

Project Proposal
For
A Pickleball Court
At
The Cottages on Osoyoos Lake

Garry Lockyer

Garry@lockyer.ca

C: +1.250.689.0686

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Background

Pickleball is the fastest growing adult activity in North America (see statements by governing bodies).

30+ (Garry's Guess) residents of the Cottages are pickleball players at varying skill and intensity levels. Currently, players must travel to Osoyoos or Oliver to play or use a temporary court on the patio at the SHC Stelkia Community Centre.

The area at the Community Centre:

- is smaller than required,
- has an uneven surface,
- is close to landscaping features and a glass wall,
- impedes access to the Community Centre and pool,
- requires nets to be put up and taken for each session,
- likely requires tables and chairs to be moved for each session.

A dedicated pickleball court will be welcome enhancement to the Cottages experience and improve access to the community centre and pool.

There was an initiative in 2016 for a dedicated pickleball court. Here are some comments about that initiative:

"The cost proposed in the quote in 2016 quelled the progress, as we had only a fraction of homeowners, players and budget compared to today."

"Regarding an onsite location, the development plan is registered in Ottawa with Indigenous and Northern Affairs. An AGM vote would be the next step, and a change to the plan, through the Ministry would be required. This is the path explained to me by Eric, who does not support a change to the plan. Add in legal fees, etc. "

"Eric and I thought that a site just east of the off-leash area and south of the play structure could physically work, but that nearby homeowners would object to the noise. Hence, he would not allow it, at that time in 2016."

"Chief Louie was very open to leasing us land on the other side of Radio Tower Road, back in the day. You may have more luck choosing a location there. The Baptiste land just west of our entrance is another option."

"Good luck to all involved in this project. I truly hope that this project will see the light of day."

President's Report: February 2016: "A cheque has already been forwarded to SHC on behalf of Julie Porter regarding her pickleball site request. We discussed some future options for an appropriate site, but nothing has been yet determined."

President's Report: April 2016: "Quote for a pickleball court was received. Cost was approximately \$25,000, so the issue is on hold indefinitely."

Comments Received To Date:

“We enjoy playing Pickleball and would love to see the community rally together to get a couple of courts built here on site.”

“We are all for building a dedicated pickleball court at the cottages!”

“I would support a permanent court.”

“. . .the only way we will get a permanent court is to put a detailed proposal forward at the AGM.”

“Absolutely to permanent courts in an area that doesn’t affect our community neighbours. A site where the noise doesn’t bother home owners.”

“My two bits worth.

. . . I think stated it properly. That we do require a permanent court in an area that doesn't affect the community neighbours. If you look around the whole complex the only place that fits this bill is the community centre. The present court could possibly be enlarged to include a volleyball court which could also double as a second Pickleball court. I guess the main stumbling block would be financing of this project.

We have rental neighbours that have a basketball hoop and have had to listen to kids playing till after 12am, so I am definitely in favour of a basketball area as well at the community centre.”

“It would be great to integrate a basket ball hoop into the plan so the private hoops that are so bothersome can be eliminated in the community.”

“Yes, I think we should think about alternative/other uses for the area.”

“You know lots of Pickleball players here were willing to upfront money as well for example if every household that was interested would contribute towards fund to build ..ie 250.00 a household that would be good too. Just wanted to let you know that as this was something we had also talked about while ago! Then of course the board could hopefully help or whoever with the rest.”

“Another point for this great idea... This would also increase our values in a community. Pickleball courts are being built in so many other developments worldwide.”

Purpose

The purpose of this project is to propose and secure approval for the construction of:

- One or more pickleball court(s) at
 - the Cottages on Osoyoos Lake or
 - a site near the Cottages on Osoyoos Lake or
 - in partnership with another organization near the Cottages on Osoyoos Lake.

Scope

This project will:

- Identify what is to be built:
 - Pickleball court(s)

- Built to:
 - International Federation of Pickleball ([IFP](#)) or
 - Pickleball Canada ([PC](#)) or
 - Pickleball BC ([PBC](#)) or
 - Standards or
 - Some Other Standard or Specification.
 - Playing surface
 - Asphalt
 - Cement
 - Paint
 - Synthetic
 - Related amenities:
 - Hydration
 - Electrical
 - Shade
 - Seating
 - Others
 - Accommodation of wheelchair players.
 - COVID-XX considerations.
 - Opportunity for other sports or activities.
 - Identify location or alternative locations of the court(s).
 - Estimate costs to construct court(s).
 - Estimate costs to operate and maintain the court(s) per year and over the expected lifetime of the courts.
 - Estimate timeline to achieve milestones of this project and to construct court(s).
 - *Propose ways to pay for court(s).*
 - Propose rules for the use of the court, including but not limited to:
 - Scheduling,
 - Wheelchair players,
 - Other sports or activities,
 - Time of day.
 - COVID-XX.
 - Prepare presentations and motions (including any necessary changes to SHC Articles and Bylaws) for consideration by SHC Shareholders at the next SHC Annual General Meeting (October 2021?).

This project will NOT:

- Identify precise costs or timelines until it is evident any barriers to success can be overcome.
 - Potential issues here include what can be done within the current development plan and what might need to be done to modify the plan.
- Manage the final design and construction of the court(s). It is assumed that another project team, reporting to the SHC BOD, will undertake that effort following approval of the proposal to build the court(s).

- Discuss in any way the rules for pickleball other than those rules specific to courts! It looks like all governing bodies including the IFP rely on USA Pickleball rules. Chapter 2 is the relevant section.

Goals

The goal of this project is to enhance the Cottages on Osoyoos Lake experience by having dedicated pickleball courts at (or near) the Cottages. Supporting goals include successfully proposing the construction of one or more pickleball courts at or near the Cottages on Osoyoos Lake.

Project Organization

In general, this effort will be carried out by an ad hoc committee of interested SHC shareholders operating under the SHC's "Committee Guidance":

- Open meetings
 - Anyone may attend
- 5 to 7 decision makers

Or

Just consensus of some undefined group?

Project Sponsor: This project is an initiative of interested SHC shareholders. It is not sponsored by the Stelkia Homeowners' Corporation (SHC), the SHC Board of Directors (SHC BOD) or any committee of the SHC. Support and approval of the SHC BOD and shareholders will be sought prior to the next SHC AGM and it is expected that final approval for the construction of any pickleball courts will be by a vote of shareholders at the AGM.

Project Team (Committee):

Bonnie Bausenhaus
Kurt Bausenhaus
Anna Bednarz
Bob Bednarz
Kevin Black
Tina Bozzer
Ray Bozzer
Dan Bromley
Anke Cantzler
Carolyn Gray
Sarah Harder
Roger Phillippe
Garry Lockyer
Lorna Magnuson
Blair Magnuson
Louise Renaud
Rene Sullivan

Anna Taylor
Alan Trudeau
Roy Weiss

Project Manager: Garry Lockyer

Method

- 1) Identify What
- 2) Identify Where
- 3) Estimate Costs and Time
- 4) Develop Proposal
- 5) Build Community Support
 - a) Who do we have to engage with to make progress:
 - i) The Developer?
 - ii) The SHC BOD?
 - (1) Treasurer?
 - iii) Committees?
 - (1) Landscaping?
 - (2) Social?
 - iv) Individuals?
 - (1) Operations Manager?
- 6) Present to SHC BOD
- 7) Open Forum/Information Session
- 8) Present to SHC AGM for vote and approval.

Schedule

Activity	Expected Completion Date	Responsible Person	Status
Project Initiation	2021-03-11	Garry	
What	End April 2021		
Where	End May 2021		
Costs and Time	End June 2021		
<i>Financials</i>	<i>Mid July 2021</i>		
Proposal	End July 2021		
BOD Presentation	End August 2021		
Open Forum/Information Session	End August 2021 - Before to give status report and get community input?		
SHC AGM	October/November 2021		
Begin Construction	January 2022		
Begin Play	April 2022		

Cost

(This section is about costs related to the project, not the costs of the courts and amenities.)

There is no budget for this project! All efforts and contributions are voluntary. If project costs become more than incidental (for say, legal assistance with understanding and/or modifying the current development plan), we may have to secure funding. The most likely source is ourselves but we shouldn't rule out making a request to the SHC BOD.