

Lake of the Pines
Association

Memo

To: Sean Bothelio, General Manager

From: Rick Fowler, Operations Manager *RF*

cc: Max DuPont, Golf Committee, Jeff Hill, Nick Hoisington, Pat Shaw, Mike DeCarlo

Date: April 22, 2022

Re: April Golf Course Maintenance Update

During the month of April many projects were started or completed by BrightView, Contractors, or Public Works Staff. Below is a summary of the work that has been performed since the March 2022 Golf Course Maintenance Update:

COMPLETIONS

- The course is on track for a very good year maintenance wise! We will continue to work with BrightView and the Committee on issues and monitor the course conditions weekly. Some "Lake Maintenance" changes have already included the golf course in the way of trees. Next it will include bioswales and/or sediment traps in the ditches on Holes 12, 13, and 14 to keep plant matter, chemicals, and sediment out of the lake.
- The course was closed the first week of April and all greens were top dressed by BrightView. Many other smaller items were addressed by them that week.
- All deciduous trees that were near the lake or a streambed that feeds the lake and drop leaves into the LOP watershed on Holes 12, 13, 14, and ALT 17 were removed. We have a new campaign started with the Lakes and Parks Committee "DON'T FEED THE LAKE". Tree leaves that enter the lake, once decomposed are a major source of phosphates and nitrogen that feed lake weed and algae propagation. With the recent creek side tree removals, the Golf Course is now a "NET ZERO" contributor to plant matter from trees entering the lake.
- Public Works & BrightView re-aimed the white/red tee boxes on Hole 16 to redirect tee shots away from the homes on the left side of the fairway. A red/White aiming pole was installed in the center of the fairway at the 100-yard marker location to help guide golf shot

selection away from the homes. Also, the rough on the left side of the fairway will be extended out another 10 to 12 feet to the right to help slow down ground balls before exiting the golf course.

- Public Works installed decomposed granite in the walkway on Hole 4 blue/white tee boxes on the left side of the area.
- Our tree contractor trimmed one of the trees in the dogleg upper hill on Hole 4 that was over the cart path.
- During the course closure, our tree contractor removed Oak trees on the hill on the left side of the cart path on Hole 3 in preparation for a smaller fairway construction project. More will need to be removed **IF** golfers choose to make Hole 4 a PAR 3 as all the fill dirt for its conversion would come from the Hole 3 hillside.
- Public Works met with members of the Golf Committee to look at a possible location for a new tee box on Hole 2. The thinking is to convert Hole 2 from a PAR 3, to a PAR 4. Staff then installed a small tee box at the location for golfers to tryout before any decisions are made.
- Public Works regraded a portion of the decomposed granite Driving Range parking lot to eliminate the water puddling in the middle of the lot.
- Construction 37 repaired the two irrigation pump houses exterior siding and trim. The Project should be completed in the next several weeks.
- Public Works picked-up the tree roots & stumps on Holes 2, 8, 10, and 11. Also, filled all the holes in the ground where the stumps were uprooted.

To-Do List

- The used full-service beverage cart with the “Café” storage compartments will be ready for inspection by our Staff mechanic soon. Assuming it is acceptable, we will take delivery on the cart.
- BrightView and Turf Star are to complete the installation of the six (6) new irrigation controllers once all the material is received.
- Public Works met with Mark Cyber our I.T. Consultant and initiated the 2.4G internal/private Wi-Fi network in the cart barn area. Also, I ordered and received one (1) heavy duty programable dual outlet “Smart Plug” to test the energy saving idea for golf cart charging. If all goes well, for an investment of approximately \$500 we can save around \$9k annually in peak electrical charges. Building Maintenance staff will be spearheading this effort throughout the Association on a wide variety of items now that I am the Operations Manager, and they report to me.
- Pat Shaw ordered the six (6) Reserve replacement golf carts that were approved by the Board at the February 16th meeting. Delivery is currently scheduled for November 2022.
- The Hole 3 and 4 project is on hold pending the results of a Golf Committee survey of the members. Nevada City Engineering had not started the design, SWPPP plan, and permitting documents. Due to their workload, no progress is expected until sometime this summer once the Committee finalizes their proposal. Then Public Works will need to finalize the bid documents, bid the project, and then request formal Board approval before construction can begin in the spring of 2023.

- Public Works will look at replacing the railroad tie stairs at the blue/white tee box on Hole 4 if it is to remain a PAR 4, and at the blue/white tee box at Hole 5. Will probably install permanent concrete stairs with a non-skid finish. Currently looking at the green tee box on Hole 4 to modify its design if the tee box stays in use.
- Public Works will be re-staking all the Redwood Trees recently planted on the golf course and at the driving range to match the staking we just installed at the new trees on Hole 1. The deer have damages many of the trees during the recent rut and the hope is that this new method corrects the issue. Once completed, BrightView will trim all the grass under the trees.
- If the Members decide to make Hole 2 a Par 4, staff will schedule and install the new blue/white combo tee box.
- The two new Toro Workman GTX Lifted Utility Vehicles for Golf Maintenance are on order. There is still no estimated delivery date yet.
- Public Works needs to install boulders on the left side of the last chain link fence at the bottom of the hill on Hole 6 to further block off the risk of carts going over the steep edge of the cart path.
- Staff ordered and received a reclaimed rubber speed humps for the Hole 6 cart path by the green tee box turn. Once evaluated, we will determine where or IF they are effective.
- BrightView will redo the drainage and replace the sand in both bunkers on Hole 10 when we have the funds for the USGA specified sand replacement after the first of the year.
- Public Works will replant the flowers in the planter box on Hole 6 behind the "Red" tee box.
- Public Works will update the three (3) planter areas on the left side of Hole 9 green. Install additional plants, add rock retaining borders and new mulch in these planter areas. May ask for volunteers to help on this one.
- Public Works inspected the ditches on Holes 12, 13, 14, and ALT.17 during high water storm events. We have a plan this spring/summer to widen the ditches, reseed around the construction work, and clean-out and coble around the concrete bridges. This will maximize water flow and make the area less soggy in the summer months.
- Public Works will fix the landscaping behind Hole 12 Blue/White tee box, the landscaping on the right side of Hole 14 green by the benches, and behind the Hole 18 White tee box.
- Would like the Golf Committee to begin discussions and preliminary design of the "Practice Area" so we can plan improvements and look for funds once the Hole 18 green project is approved.
- An outside contractor will provide "Goats" sometime in the May to June time frame and eat down the weeds on the left side of Holes 3 and 4 up to the OB markers; on the left side of Hole 6 from the blue tee box all the way down and across the dam to the cart path, dam intersection at Lakeshore South. No golfing restrictions are anticipated.
- Public Works will update the planter area around the Hole 5 bathroom and tee box area.
- This Spring Public Works and BrightView will trench and install all new irrigation lines and control wires on the left side of Hole 8 fairway. BrightView will install new sprinklers, and a used controller for the additional sprinklers. Once completed, BrightView will aerate and reseed the entire left side of the fairway.
- BrightView will continue to review and remove unwanted grass varieties on the fairway approaches to greens.
- During our next "Roadway Project", Staff will have the striping contractor paint a four (4) inch "White" stripe along the lower slope side of the cart path going down the hill on Hole 6 as a visual safety enhancement. Also, we will look at widening the curves with concrete.

- Public Works needs to inspect and bid a “Cart Path Repair Project” to replace damaged/broken golf course cart paths. There is \$15k in the 2022 Reserve Budget for the path repairs. May wait and add it to the golf construction project IF we add the Hole 2 cart paths, better volume deal possible.
- Public Works need to inspect all the cart path bridge corrugated pipes for corrosion. Public Works or a Contractor will repair with rebar and install concrete enhancements.
- BrightView needs to fix the cart path drainage problem on Hole 1 where there is a standing water issue in front of the Red Tee Box.
- BrightView will improve the drainage and install new bunker sand in the existing sand traps in the order recommended by the Golf Committee. I have not received a complete priority list of the bunker refurbishments from the Golf Committee. This will be a multi-year project as the replacement costs for sand is approximately \$800 a bunker and BrightView labor is only available sporadically when time allows them to defer other maintenance.

Future Golf Course Project

- **TENTATIVE/ON HOLD:** In the Spring of 2023 modify the Hole 3 fairway and hillside to eliminate the sight distance and safety concerns. Also, relocate any remaining project fill dirt to Hole 4 and install the Golf Master Plan proposed PAR 3 tee boxes. This saves on purchasing future fill dirt for Hole 4 and optimizes mobilization and hauling/disposal fees for leftover dirt. All proposed work is scheduled in the Reserves.
- Sometime during the 2023 fiscal year, relocate the green on Hole 18 per the Golf Master Plan to address safety and sight distance concerns. This project will save funds by “NOT” removing the existing green and relandscaping that area. The existing green will be repurposed as a “Practice Area” and incorporated into a part of the Pro Shop lessons area and member practice area to attract and train new and existing golfers. I have asked the Golf Committee to begin looking at cost effective changes to this practice area. The green replacement is in the 2023 Reserves, however there are no funds set aside for the practice area at the old green.
- During the 2024 fiscal year, relocate the green on Hole 12 towards the lake, away from the homes. Also, install two small ponds in front of the green. This project is to address the proximity of the existing green to homes and the golfer’s tendency to attempt to drive the green from the tee box. These Golf Master Plan design changes will make it more difficult to hit homes and encourage golfers to “Layup” and not go for the green off the tee box. There is significant savings in these safety enhancement’s as we will harvest the old existing green. Then repurpose it to expand the existing green on the left side of Hole 4; the left side of Hole 9; and the left side of Hole 10. Thus, eliminating the need for the Golf Master Plan changes to those greens. All these plan changes to Hole 12 are scheduled in the Reserves and the green expansions will be performed by inhouse Public Work and BrightView staff as was accomplished on Hole 11 when the green was replaced at Hole 8.
- During the fiscal year 2025, relocate the green on Hole 17 away from the homes on the back and left side of the green. The relocated green will be centered in the fairway, away from all homes to eliminate this safety concern as depicted in the Golf Master Plan. There is significant savings in this safety enhancement as well. The plan is to harvest the old existing green. Then repurpose it to expand the existing green in the front of Hole 15; and the front and left side of Hole 16. Thus, eliminating the need for the Golf Master Plan

changes to those greens. All these plan changes to Hole 17 are scheduled in the Reserves and the green expansions will be performed by inhouse Public Work and BrightView staff.