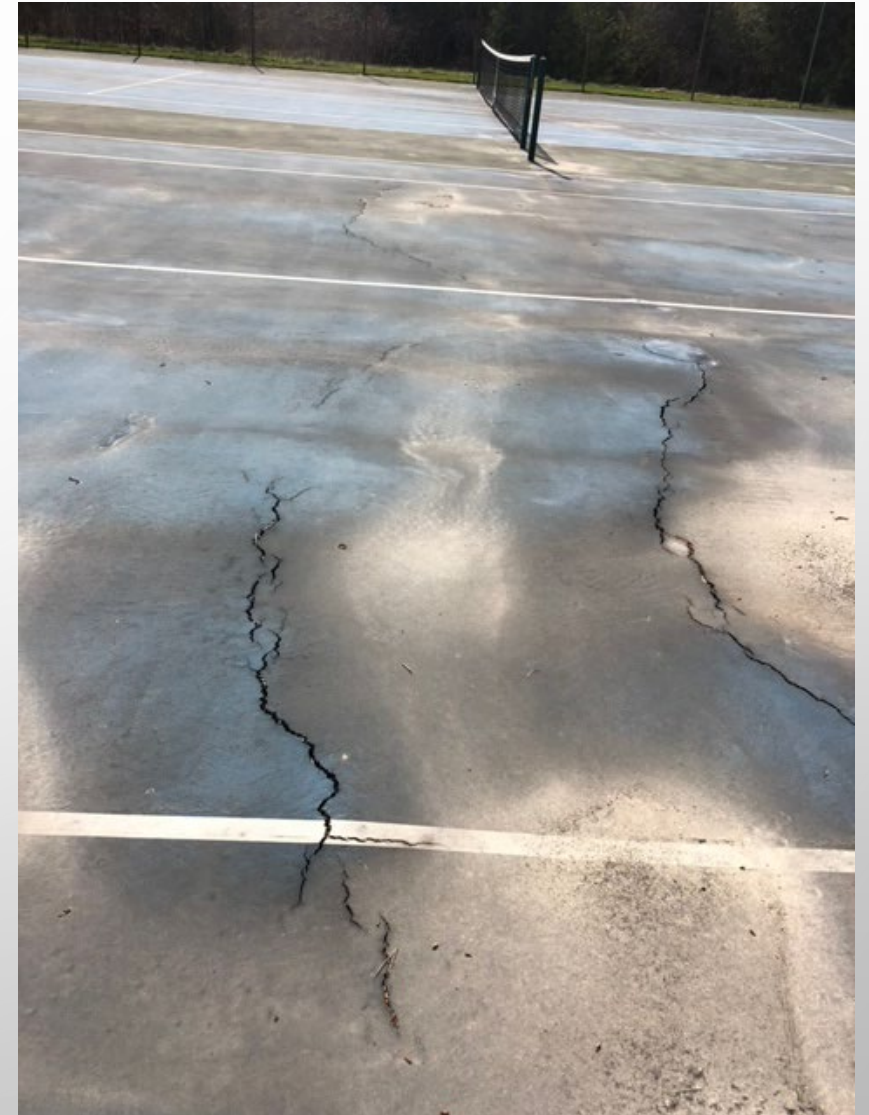
- WITHOUT A MULTI-YEAR LEASE OR COMMITMENT, WE CANNOT RAISE FUNDS FOR REPAIRS
- CURRENT EXECUTIVE BEGAN PROCESS IN JULY 2020
- SINCE THEN: 9 INQUIRIES, SUBMISSIONS, INTERACTIONS



- COUNCIL DIRECTION OR APPROVAL NEEDED NOW
- MEMBERS FRUSTRATED

REQUEST TO COUNCIL

- APPRECIATE TBM SUPPORT FOR TENNIS OVER 47 YEARS
- ANY FURTHER DELAY COULD CAUSE COURTS TO FALL APART AND A COLLAPSE OF THE CLUB
- ASKING FOR IMMEDIATE COMMITMENT FROM COUNCIL FOR A 5 – 10 YEAR LEASE SO THAT WE CAN EMBARK ON RECONSTRUCTION



CAMERON SHORES TENNIS CLUB

Established in 1975

Serving 30 families in Thornbury west

March 27, 2023

Mayor and Council
Town of Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0

Dear Mayor and Council,

Continued support of Cameron Shores Tennis Club

Members of Cameron Shores Tennis Club (CSTC) would like to thank the Town of Blue Mountains for rental of land on Peel Street North which has allowed many families on Cameron Street and the area to play tennis for the past 47 summers. We celebrate this partnership which has allowed the club to build and maintain two tennis courts for 30 families going on to three generations now.

Unfortunately, the courts are starting to deteriorate and require resurfacing. The club is financially independent from the Town, but we do rely on the property rental agreement which currently is only on a year-to-year basis. We are requesting a commitment of a 5 - 10 year lease so that we have guaranteed use of the courts and can embark on reconstruction.

The purpose of our deputation today is to:

- 1) Give an overview of the history and use of the courts; and,
- 2) Secure a continued partnership for the use of the courts.

Location

The site of the CSTC courts is located in the west side of Thornbury on Peel Street North. The approximately one acre area contains two fenced-in tennis courts and a small parking lot. It sits between the cottage at 210 Peel Street North and a parcel of undeveloped land to the south - approximately half way between Cameron Street and Timber Lane. It is registered as Lot 40 to 47 Huron W/S, Roll Number 4242 000-017-21300-0000.

History

The courts at the Cameron Shores Tennis Club have been in existence for 47 years, originally built in 1975 by a group of 20 enthusiastic families. At that time Cameron Street was a collection of cottages at the extreme edge of Thornbury and far from recreational facilities. The Town allocated the vacant land to cottagers to build tennis courts for summer use and safe, easy access by adults and kids through a land rental agreement. Most walked or rode bikes to

play tennis at the courts at the end of the street, not having to travel to the other end of town or across the highway.

A small group of founders initiated the club and building of the courts. Each family was asked to put in \$2,000 to cover the \$36,000 court construction costs. There has been an annual fee to cover the costs of the lease, taxes and maintenance since that time. The courts have been resurfaced twice over the years in 1996 and 2010 with additional fees being collected to cover those repair costs. All costs for court equipment, landscape maintenance, and surface repairs have been done entirely by CSTC.

Membership

Over time the total number of families in the club have fluctuated around 25, with new ones added as some moved away or gave up their membership. This number allows enough playing time for each family to have a one hour time slot available each day of the weekend. New families pay an initiation fee and then annual dues. Family memberships come mainly from Cameron Street, but about 20% are from streets in the surrounding area - Peel St., Lake Drive, High Bluff Lane and Timber Lane. A key for the lock is provided for each family that has paid their annual dues. Current membership sits at 31 families, with many inquiries coming in from families recently moving into houses in the developments around the area. Unfortunately, we cannot accommodate any more families with the current state of the courts.

Organization

As a purely seasonal club and where most families are not permanent residents, organization of the club has been very informal. A few members volunteer to collect the dues, pay bills and send out updates to members. There is an on-line court sign up system for members with passwords and each family locks up the courts after use. Some social events occur in the summer and individual families organize lessons for kids on their own with a local instructor. CSTC is a registered member of the Ontario Tennis Association through which we purchase liability insurance. Current executive members include Rachel Busbridge, Arnis Pukitis, Jeremy Wedgbury and Elise Hildebrand.

Lease and Financial Agreements

There have been agreements between the Town and the Club since 1975, but unfortunately detailed records do not exist with CSTC or TBM. The most recent agreement we have on file in CSTC family records is from 1996 which set the rental fee at \$1,100 and specified a one year renewal. TBM has not been able to provide any records about an agreement with CSTC. The current executive submitted a request for a formal 10 year lease in August 2020, but no lease agreement has been provided yet by TBM. CSTC has continued to pay the \$1,100 rental fee in good faith in 2021 and 2022.

The CSTC treasurer receives tax bills from the Town as part of the overall tax collection program and pays them as required. Our assessment and payments for 2022 were \$716.45. We are also sent a rental invoice for \$1,100 in December at the end of each season. All rental and tax fees have been paid dutifully over the past 47 years.

Courts in Need of Repair

Typical wear and weathering of tennis courts are at play and the court surface on Peel Street is suffering from cracks as well as fading paint. The courts were last resurfaced in 2010.

Degradation began more seriously in 2020 and therefore discussions with the Town were initiated regarding obtaining a longer term lease to justify the expensive investment for repairs by CSTC members. Resurfacing, which will last another 5 years will cost about \$50,000 and a full rebuild would cost \$125,000.

Over the past two seasons cracking has increased tremendously as tree roots continue to spring up through the pavement on the west court. Last year we could not put this net up due to tripping hazards. Currently, we can only safely play on one court as the other is out of commission. Unfortunately this limits the available playing time to our members.

Previous Efforts to Secure TBM Commitment/Collaboration

Any investment by CSTC to repair and maintain the tennis courts totally depends on a guarantee to be able to use the facility for a number of years. Our executive initiated this process in the summer of 2020. Here is a cursory summary of this process:

- July 2020: Calls and e-mails were exchanged with Community Services Dept. (CSD) and a formal request for a lease was submitted August 13. REQUEST DEFERRED
- February 2021: Phone conversations with CSD occurred about a possible collaborative model of shared courts similar to Iroquois Ridge in Craighleith. TBM pays for court rebuild, CSTC pays a more substantial lease and has dedicated time slots, public use of courts all other times. ASKED TO SUBMIT A DEPUTATION TO 'LEISURE ACTIVITIES PLAN STEERING COMMITTEE'
- March 8, 2021: Deputation submitted and made to Steering Committee asking for a 2 year transition period on existing courts for members' use and then work out partnership with TBM. NO FORWARD ACTION
- May 2021: E-mail response from CSD indicating that a Letter of Intent for our use of the courts could not be issued. A proposal for new courts would be put forward in August 2021 for approval in Feb. 2022 and construction 2023. TENNIS BUDGET ITEM TO BE DISCUSSED FEBRUARY/MARCH 2022
- December 2021: E-mail response from CSD director indicating follow up from budget submission/process. COUNCIL DIRECTED STAFF TO CONSIDER ALTERNATIVE LOCATIONS FOR TENNIS COURTS.
- April 2022: E-mail response from CSD indicated that Council directed staff to communicate with residents about selecting a new court location. Also, Council noted that the current property may be better utilized. PROCESS NOT STARTED YET.
- January 2023: With the new Council in place now, an e-mail and phone message were initiated again to ask about our continued requests. NO RESPONSE. TOWN CLERK SUGGESTED PRESENTATION AND A DIRECT REQUEST TO COUNCIL.

Current Situation

Our efforts over the last three years to get a longer term agreement have been drawn out and frustrating as we have not received any definitive answers. Root growth and cracking increase exponentially with time of inaction. The tennis courts continue to deteriorate and we need a commitment from the Town before we can ask our members for more funds to make repairs. There is a new Council in place now and we hope to get answers before the start of the 2023 tennis season.

Request

We appreciate and applaud The Town of Blue Mountains for its support of our tennis families over the last 47 years! Before the courts fall apart, we would like to secure an agreement so that we can refurbish them and allow the loyal families of the Cameron Street neighborhood play tennis for years to come.

A five to ten year agreement is our objective.