

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:** September 26, 2022  
**Re:** September Golf Course Maintenance Update

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During the month of September 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 August 2022 Golf Course Maintenance Update:

## COMPLETIONS

- Staff added more split rail fencing on the approach to Hole 3 at the request of the residents in that area.
- The pond on Hole 4 was drained and cleaned during the course closure. Also, all the cattails were removed, and the edge of the pond was sprayed for weeds.
- BrightView plugged, sanded, some seeding of the greens, collars, and approaches. They also did spot grass killer treatments on fairways and approaches. The fairway pull behind aerator was broken and the repairs did not holdup. As a side note, LOP and BrightView have negotiated their part-time mechanic and associated parts supplies off the current contract effective October 1, 2022. LOP has found a new part-time mechanic and if all goes as planned, he will begin working under Lou in early October.
- BrightView fixed the cart path drainage problem on Hole 1 where there was a standing water issue in front of the Red Tee Box.
- The cart path replacement project to repair damaged concrete on the course was completed during the course closure. Holes 1 through 12, including widening two turns on Hole 6 coming down the hill were addressed. Next year I will do holes 13 through 18 of the Cart Path Repair Project and have the funds set aside in next year's Reserve budget.

- We installed another aiming pole at the 200-yard marker on Hole 18 and removed the three (3) redwood trees on the left side of the fairway as requested by the Golf Committee. All three trees were relocated as replacement and relocated them to replace dead trees on the driving range.
- Staff repaired most of the buck rubs' guards around the new trees on the course and range. We will finish that up soon and hope to add some new redwood trees on holes 4 and 16.
- Our tree contractor trimmed up trees all around the course the week the course was closed to address member/golfer complaints, safety issues, and cart path obstructions.
- All the existing Sediment Traps, Bioswales, and Check Dam locations on the golf course were addressed. Many new installations are well underway at new locations. There has been work started on Holes 12,13,14, along Hickory parallel to the roadway, and some slight modifications in-between Holes 16 and 17.
- I have completely updated the 2023 Public Works and Golf Maintenance Operating budgets, and the Reserves to reflect our needs more accurately for equipment, materials, consulting, and project funding.
- Staff modified the Hole 4 blue/white/red tee box area. We removed the wooden stairs and regraded the area to eliminate the need for them. We also modified the far-left side of the tee box and eliminated the other set of stairs.
- BrightView repaired the block wall they hit on Hole 1 tee box.
- Staff ordered all new cart path round "Yardage" pavement markers and will install them when they arrive. Unfortunately, the original application adhesive was a poor choice. We will use the regular two part epoxy this time for better adhesion.
- Staff is removing all the brush and debris around the Maintenance Shop fencing by Hole 18 tee boxes and the ditch. The trees and bushes were making a mess in the shop area and the debris was affecting drainage in the ditch that supplies water to Hazel Pond.

## 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 upright floppy yardage markers.
- Building Maintenance needs to install the heavy duty programable dual outlet "Smart Plugs" for energy savings restricting golf cart charging to off-peak hours in the Pro Shop Cart Barn. If all goes well, for an investment of approximately \$2k we can save around \$9k annually in peak electrical charges.
- 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 Barry trimming all the trees in the dogleg when a scissor lift is available the end of the month. Also, the stairs at the green tee box are being updated to a non-skid surface.
- Staff needs to remove the concrete bridge at the bottom of the hill on Hole 14 to increase water flow and slow down erosion in the area as soon as the ground dries up enough to get larger equipment on-site without making a mess. Recent smoke from fires and staffing issues have delayed this project.
- Waiting for Board decision on Design contract cancelation and/or changes to stop the current Hole 3 design contract and initiate a new Hole 3, 12, 17, and Hole 2 cart path to tee boxes design contract as requested by the Golf Committee at the August meeting. Mike DeCarlo is to take this item to the Board for approval.

- 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 16<sup>th</sup> 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 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.

## **Future Golf Course Project**

- 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.