

**Willowbrook/Willowcreek Greens Committee Meeting Minutes  
October 5, @7:00 am, Riverview Meeting Room**

Harry Emerson called the meeting to order at 7:00 am.

**Members Present:** Chris Linam, Chuck Manning, Harry Emerson, Cristi Dorsch, Tom Foster, Harry Emerson, Gale McKinney, Linda Hardman, John Bressett, Mary Ann Rispoli, Jean Emerson

Cristi Dorsch moved to accept the minutes from the May meeting as published. The motion was seconded by Linda Hardman. The motion was passed and the minutes as published were accepted.

The Committee had two guests, Steve Collins, RCSC Board member, and Ron Mysel

Harry asked that the committee modify the usual procedure of the meeting and start with Old and New Business followed by Reports. The Committee approved of the change.

**Old Business:**

**Beautification**

Laura Horvatic was not present and sent a report to Harry(attached). The metal pieces were ordered and received and are at the course waiting for installation. Laura will meet with Willowbrook to discuss plans for the planter by the 1st tee.

**Course Conditions.**

Harry Emerson, Tom Foster, Cristi Dorsch, Linda Hardman and Chris Latham spoke on the course conditions. Harry noted that the problems this summer left the greens brown, 14/18 surrounds were dry and cracked, crab grass on greens, and the weeds out of control. Cristi noted that conditions are bad all over and there needs to be a way to improve conditions. She posited that the current golf management may be overloaded and in need of a person that can oversee the course superintendents. Tom said Willowcreek and Willowbrook have seen significant deterioration, and it seems crabgrass remediation is a low priority. The consensus is that the courses need improvement, and the committee is interested in a process to move forward.

Chris and Chuck Manning said the weather cycle was exceedingly hot following punch and topdress and Chuck tried to mitigate but unfortunately the greens burned with the sand and heat for both Willowcreek and Riverview. Chuck also said the weeds were a problem valley wide and not limited to Willowcreek/Willowbrook and Riverview.

Gale stated that the adopt a hole is helping with improvements.

Harry stated that given the timing of the extreme heat, either topdress needed to be delayed or measures taken to deliver water from a third party to water the affected areas. Additionally, that additional resources, third party or amongst courses, be allocated in times of stress to the courses included in planning for contingencies.

**Greens Committee Goals**

Harry asked the committee members to bring suggestions on how to make the process of the greens committee work to the November meeting. Far too often suggestions are made within the Committee and the all agree there is no stated progress or feedback. The committee needs an effective feedback loop from course and golf management. Chris mentioned that Brian Duthu has budget constraints. An overwhelming feeling that the time, considerations, meetings, off linediscussions, and commitment of the committee members is to no avail.

### **New Business**

Update on various meetings, conversations, etc regarding rates and playability. Harry, Cristi, and Tom updated everyone with the myriad of meetings, side bars, and RCSC Exchanges throughout the summer. A number of golf related motions were introduced at the September RCSC Board meeting regarding, rates, small group fringes, and no shows. All were tabled and referred to Golf Advisory Committee, except for the no show motion which was defeated.

### **Greens Committee Position on Upcoming Motions.**

We have four votes on Golf Advisory and the next few months it is important that we have a full presence at Golf Advisory.

1. **Small group bookings.** The consensus of the committee is to let the changes that are occurring go to see if it will allow ease in getting tee times. Many small groups do not want to play on executive courses nor do the executive courses want them clogging up their courses. The committee unanimously recommended to recant this small group requirement.
2. **The motion on finding a solution to no shows.** As this motion was defeated, the committee still feels that it needs to be addressed by golf management and reintroduced to the RCSC board. Chris mentioned that the non-residents are not the problem. Chris stated that he and Brian are looking at possible solutions.
3. **Non-resident passes.** There were many thoughts on what to do regarding non residents playing purchasing unlimited annual play passes. The issue needs to be resolved through the budget process. Some felt there should be a cap on the number of non-resident passes lower than it is now. The consensus from the committee was to vote for \$3250.00 without a cart and keep the five day advance tee time booking, and the current cap on non resident annual passes.
4. **Proposed Rate Changes.** The Committee had no objections to Brian's proposals and said they would vote in that manner. Specifically, the rate for annual pass will be \$1800; annual surcharge pass \$925 8/6; Cardholder walk on \$39; guest fee \$49; public walk on \$59. Brian's slides attached.

### **Other issues for courses and Golf Advisory.**

Each course has two voting members for Golf advisory, two board members , one member from SCMGA and two from SCWGA(18 hole and 9 Hoe). There is a question about board members adding additional voting members. Everyone is welcome to attend the meetings but voting should be by designated members of the committee and not additional appointments. Committee position is to keep the Golf Advisory voting composition as stated in BP 17.

**Brian Duthu, RCSC Director of Golf .** Brian's report was read by Chris Latham. The report is attached to the minutes. There was a question on how to fill divots on the new turf (Tiftuff at North). Chris said there are no worries if you use the sand you have from other courses. A suggestion was made to use income generated in the monthly reports and not number of rounds. There was a question of mats used ones the driving range. Are they traded out with new ones? What is the process?

**Chuck Manning, WB/WC Superintendent.** Chuck read his report and it is attached to the minutes. There were questions on aeration due to the browned greens. The course is given a set time to aerate and the weather was not compliant. There was a suggestion to use stick and rope around the tee boxes to keep carts soffit the grass. The rope is considered a tripping hazards. The Committee proposed using just sticks instead. This suggestion was made at the close of last year for implementation when our courses reopen after overseed, and will be implemented.

A suggestion was made to close one course during the summer when demand is lower. This would rest each course in rotation.

The committee also asked for feedback on the submitted work of lights in the parking lot and gold tees for Willowbrook.

There being no further business Christi Dorsch moved to adjourn the meeting. The motion was seconded by Tom Foster. The meeting was adjourned at 8:42 am.

Respectfully,  
Jean Emerson

WILLOWBROOK/WILLOWCREEK GREENS COMMITTEE AGENDA  
October 5 @7:00 am, Riverview Meeting Room

**CALL TO ORDER**

**CORRECTIONS/ADDITIONS/MOTION TO ACCEPT THE MINUTES from the May Meeting**

**OLD BUSINESS**

- Beautification: Update-Laura
- Course Condition Concerns: Harry, Cristi
- Greens Committee Goals and Outcomes

**NEW BUSINESS**

- Update on various meetings, conversations, phone calls regarding rates & playability: Harry, Cristi, Tom
- Greens Committee Position on Upcoming Motions
  - There are a number of golf motions for the first reading at the September board meeting. Will update this depending on the outcome.
- Other Issues for upcoming Golf Advisory Committee
  - Board members adding voting members
  - Implementing policy without voting
  - Effectiveness
  - Other

**REPORTS/COMMENTS**

1. BRIAN DUTHU - RCSC DIRECTOR OF GOLF
2. CHUCK MANNING - WB/WC SUPERINTENDENT
3. GLORIA STUMP - WB/WC HEAD STARTER
4. CRISTI DORSCH - WC 18 HOLE WOMEN'S GOLF ASSN
5. LOUISE SARTORIO - WC 9 HOLE PRESIDENT
6. - WC MEN'S CLUB MONITOR
7. TOM FOSTER - WC MEN'S REP
8. HARRY EMERSON - WC MEN'S CLUB/President
9. BOB LONG - WC MEN'S REP
10. GALE MCKINNEY - WC 9 LADIES /HOLE BEAUTIFICATION
11. LINDA HARDMAN - WB 18 HOLE LADIES
12. JOHN BRESSETT. - WB MEN'S REP
13. MARY ANN RISPOLI - WB 18 LADIES BEAUTIFICATION
14. LAURA HORVATICH - WC 18 HOLE BEAUTIFICATION

**GUEST COMMENTS**

**MOTION TO ADJOURN**

## Director of Golf Report

October 2023

### Pro Shops

Preliminary rounds for September were 19,895, the total was 709 greater than prior year. Preliminary revenue shows Green Fee/Cart Fee revenue exceeding budget by \$27,887 and prior year by \$8,554. Merchandise revenue missed budget by \$118. Driving Range revenue exceeded budget by \$2,744,

Through August 238,551 rounds have been played this year, 123,122 have been played by Annual No Fee (Resident) and Annual Surcharge passholders. Remaining rounds have been played by Cardholder Daily (39,379), Cardholder Guest (27,044), RCSC Staff (6,844), Non-Resident passholder (11,137) and Public (31,025).

On December 7th we will be hosting a fundraising tournament to raise money for the Sun City Foundation. The format will be Beat the Pro(s), which will be Brian Duthu (PGA) and Chris Linam (Pro Shop Manager) and will be made up of two person teams. Teams that beat the Scramble score of the Pros will equally share the prize pool. The entry fee will be \$40 and the event will be held at the South Golf Course. In addition to bragging rights for beating the pro, there will also be a chance at a Pebble Beach Vacation.

Registration for Get Golf Ready classes will soon be underway, the cost of the classes is \$130. The \$130 fee includes four days of instruction as part of group of 8 students or less, as well as a 5th day of on course instruction. The program covers swing fundamentals as well as golf etiquette and an introduction to golf rules. The program is part of a national initiative of the PGA of America to grow the game of golf. Class schedules will be posted on the RCSC website when they are finalized.

### Snack Shops

Snack shops are now closing at 3:00 p.m. on a consistent basis, though will remain open longer, depending on demand.

### Golf Courses

All major summer agronomic procedures have been completed and overseeding began on September 25, for Lakes East, North, Willowcreek and Quail Run. These courses will reopen on October 14 with cart path restrictions in place until November 3. The remaining courses will close October 16 and reopen November 4 with cart path restrictions in place until November 24. We will not be overseeding the fairways on Lakes East or North, therefore these courses will reopen with limited cart path restrictions.

All of our courses will be using a blend of straight Perennial Ryegrass which will provide optimal playing conditions from Tee to Green. Two of the most noticeable differences in the Ryegrass will be the density of the turf and the overall aesthetic look of the turf. We are looking forward to expanding our overseeded areas specifically our green banks. The goal for RCSC is to have most if not all green side bunkers in the overseed this season. This will provide more options for the golfer that slightly misses their approach shot as opposed to being in dormant Bermuda.



# Golf Strategy 2024

Bud

# Golf Stats (Sept. 2022 – Aug. 2023)

- Average Course Maintenance Cost per Round: \$20.35
- No Fee Passholders
  - Average Green Fee \$12.31
  - 18% of total rounds played, 10% of Revenue
- Annual Surcharge Fee Passholders
  - Average Green Fee (Includes Daily Fee) \$17.24
  - 35% of total play, 26% of Revenue
- Revenue as Percentage of Expenses
  - Annual No Fee Resident Passholder revenue pays 11% of total expenses (18% of total rounds)
  - Annual Surcharge Fee Passholder revenue pays 30% of total expenses (35% of total rounds)
  - Cardholder Daily revenue pays 19% of total expenses (16% of total rounds)
  - Guest Daily revenue pays 16% of total expenses (11% of total rounds)
  - Public Daily revenue pays 13% of total expenses (13% of total rounds)

# Golf Proposals

- Operating Excess to cover a portion of capital expenses
- Increase of fees:
  - Primarily to support wage increases to bring us closer to market
    - Reduce turnover
    - Provide more consistent product
  - Support higher quality overseed, increases in fertilizer and chemicals (both in use and cost)



# Golf Proposals

- Membership
  - Increase of Annual Pass Prices (16%)
    - \$1,800 All Course No-Fee, current \$1,550
    - \$925 All Course Surcharge, current \$800
    - \$1,595 Executive No-Fee, current \$1,375
    - \$725 Executive Surcharge, current \$625
    - Daily Surcharge Fee Increase of \$1 per round
  - Increase Guest Fees (11%)
    - \$49 in season, current \$45
  - Increase Cardholder Green Fees (11%)
    - \$39 in season, current \$35

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    - \$1,800 All Course No-Fee, current \$1,550
    - \$925 All Course Surcharge, current \$800
    - \$1,595 Executive No-Fee, current \$1,375
    - \$725 Executive Surcharge, current \$625
    - Daily Surcharge Fee Increase of \$1 per round
  - Increase Guest Fees (11%)
    - \$49 in season, current \$45
  - Increase Cardholder Green Fees (11%)
    - \$39 in season, current \$35

# Golf Proposals

- Increase Public Green Fee (18%)
  - \$59 in season, current \$50
  - Increase cart fee by \$1 (\$15 in season, current \$14)
- Non-Resident Annual
  - Eliminate option to include cart
  - Continue to offer walking option at higher fee
    - \$3,250, current \$2,750
    - Cart available at daily public rate, first come first served

**ANNUAL  
PASSRATE  
STRUCTURE:  
2022-2023 4/1**

- 
Copper Canyon
- 
Palmbrook
- 
Sun City
- 
Sun City West
- 
AZ Traditions
- 
PebbleCreek
- 
Westbrook Village
- 
Sun City CC
- 
Sun City Grand

**All Inclusive Passes**

Individual	\$1,950	\$5,000	\$1,550	\$3,500	\$3,990	\$4,220	\$5,269	\$4,205	\$4,755
TwoSome	\$3,550	\$6,800	\$800	\$6,800		\$7,980	\$8,494	\$5,889	
Surcharge				\$895					\$1,548
Surcharge Fees	35/19/3		7/5	23/12					25/12
Public Riding			\$3,250	\$1,500					
Public Walking	\$3,100		\$2,750						
	35/19/3			35/19					

**Mon-Thur Pass**

Individual									
TwoSome					\$2,840				

**Fri-Sun Pass**

Individual							\$4,111		
TwoSome							\$6,615		



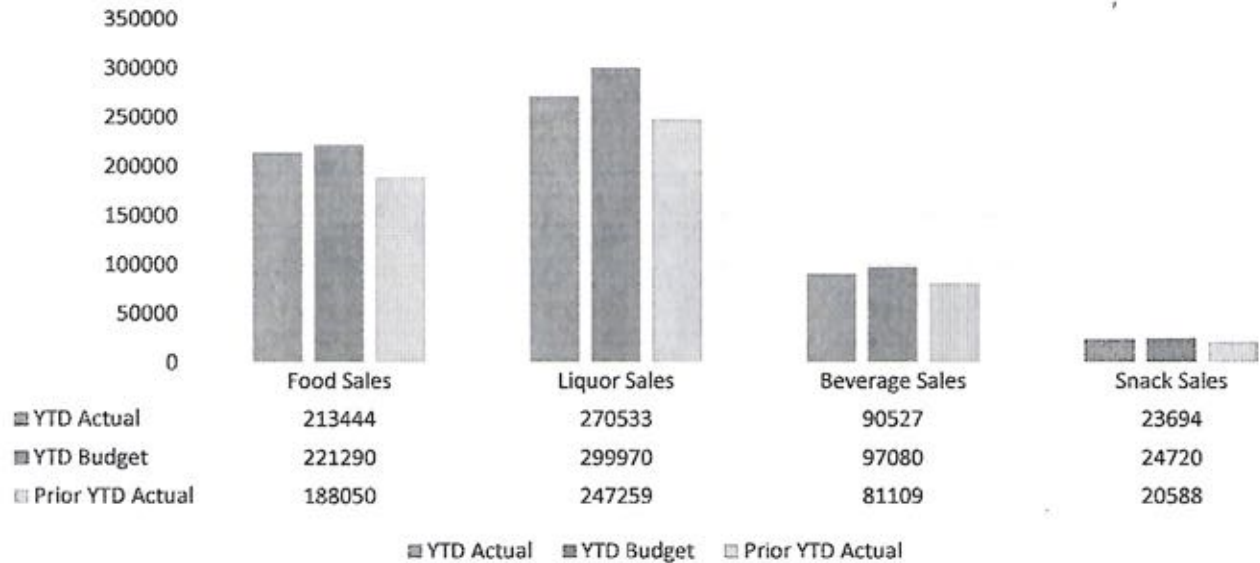
# Requests

- Accept fee increases as presented
- Maintain Non-Resident Golf Pass as presented
  - Current budget eliminated pass, with only deferred revenue from passes remaining
  - Any revenue above budget could be used for additional improvements (assuming revenue projections are met)

## Snack Shops

Snack shops are now closing at 3:00 p.m. on a consistent basis, though will remain open longer, depending on demand.

### YTD Snack Shop Revenue Comparison



## Golf Courses

After an extremely dry and hot month of July and battling weed pressure throughout our courses this Summer we head into Fall optimistic that RCSC's eight golf courses will be nothing short of an enjoyable experience. Our teams have put forth extraordinary effort to regain control and we move forward with great momentum. The expanded overseeded green banks and the move to seed with a straight Perennial Ryegrass as opposed to a blend of seed varieties should provide the golfers with optimal conditions Tee to Green.

We were really excited to open Willowcreek, North, Lakes East and Quail on Saturday, October 14<sup>th</sup>. The weather has been great during the grow in with minimal wind and our courses are in great shape. With a gentle reminder for you and your playing partners to abide by the cart restrictions and fix all ball marks on the greens.

South, Lakes West, Riverview and Willow brook began overseeding on Monday, October 16<sup>th</sup>. The weather was favorable; however, the afternoon winds certainly kept us on our toes during grow in. We are excited to have you all back playing this Fall.

*Better Lye Grass*

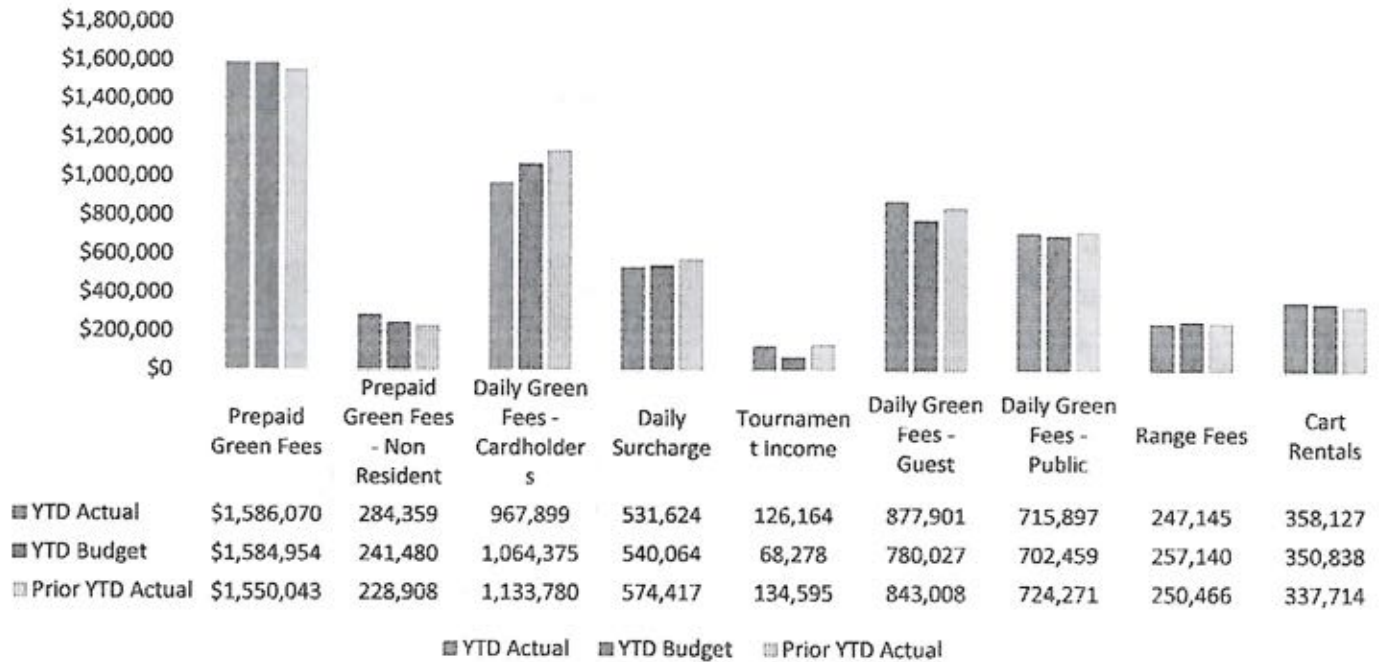


# Director of Golf Report

October 2023

## Pro Shops

### YTD Golf Revenue Comparison



- 18.0% of total rounds played by Annual (Resident) No Fee Passholders YTD
- 33.9% of total rounds played by Annual Surcharge Passholders YTD
- 16.0% of total rounds played by Resident Cardholders YTD
- 4.8% of total rounds played by Annual (Non-Resident) Passholders YTD
- 13.0% of total rounds played by Public Golfers YTD
- 11.2% of total rounds played by Guests

On December 1<sup>st</sup> (Date Change) we will be hosting a fundraising tournament to raise money for the Sun City Foundation. The format will be Beat the Pro(s), which will be Brian Duthu (PGA) and Chris Linam (Pro Shop Manager) and will be made up of two person teams. Teams that beat the Scramble score of the Pros will equally share the prize pool. The entry fee will be \$45 and the event will be held at the South Golf Course. In addition to bragging rights for beating the pro, there will also be a chance at a Pebble Beach Vacation.

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**GREEN COMMITTEE OF WILLOW BROOK/CREEK GOLF  
COURSE  
SUPERINTENDENT REPORT Oct 5, 2023  
CHUCK MANNING**

**COURSE CONDITION:**

Over seeding on Creek went well, and the seed is starting to pop and it looks good so far. Creek will be closed from 9/25/2023 through 10/13/2023. When Creek opens, carts will be on cart paths 10/14/2023 through 11/3/2023.

Brook will close 10/16/2023 and open 11/4/2023. Carts will be on cart paths on Brook 11/4/2023 through 11/24/2023.

Please encourage all those you see to repair ball marks on greens and fill their divots on the tees and fairways,

**BROOK**

**Greens:** HOC .170" / Soil temperature 64<sup>0</sup>

**Stimp Reading** 7.9'

**Fairways:** HOC .625"

**Tees, Collars, and approaches:** HOC .625"

**Green banks/ Street Fronts:** HOC 1.5"

**Rough:** HOC 1.5"

**CREEK-No Data due to Over Seeding**

**Greens:** HOC " / Soil temperature <sup>0</sup>

**Stimp Reading** '

**Fairways:** HOC ."

**Tees, Collars, and approaches:** HOC ."

**Green banks/ Street Fronts:** HOC "

**Rough:** HOC 1.5"

**PROJECTS IN PROGRESS:**

1. Preparing Creek to open,
2. Painting amenities
3. Trimming trees and bushes
4. Edging Creek cart paths
5. Working the bunkers
6. Getting ready to prep and over seed Brook

**PROJECTS COMPLETED**

1. Complete fertilizer program
2. Completed pesticide/Herbicide applications
3. Divots
4. Weed eat
5. Edge bunkers
6. Trim trees
7. Top dress greens
8. Level bunkers
9. Push sand in bunkers
10. Verticut fwys
11. Trim olive skirts
12. Trim club house
13. Aerify fwys
14. Trim bushes
15. Weed eat lakes
16. Aerify greens

17. Trim patio area
18. Storm clean up
19. Rake deserts
20. Prep and over seed Creek

**STAFF:**

Willow Brook Creek is 1 staff member short.

If you have any questions or concerns, please feel free to call me. Cell: 623-332-6155 Office: (623) 248-4781 Email: [cmanning@suncityaz.org](mailto:cmanning@suncityaz.org)

**From:** Laura Horvatic lauratkd1@sbcglobal.net  
**Subject:** Willowcreek / Willowbrook Beautification Update  
**Date:** October 4, 2023 at 6:14 PM  
**To:** Harry Emerson harry.emerson@icloud.com



Harry,

I ordered and received the metal plants / cacti from Desert Steel and received pieces one or a few at a time. I received the last piece about two months ago. I held onto them because it was too hot to ask the guys to install them until it began to cool down.

I coordinated with Chuck and delivered the 8 pieces to the course a couple of weeks ago. They are all set to be installed when the guys have an opportunity.

At the end of the month I will contact the Brook ladies about purchasing items for the area by the 1st tee.

Thanks.

Laura Horvatic