



Dear Willow Fork Member,

In the two plus years since Juniper took over ownership of Willow Fork, the Club has seen a lot of positive changes. I am extremely proud of the work we have done so far, with incredible efforts and major contributions from our entire staff, your Advisory Board, our contractors and Encore Leisure Group Management. To date, we have completed 47 different projects, already spending over \$3,000,000 along the way, including the following major projects:

- New pumphouse and irrigation pumps with an acid injection system to improve distribution
- New irrigation isolation valves
- Toro equipment packages
- Driving range upgrades
- Golf course restroom renovation
- Balcony renovation
- Oasis Snack Bar and pool house renovation
- Entrance signage
- Locker room renovation
- 6 new dedicated Pickleball courts

Today, we are announcing what is likely the largest single project in Willow Fork's history -- **a replacement of the central irrigation system**. As you may be aware, Willy and the golf course maintenance team have been struggling with the existing hydraulic system for many years. While we thought the new pump would solve many of these issues, it unfortunately ended up creating new problems because of the increased pressure. Rather than continuing to just make repairs as needed, we and our partners at Sculptor Real Estate have decided to fund a replacement of the system with a top of the line "two wire" electric system, the Toro Lynx. This new system will:

- Completely eliminate leaks caused by the old hydraulic system
- Allow precise watering, with individual irrigation head management using a phone app.
- Enable us over time to minimize wet areas and water formerly dry areas
- Bring full irrigation to the driving range landing area
- Accurately manage water use

This will bring the total spending on irrigation upgrades alone to over \$1,500,000, preparing the club for the next few decades.

The parts from our partners at Professional Turf Products will be delivered in 30 – 60 days and the installation process will take approximately 90 days to complete. Installation of the two-wire system will be done on a hole-by-hole basis which will create minimal disruption to regular play. We will have the ability to use the existing hydraulic system while the electric two-wire is installed, and both will be able to work at the same time to keep the golf course irrigated.

We are very excited to move Willow Fork in this new direction, and I am looking forward to seeing the improved conditions from the new system.

Scott Busch
President
Juniper Golf Properties



Dear Willow Fork Members,

Following the exciting announcement from Juniper Golf Properties regarding the approval of our new Toro Lynx two-wire irrigation system, I wanted to take a few moments to share what this project truly means for Willow Fork.

Simply put, this is the most significant golf course improvement project in our club's history.

For the past two years, we've made no secret of the challenges surrounding our irrigation system. Many of you have followed along as we've battled aging controllers, installed a new pump station, replaced isolation valves, added an acid injection system, and worked through the effects of years of calcium buildup caused by effluent water. While those projects represented tremendous progress, it ultimately led us to one final solution: Replacing the aging hydraulic irrigation system that has limited our ability to properly irrigate the golf course for years, and perhaps even more than a decade.

Thanks to the outstanding partnership between Juniper Golf Properties, Encore Leisure Group and Professional Turf Products (PTP), we've been able to move this project forward on an accelerated timeline. We're incredibly grateful for their support in helping bring this investment to Willow Fork.

We're equally excited to partner with Legacy Course Solutions, a company that has ties to numerous irrigation projects throughout the Encore portfolio. Legacy is already familiar with Willow Fork, having recently helped identify and eliminate the massive calcium blockage deep within our irrigation system at holes 4, 5, & 6. Their experience and knowledge of our property make them the perfect partner to lead this installation.

When complete, the new system will include:

- 749 new electric irrigation heads
- New swing joints at every head
- Two central communication HUBs replacing our outdated hydraulic controllers
- More than 120,000 linear feet (22+ miles) of communication wire

Rather than digging massive trenches across the property, Legacy Course Solutions will utilize a vibratory plow, which allows communication wire to be installed beneath the turf with minimal disruption. This equipment significantly reduces installation time while preserving established turf. While some traditional trenching will still be necessary in selected locations, the vast majority of the project will be completed using this process.

This project also creates an opportunity we've never had before. **As each hole is converted, Legacy and our maintenance team will perform a complete "super flush" of that section of irrigation pipe.** The acid injection system has already done an incredible job dissolving years of calcium buildup, and this process will remove as much of the remaining material as possible before each hole is placed into service on the new system.

One of the most exciting aspects of the installation is that as each hole is finished, it will immediately transition to the new two-wire system while the remaining holes continue operating on the existing hydraulic system. For much of the project, we'll essentially be running two irrigation systems simultaneously, allowing us to improve the golf course one hole at a time.

All materials have now been ordered through Professional Turf Products and are expected to arrive within approximately 40-60 days. PTP and Legacy are already working together to ensure that once everything is delivered, the team will mobilize immediately, with installation expected to take approximately 90 days, weather permitting. We recognize that places us into late fall or early December, but our expectation is that golfers will experience very little disruption. Installation will occur one hole at a time, and we'll provide regular updates throughout the project while coordinating closely with Legacy to ensure tournaments and association events proceed as scheduled.

The long-term impact of this investment cannot be overstated.

Today, more than 70 irrigation heads around the golf course are either inoperable or have been capped off after years of hydraulic failures. In addition, more than 60 sprinkler heads on our driving range landing area have been unable to perform as designed. Every one of those heads will

return to service, allowing us to irrigate areas of the property that have struggled for years simply because we couldn't consistently get water where it was needed.

Even more significant is what this project means for our maintenance team. Currently, two members of our grounds crew spend approximately six hours every day chasing irrigation problems—that's nearly 2,900 hours of labor every year devoted almost entirely to keeping an aging system functioning. Those hours can now be redirected toward improving course presentation, landscaping, bunker detailing, clubhouse grounds, and the countless details that elevate the member experience.

The Toro Lynx system will give us a level of precision we've never had before. Instead of watering an entire hole for a set amount of time, every sprinkler head will have its own unique electronic address and can be controlled individually through a centralized computer using Toro Lynx software. This allows our team to water a single sprinkler, an entire green, only the tees or fairways, or any combination of areas with incredible precision, delivering the right amount of water exactly where it's needed while avoiding areas that don't. It's a completely different way of managing moisture and is truly a game changer for our club.

We also want to be transparent about the next couple of months. Until installation begins, we're still dependent on our current hydraulic system. If we experience an extended stretch of hot, dry weather before the new system is operational, it's possible some areas of the golf course could decline before they ultimately improve. We'll continue doing everything possible to maximize the existing system, but we also believe our members deserve honest communication about where we stand.

The encouraging news is that, for the first time in many years, we know there is a permanent solution on the way.

On behalf of our entire team, thank you for your continued patience, loyalty, and support throughout this journey. Every irrigation improvement we've made over the past two years has led to this moment, and we're incredibly grateful to Juniper Golf Properties, Sculptor Real Estate, Encore Leisure Group, Professional Turf Products, and Legacy Course Solutions for making this investment possible.

We'll continue providing updates as materials arrive and installation begins, and we look forward to sharing each milestone with you along the way.

The best days for Willow Fork's golf course are still ahead.

Thank you,

Willow Fork Country Club Team