


**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:** February 24, 2023

**Re:** February Golf Course Maintenance Update

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During the month of February 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 January 2023 Golf Course Maintenance Update:

## COMPLETIONS

- The Board 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 on the project and received “zero” qualified bids, including NCE. I have met with Steve Ourada several times and had field meetings at all locations. He still intends to bid on the civil work, but I have not received anything to date.
- The six (6) irrigation controllers that the Board approved back in late 2021 finally arrived on January 17<sup>th</sup>. Turf Star and Brightview have completed the installation of all controllers.
- 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.
- Public works replanted the flower bed at the “Red” tee box on Hole 6.
- 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. The batteries and chargers have arrived, and four (4) carts have been converted so far.

- Because the lithium battery chargers are installed in the cart, not on the ceiling of the cart barn, we are taking this opportunity to redesign the cart barn. We are converting to the Google Assist Wi-Fi Smart Outlets, removing the old chargers, and rewiring the circuits for the lithium adaptors. This should save significant energy, as lithium charges faster with less energy consumption., and the Smart timers avoid peak PG & E charges. We will be offering the Members the used chargers and the good used cart batteries for sale at a significantly reduced price in the next month. All funds will be deposited in the Reserve account.
- Lots of cleanup from storm related damages.
- Staff installed new modified split rail fencing on Hole 4.
- Sean and I met with BrightView to discuss the BrightView contract that is due for renewal in July. In the next several months we will be fine tuning the contract to meet our current needs.
- Staff bid a 2023 Cart Path Repair Project and expect to complete the work during the first week of April when the course is closed for Aeration. The project includes path repairs on Holes 3, 13, 15, and 18. This should conclude the repairs for a few years, as staff addressed all the other holes last year.
- During the week of April 3<sup>rd</sup> when the course is closed for Aeration, staff will be doing a major project on Hole 6. Remodeling the "Green" tee box, updating the cart path, removing/installing and reshaping bunkers, and correcting some drainage issues.

## 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 finish the installation of 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 \$10k annually in peak electrical charges.
- Staff will be installing the new green tee box on Hole 3 once the weather cooperates. 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 were 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 right 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.
- 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.
- When 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.