

Building & Grounds Report for 2025

August 21st, 2025 – Annual Meeting

Matt Parnell (2020 – present), Jason Kihn (2021 – present)

Summary

B&G continued to update and improve club facilities in 2025, continuing an overhaul effort that began in 2020. Major projects included concrete work, a new shed and a staircase renovation. In total we have spent an estimated \$25k out of our \$28k budget and spent \$44k from the capital fund.

Project Details

For a full, up-to-date listing of projects completed, along with photos and volunteer credits, see:

fairwayfarmsswimclub.com/projects/2025-projects/

We depend on the help from our members on an annual basis! Please reach out to B&G if you can donate your time and/or make material donations.

Basement Stairs

A long-overdue project - replacement of the basement stairs - was finally completed this spring. The old stairs were in significant disrepair. The project involved:

- Demolition of the old stairs.
- Additional waterproof sealing of the adjacent exterior block wall.
- Installation of a new staircase by a licensed carpenter.
- Application of exterior stain to protect the wood and resist water/dirt.
- Removal of the old, sagging drywall ceiling.
- Installation of three new recessed can lights and a new wall light fixture.
- Scraping, prep and painting of all walls.
- Installation of new crown molding.
- Removal, clean-up, staining and re-installation of the oak handrails.
- Installation of an art piece to enhance the aesthetics.

In the end, the new stairs are safer, cleaner, and far more aesthetically pleasing. The staircase area went from an eyesore to one of the best-looking areas of the clubhouse.

Clubhouse

- Installed a new filtered, refrigerated drinking fountain and bottle filler.
- Replaced the lobby TV with a larger 4K model.
- Installed two new JBL in-ceiling subwoofers to enhance the audio (music) quality.
- Installed new blinds on the "manager window" (facing the pool).
- Installed an additional (fourth) WiFi access point (AP) on the north end of the building.
- Repaired drywall damage in multiple areas.
- Painted multiple exterior window trims.
- Cleaned up wiring in the basement network rack.
- Added an additional phone in the basement.
- Installed custom moulding over the door in the women's locker room.
- Installed a new microphone to enhance the clarity of announcements.
- Removed old anchors and patched holes in exterior brick.
- Deep cleaning and fin straightening on the Snack Shack condenser unit.

Games

- Re-built the fowling boards.
- Painted the cornhole boards.

Grounds

- Constructed a new shed on the south end of the property for storage of yard games.
- Added an additional drain near the basketball courts.
- Repainted picnic tables.
- Removed a dead, fallen pine tree on the south end of the property.
- Removed several dead boxwoods and other landscape cleanup in the front club parking lot entrance.
- Installed a solar-charged LED dusk-to-dawn light to illuminate the front entrance sign.

Small Pavilion

- Installed an additional camera.
- Converted attic cut-outs into removable access panels for easier maintenance.

Continued on the back...

Project Details (Cont'd)

Large Pavilion

- Installed three new cameras and supporting network infrastructure.

Snack Shack

- Removed the kitchen cabinets and replaced plumbing.
- Installed new cabinets and a portion of drywall board.
- Installed new countertops.
- Completed additional paint and wall finishing/updates.

Pool and Pool Deck

- Repaired a major leak in the 6" filtered-water return line to the pool.
- Replaced the static line (for enhanced monitoring to support pool water auto-fill).
- Removed and replaced concrete in three areas.
- Installed new floor drainage near the clubhouse door and along the large pavilion.
- Removed and re-installed perimeter fencing to support concrete replacement.
- Installed a new stand-alone pedestal footwash.
- Removed an old, rarely used drinking fountain.

Pump House

- Installed new 6" pressure gauges on the sand filter tanks.
- Upgraded the automated dashboard PC. Migrated to a new dashboard UI and upgraded all associated software packages.
- Installed a magnetic whiteboard on the south wall for maintenance communication.

Ongoing Projects

We continue to replace failing plastic grates for the pool gutter. Unfortunately, some of the early replacements failed prematurely and are being replaced as quickly as possible with more durable units.

Numerous supplier delays resulted in portions of the fence being loosely anchored most of the season. The parts have finally arrived, and new posts will be installed soon.

We will continue to improve the quality of the turf grass this fall by fertilizing and over-seeding. The grass in 2024 and 2025 was disappointing, and we intend for it to be substantially better for 2026!

Underground conduit was run for power/network to the shed in the spring. Wire and fiber pulls are planned for this fall.

Looking Forward to 2026

Some preliminary planning has begun for 2026.

These projects are proposed/preliminary and all are subject to further review and budgeting.

- **Installation of New Soffit/Gutter on the Clubhouse** – the existing wood soffit needs to be replaced, and the gutters leak in multiple locations. As part of this project, new/expanded LED lighting will be installed throughout the soffit.
- **Installation of a Ceiling-Mounted TV under the Large Pavilion**
- **Installation of Pole-Mounted Receptacles (outlets) under the Small Pavilion**
- **Additional Concrete Work** – focusing on the area around the restrooms and north-end of the clubhouse.
- **Parking Lot Crack Sealing and Re-Striping**
- **Refurbishment of the Surge Tank** – this is the last portion of the pump house requiring major work. It will full seal the tank, re-align plumbing, and remove multiple unused/obsolete pipe penetrations.
- **Connection of the Static Line** – partially fixed in 2025, we will finish connecting the static line and add new controls for maintaining pool level.
- **Tree Plantings and Landscape Improvements**
- **Restroom Partition Wall Upgrades**