



Message from the Board

Fall 2021 – Club Update and Introducing the Fall Fundraiser

Dear West Shore Members,

Happy September Everyone! It is hard to believe that Labor Day has already passed and Fall is right around the corner. Aerification has just been completed, and after the greens heal up and the temperatures cool down, we look forward to some of the best golf of the year ahead of us. With many exciting events still on the calendar, these next few months will be a great way to end a memorable West Shore season.

We usually have our Annual Membership meeting in the Fall, but with the West Shore year end moving from December to March, this meeting will now be taking place at the beginning of our year in May. To keep everyone up to date, we thought that this letter would be a great way to communicate to the Membership the position of the club right now and introduce some things we have planned for the weeks ahead.

We are happy to announce that West Shore is in a position it has not been in over 15 years – Membership levels have exceeded 300, and for the first time in a very long time we are looking to have a completely balanced budget heading into 2022. We also just launched our Fall Membership Promotion. With a solid response and great member retention, West Shore will be able to start making decisions for the future, and not just for the next few months ahead. If you know of anyone that may be interested in joining, please have them contact Joe quickly, as we will be limiting the amount of total memberships offered before the start of the 2022 season.

The last few months have been extremely busy ones on the course, but that has not stopped us from pushing ahead and working on projects that will be very beneficial for years to come – Below are a few highlights that we wanted to update everyone on:

- This past month the club successfully refinanced with First Merchants Bank. This will not only lower our monthly payment, but also allowed us to secure the funds needed to make large improvements to our Pump House as well as replace the HVAC in the Main Dining Room.

- The land sale to the north of Hole 13 is still in the works; updates will be made when more are made available. We are basically in a holding pattern on this project.
- A buyer has approached West Shore to purchase a lot that sits south of the layup area on Hole 17 (wooded area); an initial offer was made and after a survey has been completed more details will be presented to the membership. This agreement would help in securing a much needed “rainy day fund” for the club
- Projects are being worked on with two very generous West Shore members
 - The first is securing some needed and extremely beneficial equipment for the Golf Course. In total this deal could be worth nearly \$100,000 and will be a no cash deal.
 - The second is an agreement for some work on the Golf Course; this includes clearing a large spot of land behind the third tee in which we hope to use as a nursery. This will allow Evan to easily replace problem areas that may pop up. We also have a few large trees that are unhealthy around the property that will also need to come down over the winter which will also be part of this agreement that is a no cash deal.
- A committee has been put in place to look over future plans and ideas for 5, 10, and 15+ years. This will include ideas for the golf course, golf operation, capital projects, and large repairs and maintenance that may be needed. These ideas as well as an implementation plan will be presented to the BOD in future meetings.

As you see there are a lot of good things happening right now, and it is our plan to keep pushing forward and doing our best to improve each and everyone’s experience at West Shore. In the three short years that we have implemented our Club Improvement Fee, we have been able to add new items to a list that we once were unable to complete.

All of this would not have been possible if it wasn’t for our Membership and their generosity. This is not just monetarily, but also with their time and expertise. So many of our members have volunteered with various projects that has saved West Shore tens of thousands of dollars in labor costs over the past few seasons. The names are too many to list, but know that we are extremely grateful for all you do.

Not only have we have had wonderful volunteers, we also have received many generous donations from members. Once again this list is large, and we thank you once again for your support and contributions.

When you add this with our Event Raffles, we are able to go above and beyond what we would be able to do with our Monthly Club Improvement Fee. A list of projects that were / will be completed just this season can be found at the end of this letter. When you put it on paper it is amazing to actually see all that can be done.

We are now looking toward what we can do this Fall / Winter. The Management Staff and Board has flagged a few items that we hope to complete before the start of next year. In total, we are expecting the total cost of these to be approximately \$30,000. This amount is extremely discounted from what it should be as we will be handling all labor in house with staff and member volunteers. With West Shore Leagues and Invitationals donating \$7,500+, we are already 25% of the way to complete these projects that were not already planned in this year's budget:

- **Pro Shop Renovation** – The Crew that helped with the Dining Room this past Winter has agreed to help EK freshen up the Pro Shop. Details are still being finalized, but a new fresh look is on the horizon. The current setup has much of the same design and materials / displays from the original Shop that was built in the 1990's.
- **Purchase 2 Utility Carts** – With the ability to hire more Summer Help, and some current carts over 20 years old, we need to add to our fleet of Utility Carts for our Turf Team to use day to day. These carts will cost approximately \$6,000 each and it is our goal to purchase these outright and not add them to our Monthly Equipment Leases going forward.
- **Purchase the Necessary Materials & Fix Drainage Issues on Course** – Work has already begun on these projects when time has allowed. Many drainage spots, especially around greens and bunkers need to be worked on. Work has already begun at the front and left bunker of 14, the bunker and front of 11, front of 3, 4, 7 + more. A big fix we are looking to complete is the area in front and to the side of 5 green. Drain Tile, Gravel, and extra labor costs will allow us to complete this work that will benefit for many years to come.
- **Halfway House and Bathroom Updates** – Last year we were able to update the Women's Halfway House Bathroom as well as start updating the Women's Bathroom in the Main Dining Room. We still have a few finishing touches in the Main Dining Room that we look to complete as well as start tackling the Men's Bathroom in the Halfway House. Also, if we are able to make it work, we would like to find a permanent Water Machine to add to the front entrance of the Halfway House.

With \$22,500+ still needed to be raised we are going to once again look towards our membership for help in completing this. Donations can be done via one of two ways.

- The first is you may reply back to this email with a monetary donation toward these projects that can be charged to your member account. 100% of the donation will go towards this fundraiser.
- The second is participating in a Special Event taking place on Saturday, September 25th that we will call our Board of Directors Shamle (info attached). This will be a First Class Event which will include great food, drinks, and more! \$100 of your entry fee to the event will go towards the cause. With 108+ members and guests, we will be able to cut our goal in half!

In closing, we would like to thank everyone in advance for making this happen. We feel that we can reach this goal quickly, and be in such a good spot heading into 2022. We would like to once again thank every member of this club that has put us in the position we are at today. If we continue to work hard, keep membership at these levels, and do everything the West Shore way - we will have one amazing future at this club!

Thanks for being part of the West Shore Family!

-West Shore Board of Directors



Club Improvement 2021

These are projects completed or to be completed before April 2022; many of these projects were done by Volunteers and had generous donations above and beyond the monthly Club Improvement Fee. This allowed us to greatly add to this list.

- Complete Renovation of the Main Dining Room, Office, and Foyers
- New Bag Room Podium
- New Kitchen Fryer
- New Scorecards and Bag Tags
- Clubhouse Artwork
- Continuing the use of Golf Genius
- The addition of "Playbooks" which is a Chemical Application Software
- New Exit Signs, Emergency Lights, and Fire Extinguishers
- Smart Thermostats throughout the entire Building
- New Pins, Cups, and Two Sets of Golf Flags
- New Tee Markers
- A professional "soil sample" and a special Moisture Meter for our Greens
- Special Tines for Aerification and a future "venting" method
- A Fall Deep Tine that will be done by a professional company
- 50+ Stumps removed with a rented Stump Grinder
- New Faucets for the Bathrooms
- New Plumbing for the Club Boiler
- New Decorative boxes for Cans / Trash
- Updates to the Bridge on Hole 17
- Purchased a Chainsaw Sharpener

We would like to thank everyone for their contributions in making this happen this year!



BOD Shamble

2021 Fall Fundraiser

Saturday, September 25th

10:30 Shotgun Start

Breakfast & Dinner

Signature Open Bar All Day

Raffles, Contests, & Prizes

\$150 Per Player

(Bring Your Own Foursome of Members or Guests)

**\$100 of Entry Fee will be proceeds towards the 2021
West Shore Fall Fundraiser**