

Pickleball Facility Improvement Project

Frequently Ask Questions

1. **What prompted the Pickleball Club Board to consider the pursuit of pickleball facility improvements?** Club member requests related to improvements to the Pickleball Center and Canoa Ranch. Members also indicated a willingness to donate funds for improvements. As a result, in 2024 the Pickleball Club Board conducted a survey of its membership to ascertain the level of club interest in possible improvements and the possibility of generating donations to cover costs. The survey results confirmed club support for improvements and the potential for financial contributions from our club members.
2. **Has any proposal for improvements been presented to the GVR for approval?** Yes. In the fall of 2024, after submitting a proposal for 2 – 4 new courts at Canoa Ranch or other improvements at the Pickleball Center the proposed project was approved by the GVR Board and included in their 2025 Capital Improvement Plan. This approval included the provision that all funding for the construction and development of said improvements would be the sole responsibility of the Pickleball Club.
3. **What action has the Pickleball club Board taken thus far?** Upon receiving notification from the GVR Board that the Pickleball Club project was included in the 2025 Capital Improvement Plan, the Pickleball Club Board created a Steering committee to further evaluate and refine possible facility improvement options. The Club Board also earmarked funding to obtain the professional services of an architect to evaluate and develop cost estimates for possible improvements. The Steering committee recommended to the Pickleball Club Board that a communication committee be established to inform club members about the options and determine what, if any, final project the club should pursue. This will require that club members clearly indicate their desired preferences and also their willingness to contribute to the cost of any improvements.
4. **What improvements were recommended by the steering committee to the Club Board for further consideration by our members?** Initially, the Steering committee evaluated the potential to develop two additional courts at the PBC, four additional courts at Canoa Ranch, one tournament court at the PBC, additional sun screens over walkways and spectator areas, expanded social areas, site security fencing, a new separate practice wall, a controlled entrance point and card reader. After reviewing all options, the steering committee and Club Board are recommending that further input from the membership is needed to determine if a single court option or a two court option should be pursued. Both the single court and two court options include items such as additional sun screening and security enhancements. A list of additional “add-on” improvements options has also been developed that could be pursued depending on member interest.
5. **Why was the option of adding courts at Canoa Ranch dropped by the steering committee and Club Board?** There are several reasons:
 - a. The Canoa Ranch courts are within close proximity to several existing (and potential future) residential neighborhoods. Court expansion would likely generate significant neighborhood

opposition. At a minimum, even if neighborhood opposition could be overcome it is likely that sound mitigation improvements would need to be incorporated into the project design which would significantly increase project costs.

b. Pursuing court expansion at Canoa Ranch at this time would eliminate any future chance of having land developers to the south contributing to court expansion at this site.

c. The cost estimate for additional courts at Canoa Ranch was the highest of all options evaluated. The steering committee and Club Board believe the improvement options at the Pickleball Center provide the highest overall benefit to our membership.

6. **How will information on the design options be communicated to our members?** The Communication committee will utilize a variety of techniques to get the word out to our members. The Club Website, Facebook, the Pickle Blast and direct e-mail will be the main sources of information. The Communication Committee has also identified a number of Communication Ambassadors that will be at each of our Pickleball sites in July to share information and obtain input. We also hope to schedule both an in person and on-line (zoom) open house where members will be able to review the design plan options and ask questions related to the potential improvement project. A survey of our membership will also be undertaken to identify the preferred improvement design option and possible project “add ons”. The survey will also attempt to quantify the amount of giving interest that will be required in order to make any improvements a reality.
7. **How will we know how much any improvements will cost?** The architect firm hired to review the various enhancements and/or improvements has obtained project cost estimates for each of the potential improvement components. The architect final report was presented to the Pickleball Club Board in early June and will be made available on our club website.
8. **Does the Pickleball Club have funds on hand that can be used to make improvements?** Yes, the club does have on hand \$41,000 in a CD. Additionally, the St. Patrick’s Tournament in March 2025 generated a net profit in the amount of \$8,200. Prior to the tournament, the Club Board committed to allocating these funds toward the payment of additional sun screening shades over sidewalk areas at the Pickleball Center. The estimated cost for this enhancement is approximately \$18,000.
9. **How will we determine which improvements are going to be pursued as part of a fundraising effort?** The communication committee will develop a survey instrument to obtain member input on facility improvement preferences and membership interest in contributing financially to make any improvements a reality. Based upon input received from our members, the communication committee will present to the Club Board a final design project scope at a regular club business meeting.
10. **When will a final decision be made on the level of improvements?** Following completion of the member communication input phase providing a general consensus can be obtained and member interest in contributing financially, a recommendation by the communication committee will be made to the Pickleball Club Board. A final site development plan will then be submitted to the GVR Board for final approval. Once GVR Board approval is obtained, the Pickleball Club Board will vote on organizing and starting a fundraising campaign.

11. **Who has represented the Club in this Pickleball Facility Improvement Project process?** The Pickleball Facility Improvement steering committee members were appointed by the Club President and included the following: Board Officers: Jeff Washburn (Board President) and Janet Reynolds (Vice-President) and Club members: Patrick Furumoto, Barry Stock and Janice Redinger. The Pickleball Facility Improvement Communication Committee includes Board Members: Jeff Washburn, Juli Howell and club members: Patrick Furumoto, Barry Stock, Kris Servais and Natalie Whitman.
12. **When would a fundraising campaign commence and how long will it take?** Providing we can obtain member support for a final development plan and member interest in contributing financially, Pickleball Club Board support and GVR Board support - we would hope to initiate a fundraising campaign later this fall or in January of 2026.
13. **Why was a 15% contingency expense included in all of the cost estimates?** It is customary to include a contingency expense to cover unexpected items that may occur during project construction. The cost estimates developed by the Architect do not include anticipated cost of living increases or uncertainties surrounding potential tariffs. We believe it makes good sense to estimate costs on the high side rather than ending up short of funds at the 11th hour.
14. **On this list of possible “Add ons” is “Adaptive Play Features”. Can you describe exactly what that might entail?** All courts at the PBC are technically “accessible”. The addition of adaptive play features can only be accommodated under the single court design option. Pursuing adaptive play feature would include making the single court slightly larger than a standard court. It would also include near center court (outside of the play area) shaded seating areas for the players.
15. **Who owns and maintains all of the pickleball courts in Green Valley under GVR management?** GVR owns and maintains the property and facilities utilized by the Pickleball Club that exist at the Pickleball Center, Canoa Ranch Center and East Center. They also have the exclusive right to manage and operate these facilities in a manner that they believe is in the best interest of GVR members.
16. **Who paid for the development of the Pickleball Center and how much did it cost?** The total cost for the development of the Pickleball Center was approximately \$1,550,000. GVR covered \$1,200,000 of the project cost and the Pickleball Club through a variety of sources and member donations contributed the remaining balance of \$350,000. The funds generated by the Club were instrumental in expanding the PBC from an originally planned 8 court complex to the 24 court complex that we now enjoy. The PBC opened for use in January of 2020.
17. **How many members do we currently have in the club?** As of 5/1/25 we have approximately 1,100 members in the GVR Pickleball Club.
18. **Do we really need more pickleball courts?** At certain times of the year, during “prime time” (7:00 a.m. – 10:00 a.m.) all courts are being utilized. Some centers receive more use than others. Adding more courts now will, more than anything, position us well to optimize court utilization as our membership continues to grow.

19. **Do we have any data on how many members are utilizing the existing pickleball centers?** Yes. GVR relies on members and authorized guests to swipe their cards at attendance readers at East Center and the Pickleball Center. No attendance reader has been installed at Canoa Ranch. GVR's guess is that attendance reader data captures about half the activity at any location. Some of the improvements being considered at the Pickleball Center would improve the accuracy of attendance data by requiring a card swipe to enter the courts. An informal survey of members utilizing courts at Canoa Ranch was conducted this past winter. The survey results indicated that roughly half of the players at Canoa Ranch were not pickleball club members.
20. **Can non-GVR Pickleball Club members use the courts?** All GVR members and their authorized guests are welcome to use the courts. However, you must be a GVR Pickleball Club member to participate in club sponsored events such as Round Robins, testing and rating events, tournaments, skills clinics, etc.
21. **Why can't GVR convert tennis courts under their management to pickleball courts?** They could. However, the GVR Tennis Club strenuously objects to the conversion of any tennis courts. Just like our club, they have a strong and vocal membership base and it is highly unlikely that the GVR Board would support any court conversion.
22. **Why won't GVR pay for any pickleball facility improvements?** GVR has numerous facilities and programs that they manage and pay for. They do not now or in the foreseeable future have excess funds to contribute to the development of any pickleball court expansion project.
23. **Why not increase club membership fees to cover the costs for improvements?** To cover the costs associated with any court expansion project is far beyond what we can generate through a membership fee increase. However, it would seem reasonable that some portion of the club revenue from memberships could be used for some of the costs associated with a project. The club membership fee structure is annually reviewed by the Club Board typically in September and used as the primary basis for developing the annual budget.
24. **What risk concerns were identified by the steering committee in ruling out the possibility of additional courts at Canoa Ranch?** As noted earlier, in addition to cost factors, the biggest risk of pursuing courts at Canoa Ranch was the likelihood of negative neighborhood response and their potential influence on GVR Board members whose support is needed in order to proceed. The risk exists that after completing a fund raising effort for courts at Canoa Ranch the GVR Board could ultimately decide to withdraw their support in the 11th hour – thereby leaving us with dedicated member donations for a project that we could no longer pursue. We cannot fully count on any improvements being approved by the GVR Board until they enter into a contract for work.
25. **Are there risks or concerns about improvements at the Pickleball Center?** Since a long-range site development concept plan for the Pickleball Center was approved by the Pima County when the site was initially developed and there are no new homes in close proximity to the Center, there are few, if any risks associated with improvements at the Pickleball Center providing we stay within the general site parameters included in the original site development plan. All the enhancements reviewed by the steering committee and being proposed for member input are within these parameters. Since the original concept plan was previously approved by the GVR Board, we do not anticipate objections to the improvements under consideration.

26. **What improvements are not being considered for further evaluation at this time?** Certain improvements—expanding the existing free-standing building at the Pickleball Center and enclosing courts with a protective sun cover—have been excluded from consideration at this time simply due to anticipated costs. The steering committee believes that other improvements provide a greater return on investment as compared to these two improvement concepts.
27. **What role does the GVR Board have in completing the improvements?** Green Valley Recreation owns and operates 15 recreation centers and the Pickleball Complex. They therefore have complete control over the operation and management of these facilities. In order for any major improvements to take place, the GVR Board must authorize staff to pursue bids for large improvement projects. Upon receipt of bids, the GVR Board awards the contract to the successful bidder. GVR would also have the sole responsibility of managing the contractor to ensure project completion.
28. **Could the GVR Board select to terminate moving forward on the improvements after we have raised the needed funds?** The GVR Board will be asked to approve the final project components as recommended by the GVR Pickleball Club Board. Based on the fact that an improvement project was previously approved by the GVR Board, it is highly unlikely that they would not award the project with the stipulation that the GVR Pickleball Club commits to and is successful in raising the funds needed to cover project costs.
29. **Once the GVR Board awards a contract, how long will it take to complete the improvements?** It would depend on the final scope of the project and the availability of the contractor and subcontractors involved. Once begun, any improvement package that includes the construction of additional courts would take approximately 3 – 4 months to complete.
30. **If I make a financial contribution to the project will it be tax deductible?** At this time we are unsure if contributions to the project from our members would qualify as a charitable contribution through the GVR Foundation under IRS guidelines. We are advising those who are considering making a contribution to not count on it being deductible. If you are already claiming the standard deduction when you file taxes— the point may be moot.
31. **Will those who contribute financially to the project be recognized for their donation?** Yes, those that make a financial contribution to the project will be recognized based upon their level of contribution. A final donor recognition plan has not been developed at this time, but we believe it will be similar to the plan undertaken during the fundraising campaign for the KJB Complex.
32. **Why can't I simply make a memorial contribution to cover the cost of a bench to be located at one of the pickleball court locations?** The Pickleball Club does not have the authority to place benches at the courts without having obtained approval from GVR. GVR has indicated a reluctance to accept donations for benches at the sites they manage until they can develop a policy for a “standard” bench design. Furthermore, they are not interested in maintaining a large inventory and variety of bench designs. The Pickleball Club Board is considering other options to recognize financial contributions for memorials such as a plaque similar to what has been implemented by the Tennis and other clubs.