



Hillside Tennis Club

4818 Cote-des-Neiges
Montreal, QC H3V 1G2
T (514) 738-6371
www.hillsidetennis.ca

Dear Members,

Now that the Facilities Enhancement Project is effectively completed, I am writing to provide you with an update on the final cost, the member feedback process and our plans to officially celebrate the project's completion.

Firstly, I want to sincerely thank all members for their tremendous patience and understanding last summer as we successfully managed to operate Hillside even while construction continued and the pandemic lingered on. Our gratitude for your support, both this year and since the initial planning of this important project for Hillside's future, can never be overstated.

For your information, official completion of construction will take place next week when the architects do their final inspection with our contractors FGA and our Building Committee, but for all intents and purposes, this is a formality. With contractual work complete, the Building and Design Committee will be working hard during the off season on final finishing touches so that the Clubhouse and outdoor dining areas next season are warm and welcoming.

Final project costs – 13% over approved budget

With construction complete we now have a full picture of the project costs. The final price tag (not including ongoing planned maintenance repair work (CapEx) outside of the FEP but performed by our general contractor to take advantage of efficiencies), is \$1,762,733. Compared to the \$1,561,566 approved by Board in July 2020, this accounts for a cost overrun of 13%. As previously indicated, cost overruns were due to constraints related to water access, extra work to repair a deteriorated foundation and COVID delays and associated higher prices for building materials.

During an unprecedented construction boom in Montreal with rising building costs and labour shortages, the project's Building Committee did a tremendous job to keep costs within affordable levels with no trade-offs in workmanship quality and project specifications.

Any remaining expenses not paid for by member donations and specified contributions will be converted to long term debt amortized over 20 years at a preferred interest rate negotiated with the Bank of Montreal. We are forecasting this amount to be in the range of \$500k equivalent to 30% of total cost.

To stay within our projections, it is critical that all members fully honour their financial commitments in a timely manner either via their contribution or pledge amount. We once again thank you for your generous financial support.



Hillside Tennis Club

4818 Cote-des-Neiges
Montreal, QC H3V 1G2
T (514) 738-6371
www.hillsidetennis.ca

Final collection of specified contribution and donation installments

Your third and final specified contribution will be payable as of **November 29th, 2021**, and will be charged to the credit card we have on file. As you will recall, the assessed amount payable is equal to one time the annual dues for your specific membership category and status as of November 30, 2018, and paid over three installments. Please note members who joined after that date are not subject to this specified contribution, as their financial obligation has been integrated in their entrance fees.

For generous donors who gave at a higher level than their assessment amount, and who have outstanding balances, we kindly ask that final payment be made now. You will receive a note with the exact details of the outstanding balance owing shortly.

Member feedback and consultation process

As we promised in our update in September, we want to ensure all members have an opportunity to express their views, concerns and suggestions for the future now that we have completed the project. This member feedback process will allow the Board of Directors to conduct an objective evaluation and ensure that the completed project fully delivers an enhanced membership experience.

We therefore have created a dedicated and confidential email address info@hillsidetennis.ca for all members to share their feedback—positive and negative—with us before December 17, 2021. Comments already provided in writing to Jasmin Uhthoff will be included. In February, a special meeting with members will be held to share gathered feedback and provide a forum to answer member questions.

The Board will thereafter evaluate and review consensus feedback themes, resulting recommendations and associated cost implications, and report back to members at the April AGM.

Official inauguration of the new and improved Hillside in the Spring

Due primarily to pandemic restrictions, we have not yet been able to hold the celebration members want and deserve to inaugurate our newly-renovated Clubhouse. However, plans are now underway to hold a truly commemorative event coinciding with the Club opening to honour our Club's collective success. This important celebration of our Club's next chapter in its long history will be the last key milestone prior to Hillside commemorating its 100th anniversary in 2025 and we welcome member suggestions on how to make this event truly memorable. Stay tuned for more details.



Hillside Tennis Club

4818 Cote-des-Neiges
Montreal, QC H3V 1G2
T (514) 738-6371
www.hillsidetennis.ca

Many of you will recall that the initial planning for FEP started in 2015. To put this in perspective, during this time, we have successfully transitioned between four Club presidents and have seen junior players become adults. Given the long project duration, the continued dedication of everyone involved and our ability to get the job done is truly admirable.

I am thrilled (and truly relieved) to see our newly renovated Club complete, and even more proud of our special Hillside member community that has made it possible.

Best wishes for the upcoming holiday season.
Sincerely,

Charles Porteous
Chair, Facilities Enhancement Project