



# YARMOUTH GOLF

FALL NEWSLETTER



## 2025 SEASON COMING TO AN END

The season flew by, but it was the busiest one yet here at Yarmouth golf. We want to thank all of you, the golfers, for your continued support of these two beautiful courses. As we near the end of our season at Bayberry Hills, we hope to continue to see members at Bass River throughout the winter. Make sure to thank the Yarmouth Golf Staff for a wonderful year before they head out!

### In this newsletter:

Latest project updates,  
new events and more.  
Keep Reading!

### Be on the lookout for:

- 1.Upcoming Projects
- 2.Course Closures
- 3.Fall Maintenance Schedule





## Message from the Pro:

As the season is winding down, I would like to take the opportunity to thank all of you who played Yarmouth Golf this season. With the support of Members and guests we had one of our best seasons to date. We look forward to getting ready for next year and completing off-season projects to enhance your experience at Yarmouth Golf. I would like to thank the entire golf staff for all the magnificent work this season. The course conditions were great at all our courses this season, which is the big part of making our courses successful. We will see you this winter at Bass River (weather permitting) for winter golf for all who can brave the elements.

So, I would like to wish all of you a great Holiday season and great winter to all!

Dennis Hoyer, PGA  
Head Golf Professional  
Yarmouth Golf



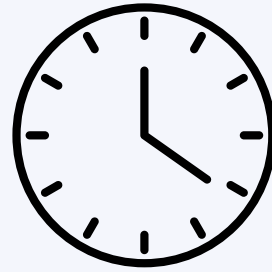
## GOLF SHOP HOURS

November

Every Day: 7:30 a.m. – 4:00 p.m.

December – February

Every Day: 8:30 a.m. – 4:00 p.m.



## MARK YOUR CALENDAR



Bass River Golf Course will be closed from November 17<sup>th</sup> – November 30<sup>th</sup> to allow for some Golf Shop Renovations and Golf Course Projects!



Both Bass River Golf Course & Bayberry Hills Golf Course will be closed for Thanksgiving!



### **Black Friday Membership Sale!**

From November 28<sup>th</sup> until December 1<sup>st</sup>, purchase your 2026 memberships at the 2025 price!

### **2025 Rates:**

Full Annual – **\$1425**

Senior Annual (80+) – **\$875**

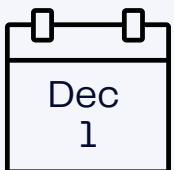
Twilight Annual (after 2 p.m.) – **\$840**

Links Annual – **\$375**

Under 35 Annual (34 and Under) – **\$900**

Under 23 Annual (23 and Under) – **\$385**

Under 19 Annual (18 and Under) – **\$130**



Bayberry Hills Golf Course Closes for the winter!



Bass River Golf Course will be closed for Christmas Day!





## Golf Shop Sales

Make sure to stop in the Golf Shop at Bayberry Hills before the doors close on December 1<sup>st</sup> for the End of Season Clearance

Sale! Everything is on sale!

Apparel, Shoes, Hats & More  
up to 50% off!

Keep an eye out for seasonal sales at Bass River throughout the winter!

## Golf Shop Credit

All Credit expires on December 31<sup>st</sup>, 2025. Credit may be used for pro shop merchandise. Credit may not be used for golf carts, greens fees, annual fees, driving range charges, and gift cards. Credit is non-transferable and can only be accessed by the account holder.

Stop in either Golf Shop before December 31<sup>st</sup> to stock up on gear or perhaps get some gift shopping done!

Make sure to grab some 125<sup>th</sup> anniversary merchandise before it is all gone!

## Reciprocal Play

Members can play any of the below golf courses any day until March 31st for a greens fee of \$30. The participating courses are as follows:

Captains Golf Course  
Cranberry Valley  
Dennis Highlands  
Dennis Pines  
Hyannis Golf Course  
Olde Barnstable Fairgrounds  
Sandwich Hollows





# BAYBERRY HILLS WINTER UPDATE FROM THE GOLF COURSE SUPERINTENDENT

As we put the courses to bed for the season

As another successful year at Yarmouth Golf winds down, our maintenance team has shifted into winter project mode. These efforts ensure that both courses rest properly during the colder months and return in the spring healthier than ever.

---

## Winter Projects Underway

Our primary focus this winter is preparing the courses for dormancy while making strategic improvements that will benefit play in 2025 and beyond:

- **Construction of a new practice putting green on the Links Course**

This addition will expand practice opportunities and better serve players warming up before their round.

- **Sodding improvements across the property**

- 7th green on the Links Course
- Nursery green at the maintenance facility
- Surrounding area at the starter's shed Fresh sod will help ensure smooth transitions into next season with stronger, healthier turf in these high-priority areas.

- **Topdressing and dormant fertilization** All greens will be top-dressed and both greens and tees will receive dormant fertilizer to promote strong spring growth.
  - **Tree removal** Dead, diseased, or insect-infested trees are being removed to improve course safety, playability, and turf health through better light and air flow.
- 

## Fall Projects Completed

Even before winter preparation began, our team completed several major agronomic tasks this fall:

- **Full-course aeration** — relieving compaction and improving soil health across all playing surfaces.



- **Fall fertilization (wall-to-wall)** — ensuring turf enters dormancy well-nourished.
  - **Lime application (scheduled for the week of 11/17/2025)** — helping balance soil pH and enhance nutrient availability.
  - **Early-order chemical purchasing** — securing all products for next season at substantial rebate savings, reducing costs to the golf division by thousands of dollars.
- 

## **Irrigation Improvements & Environmental Stewardship**

One of the most significant long-term improvements this season came from the 2024 construction project on the Links Course. We installed a **dedicated irrigation supply line from the septic treatment plant**, allowing us to use reclaimed, sterilized wastewater for irrigation.

This summer, despite Cape Cod's drought conditions, we were able to **cut well-water use in half**, irrigating with **50% reclaimed water**. As the Yarmouth sewer project progresses, we expect to move toward **100% reclaimed wastewater**, significantly reducing our environmental impact and securing a sustainable water source for the future.

---

## **A Note of Thanks**

I would like to extend my sincere appreciation to our **exceptionally talented maintenance staff**. Their dedication and craftsmanship are the reason our course conditions remain strong throughout the season. My thanks also go out to the **Pro Shop staff** for their ongoing support, and to **our membership**—your continued commitment to Yarmouth Golf makes all of this possible.

We look forward to another great season ahead. Stay warm, and we'll see you in the spring!

Josh Lyon



# BAYBERRY HILLS WASTEWATER PROJECT UPDATE

## Advancing Sustainability at Bayberry Hills Golf Course

Bayberry Hills Golf Course has long served as a leader in sustainable water management within the region. Our use of reclaimed wastewater for irrigation began in 2000, when the original discharge permit allowed treated water to be applied only on the seven holes east of West Yarmouth Road. In 2017, the permit was expanded—with added monitoring requirements—to include the irrigation ponds at the 4th hole. This amendment enabled us to irrigate all 125 maintained acres using a portion of recycled wastewater.

However, the volume we could utilize remained constrained by outdated infrastructure that limited how much treated water could be conveyed from the Wastewater Treatment Plant to our holding ponds.

---

## Infrastructure Improvements in 2024–2025

The Links Course construction project in the spring of 2024 created the opportunity to install a **dedicated pipeline** directly from the treatment plant to our irrigation system. This upgrade dramatically increased our capacity to use reclaimed water.

- **2017–2024:** 7–9 million gallons of reclaimed wastewater used per year
- **2025 (July 1 – October 30):** Approximately **20 million gallons** delivered through the new line

This significant increase enhances our ability to irrigate all 125 acres while meaningfully reducing our environmental impact and reliance on potable well water.

---

## Our Role in the Town of Yarmouth Wastewater Plan

The Golf Department continues to play a central role in the Town's broader wastewater initiative. Bayberry Hills is currently **one of only two permitted locations in Yarmouth** that can receive recycled wastewater from the Septic Treatment Plant, making our property essential to the Town's long-term wastewater management strategy.

In March 2025, representatives from **CDM Smith, Horsley Witten, MassDEP, and Yarmouth Water/Wastewater** began assessing the feasibility of discharging additional treated water—originating from the Yarmouth Sewer Wastewater Plant—to Bayberry Hills. At their direction, golf division staff assisted with several onsite investigations, including soil classification test pits, percolation tests, and the installation of additional groundwater monitoring wells.

The strong results from these initial evaluations led to a **larger pilot study** on the 9<sup>th</sup> hole, completed during the week of November 10, 2025.

---

## **Looking Ahead: Toward 100% Reclaimed Water**

As we await next steps from the project team, we are proud to be at the forefront of wastewater reuse in New England. Our long-term goal is to transition to **100% reclaimed wastewater** for irrigation.

Importantly, the majority of this recycled water will be discharged **below the playing surface**, ensuring it will **not affect course playability or golfer experience**. At the same time, we will retain full access to this sustainable water source for irrigation needs.

Bayberry Hills remains committed to environmental leadership, responsible water use, and supporting the Town's long-range wastewater goals. We look forward to keeping our membership informed as this important work continues.

Respectfully Submitted

Joshua Lyon



# BASS RIVER GOLF COURSE UPDATES FROM THE GOLF COURSE SUPERINTENDENT

Town of Yarmouth Golfers,

We had a very successful fall season here at Bass River. The golf course is still holding its strong green color and is healing up nicely Post Aeration.

**This fall we completed a few projects/improvements to the golf course.**

1. The 5<sup>th</sup> Green project

- a. The bunker was removed and a bail out area was added.
- b. The green pad itself was expanded. (6-9ft around)
- c. Over the winter, trees will be removed and limbed up.
- d. Projected opening date is 5/1/26



2. Tee Box expansions have been completed. (3 Blue, 5 White/Blue, 7 Blue, 16 Blue, 17 and 18 Blue)

- a. These Tees have been seeded and aerated.



1. Fairway expansions have been completed. (3/17 & 11/12 Fairways have been connected, 4, 8 and 10 fairways)
  - a. These fairways have all be expanded and we feel will help speed up play.



### **Future projects will include**

- 1) Fairway and Tee expansions.
- 2) Short game renovation
- 3) Bunker Renovations
- 4) #10 Green Tee construction

We thank everyone for their continued support. The staff worked extremely hard to maintain the conditions all year. I want to give a special shout out to the Staff. Thank you to Colin, Tony, Nick, Eric, Joe, Rich and Andy for their hard work all year!

We remind everyone to please replace their divots and repair their ballmarks plus one!

Thank you,  
Marc Mimmo



# Upcoming Projects & Renovations



## Bass River Golf Shop Renovations

Bass River will be closed from November 17<sup>th</sup>– 30<sup>th</sup> for Golf Shop and Office Renovations as well as installation of new windows!

## Bayberry Patio Project

During the winter, we will be working on renovating the patio at Bayberry Hills to expand it and offer a more welcome for a more inviting seating area for post golf food & drinks.



## Projects Pending Approval at Town Meeting on November 17<sup>th</sup>

- Driving Range Improvements
- Bayberry Hills Clubhouse Window Replacements
- Bayberry Hills Cart Barn Improvements
- Bass River Bathroom Renovations