

Sound Planning of the Country Club Pool

By PETER MAYO

Except in the rather rare instances of golf clubs having membership restricted to men members, the golf club now is in soundest condition when it's a country club with golf as the basic feature.

In making the club an attraction for the entire family the swimming pool has so repeatedly demonstrated its magnetism for the youngsters that the club without a pool is not equipped to develop and serve complete family interest. It is plain to us after a study of membership and financial data of country clubs that a swimming pool is a necessary element of the substantial club.

Some members are apt to dread the expense involved in such an improvement, hear and repeat fantastic prices, and fear that cost of building and maintenance will endanger the whole situation. In reality, we believe it safe to say that there will be twice as many families seeking membership as those seeking to resign. And the resulting increase in popularity of the club with the original membership plus the added revenue from new and associate memberships will largely, if not completely, offset the increased cost of maintaining and paying for the improvements.

It has been worked out in one instance that if 17 new members join as a result

of the pool, the assessment would be no greater than if the pool had never been built, thus proving that the pool would not only be a great asset to the club but also will ultimately more than pay for itself.

We know of one such club where the whole indebtedness, not only for the pool and bath house, but also for other improvements built at the same time, were all paid off in nine years.

Between 65 and 75% of the operating cost of a club might be classified as fixed annual expense, regardless of size of membership. Based on the fact that club revenue is virtually controlled by the numbers of active members, when that membership reaches a certain number income balances outgo, i.e., deficits disappear.

Conversely, with resignations, loss of revenue is bound to occur. The addition of new members who join as a result of a pool will reduce assessments from the level required if they did not join. The financial benefits of this increment in membership is the same whether it offsets losses which would otherwise occur or it increases the total membership.

Pool Costs

Even though every individual case involves different problems, under anywhere

(Continued on page 87)



Swimming pool is sound financial investment in making club center of attraction for entire family. Resulting popularity accounts for pool becoming not only major club asset but more often than not proves to be self-liquidating facility. Fond parents look on above as children indulge in favorite summer pastime at new pool at Westmoreland CC (Chicago dist.).

WILLIAM P. BELL AND SON

GOLF COURSE ARCHITECTS

Member: American Society
of Golf Course Architects

544 Sierra Vista Avenue
Pasadena 10, California

J. B. McGOVERN

Golf Course Architect

Wynnewood, Pa.

Ardmore 2677

Over thirty years
partner and associ-
ate of the late
Donald J. Ross

Member of the
American Society
of Golf Course
Architects

sults than emulsifiable concentrates at comparable dosage levels. Where the toxicant was applied to an infestation in emulsion form control was accelerated. Moreover, less actual chemical per 1000 sq. ft. may be used when emulsions are employed. Wettable powders are superior to dust for the purpose.

Aldrin and Dieldrin emulsions show considerable promise. Both compositions may be used at lower dosage levels than either Parathion or Chlordane. As in the case of these latter items Aldrin and Dieldrin emulsions appear to be superior to dusts and suspensions in developing more rapid and complete stinkworm mortality.

Lindane in small plot experiments appeared to be excellent for control of worms. However, the tests must run longer to be certain of complete and lasting lethal effects on the populations. Additional large scale tests will be undertaken in support of the initial trials.

PLANNING CC POOL

(Continued from page 46)

near normal circumstances, with utilities reasonably close by, a 30x75 spoon bottom pool, with high and low diving boards, lights above and underwater, a well appointed bath house for men and women

with toilets and showers, snack bar, provision for attendant with baskets, and the water treatment, filtration, sterilization, coagulant, vacuum cleaning, etc., all designed in accordance with the State Board of Health of Illinois requirements, built in the vicinity of Chicago, the cost should not exceed \$75,000.00, barring completely unexpected and unforeseen contingencies.

If the pool is located close to the club house so that the need for a separate bath house is eliminated and bathers can be served from the club kitchen a very substantial saving will be effected, and under normal conditions, the construction cost could be held down to between \$50,000.00 and \$60,000.00.

For clubs serving smaller cities or having a regular membership of around 200, a 20 or 25x60 foot pool with a low board only, seems to be entirely adequate and needless to say, the smaller pool results in a material saving both in construction and maintenance costs.

Separate paddling pools or spray pools for the very young are popular, and are recommended as a means of keeping the youngsters occupied and happy while the older boys and girls and the adults golf or bathe in the main pool.

A reasonable estimate for annual operating costs for a 30x75 pool, including a

ROBERT TRENT JONES

Member:
American Society of Golf Course Architects

Golf Course Architect

20 Vesey Street
Tel: Rector 2-2258
NEW YORK, N. Y.

ROBERT BRUCE HARRIS

Golf Course Architect

Member: American Society of Golf Course Architects

664 N. Michigan Ave.

CHICAGO 11, ILL.

Phone: Whitehall 4-6530

C. D. Wagstaff & Co.

**GOLF COURSE DESIGN
AND CONSTRUCTION**

of

**Skycrest, Tam O'Shanter,
Uni. of Illinois Golf Course,
and**

Many other notable courses

Glenview, Ill.

Phone 181

WILLIAM F. GORDON

Golf Course Architect

Member

American Society of Golf Course Architects

Doylestown,

Pennsylvania

coach, two assistants and attendants should not exceed \$4,500.00. Some club pools have been self sustaining, but this is very rare. The annual deficit for said operation usually runs between \$2,000 and \$2,500. The popularity of a club pool is almost assured with a little effort on the part of the management to create interest, such as holding special classes for the youngsters, water carnivals, races, meets, etc. A swimming league has been formed in Chicago for clubs having pools lying in the western suburbs and they have scheduled meets all through the summer months which have proven extremely popular. The swimming carnival in some clubs is just as big a day as the annual invitation golf tournament.

Financing such a project can be worked out in several different ways, depending largely on the existing conditions. Some of the more common methods used are a mortgage, a private loan (usually members) or debentures sold to members, on a 10 year basis. The indebtedness is sometimes retired from operating income or by an increase of monthly dues. With an expenditure of \$75,000, where the regular membership is 245, about \$40.00 per member per year covers both interest and repayment of principal.

One of the practical methods of financing such a deal that we have encountered, was done by issuing Pool Debentures on the following basis:

1. Bond issue to total the cost of the improvement and dated for a 10 year period, bearing a stated interest after a stated date, approximately one year after completion of project.

2. As of that date, and each year thereafter, the net operating surplus of the club for the previous year's operation to be used to retire debentures, and an annual minimum is set up for that purpose, it being definitely stated that in determining the net surplus, capital expenditures in any year shall not exceed a stated amount.

3. Any and all outstanding debentures can be retired at any time, upon request.

4. If there is no existing mortgage, debentures are unsecured, but no prior lien can be placed on the assets of the club unless debentures are ratably secured, or unless approved by the holders of $\frac{2}{3}$ of the outstanding debentures.

5. In the event of default, and upon demand of the holders of at least 25% of said debentures, all outstanding debentures shall become due and payable and collection on same shall be enforceable.

**FOR ANY KIND OF CLUB FINANCING,
AVOID PAYMENT OF INTEREST. AT THE
SAME TIME, IMPROVE THE RELATION-
SHIP BETWEEN CLUB AND MEMBERSHIP.**

LEE CLARK VINSON

Institutional Financing

2952 West 14th Street

CLEVELAND 13, OHIO

MINIATURE GOLF

One of the best profit making golf games today ... Some courses established over 3 years are still making \$1,000.00 a week profit.

ARLAND

Designer & Builder of America's
Most Beautiful Miniature Courses

444 Brooklyn Ave. New Hyde Park, N. Y.