

MEGUNTICOOK GOLF CLUB

ROCKPORT, MAINE

Golf Course Evaluation and Master Plan Preliminary Evaluation v1.0

Tripp Davis and Associates
Golf Architecture
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The development of a golf course Master Plan, as we develop it, starts with as complete of a Golf Course Evaluation as can be developed. The purpose of the Evaluation is to study the existing situation, to look at the everything from golf course strategy, to the infrastructure of the golf course (irrigation, drainage, structures of the greens, tees, and bunkers, cart path, etc.), turf types and quality, functional size of greens and tees, the impact of shade or wind block, golf course views, safety from flying balls, traffic patterns, and other as may apply. In studying these things, in developing an understanding of how the existing course plays and functions, in establishing “needs”, we establish a framework that allows us to better evaluate “solutions”, or what to do, with a better foundation for why solutions are needed. A Master Plan lacking this Evaluation process may illustrate what to do, but it may lack in a good understanding of why.

In developing the Evaluation, we will categorize the strong points, concerns, weak points, or needs, and opportunities that may exist. We want to preserve or enhance the strong points, address concerns, weak points, or needs, and consider how opportunities may enhance the experience of playing the course. These categories will be presented on a general basis and on a hole by hole basis. The general notes will typically be not specific to a specific hole, but the general notes will typically be highlighted in the hole by hole notes as applicable.

Please note that it is typical for there to be more notes about concerns/weak points/needs than strong points. This document is the start of developing ways to “improve” or “enhance” the course, so there is somewhat more of a focus on how this can be done. This is not to suggest that because there are more concerns than strong points that the course is not good. In fact, I find Megunticook is a very charming course that does not need much in the way of change. Most of the concerns/weak points/needs I point out are simply ways to enhance what exist.

While we will eventually develop a “final” Evaluation, which requires input from the Staff and the Membership, we should always remain open recording anything that relates the existing condition of the golf course, as things can and will change.

General

Tees

- Strong Points
 - A good many tees are very well located in the land and they fit with the strategic character of the hole. This is the most important foundation of good tees.
- Concerns/Weak Points/Needs
 - As a course with 9 greens played as an 18 hole course with different tees for the front nine and the back nine, there could be more variety between the tees, relative to length and angle, on some holes. Need to look at property lines and see where there is a possibility to add to this variety.

- The Ladies tees are often set up to make the holes play too long for the Ladies and they do not have as much variety in length and angles.
- There are a few tees that are not well located in the land - they are often forced.
- Most of the tees are too small. Even though a par four or par five tee typically does not have divots taken from the turf, the simple movement of feet in the swing and the simple act of walking on a tee has an impact of turf quality. If the tee is too small, this turf quality will decline or stay in a less than quality condition over time.
- A lot of tees on relatively flat ground have surrounding slopes, coming directly off the tee surface, that are too sharp or steep, making the tee stand out too much. Carrying the slopes out further would make them fit in the landscape much more naturally. This does not necessarily apply to the tees situated on strong ridges or hillsides.
- A lot of the tees are heavily shaded, making it very difficult to maintain consistent turf quality and density.
- A lot of the tees are not as level as they could be. This is largely due to the lack of turf density on many tees and the simple process of compaction driven by foot and machine traffic, along with the taking of divots on par three holes. Tees, by nature of their use, will not remain level for much more than five to six years after being leveled, either by new construction or simple leveling of the tee. I strongly recommend getting on a program of enlarging tees and adding tees, which will involve leveling them at the same time.
- Lack of automatic irrigation makes it more of a challenge to maintain the modern perception of quality playing surfaces.
- Opportunities
 - There appears to be enough land along the holes to create more variety with the tees. Adding to the variety of the tees, and adding a few Ladies tees will help with the overall size of the tees.
 - There are a lot of high quality trees on the course, so thinning out or removing some to improve sunlight to the tees can be done without making the course feel too open. It must be carefully and strategically done.
 - Leveling tees is a regular need, even after a tee has been built properly. Consider this a regular maintenance related renovation item that is built into the capital budget, to be performed every five to six years. The process of simply leveling a tee involves stripping the existing turf, applying a thin coat of a sand/organic material, compacting the surface to alleviate voids, creating a level surface by hand or machine, and relaying the stripped sod. If a tee does not have a dense turf to strip, the existing turf is stripped and new sod laid after leveling the surface.

Bunkers

- Strong Points
 - There is only one bunker, so bunkers are not a prominent factor. However, the lone bunker is not poorly located.
- Concerns/Weak Points/Needs

- The lone bunker is not poorly located, but it is not shaped to add visual interest.
- The fact that there is only one bunker would on most courses be a considerable negative. However, at Megunticook, the land makes up for it. I do think a few more bunkers, built to be highly maintainable could add to the visual and strategic interest of the course.
- Opportunities
 - Making the lone bunker more visually interesting would not be a tough, or costly, thing to do.
 - As I studied the course, there are a few places where bunkers could add visual and strategic interest. These would be maintained more as a “waste” bunkers – meaning the sand is only raked occasionally. This would reduce maintenance, reduce expectations of the bunkers being a “playing surfaces”, and add to the strategic impact of the bunkers. As “waste” bunkers, they would be played through the green, meaning you can remove loose impediments if necessary. I would encourage players to rake the bunker when they finish playing from it, but I would not encourage much attention from the Maintenance Staff – raking the sand only weekly at most during the season. At the start of every season, it would be beneficial to remove any sand that is silted, and add a little sand back.

Greens

- Strong Points
 - The greens are quite often very interesting with unique slopes and shapes that give the course its classic feel.
 - The turf is a mixture of Poa Annua and a variety of Bent grasses that are maintained to a very good quality. While the greens are not excessively fast, they do not need to be, or cannot be, given the slopes in the greens, the lack of automatic irrigation, and the lack of drainage in the greens.
- Concerns/Weak Points/Needs
 - There are a couple of greens that are not as “classic” and/or the green complex, to include the area around the greens, do not allow for the most skillful shot making.
 - The 4th green is a definitive two tier green on a blind hole. The green has been rebuilt with the back section not too far above rock below the surface. The contours of the green, including the tier as existing, do not have as much character as most of the greens. Having two tiers on a small green, on a short par three, also limits the total pinnable area, which will increase compaction and make turf quality harder to manage.
 - The 5th green has slopes on the left outside the green that don’t allow for players to run shots into the green, as is evidently intended by the design of the green with its strong left to right slopes.
 - The greens lack drainage, which makes it very difficult to manage the input of water. Without drainage, it is hard to apply as much water as is sometimes needed without inviting disease. Without drainage, rainfall can add too much water at the root zone of the turf on

the greens, which can make the greens too soft, too bumpy, and it can invite disease or decline.

- There are greens that have stifled air flow. Air flow across a green is an important element in managing the moisture in the seedbed or root zone. The airflow helps the plant to pull water through the plant, which both cools the plant and reduces excess moisture in the root zone. Even raising a green a couple of feet can help with airflow, and removing trees that may block the movement of air is helpful.
- Without automatic irrigation, managing the input of water is much more difficult.
- There are a couple of greens that are located so as to not be as safe as would be desirable, while the location of these same greens creates functional issues.
 - 7th green is located too close to the road, which can present safety issues and in this case it can cause the green to be subject to salt when roads are treated during snow falls. Being close to the green, the road also does not allow the grades behind the green to provide optimal drainage at the back of the green or behind the green.
 - The 3rd green is located so close to the 4th tees that the 4th tees are not necessarily “safe” and it does not leave room for the 4th tees to be as large as they need to be.
- Opportunities
 - Everything above can be addressed. All but moving #3 green forward and the left can be done without considerable “change”. The work to the 7th green that would help address current issues would involve rebuilding the green, but it would not be a considerable change.

Fairways

- Strong Points
 - The quality of the playing surfaces is very good, especially given there is no automatic irrigation system.
 - The fairways fit the land exceptionally well. There is nothing that appears forced.
 - Recent major drainage improvements allow the fairways as a whole to drain better, but there are still a few minor surface drainage problems as noted below.
- Concerns/Weak Points/Needs
 - There are a few places where surface drainage is not good, which will contribute to poorer playing conditions. These can be easy fixes.
 - Some of the fairways have limited air flow. Air flow across fairway turf is important in the same way it is important for turf on green.
 - There are a few minor places where changes in the mowing lines could accentuate the strategy of tee shots and the strategy of gaining angles for approach shots.
 - A few fairways don't provide any definition. Lack of definition can be a subtle challenging element in a golf course, but in some cases a lack of definition can reduce the ability to play a skillful shot. Something as subtle as a small mound with tall fescue can provide enough definition to help players play more skillful shots.

- The 9th fairway sits too close to the putting green and the putting green is far too visual. It does not establish an attractive tee shot or set a well-defined area to play the tee shot.
- Opportunities
 - Nothing major is needed, but all of the above can be easily addressed without much cost. I am not considering a “fix” to the fairway on #9 to be a major undertaking.

Roughs

- Strong Points
 - Like the fairways, the turf quality in the roughs is exceptional, especially given there is no automatic irrigation.
 - The roughs are generally the same turf as in the fairway, which allows mowing lines to be easily adjusted.
- Concerns/Weak Points/Needs
 - There are a few minor places where surface drainage is not as good as it could be, which can lead to poorer playing conditions.
 - An argument could be made that too much of the land is mowed at rough height. There are a lot of areas that should be out of play that don’t need to be mowed regularly. Most of these areas already have Fine Fescues, so if they are un-mowed, and not irrigated, they will create an attractive contrast in the landscape, while not being unplayable.
- Opportunities
 - The minor drainage issues are easily corrected, typically.
 - There are a lot of areas that we can quit mowing without necessarily impacting the playability of the golf course.

Out of Play Areas / Natural Areas

- Strong Points
 - There are some nice areas with wildflowers.
 - Most maintained grasses contain Fine Fescue, which will survive without water and it can be less maintained and develop a good look that contrasts the visual nature of maintained turf.
- Concerns/Weak Points/Needs
 - Most of the out of play areas are established by the tree line and that line is often unmaintained and quite dense. Need to consider making the tree line less dense and raising the canopy of trees to make the tree line more playable.
 - Existing “natural” areas have a lot of weeds, which is largely due to these areas being in strong shade where moisture retention in the soil is going to be higher. Weeds will tend to out-compete native grasses, or drought tolerant grasses when there is relatively high moisture retention in the soil.
 - Most of what could be Fine Fescue areas are now mown.
 - Areas around exposed rock are currently hand trimmed, which is labor intensive.
- Opportunities

- Quit trimming around exposed rock and let these areas develop with wispy Fine Fescue in small areas. Minor trimming on an irregular basis will be needed to keep these area free of “weeds” and to keep them from getting too dense if irrigated.
- There are places where natural areas could be maintained that are free of weeds

Trees/Landscape Plantings

- Strong Points
 - There are a lot of very attractive trees around the course and they help to provide character.
 - The landscape plantings around the course are minimal, but this fits the natural quality of the site. I do like the use of Hydrangea around some tees.
- Concerns/Weak Points/Needs
 - As noted above, there are a lot of trees right along the edge of certain holes that are too dense, casting a good bit of shade, and sometimes limiting airflow, that can make it harder to maintain turf.
 - The trees along certain holes have grown in so that the hole has become narrower - reducing shot options.
 - Some of the best trees on the property do not stand out due to too many other trees surrounding such trees. We have found that when a great tree is exposed by removing lesser quality trees around it, the great tree adds a great deal more character to the landscape.
 - There are some trees that have been planted to separate holes, but in some cases this is unnecessary and they tend to block better long views around and across the course.
- Opportunities
 - Some pruning and tree removal would expose the best trees, while reducing shade, improving air flow, improve turf quality, and open up more shot options. While trees add a lot to the character of a golf course landscape, when they make it difficult or impossible to maintain turf quality in areas where turf quality is important, the true value of the tree needs to be questioned.

Irrigation

- Strong Points
 - There is a source of water that can be applied on turf grasses. This, by the way, is a pretty weak strong point.
- Concerns/Weak Points/Needs
 - The irrigation “system” is completely manual with no set heads - all “heads” have to be moved to where irrigation water is desired. This is labor intensive and can result in inconsistencies in the application of water.
- Opportunities

- With a source of water, installing immovable heads that can be managed with some sort of control system is possible.

Drainage

- Strong Points
 - The golf course has relatively good surface drainage.
 - The recently installed drainage has greatly helped areas that do not have effective surface drainage. This “new” drainage is what we tend to call “major” drainage in that it is capable of moving water away, but it is not specifically positioned to completely and “quickly” drain small areas that don’t have effective surface drainage.
- Concerns/Weak Points/Needs
 - There are a good many areas around the course where surface drainage is not adequate, leaving areas that will possibly puddle at times, or the soil in these areas will become saturated for extended periods of time. In high traffic areas, these slow surface draining areas will get worse over time to the point that a lack of turf will typically be the result. Where there is not a significant amount of traffic, slow surface drainage will simply make such areas soft and over time turf loss can also result.
- Opportunities
 - With the “major” drainage in place, address small areas where surface drainage is not adequate is not a major undertaking. While in some cases it can be as simple as stripping existing turf and shifting earth around to create good surface drainage, there are times when it is necessary to install small drain basins and run underground pipe away to a point of connecting with the “major” drainage or to swales that will carry the water away from where it is not wanted.

Cart Paths

- Strong Points
 - The paths that do exist mostly do not tend to infringe on play and they tend to not be visible to the point of taking away from the landscape.
 - There are no paths from tee to green to infringe on play or the visibility of the landscape, which is only possible with limited cart traffic. Even though most players at Megunticook ride carts, the overall use is not excessive given the total number of rounds played.
 - The use of gravel paths (using small gravel with sand screened in) is the best fit with the style of the course, but it is not something that should be used in places where it could wash.
- Concerns/Weak Points/Needs
 - Most of the asphalt/hard surface paths are not in good condition. They tend to be frayed on the edges and roots from trees have disrupted the surface of the paths in places.
 - There are no curbs that would contain traffic to the paths and keep the edges from becoming frayed.

- The paths tend to be quite narrow in places, which can lead to carts getting off the path and causing turf wear/loss of turf.
- Opportunities
 - I would not look to add to the amount of cart path, but it would be good to improve the quality of the existing paths. This would involve widening them where necessary and adding curbing where necessary.

Strategic Variety and Interest

- Strong Points
- Concerns/Weak Points/Needs
- Opportunities

Playability

- Strong Points
 - The corridors for most of the holes tend to wide. Even though the fairways are not excessively wide, the rough is not that deep, so players have playable options quite often from the tee and typically when playing approach shots.
 - The entry into most greens is open to allow for players to run shots into the greens.
- Concerns/Weak Points/Needs
 - While there are certainly some tough shots on the course, I don't find for Men that the course needs anything to make it more "playable", other than a couple of small areas:
 - Adding some fairway on one side leading up to #2 green to provide an option to more predictably, and skillfully, run a shot into the green.
 - Reshaping the front left and left side of #5 green to allow players to more predictably, and skillfully, run a shot into the green.
 - Create a strip of fairway leading into #7 green to allow a player to more predictably, and skillfully, run a shot into the green.
 - Expand the mown area around #8 green to the front and to the left, which will allow players to land a tee shot short and bounce it in, and allow players more options when playing shots from left of the green.
 - Creating tees that make certain holes shorter for the Ladies would help make the course more playable for them. There are a few holes that are simply too long.
- Opportunities
 - All of the above can be accomplished without a great deal of work.

Practice Facilities

- Strong Points
 - There is a putting green and a place to hit short shots to an old green between #8 green and #9 fairway.
- Concerns/Weak Points/Needs

- There is no driving range, but no room to have a dedicated driving range.
- There putting green is quite small, but probably not too small for the Membership.
- The practice green used for chipping and pitching is not similar to the greens on the course.
- Opportunities
 - While there is no room for a dedicated driving range, there is room to create a designated practice “tee” of sorts for people to hit “shag” balls down part of #9 fairway and up #5 fairway. Obviously, this would have limited use, but it would give players a chance to hit longer shots in practice or warm up. This is not unusual and actually used to be the way most courses made a “practice range” available. In those cases, caddies would stand out in the “range” (often one of the holes on the course) while a player would hit 15 to 20 balls to “warm up”, and the caddie would pick up the balls. Brook Hollow Golf Club in Dallas, for instance, had a tee behind the 10th green (#10 was a par three by the way – and that old “tee” is still there and maintained for posterity) that players could hit balls down the 11th fairway. At Megunticook, players would have to pick up their own balls, but it is feasible. At the very least, it is worth a try to see how it could function.
 - There is room to create a green that has more of the style of the greens on the course, with short shots around such a green that are similar to what can be found on the course. The existing green between #8 green and #9 fairway could be redesigned for this purpose.

Safety

- Strong Points
 - The holes are mostly well separated so that there are not many places where safety among the players is an issue.
- Concerns/Weak Points/Needs
 - Players on #4 tee are somewhat in danger of being hit by balls from players playing to #3 green.
 - There are a few places where flying balls can be a safety issue for cars or pedestrians not playing golf.
 - The road that crosses #2 fairway is very much in play, so that cars or pedestrians can be hit. Same goes for the tee shot on #3.
 - The road immediately right of #4 tees is actually in play from approach shots to #3 green.
 - The road crossing #5 and #7 fairways is very much in play, but this road does not have much traffic.
 - The main public road behind #7 green is somewhat in play. The dense evergreens behind this green provide a good barrier, but it will not stop all balls.
- Opportunities
 - There was discussion during my site visit about moving #3 green forward and to the left, which would help to take the road right of #4 tee more out of play.

- There was discussion during my site visit about how to address the busy road crossing #2 and #3 - installing a system to alert players when cars or pedestrians would be crossing the road. It would also help to see if stop signs can be installed to the right of #2 and to the right of #3.
- At #7 green, need to look at moving the green slightly forward and providing players an option to run shots into the green.

Hole by Hole

Hole #1

- Strong Points
 - The tees are in a nice setting.
 - The tees for the Men are located to provide some variety between the Front Nine and the Back Nine. There could be more.
 - The hole flows nicely downhill to the green through an attractive corridor. The corridor could be less tight and more rock outcroppings could be exposed.
 - Strategically, the tee shot does require placement down the right to have a more open angle to the green.
 - The green sits along the ground to allow players to run shots in on one of the longer holes and the green itself has nice subtle contours.
- Concerns/Weak Points/Needs
 - There are no definitive tees for Ladies from my perspective. This hole is very long for the Ladies.
 - There is exposed rock near the tees that has turf around it that is hand mown. This hand mowing is time consuming.
 - Trees along the left and right side of the fairway have grown in to narrow this hole considerably.
 - Trees along the left and right side of the fairway cover some exposed rock outcroppings that would be interesting visually.
 - The landing area for tee shots in the fairway has areas that don't have adequate surface drainage.
 - The green design does not suggest a definitively better angle of approach.
- Opportunities
 - There is room to create separate tees for the Ladies, which take pressure off the existing tees and allow more variety in how the Men's tees are situated.
 - The frequency of hand mowing around exposed rocks near the tees can be reduced significantly and the grasses that have to be hand mown can be left to grow up to provide contrast and interest in the landscape. The irregular mowing would be done to keep weeds out and the grass somewhat thin - primarily exposing the seed heads.

- Tree removal and trimming in the tee shot landing area of the fairway would provide more sunlight to help with moisture and turf quality. It would open up more lines of play to the green, which helps strategic variety given the green does not provide a definitive angle of approach. It would also expose more rock to add contrast and variety in the landscape.
- Adding small drain basins in the tee shot landing area of the fairway would improve turf quality and playing conditions.
 - Typically, these are 8"x8" or 12"x12" drain basins connected to 4" drain pipe that runs to a lack, stream, or a larger drainage pipe.
 - These are not that hard to install, but it is best that some turf around the new drain basin is removed and the ground re-graded so as much water as possible flows to the new basins. The turf removed can be stripped with a sod cutter and re-laid after the ground is re-graded.
- It would be possible to create very subtle "bumps" or "rolls around the front of the green to subtly impact the approach shots. These may help a ball bounce toward the green when played on the proper line, or slightly kick an improperly played shot slightly off line - a subtle strategic element.
- It would be good with this green, sitting so close to the ground and being one of the longer approach shots, to create closely mown area, what is often called "chipping area", around the green, which could give players more options for shots played around this green - a green more players will tend to miss slightly. If the small strategic bumps and rolls are added as described above, this closely mown area around the green would complement the bumps and rolls.

Hole #2

- Strong Points
 - The elevated tees provide strong visibility of the tee shot.
 - A strong tee shot is required to have good visibility of the green, which is well within reach of players from the tees. There are a few mounds down the left side of the fairway to challenge players who play away from the out of bounds right of the fairway with an uneven lie.
 - A very interesting green with nice movement.
 - The hole plays towards the water, providing outstanding views.
- Concerns/Weak Points/Needs
 - The path to the tees is relatively narrow and winding. The edges of the path are eroded in a number of places, which does not make turning a cart easy.
 - The tees are relatively small.
 - The forward tee for Ladies is a 140 yard carry over the road, which is quite long for most Ladies.
 - The road crossing the hole is relatively busy with cars and pedestrians and it is relatively hard for players to see when a car or pedestrians might be in the way.

- The mounds to the left can leave players with an uneven lie, but the uneven lie is not a strong deterrent physically or visually.
- There is no fairway area short of the green for a player to predictably or skillfully land a ball short and run it into the green. If there was a particular side, right of left, where there was a section of fairway cut running into green, this would add strategic interest to the tee shot.
- The green has been mown to be more round than it appears was original, which in this case eliminates a couple of good pin locations around the edges of the green.
- There is an old bunker left of the green that is now all turf. While this remnant of an old bunker is somewhat interesting, and I initially suggested it might be good to leave the form and continue to mow it, I do think it is worth the debate whether or not to restore the bunker or reshape the area to be easier to mow and play from. It could be reshaped or re-graded into a “chipping area” left of the green, which could add strategic interest to approach shots.
- Opportunities
 - There is room to add another Ladies tee to the east of the 1st green, making it a 100 yard carry over the road.
 - The existing tees could be enlarged as much as possible and some trees can be removed to improve morning sun exposure.
 - The cart path to and from the tees needs to be redone with a solid asphalt surface and I would recommend widening the path and adding a Belgian Block curb to help keep the edges of the asphalt from fraying and deteriorating.
 - I do think some sort of alert system to let golfers know of cars or pedestrians crossing the road would be helpful. I would also explore getting stop signs installed as cars cross the 2nd and 3rd fairways.
 - Maintaining a thin Fine Fescue to the mounds to the left of the fairway, flowing left towards #3 tee, would make the mounds more strategic interesting and impactful. This is one place where a bunker along the fairway would add some interest. Note that the bunker I recommending as a possibility left of the fairway would be maintained more as a “waste” bunker - meaning the sand is only raked occasionally. This would reduce maintenance, reduce expectations of the bunker being a “playing surface”, and add to the strategic impact of the bunker.
 - As noted, it would be good to create a stretch of fairway to allow players to run shots into the green. Positioning this to lead into the left side of the green, along with maintaining a thin Fine Fescue and possibly adding a bunker on the left, would be the most strategic. In doing so, I would recommend re-grading the swale, that runs water away from the green, to add some small bumps and rolls short and right of the green to further complement the strategic interest in having an open section of fairway leading into the green on the left. Re-grading the old left greenside bunker into a “chipping area” would also add to this strategic interest.

- The green can be expanded in the flat areas along the edge of the green to add interesting pin locations near the edge of the green. This looks to be possible by simply mowing these areas down over time, with more aggressive aerification and topdressing.

Hole #3

- Strong Points
 - A very attractive location for the tee that is elevated with great views of the water.
 - Even though it is a blind tee shot, the hole does have nice flow.
 - The fairway leading to the green is attractive, with the small dry stream to the left being unique.
 - The green setting is attractive, but too close to the 4th tees.
 - The green has nice subtle movement in and around the green.
 - One of the longer holes, it is a hole with good challenge.
- Concerns/Weak Points/Needs
 - There could be more tee space and more variety in the length and angle of tee shots between the front and back nine.
 - It is a challenge to determine the best line off the tee.
 - The swales that carry water from the road are sometimes awkward for the player.
 - The area through the fairway on the left, under the trees, is quite dense with weedy plants.
 - The dry stream to the left is somewhat hard to make out on the landscape.
 - The green does not really suggest coming in from the left or right is a significant strategic advantage, while more often than not it is a little better to approach the green from the right.
 - The green is much too close to the 4th tees, with the 4th tees not having room to move because of the road.
- Opportunities
 - There is room to add another Men's tee and another Ladies tee on a different angle, to the left, to provide more teeing ground and more variety.
 - One possibility to provide aiming points and more interest with the blind tee shot would be create a couple of small bumps and rolls, with a thin Fine Fescue on top, in strategic locations to help guide players off the tee and add contrast in the landscape.
 - I would recommend letting the turf left of the dry stream get taller up to the point they are more in play, which will help to visually define the stream better.
 - I would recommend moving the green forward and slightly to the left to make room for much needed expansion of the 4th tees and to remove the 4th tees from being too much in play.
 - I would envision extending the dry stream around 30 feet so that it would be up closer to a green moved slightly left and forward. I would envision creating a small rock wall at the top of the dry stream to be right near the green.

- I would envision adding a bunker to the right of the green would help provide more “safety” and separation with the 4th tees. As with all bunkers I am recommending, this would be a “waste” bunker.

Hole #4

- Strong Points
 - Very unique landscape from tee to green.
 - Being a blind hole is unique. I am not a fan of blind par three holes when they are longer, but as a short par three it can be, and is in this case, charming.
- Concerns/Weak Points/Needs
 - The tees are way too small.
 - The tees are way too close to #3 green.
 - There is no variety from the back nine to the front with the tees.
 - The trees on the right have grown in too close and block the right half of the green for shots and they block morning sun to the right side of the green and the area right of the green. The significant number of trees around this green also impact airflow.
 - The back of the green does not have much cover over rock.
 - The green does sit in hollow, limiting air flow.
 - As a blind hole and as a short par three, I am not a fan of having a small two tiered green. As a small green on a short par three, it would be best for this green to not have any slopes severe enough to limit pin locations and as a blind shot, the extreme depth control required of a two tiered green is not preferred.
 - There is an area of poor drainage left of the green. This is easily corrected with minor drainage basins and pipe to the low area in front of #1 tees.
- Opportunities
 - There is room to move #3 green and then enlarge the tees on #4. Widening the tees enough so that the tees on the front could be long and on the right, with tees on the back being shorter and to the left, would add some variety. I would also advise there is a need to add another tee in front and possibly even to the front left.
 - Tree removal will help open playing lines to the hole and I find that there are enough trees to provide more than enough landscape character. In fact, I find that removing trees will expose attractive trees behind the green. Two trees on the right, at least, need to be removed. The trees on the left are also close, and in the pursuit of adding a little more variety to the tee shot, removing trees on the left so the tees can be expanded left is a consideration.
 - Rebuilding the green to provide proper depth in the seedbed under the green needs to be considered. Rebuilding the green should also consider raising the front half to eliminate the two tiers so that there is more pinnable area. Raising the green would also have a positive impact on air flow.

Hole #5

- Strong Points
 - Nice tee locations.
 - A very attractive fairway to play to.
 - The green has nice movement in the green surface.
 - The green is visible from the right side of the fairway, but not so visible from the left side of the fairway, which is strategic. The middle to right side of the fairway is also the better angle, as this makes it easier to run a shot in and the approach plays more away from the fall off on the right side of the green than an approach played from the left.
- Concerns/Weak Points/Needs
 - There are only three tees and they not overly large. This limits variety from front to back and the lack of tee area impacts turf quality over time. Tees should be enlarged when and where possible.
 - The tees do not get any morning sun.
 - The sole forward tee is 230 yards to the road, which makes it very difficult for Ladies to hit it far enough to be able to see the green, even when driving it down the right.
 - There is exposed rock near the tees that has turf around it that is hand mown. This hand mowing is time consuming.
 - While it is an attractive fairway corridor, there is not much to challenge a player playing it down the right side to get the better view and angle to the green.
 - The left side of the green is awkwardly shaped. It appears the intent was to keep water from running from the left hillside onto the green, but the slopes to the far left of the green already do this. The slopes immediately left of the green simply do not make it possible to run shots into the green.
 - The right side of the green, reportedly rebuilt at some point, was apparently not properly compacted, as it is settling. This is fixed with relative ease by stripping the turf on the green, compacting and smoothing out the seedbed mix, and relaying the sod. Note that this settling could be the result of deterioration of an old drain line, or old trees roots that are under the green rotting, but the best first approach is to strip the sod from the green and compacting/smoothing out the seedbed.
 - Even though there is a wide collar cut right of the green, any ball rolling off the green to the right will run into the rough. Widening the collar another 5 to 10 feet would keep balls just rolling of the green from getting to the rough, which would give players additional shot options.
- Opportunities
 - There is room to add space to existing tees.
 - There is room to add additional tees to add space and variety. Look to adding another forward tee for Ladies to shorten the hole for the front or the back. It is possible to get another tee to the left, shorter, for men.
 - The frequency of hand mowing around exposed rocks near the tees can be reduced significantly and the grasses that have to be hand mown can be left to grow up to provide

contrast and interest in the landscape. The irregular mowing would be done to keep weeds out and the grass somewhat thin – primarily exposing the seed heads.

- I would recommend for consideration adding a bunker down the right side of the fairway at about 130 yards to the middle of the green. In doing so, I would widen the fairway slightly on the right up to this bunker. This would add more definition to the tee shot and make the tee shot more strategic, especially for longer players who could reach this bunker off the tee. Again, I am proposing that this would be maintained as a “waste” bunker.
- Reshaping the front left and left side of the green to better accept running shots into the green is a relatively simple exercise that we can provide direction for.
- I also encourage correcting the right side of the green and expanding the collar to the right of the green.

Hole #6

- Strong Points
 - Very nice use of the land to create a very good par three.
 - The landform from tee to green is unique and interesting.
 - The green has nice subtle contouring.
- Concerns/Weak Points/Needs
 - The tees, while larger than most, are still too small for a par three. The variety is also lacking.
 - There is relatively no morning sun on the tees.
 - There is exposed rock between the tees and the green that has turf around it that is hand mown. This hand mowing is time consuming.
 - There is poor drainage in the front left and left side of the green.
 - The fairway approach to the green along the right is relatively narrow.
 - Trees southeast and south of the green create a lot of shade.
- Opportunities
 - There are enough trees to selectively trim trees to the east and create a little more morning sun without depleting the value of trees in the character of the landscape.
 - There is room to the front and right of the tees to add tee space and variety.
 - The frequency of hand mowing around exposed rocks between the tees and the green can be reduced significantly and the grasses that have to be hand mown can be left to grow up to provide contrast and interest in the landscape. The irregular mowing would be done to keep weeds out and the grass somewhat thin – primarily exposing the seed heads. This would not be significantly in play, but it would add to the visual quality of the tee shot.
 - Simple drain basins can correct the minor drainage problems around the front left and left side of the green. It would best to strip some turf and reshape the ground so as much area drains effectively to the drain basins.
 - For consideration, I would mow the approach to the green wider down the right and create a wider collar to the right of the green to provide players more shot options from this area. This will be particularly appropriate if another tee is added along the right.

- Need to consider ways to thin the trees southeast and south of the green to improve sunlight.

Hole #7

- Strong Points
 - Tees generally work well on the landscape.
 - The flow of the hole, minus the road crossing the hole, is really good.
 - The layup area for this par five is potentially wide enough to provide options.
 - The bumps, rolls and mounds short of the green are unique and interesting. They hide the green, but they add more positive interest than negative playability issues.
 - The green does have nice subtle movement.
- Concerns/Weak Points/Needs
 - The tees are on the small side.
 - The tees don't provide as much variety as possible.
 - The road is very much in play for a lot of players.
 - The hazard just over the road is avoidable and therefore reasonable, but we should look at options to remove it.
 - The fairway could be wider down the right in the layup area.
 - There is no fairway to run a shot into the green. Even it were narrow, such a strip of fairway would give players a strategic option to play a skillful shot into the green. In looking at the bumps and rolls short of the green, this would be best done along the middle left of the bumps and rolls, which would make it strategically desirable to place a layup down the left.
 - The green is too close to the road, which is a safety hazard and it allows water and salt from winter road treatment to run on to the green.
 - The green sits quite low, which will inhibit air flow.
- Opportunities
 - There is room to enlarge the tees and add additional tees for more variety.
 - There was discussion about adding trees to further shield the house on the left, which I think would help reduce the possibility of hitting the house or cars parked outside. Widening the fairway down the right and adding a bunker up the left side of the layup area would help encourage layup shots further from the house. A bunker up the left, at about 135 yards from the green, would also add to the strategic interest of needing to play up the left to have a run up option into the green. Again, this bunker would be maintained as a "waste" bunker.
 - The green can be moved slightly further from the road and while this will only "help" the safety issue, it will provide room to create a swale between the road and the green to move water and salt away from the green. This will also allow the green to be raised slightly, which will have a subtle, but important impact on air flow.

Hole #8

- Strong Points
 - Very attractive tee settings.
 - Very unique setting for the hole, even though the green is blind.
 - The green and the green surrounds have a lot interest.
 - Arguably the best hole on the course - a very charming par three.
- Concerns/Weak Points/Needs
 - The tees are just too small. While there is no room to enlarge the elevated back tee, there is room to enlarge the other tees.
 - From the most forward tee, it is a 115 yard carry to the green, uphill. This is quite long for a lot of the Ladies.
 - There is a great tree to the right of the tees, but it is largely hidden by evergreens. Removal of these evergreens would not hurt the safety of the tees, but it would make the tree stand out and provide more character. Removal of evergreens between #7 and #8 would further expose this tree from #7 and create long views from #8 tees down to as far as #6 green. Such long views add to the character of the landscape.
 - The collar cut around the green is narrow, which makes it a little harder to land an approach short of the green and run it in, while also limiting some shot options around this blind green.
 - The back of the green is in shade most of the day, making it hard to maintain turf quality in the back of the green and the turf behind the green.
 - The cart path behind the green is too close to the green, which contributes to compaction in the walk up to the green.
- Opportunities
 - Plenty of room to add tee space and add another forward tee that is a shorter carry to the green for Ladies. Adding this tee to the left would make the carry easier and if the collar in front was extended, a tee shot from the left would be easier to run into the green.
 - The removal of the evergreens will have a significant positive impact on the visual quality of this hole.
 - Expanding the collar to the front and to the left will provide more strategic options.
 - Thinning trees to the east side of the green will expose the back of the green to more morning sun, while thinning trees to the west side will improve air flow and open up long views down #7.
 - Moving the cart path further from the green will help with the compaction behind the green and take the cart path more out of play.

Hole #9

- Strong Points
 - The left tees fit very well in the landscape and create a potentially attractive view towards the clubhouse.
 - The back right tee is quite varied and makes the front nine play differently from the back nine play for the men.

- The lone bunker is well positioned to challenge longer tee shots or players playing to the green from the left rough.
- The green here has a unique character with nice subtle movement.
- Concerns/Weak Points/Needs
 - The left tees are quite shaded and like others too small to handle the traffic given the shade.
 - The variety of the hole for the Ladies is lacking from front nine to back nine.
 - The view of the clubhouse from the left tees is great, but it is greatly diminished by the putting green, cart parking, and the awkward mound on the fairway side of the putting green. The visibility of the putting green and the awkward mound don't allow for very good definition of the tee shot landing area.
 - The putting green is not in a safe location relative to tee shots from #9 tees.
 - The bunker short and left of the green does not have the best form/style.
 - The green is quite close to the tennis courts, but this is mitigated, in part, by the short shot played into the green.
- Opportunities
 - Need to trim and thin trees to allow more sunlight to left tees. In doing so, there is an ability to open longer views to the rear of and right of the tees.
 - There is room to expand the left tees.
 - There is room to create another Ladies tee to the right to add variety and tee space.
 - Irregular “bumps” and “rolls”, similar to what is found in front of #7 green, can be used to effectively hide the putting green, cart staging, and provide better definition and visual quality to the tee shot. Adding a bunker or bunkers into these bumps and rolls will effectively help to make the putting green “safer” by making it visually more imposing to hit it through the fairway on this line, the bunker or bunkers will add strategic interest, and they will add to the definition of the tee shot landing area. This bunker or these bunkers would be maintained as “waste” bunkers.
 - The lone bunkers short and left of the green can be reshaped to have better form. I recommend maintaining it as a “waste” bunker.