

Resort Converts Tennis Court from Problem to Asset, in 72-Hours



There can be a very fine line between what constitutes an asset and what constitutes a problem. For outdoor resort tennis courts, this fine line is crossed when the first guest questions if a court is being maintained in good playing condition.

In the Midwest, keeping resort tennis courts in playable condition can be a significant challenge. General upkeep must take place before or after normal guest demand and without disturbing other guest activities (including sleeping), and the weather window for repair and renovation work frequently mirrors peak guest demand for outdoor recreational opportunities.

Resorts often balance high-end amenities with breath-taking seclusion, helping guests relax and reconnect with nature, family, and friends. This tree-friendly approach creates a picturesque haven for guests, but can adversely impact tennis court service life. Trees often overhang or shade resort tennis courts, slowing down moisture evaporation after rain events and contributing to peeling and premature degeneration of the

court color system. Wet leaves can stain tennis court color systems and provide a damp, cool medium for the growth of mold and mildew, key culprits for causing court discoloration.

And though guests flock to resorts to escape reality, outdoor resort tennis courts face the same weathering and aging realities their non-resort outdoor court-cousins face: Over time, they will crack.

Project Challenges

The outdoor tennis court at the Shallows Resort in Door County, Wisconsin had crossed the line from resort asset to problem. Weathering, aging, cracking, and color-coat peeling impacted court play and the guest experience, contrasting dramatically with the natural ambience and with other deluxe accommodations the resort offered. Also, net post spacing was off, causing trouble for proper net installation and making it difficult to maintain the proper net height at the court center and the net post ends.

Bringing the court back into playing condition presented a series of

challenges, with court downtime due to needed repairs during the resort's busiest season leading the list.

Solution Options

A number of renovation options were available. Repairing the existing cracks and re-coloring the court was a viable option, but the age of the court and shading issues described above ensured the court would be taken out of service for an extended period every few years for additional repair and re-coloring. Court removal and reconstruction would solve the problem, but would be noisy, dusty, costly, and take the court out of service for 8-12 weeks. Installing a sand-filled-turf or a cushioned mat over the court surface was another good option, but would be expensive and would not provide a good surface for in-line roller hockey (the existing tennis facility was used as a multi-sport court).

Project Solution

The selected solution used an interlocking, synthetic, modular tile system designed specifically for tennis courts, the Matéflex II Tennis Surface. The tiles are made from a special, all-weather, high-impact

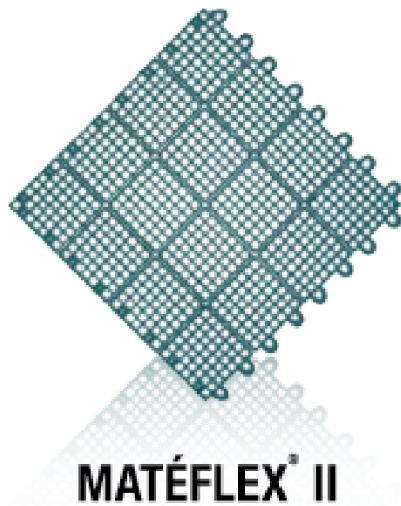
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polypropylene copolymer and are fully color impregnated. The tile feature a narrow-gauge rib system that suspends the surface over the existing court and provides for quick drainage, high traction, and consistent ball bite. Highly durable and mold and mildew resistant, the tile system requires minimal maintenance and will provide the longest service life of the renovation options considered, given the court's location. The selected solution was also fast, minimizing court



Court & Track

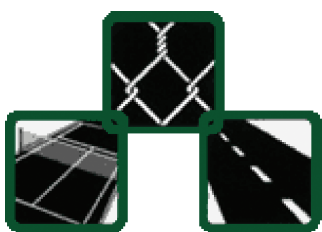
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NEWSLETTER CONTACT:

Rob Fetherston | email
rob@munsoninc.com

CONTACT INFORMATION:

6747 N. Sidney Place
Glendale, Wisconsin 53209
Phone: 1.800.236.0340
Fax #: 414.351.0879
Web: www.munsoninc.com



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downtime by transforming the existing court from problem to asset in only 72 hours.

Actions Taken

Court base problems did need to be repaired prior to tile installation. This included basic court clean-up, cleaning out existing cracks and filling them with a court-patch binder, repairing court low spots (deep low areas with infrared heat and asphalt; minor birdbaths with court-patch binder and sanding), and shaving down court high spots. The existing net posts were removed and new net posts, with proper spacing, were installed.

Results/More about the Matéflex II Surface

The owner was extremely pleased with the results and will feature the renovated tennis court in his next resort brochure.

The Matéflex II Tennis Surface system combines the comfort and resiliency of a soft court with the durability and playing characteristics of a hard court. Its leaf-spring interlocking joint system creates a highly-stable playing platform, while controlling thermal expansion and providing controlled lateral give during play. System features include a cushioned surface, excellent drying time after a rainfall, minimal maintenance, access to the court base (should future base repairs be required), outstanding durability, and low glare. The system also includes a limited, 10-year warranty, best of any surface solution considered. Matéflex II Tennis Surface systems

can be installed in weather conditions prohibitive to color coating, including low air temperatures, low ground temperatures, and rain. These less stringent weather constraints mean a Matéflex II Tennis Surface system solution can be installed earlier or later in the year than other tennis court surfaces, maximizing outdoor court availability.

Matéflex is not the only interlocking, modular tile surface system on the market, but is the only tile surface system Munson, Inc. recommends. Matéflex's patented system is engineered to handle thermal expansion within each tile, allowing the court playing dimensions to stay true. Perimeter bonding of the Matéflex system is also more secure than competing systems, resulting in a more aesthetically pleasing surface installation, especially around net posts, light standards, and fence posts.

In addition to tennis court renovation, the Matéflex II Tennis Surface system creates a premium sport surface for new tennis court construction applications. Key benefits for new court use include durability, low-maintenance, reduced leg stress/player fatigue, quick drying time after rains, and highly-consistent play.

To find out if the Matéflex II Tennis Surface system is the right solution for transforming your tennis court from problem to asset, contact Munson, Inc. – phone: **800.236.0340** | email: rob@munsoninc.com.

Court Amenities Improve the Tennis Experience



The in-court pavilion of this award-winning tennis facility provides much more than a simple shade shelter or place to rest between matches. Evocative of a walled English garden gazebo, the timeless design creates a magical space for players and spectators, a gathering area before and after matches, and a perfect window on both the natural world and the court competitions.

Munson, Inc's core competencies – fencing, asphalt, concrete, and tennis court project management – and its attention to detail and quality craftsmanship add value for players and guests by improving the tennis experience.

Engineering the quality of your players' tennis experience is key to pursuing tennis facility excellence.

Court amenities add value for those who use your courts, providing great tennis experiences that bring your full facility resources to bear during each match or practice session.

Does your tennis facility impart love at first sight? Promote memorable moments? Make a dramatic difference in the lives of all who come in contact with it? Transform your facility guests into the tennis players they aspire to be?

What amenities would be required to empower your players to execute world-class serves? To perform dream volleys and kill shots? To stage classic comebacks? To play epic matches with and against friends, family, and rivals?

Munson, Inc. can help you to make informed tennis-amenity decisions.

QA

How often should I re-color my tennis court? I searched online for direction and found multiple answers – anywhere from annually, to every ten years. Can you help narrow the range?

The consensus opinion of the veterans in our Tennis & Track Division is hard-court tennis courts will need re-coloring every five-to-seven years. But a more useful answer to your question is more complex than this consensus opinion.

To provide richer context for your question, you need to keep in mind the functions court color coating provides. Court coloring:

1. Creates effective, attractive contrast for consistent player visibility, when the tennis ball is in play
2. Protects the court binder layer (asphalt or concrete) from ultra violet (UV) radiation damage
3. Supplies a dependable, textured surface for consistent ball bounce.



Over time, court coloring will age and weather. Damage from the elements (wind, rain, and ultimately, UV-rays) and wear and tear from general court use will slowly destroy the textured surface, impacting binder-layer protection, player visibility, ball-bounce consistency, and general court aesthetics. This is the five-to-seven year range our division veterans are referencing. But other court-coloring degeneration factors can also come into play.

Improper court use (skateboarding, rollerblading, bicycle or maintenance-equipment traffic, and in-line hockey play, for example) and poor court maintenance practices will damage the color surface and accelerate the court-color aging process. We also encounter courts where, with the best of intentions, court owners cause extensive power-washer damage to their court's colored surface. Hard-bristle brooms and brushes, great for landscape clean up, can also damage the court coloring textured surface, creating over-ly-fast and inconsistent ball bounce (always use a soft-nylon or hair-type broom for court sweeping).

How quickly court coloring ages is also dependent on the quality of the court-coloring product used and the skill of the color applicator. Good product performance is not related to low price or product marketing frequency. A low-quality color coating has a shorter service life than a high-quality color coating. At the risk of sounding self-serving, re-coloring your tennis court is not a do-it-yourself job. Even the best court-coloring products will age prematurely, if applied incorrectly.

So how often should you re-color your tennis court? Your court will need re-coloring when damage from the elements, improper court use, or poor maintenance practices affect court aesthetics, player visibility, and the pace of play, or when your court requires crack or birdbath repairs ... approximately every five-to-seven years, unless severe damage causes premature court-color aging.

Need Help Implementing QuickStart Tennis?

Confused about the placement of QuickStart Tennis (QST) court lines? Concerned about how adding QuickStart Tennis court lines will affect standard play? Not sure who to call to have QuickStart Tennis court lines installed?

Munson, Inc. can answer your questions and address your concerns, offering the following services for helping you provide QST experiences on your existing court(s):

- Free quotes for QuickStart line Striping (USTA reimbursements currently available!)
- Proper QuickStart layout per USTA requirements
- Information and guidance for QuickStart USTA funding (lines, construction, etc.)
- QuickStart line striping and court accessories, such as QuickStart nets and balls.

QuickStart Tennis provides the best chance for kids to learn real tennis, and enjoy the game, right from the start. Contact us today, and we'll help you get started:

800.236.0340 | rob@munsoninc.com.



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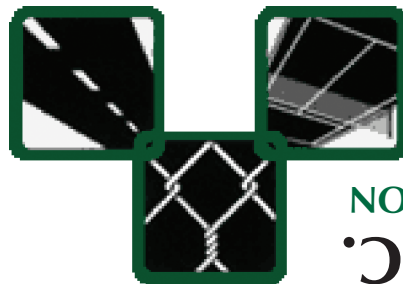


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MUNSON, INC.
TENNIS & TRACK DIVISION
6747 N. Sidney Place
Glendale, WI 53209