

# 5 YEAR GOLF STRATEGIC PLAN

## The Golf Player Community

- I. Evaluate opportunities to increase retail golf revenues sales through consistent communication with members
- II. Evaluate need for alternative Signage/Maps to ensure wayfinding for hole locations and the flow of golf carts, especially for shot gun starts and new golfers

## Golf Operations, Course, and Practice Areas

- I. Evaluate and update both Golf Shops' Space and Design to improve revenue, golfer experience, and sound check-in process.
  - Develop plans for indoor instruction, education, and simulated golf training
- II. Enhance short game practice area at Cottonwood
- III. Renovate the original starter building to store demo equipment and secure range-dispensing equipment in an environmentally protected space.
- IV. Expand size and level tee boxes
- V. Evaluate and Resurface Greens at Cottonwood/ Palo Verde
  - A. Resurface and reshape greens to get back to original shape.
  - B. Investigate cost benefit analysis of resurfacing greens with alternate turf types
  - C. Develop project justification
- VI. Update bunkers during summer prior to overseeding and reduce size of lips
- VII. Set aside **\$350,000** into the reserves on an annual basis for routine equipment replacements.

# Water Conservation and Management

Year	Allotment (Acre-Feet)	% Reduction	Rainfall (Inches)	Actual (Acre-Feet)	YTY % Reduction (-)
2016	1410	0		1352	
2017	1410	0		1384	2.31%
2018	1410	0		1281	-8.04%
2019	1410	0		1300	1.46%
2020	1410	0	4.25	1391	6.54%
2021	1410	0	8.33	1251	-11.19%
2022	1410	0	10.93	1142	-9.54%
2023	1358	3.7%	6.40	1263	+10.11%
2024	1358	0	5.78	1303	+3.17%
2025	1358	0	<b>2.72 YTD AUG</b>	<b>905.47 YTD</b>	
Emergency Reduction Plan (Year Unknown)	<b>1000</b>	24.7%	<b>??</b>		
Emergency Reduction Plan (Year Unknown)	<b>500</b>	62.3%	<b>??</b>		

- I. Evaluate long term turf type options available to address probable reductions with SLHOA2 water allotment
  - A. Explore potential opportunity for revising grass products on fairways to promote consistent turf and water stewardship
    1. Establish Reserve Project for \$10 M
    2. Collaborate with other golf course superintendents who have implemented various turf modalities.
      - a) Review USGA findings and recommendations. Complete a site visit to obtain first-hand experience.
      - b) Research cost/effects of converting to a durable turf (ie. Tif-Tuf Bermuda or Zoysia) for fairways to alleviate overseeding.
    3. Evaluate reliability of turf products based on how heat impacts with various activity usage
- II. Implement 50% watering reduction to identified areas
  - A. Limit fall overseeding on 4 -par 3 holes at CW (5,8,13, & 15) except within 10-30 yards around greens. (approx. 2 acres) No overseeding on Unit 20 at the finger lakes in PV (approx. 5 acres) Consider not overseeding other areas on a rotational basis.
    1. Bermuda grass will go dormant in areas and no winter ryegrass will take its place. Painted Par 3 holes doing fine with no overseeding. Area golf

courses have also initiated this practice to reduce costs and seasonal irrigation demands.

2. Overseeding trials completed on:

- a) Palo Verde: holes 3,16
- b) Cottonwood: holes 5,15
- c) Plan to not overseed CW PAR 3 holes for 2024-2025 season
- d) No overseeding on Unit 20 at the finger lakes in PV (approx. 5 acres) Consider not overseeding other areas on a rotational basis.

3. Cover existing dirt areas with turf as needed (Dormant new grass recovers better without overseeding)

- a) Dormant areas will be painted, and color retention evaluation completed. Anticipated areas should retain color until warm weather begins in March/April

III. Emergency Water Abatement

In Collaboration with Facilities & Grounds Committee, develop emergency water abatement plan

## Enhance Lakes and Lake Systems

I. Implement trial of 50% watering reduction to identified areas

- A. Pump station and intake line failure at CW #13-14 impacted organized trial of limited watering to selected areas.
- B. Evaluation of intake line completed and will require **estimate \$1 M** to replace. **(Note:** Other intake lines will also require modifications for more efficient operations of the pumps.)

II. Evaluate lake wall integrity

- A. Evaluate and implement plans to enhance water holding capacity through dredging and sludge treatment. Expand to include North Lakes12 (Hidden Lake) and Finger Lakes
- B. Evaluate and seal identified lakes to reduce water loss
- C. Develop a capital replacement plan for aging pipe infrastructures throughout the HOA complex
- D. Replace pipe on Hunt Hwy

## **Declaration of “Mandatory Significant Water Reduction” Plan**

### **I. Stage One: Irrigation Reduction to 1000 Acre-Feet**

- A. OVERSEEDING: REDUCTION AND/OR ELIMINATION
  - 1. Rotate or Eliminate overseeding in all areas.
    - 5-Lakes
    - Winston/Swan Lake
    - Lake 12
    - Unit 20 finger lakes
    - Sisk Park
    - CW and PV CC, including golf course and club lawns.
- B. Modify the lake area to minimize water needs.
  - PV hole #14

### **II. Stage Two: Irrigation Reduction to 750 Acre-Feet**

- A. Remove turf, install desert rock gardens, & landscape plants
  - 1. Cottonwood Golf Course
    - Between holes 2 & 7
    - Between holes 3 & 6
    - Between holes 10 & 11
    - Between holes 17 & 18
    - Areas left of cart paths (2,3,4,5,6,7,9,10,15)
  - 2. 5 Lakes
  - 3. Winston/Swan Lake
  - 4. Lake 12
  - 5. Unit 20 finger lakes
  - 6. Sisk Park
- B. Modify lake areas to minimize water needs
  - 1. Winston/Swan Lake
  - 2. Lake 12