

**Lake of the Pines
Association**

Memo

To: Sean Bothelio, General Manager
From: Rick Fowler, Operations Manager *RF*
cc: Golf Committee, Jeff Hill, Nick Hoisington, Pat Shaw, Mike DeCarlo
Date: July 22, 2022
Re: **July Golf Course Maintenance Update**

During the month of July 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 June 2022 Golf Course Maintenance Update:

COMPLETIONS

- The contractor with the "Goats" eating down the weeds has finished the Golf Course for the year. It is a slow process, but well received by the community and they do a great job. We are planning on this to be an annual occurrence if the Board approves the funding each year. Note: The project will commence a month earlier in the future to insure completion before the 4th of July.
- Staff has graded the Hole 2 PAR four tee box and trenched all the new sprinkler and control wire runs. Brightview modified the irrigation and installed three new sprinkle heads. The Men's Club donated the SOD to finish the tee box and Public Works and Brightview staff will be installing it when it arrives next week. We will also plant additional grass seed around the area. It should be ready for the course rating in August. We will just need a cart path to that side of the fairway for all the tee boxes. I plan on adding this new cart path to the Hole 3 project if approved by the Board.
- I am working on some in-house cost-effective design changes for Hole 4 to make it more playable and safer since it will remain as-is for the foreseeable future. I will make some improvements this summer, more to follow once I have a finalized plan in place.
- BrightView replaced 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, more bunkers will be replaced.

- I am getting ready to bid a cart path replacement project to repair damaged concrete on the course. Also, to widen the turns on Hole 6 coming down the hill. My current estimate to address the entire course is \$45k to \$50k and only have \$15k in 2022 and \$15k in 2023 in the Reserves. I will bid a package with 2022/23 funds combined and do as much as I can this year. I will add more funds in the Reserves for a future year to finish the cart path repairs. Inflation is a big factor in project costs.
- I laid out a new white tee box grass cut on Hole 18 to redirect golfers aim down the fairway. Still in the evaluation mode before we change the grass cut. We are also considering another aiming pole at the 200-yard marker.

To-Do List

- Brightview needs to repair or replace all the missing or damaged OB and Hazard markers on the course; replace all the missing fairway yardage markers; repair the block wall they hit on Hole 1 tee box; and replace the new tree "post buck rub guards" they hit on Hole 4 and 18.
- 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 is spearheading this effort throughout the Association on a wide variety of items.
- I contacted Nevada City Engineering to start the design, SWPPP plan, and permitting documents for the smaller Hole 3 Project with **NO** Hole 4 improvements. After numerous attempts to get a schedule from them, I still have no commitment. I will add the cart path on Hole 2 to the tee boxes on the left side to the project once they get going.
- BrightView and Turf Star need to start the installation of the six (6) new irrigation controllers and then recalibrate the sprinkler timing.
- Brightview needs to reshape the fringe cut on Hole 1 to match the fringe cut on the back of Hole 4. Also, adjust the fringe cut on the back of Hole 2 near the cart path side by raising the fringe so balls don't run off the back of the green and down the hill towards Sunset Ridge.
- 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 two new Toro Workman GTX Lifted Utility Vehicles for Golf Maintenance are on order. There is still no estimated delivery date yet, but a price increase was received on the order.
- 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.
- 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.
- Public Works will update the planter area around the Hole 5 bathroom and tee box area.
- This Fall 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.
- 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 \$1,100 a bunker and BrightView labor is only available sporadically when time allows them to defer other maintenance.

Future Golf Course Project

- In the Summer/Fall of 2022 complete the plans to modify the Hole 3 fairway and hillside to eliminate the sight distance and safety concerns. Also, complete the plans to modify the cart path on Hole 2 to accommodate the 5 tee boxes on the left side of the cart path and additional cart path repairs around the course. Then bid in February 2023 and construct soon after if the Board approves the change in plans. I have emailed NCE for a timely, no response to date.
- During the fiscal year 2024, 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.
- During the 2025 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.