

WATER RESOURCE COUNCIL

ANNUAL REPORT

July 2022

PREAMBLE

The Water Resource Council (“WRC”) is an independent consortium of four entities with mutual interest in the use, maintenance, and source of water for areas under its jurisdiction. The entities are Pheasant Run, LLC, The Villas, The Lakes RV and Resort Park, and Greenhills Estates. Each entity has representation on the council: Pheasant Run (2), The Villas (1), The Lakes (1), and Greenhills (3). It was established via a signed agreement dated July 1, 2021 and was recorded August 6, 2021 with the county of Madera. As an independent group, the WRC communicates with but does not fall under the purview of any of the four entities. It works for the common interest of all entities regarding water resources, while liaising with the City of Chowchilla, the Chowchilla Water District, and the County of Madera. One of its main goals is to ensure that there is sufficient water available for golf course irrigation and water features with additional goals of maintaining quality of water, pumps, wells and other related aspects of water resources.

BACKGROUND

The areas commonly referred to as “lakes” in the four entities that comprise the WRC are holding ponds or reservoirs, with the primary purpose of irrigation of Pheasant Run Golf Course. Their secondary purpose is esthetic (i.e., to provide an appealing visual aspect to the four entities). They were not established nor exist for typical recreational purposes (e.g., boating, swimming, fishing), although catch-and-release fishing as well as non-motorized boating are allowed in certain lakes contained within Greenhills Estates. Lakes are comprised of three minimal components: (1) the land or depression that outlines the lakes; (2) the water contained in them; and (3) equipment used to maintain and circulate water (e.g., injectors, boosters, pumps). Only the land may be owned by any one entity while the other parts of the lakes are shared or co-owned in some way. That is, water and equipment are shared by the four entities. This sharing of water and equipment was built into the design in the 1990s and includes underground connections where water flows between the lakes. Thus, water in the RV Resort, the Villas, Greenhills Estates, Pheasant Run, and any with borders involving more than one entity, is not self-contained but is pumped or flows through gravity-fed channels underground. For these reasons, no single entity in the WRC is a sole owner of any lake even though that entity may own a particular parcel of land designated as a “lake.”

The formation of the WRC provides the following benefit for the four entities involved.

- It clarified some of the agreements among the entities that were made over the years and codified them in a single document.

ACTIONS TAKEN AUGUST 2021-JULY 2022

The WRC meets once per month. Following is a summary of major actions taken by the WRC in its first year.

1. The WRC agreement was signed in the summer of 2021 and officially recorded in August 2021. The agreement successfully addressed concerns raised in meetings that led up to its establishment.
 - a. The formalization of a permanent council consisting of representative from all of the participating entities that could more effectively address water resource issues. This formalization avoids the problem of constantly changing of HOA board members and committee members in various entities, thus ensuring more continuity over time.
 - b. The consolidation of previous agreements. This consolidation incorporated prior agreements while allowing for the council to formalize cost allocation and terms of payment regarding the sharing of water resources.
 - c. The consideration of the future of the Golf Course. A major concern among the various HOAs has been what might happen should the Golf Course cease its operation, be sold, or undergo some other change. There were no guarantees in place for the HOAs to continue to have access/rights to wells and easements. The council negotiated the acquisition of a contractual license with interest in the wells, along with mutual easements between all parties that would permit the continued use of the water delivery system by any entity in the event the Golf Course, or any other entity, elected to stop their participation in the water delivery system.
2. Five wells originally served the areas covered by the WRC. However, by 2021, only two were functional, and these are currently showing signs of age. This has caused a problem in the ability to maintain lake levels, especially in the summer during peak season for irrigation. The WRC conducted a hydraulic study to determine where there is the best chance of drilling a new well in order to continue having access to water for irrigation and the esthetic value of the lakes. Once a site was determined, the WRC entered into an agreement to begin drilling in June 2022.

We note here that across all the water features or lakes in the four entities, 1/4th inch of water represents approximately 488,980 gallons. In a normal year, the annual evaporation of water from all features in all entities is 303.7 acre feet. In the summer months, evaporation is exacerbated during windy conditions. In March 2021 to February 2022, the Golf Course used 317.8 acre feet of water for irrigation, or roughly the equivalent on one year's normal evaporation.

3. The WRC oversees circulation needs and in its first year repaired and/or replaced blowers/injectors/aerators in the following lakes: (1) those that border blocks 12 and 13 in Greenhills Estates and Pheasant Run Golf Course; and (2) the three lakes in blocks 14 and 15 in Greenhills Estates.
4. There has been an increase in toxic algae population across the State of California, in part due to the falling levels of waters in lakes and reservoirs. The WRC encountered such a problem with the lake that falls within the Block 8 area of Greenhills Estates. The result of algae blooms is cyanobacteria in the water, a type of toxin. This problem was addressed through treatment that lasted several months and by February 2022, the lake was returned to

safe levels of algae). The WRC continues to monitor the issue of algae blooms and welcomes reports from any persons living or working within the four entities who might see a problem beginning.

5. The WRC reviewed accounts and costs for maintenance. The result was a more equitable distribution of costs among the four entities. That cost sharing is attached as Appendix A. along with a description of the features involved that led to the review.
6. Geese and the consequence of their presence (e.g., turf damage, droppings) continue to be a problem in the four entities. The WRC has looked at a means by which the population might be reduced somewhat through egg-hatching control. The WRC will form a committee to tackle the goose nesting site on the island in lake 10 (bordering Ridgewood in Greenhills and the Golf Course) in November 2022.

Submitted and approved by the WRC, July 11, 2022

Members: Martin Boone (Pheasant Run, LLC)
 Dan Bacci (Sierra Golf Management)
 Patrick Geary (Greenhills Estates)
 Suzanne Price (The Lakes RV Resort)
 Mark Ridge (The Villas)
 Sheila Stocker (Greenhills Estates)
 Bill VanPatten (Greenhills Estates)

APPENDIX A

DESCRIPTION OF TRANSFER PUMPS, FEATURE PUMPS,
AERATORS and COST SHARING

This list describes the various features, their locations, and functions. Some of the features are for aesthetics only, such as a fountain or waterfall. Some are for the transfer of water throughout the system. Finally, some are for the health of the feature such as an aerator. It is possible for a pump to be vital to one or as many as all of these purposes. The descriptions below describe those functions.

Pump 1. Villas Interior Circulation. This pump moves water from water feature 3 into the top part of water feature 2 (the waterfall feature in the villas interior). The water then gravity feeds back into water feature 3. This pump is also vital for the supply of water to pump 2.

Pump 2. RV Park Circulation (outside Villas Gate). This pump is a circulation pump for the RV Park water feature. It moves water from the Villas interior up to the RV Park and then gravity feeds back to the Villas interior. We can also raise the level of the RV park water feature and gravity feed it to WF 14. This pump is vital to movement of water throughout the system.

Pump 3. Bella Lagos Circulation (underground vault). This is a circulation pump that moves water from WF 14 to WF 15 then gravity feeds back. This Pump is not vital to move water throughout the system.

Pump 4. Bella Lagos Aerator (underground vault). This blower provides aeration for WF 14 & WF 15. This aerator is not vital to move water throughout the system

Pump 5. Golf Hole 18 Fountain. Fountain/Aeration for the lake next to the clubhouse restaurant and Island Green. This fountain is not vital to move water throughout the system.

Pump 6. Transfer Pump Right Side of Green 14. There are two pumps set-up on a bypass system that allows us to move water back and forth between WF 12 and WF 14 via buried pipe. This is the only connection point between the North and South water systems. This pump is vital to the movement of water throughout the system.

Pump 7. Transfer Pump Behind 14 Tee. This pump moves water from WF 13 to WF 12. This water gravity feeds back to WF 13. Alternatively, pump 6 can move water to the North system. This pump is vital to the movement of water throughout the system.

Pump 8. Aeration/Blower (Underground Vault by 14th Tee). This blower provides aeration for WF 12 & WF 13 and is currently non operable. This aerator is not vital to move water throughout the system.

Pump 9. WF 10 Circulation Pump (Vault by Maint. Shop). This pump moves water to the upper end of WF 10 waterfall and then gravity feeds back down. This pump is not vital to move water throughout the system.

Pump 10. Irrigation Pump Station. This pump station is for Irrigation of the Golf Course and could be used to fill Water Features 3, 4, 10, 11, and 12. This pump is vital to move water throughout the system.

Pump 11. Cascades Fill Pump (Below Irrigation Station). This pump moves water from WF 6 to WF 9 (the Cascades Water Fall) then through a level pipe under the road to WF 8 then gravity feeds back to WF 6. This pump is not vital to move water throughout the system.

Pump 12. Cascades Water Fall (Entrance to Cascades). This pump moves water within WF 9 for aesthetics at the Cascades Entrance. This pump is not vital to the movement of water throughout the system.

TRANSFER PUMPS, FEATURE PUMPS AND AERATORS FINANCIAL RESPONSIBILITIES

Pump #	Description	RV Park	Villas	Golf Course	Greenhills
1	Villas Interior Circulation	10%	70%	10%	10%
2	RV Park Circulation	70%	10%	10%	10%
3	Bella Lagos Circulation	0	0	0	100%
4	Bella Lagos Aerator	0	0	0	100%
5	Golf Hole 18 Fountain	0	0	100%	0
6	Transfer Pump Rt side of 14	10%	10%	40%	40%
7	Transfer Pump behind 14 Tee	10%	10%	40%	40%
8	WF 12 and 13 Blower	0	0	50%	50%
9	WF 10 Circulation Pump	0	0	50%	50%
10	Irrigation Pump Station	0	0	100%	0
11	Cascades Fill pump	0	0	0	100%
12	Cascades Waterfall	0	0	0	100%