

# RIIVERA DEPARTMENT

## YEAR END REPORTS

September 28, 2024

### LAKE JOSEPHINE RIVIERA WATER DEPARTMENT

This year's focus for the Riviera water department has been leak detection. Each day loggers are put on water valves that record sound to help identify water leaks. The loggers are then brought back to the office and downloaded to a software program that points out on the map if a leak is possible. These loggers are then placed in a different location, this is done daily. If a possible leak is found, we then use a sounding machine at location to determine if there is an actual leak. If it is decided that a leak is present, we schedule the leak for repair.

In the last budget year there were 12 new water service connections.

In October of 2023 the water main replacement on Country Club Drive was complete and all water quality testing passed. This allowed us to put the new main in service. This project greatly improved fire flow protection for the Main office, Compound and Restaurant.

This year we have pumped 53,627,373 gallons. This is a 1.1-million-gallon increase from the previous year. That comes out to 164.5-acre feet out of our 356-acre feet of water rights available. That is about 46% of our available water rights used. Currently our aquifer level has seen no impact. This is monitored with a probe that is placed in our well casing, which continuously tracks the aquifer level.

Currently the Riviera has 924 total water services. This includes all the residential, Commercial, Heritage Properties and common areas. Of the 924 Connections 881 are residential.

In Closing I want to emphasize water conservation. Washington State adopted years ago the Water Use Efficiency Rule. This rule gives systems guidelines on what they need to do to conserve water. As part of this Rule our water system must do outreach to its users to help in water conservation, along with creating a water use efficiency plan. It is time for us to update our Water Use Efficiency Plan. In The next couple of months, we will be setting up a public meeting to make updates to the plan. It is our hope that we can get as many people to the meeting as possible, and hope when the date is set you can make it. During this meeting we will talk about changes to the plan, along with time for public input. I want this plan to be a group effort with obtainable goals to conserve water use.

## GOLF AND GROUNDS 2024

My staff and I maintain the golf course along with all the parks and the campground. We are also a part of maintaining the health of Lake Josephine. To say the least it's a lot of area to cover! My crew has been working diligently on maintaining and creating an enjoyable environment for our members. I want to thank them and let them know how much I appreciate all they do!! They show up every day with a commitment to give their best effort and it shows! I also want to let all departments know my appreciation for their willingness help out when needed. I believe we have a great team!!! Here is an update on some of the things we have accomplished this last year:

Each spring and fall the Golf Course Greens need to be aerified and top dressed, we just finished the fall aerification September 9<sup>th</sup> – 13<sup>th</sup>. This is a major process that involves many hours of pulling plugs, sanding and brushing/blowing sand into the open holes. All of this is detrimental in the health and playing conditions of our greens.

This was our first complete year of using our two new mowers (greens and rough). What a difference it has made for maintaining a clean cut and healthy turf.

Several trees and limbs on the course still need to be taken down to help create better playing conditions and to help maintain healthy turf. This should be happening sometime soon (weather dependent). My staff continues to trim back and clean debris from the course and parks. This is an ongoing project that will continue throughout the years.

We took out the big sand trap on #4 which was suggested by the consultant in 2021. I agreed, it was a wasted playing space, and it wouldn't stay clean due to tree roots that were constantly depleting the sand.

My crew spent hours putting in tons (64 tons to be exact) of new tan sand in our course bunkers. This was much needed as it had been years since they had been addressed.

Last spring we took out several rotting railroad ties that were along #3, 5 and 6 tee boxes and put in landscape blocks. I ran out of time to address #7 tee before the growing season came but I do plan on creating a new look. We are in the process of replacing the railroad ties on the orchard side of Interlachen with landscape blocks.

I'm sure most of you have noticed the new concrete walkway and entrance pad at the restaurant. Grounds crew along with buildings dept. all had a hand in the completion of this project. My crew took out all the shrubs that were interfering with the entrance pad along with taking out all the brickwork from the old walkway. The old walkway was becoming a trip hazard as the tree roots were creating some bricks to rise and become inconsistent. The concrete will be much easier to maintain.

Together we're always trying to get rid of the GEESE! It's been a challenge and continues to be a challenge, but we are always looking for new ideas. Our aquatic herbicide company Sprayed Lake Josephine this year for invasive plants and milfoil.

I had a land survey at the RV sites of our campground and from Matthew's way going back along the park on the tennis court side of Interlachen. With all the growth of new homes it will be a great assets to know exactly where our lot lines are.

The water usage from Lake Josephine used on the Golf course is continually monitored for historical record keeping. This year's water usage through the season (April 1 – Oct. 1) on the the course is 1.53" of lake water – under the allowed amount of 2.52". I know the lake level is low this year, but this is because of evaporation NOT COURSE IRRIGATION!

There are many ongoing plans for the future, and we will be doing our best to continue keeping our recreational areas inviting to our membership.

My staff and I are looking forward to another great year!

## **BUILDINGS AND MAINTENANCE**

The Buildings Department is always busy. We keep up the outside and inside of all Riviera buildings as well as assisting the Grounds Department on various projects. A daily responsibility is the cleaning and maintenance of all restrooms around the Community including the parks, the Marina, the campground, the Business Office, the MSR and the restaurant. This includes maintaining and replacing damaged and broken things. Vandals broke windows at the Marina restroom twice in two weeks. We replaced the windows and cleaned up the mess.

We also oversee all construction projects. We oversaw, with help from the Grounds Crew, replacing the walkway to the Lakeshore and the new handicapped apron adjacent to the entrance. We also installed the rope fence in front of the Lakeshore this summer.

Septic systems are also a responsibility of ours. We moved the cleanout at the Campground and resurfaced one of the holding tanks there.

We continue our replacement of the mailbox stanchions which is a multi-year process. We have begun replacing finger docks. We installed a manufactured floating dock at 108<sup>th</sup> Street after moving that dock to Pine Lake. This new dock is an experiment which we hope will work out as these docks would need replacing much less frequently. We just installed blinds at the Lakeshore to reduce the temperature swings. We replaced frozen fixtures at the campground and replaced water heaters there. The outdoor freezer at the Lakeshore has needed constant repairs but has now returned to good condition. We built a shed for the Lakeshore supplies and refinished several surfaces.

We completed the construction of a dining table for the Lakeshore which is built from a portion of the same log used for the bar top and included redwood in the table and the surrounding wainscoting from redwood reclaimed from the old water tower.

We installed two little libraries, one at Ray Park and one at the Lakeshore. We continue to monitor the muck reduction units in Lake Josephine.

And finally, we provide support for all events such as Board meetings, Town Halls, Art in the Park.

## **MAINTENANCE DEPARTMENT**

Maintenance in most years is primarily routine servicing and preventive maintenance of vehicles and equipment and occasional unpredictable equipment failures. Much of my time is spent maintaining, troubleshooting and repairing the many pieces of golf course equipment. Occasionally I helped the Buildings Department and the Water Department with equipment problems and repairs.