

**Lake of the Pines
Association**

Memo

To: Sean Bothelio, General Manager

From: Rick Fowler, Operations Manager

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

Date: August 22, 2022

Re: August Golf Course Maintenance Update

During the month of August several 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 July 2022 Golf Course Maintenance Update:

COMPLETIONS

- Staff has completed the Hole 2 PAR four tee box and it should be ready for the course rating by NCGA this month.
- 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. We are starting with repairing or replacing all the existing stairs on this hole.
- I have requested that at the August Golf Committee Meeting they review and support the removal of the concrete bridge on the left side of Hole 14 fairway at the bottom of the hill. It is the major cause for the lower fairway being very wet, and during winter the runoff water is blocked and diverted around the bridge. Thus, causing downstream erosion. Staff would like to remove the bridge during the course closure in September and redesign the ditch.
- I 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. Bid due date is August 25th.

- 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.
- I have walked all the proposed Sediment Traps, Bioswales, and Check Dam locations on the golf course with staff. We are starting now on some and plan many during the course closure in September. There will be new structures on Holes 12,13,14, and some slight modifications in-between Holes 16 and 17.
- The two new Toro Workman GTX Lifted Utility Vehicles for Golf Maintenance have finally arrived and are in service. It took approximately nine months for delivery.

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 & cart path 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. Building Maintenance is hiring an electrician to install heavy duty programable dual outlet “Smart Plugs” for energy savings restricting golf cart charging to off-peak hours. If all goes well, for an investment of approximately \$2k we can save around \$9k annually in peak electrical charges.
- 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.
- 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.
- 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 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. I have requested \$6k in the 2023 Golf Operating budget for sand and if approved we will replace more bunker sand then.
- I have completely updated the 2023 Golf Maintenance budget, and Reserves to more accurately reflect our needs for Operations, equipment, and Projects.

Future Golf Course Project

- This Fall/Winter 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.