

**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: January 20, 2023
Re: **January Golf Course Maintenance Update**

During the month of January 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 November 2022 Golf Course Maintenance Update:

COMPLETIONS

- Staff completed the repairs of all the buck rub guards around the new trees on the course and range.
- Staff removed all the brush and debris from 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. We plan on re-aiming the tee box grass at the new 200-yard fairway marker.
- The Board also authorized me to initiate a new Hole 3 fairway, Hole 12 green and ponds, Hole 17 green, and Hole 2 cart path to the tee boxes design contract proposal as requested by the Golf Committee at the August meeting. I bid the project and received "zero" qualified bids, including NCE. I have met with Steve Ourada several times and had a field meeting at all locations. He intends to bid on the civil work in the next week. I'll cover more on the at the next Committee meeting.
- The six (6) irrigation controllers that the Board approved back in 2021 finally arrived on January 17th. Turf Star and Brightview started installing them today and will re-program the entire sprinkler system around the first week of February.
- Staff (Pat) has been cleaning up the flower beds on the left side of Hole 9 green. We will be adding raised rock bedding around all three planter beds and are adding all new plants

and mulch. I will have Brightview check all the sprinklers in that area and this area will be added to the Brightview contract in 2023.

- Staff added new Aiming Poles on Holes 4 and 5.
- BrightView has been trimming trees within the golf course fairways to ensure golfers can swing their clubs from under the trees.
- Brightview ordered and installed additional bunker sand in the bunkers on Holes 1, 2, 7 and the smaller bunker on hole 15.
- The six (6) Reserve replacement golf carts that were approved by the Board at the February 16, 2022 meeting were never delivered because of an order placement error. Due to enhanced maintenance, staff formally canceled the order at the 1/18/23 Board meeting and got authorization to order 24 Lithium cart conversions for our existing fleet. This will save on maintenance, power, and extend the life of the existing fleet.
- Lots of cleanup from storm related damages.

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 and reinstall all the "Cart Arrow" ground signs at the 50 Yard markers to keep carts from around the greens.
- Staff ordered and received all the new cart path round "Yardage" pavement markers and will install them as the cart paths worm-up.
- Staff ordered and received replacement fairway yardage upright markers for all the missing locations on the course. They will all be installed soon, weather permitting.
- 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.
- Staff will be installing the new green tee box on Hole 3 once the Committee verifies the proper yardage per the new NCGA rating. As a part of this installation, staff will have Brightview re-aim the grass cut on the other tee box so that all are in-line with each other.
- Staff will fill in and seed the sand trap on the right side of Hole 11 green and correct the drainage in the area as approved by the Golf Committee. It is solid rock and the drainage in that area stays wet all year round.
- Staff were requested by the Golf Committee to also remove the sand trap on the backside of Hole 10 green and seed the area.
- Staff was requested to fill in the small round sand trap on the right side of hole 6 fairway and to install a large new sand trap on the left side of the fairway, where the trees were removed several years ago. Staff will also enlarge the remaining sand trap on the rights side of the fairway.
- I also have current Reserve funds available to purchase new bunker sand for the green side bunker on Hole 3 and repair/replace the wooden retaining wall on the lower side of the green.
- Staff will be removing 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. Not sure when, bigger project than anticipated.

- Brightview needs to reshape the fringe cut on Hole 1 to match the fringe cut on the back of Hole 4.
- 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.
- In the February/March time frame I will bid the holes 13 through 18 Cart Path Repair Project. The plan is to install the repairs April 3rd through the 7th when the course is closed for Aeration.
- Public Works will replant the flowers in the planter box on Hole 6 behind the "Red" tee box.
- 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.
- If time allows 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.
- 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 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 \$5k in the 2023 Golf Operating budget for bunker sand on top of some reserve funds.