

MEMORANDUM

To: Maria Hernandez, CCAM
The Villages Associate Operations Manager

From: Jim Ware, Chair, Highlands DAC

Date: July 25, 2023

Re: Identify Functional Turf Areas in Village Highland

This memorandum is being prepared in response to your memorandum dated 07/07/2023 entitled “Identify Functional Turf Areas in Each of the Villages.”

The Highlands Team identified six (6) locations that have been historically used by our community as areas where individual families, groups of neighbors, or small groups gather to meet, recreate, picnic, etc. The Team tried to identify areas that either were readily separate from the adjoining Villa(s) or could be isolated with some minor landscaping shielding. We tried to be careful to not identify areas that for all intents and purposes looked like they were someone’s front yard.

One consideration our team discussed was what was the definition of “Functional Turf?” We initially envisioned sufficiently large areas suitable for organized sports but quickly realized that is not the need in our “Age Restricted” community. Our needs for functional turf are areas where neighbors out walking (or walking their dogs) can stop and visit. There are no sidewalks in Village Highland so walkers use the roadways along with motor vehicles and golf carts. Having a safe refuge from vehicular traffic while walking/resting/visiting is a high priority for our residents. All but one of the locations that we identified are located adjacent to a roadway. Another important aspect of functional turf in our community was a place that residents could walk to with small grandchildren to spend time in a place where they could run and play ball without the trouble of loading them up to our Gazebo Park and hope that it isn’t being used by a large group.

The team identified rough boundaries of each location, measured the limits of the boundary with a measuring wheel, and calculated a rough area in

square feet for each location. That being said, the shapes are roughly drawn and adjustments to the final remaining functional turf area may be larger or smaller based on accessibility for maintenance equipment.

The quick turn-around for this project did not allow for time to schedule meetings with any neighbors to the locations that we identified to determine whether there was interest in maintaining the existing functional turf and to get more input on the types and amount of usage for each area. Another benefit of meeting with the neighbors would be to get their buy-in on maintaining the existing turf near their homes. We did speak with one gentleman at a home adjacent to one of our proposed sites and gave him my contact information. He in turn spoke with the property owner who left me a message saying that she “Votes No on my project!” I don’t know what was conveyed to her regarding the intention of the Project, but I didn’t follow up with her because I didn’t provide other neighbors with the same opportunity to provide input.

Lastly, we were unaware of what entity would be responsible for making decisions regarding one of the sites that we identified. The site is located adjacent to 7936 Caledonia Drive. There are single family homes in the area near this site and it also borders on the golf course. We didn’t know if this would be a decision for the Club Board, The Homeowners Board, and/or the Association Board. Regardless, we identified this as a potential location to keep the turf and try to have some low impact community uses for the surrounding neighbors. In full disclosure, this was also the location where the Homeowner “Voted No” for the project.

Please feel free to contact me should you have any questions regarding this report and/or if you require any additional information or clarification.

Location #1 Back Lawn between Tayside Court and Falkirk Drive

Coding/Ranking: CG/SA-EX-1

Site Description:

This location would be accessed by walking up from the stub street ends of Tayside or Falkirk between Villas 7570 and 7581. There is also direct access to the site from the backyards of the adjoining Villas. There is currently an existing portable multi person swing at the eastern end of the area under the trees. (Porch Swing, not Swing Set). The area has been used for croquet in the past by the adjoining Villa owners. The area also serves as an overland release for drainage that overtops Portree Drive between Villas 7576 & 7577 so maintaining the existing functional turf could provide some filtration benefits should stormwater move thru this area towards the existing underground drainage system or continue overland towards the golf course further west of the location.

Dimensions and Area:

The location is approximately 20' wide at the narrowest dimension, (nearest the entrance). From there it widens to about 35' max width before narrowing back down to a point approximately 68' from the "entrance" in the vicinity of Villa 7572. The functional turf area is approximately 1,550 square feet. The area calculation does not include the additional turf area that would remain to allow for pedestrian traffic to access this location and also does not count the area that comprises the turfed drainage swale that would need to be maintained for water quality considerations.

Location #1

Back Lawn between Tayside Court and Falkirk Drive



**Location #2 Walking Path at the West Side of Portree Drive between
Falkirk Drive and Morevern Circle**

Coding/Ranking: CG/PG -EX-2

Site Description:

This location would be accessed either by walking the concrete pathway up from the stub street ends of Morevern Circle or Falkirk between Villas 7553 and 7566 or down the paved pathway between Falkirk Drive and Helmsdale Drive or directly from Portree Drive. There is also access to the site from the back yards of the adjoining Villas as well as access to the concrete pathway from the Villas above and below the site. There is currently a single concrete bench at this location. This area seems particularly well suited for a couple of picnic tables under the trees to use for small get togethers or as a resting spot for individuals walking on the pathway.

Dimensions and Area:

The location is approximately 90' wide from back of fence to back of fence on each side of the pathway corridor with an average depth from Portree Drive of approximately 60'. The total area is approximately 5,400 square feet.

**Location #2 Walking Path at the West Side of Portree Drive between
Falkirk Drive and Morevern Circle**



Location #3 Small area on Tayside Court near Villa 7593

Coding/Ranking: CG/PG-EX-6

Site Description:

This location would be accessed directly from Tayside Court. It is a small flat area that would be suitable for small get togethers. The turf would also serve as a trap for any sediment that would run off the adjacent higher properties with non-turf landscaping. The area northwest of this location is also currently turf and would provide the same protect from erosion runoff.

Dimensions and Area:

The location is approximately 25' wide and 35' deep. Past those limits the east is a steep slope up to the back of the adjoining homes. To the south, the active turf area would encroach into the front yard of the adjoining Villa if the limits were extended in that direction. The functional turf area is approximately 875 square feet. The area calculation does not include the additional turf area to the north west that could remain for water quality considerations.

Location #3

Small area on Tayside Court near Villa 7593



Location #4 Turf on Portree at Tayside Court near Villa 7598

Coding/Ranking: CG -EX-3

Site Description:

This location would be accessed directly from Portree Drive or from the adjacent parking area on Tayside Court. The site is an ideal location for neighbors to gather and/or just a place to rest while walking in the area. I would probably recommend a landscaped buffer area between this site and the adjacent Villa to prevent users from encroaching into the Villa's space. Recommended improvements at this time would only include a bench for sitting while resting or watching grandchildren play on the grass.

Dimensions and Area:

The location is approximately 20' wide at the narrowest dimension, (nearest the entrance). From there it widens to about 35' max width before narrowing back down to a point approximately 68' from the "entrance" in the vicinity of Villa 7572. The functional turf area is approximately 1,550 square feet. The area calculation does not include the additional turf area that would remain to allow for pedestrian traffic to access this location and also does not count the area that comprises the turfed drainage swale that would need to be maintained for water quality considerations.

Location #4

Turf on Portree at Tayside Court near Villa 7598



Location #5 Lawn at west end of Caledonia Drive near Home 7936

Coding/Ranking: CG-EX-4, PG-PO-4

Site Description:

This location would be accessed by walking down Caledonia Drive or up the path from Norte Verano. There is a pair of parking spaces at this location, but it seems that at least one (1) is in use every time I have visited the site. This is the site that is within the area of single-family homes in the Highlands and has one border against the golf course near the 7th Tee area. This location is also near a pathway that connects the Highlands and Norte Verano Villages.

Dimensions and Area:

The location is approximately 50' wide at the widest dimension, and approximately 90' deep along the fence line of the adjoining home. The location's boundary with the golf course forms an approximate 45-degree acute angle to the depth of the site. The site consists of approximately 3,100 square feet of usable functional turf area.

Lawn at west end of Caledonia Drive near Home 7936



Location #6 End of Moorfoot Court near The Villages Fairway Drive

Coding/Ranking: CG-PO-5, PG-PO-5

Site Description:

This location would be accessed from Moorfoot Court or from The Villages Fairway Drive. It is a reasonably large and flat piece of land that would be an amenity to not only the Highland Community but also to the greater community because it would provide a safe area for walkers to rest while walking along The Villages Fairway Drive. There appears to be good separation for this location from the adjoining property owner. This location drains into the adjacent creek so maintaining the area as functional turf would not only provide the recreational benefit of the turf but would also help protect the stream from contaminants.

Dimensions and Area:

The location is approximately 28' wide at the narrowest dimension, (nearest the end of Moorfoot Court). From there it widens to about 40' max width before narrowing back down to a point approximately 46' from the end nearest Moorfoot Court. The functional turf area is approximately 1,500 square feet. The area calculation does not include the additional turf area that would remain to allow for pedestrian traffic to access this location and also does not count the area that comprises the turfed drainage swale that would need to be maintained for water quality considerations.

Location #6 End of Moorfoot Court near The Villages Fairway Drive



KEY FOR LOCATION MAPS

Location #1 Back Lawn between Tayside Court and Falkirk Drive;
approximately 1,550 square feet

Coding/Ranking: CG/SA-EX-1

Location #2 Walking Path at the West Side of Portree Drive between
Falkirk Drive and Morevern Circle; approximately 5,400
square feet

Coding/Ranking: CG/PG -EX-2

Location #3 Small area on Tayside Court near Villa 7593;
approximately 875 square feet

Coding/Ranking: CG/PG-EX-6

Location #4 Turf on Portree at Tayside Court near Villa 7598;
approximately 1,550 square feet

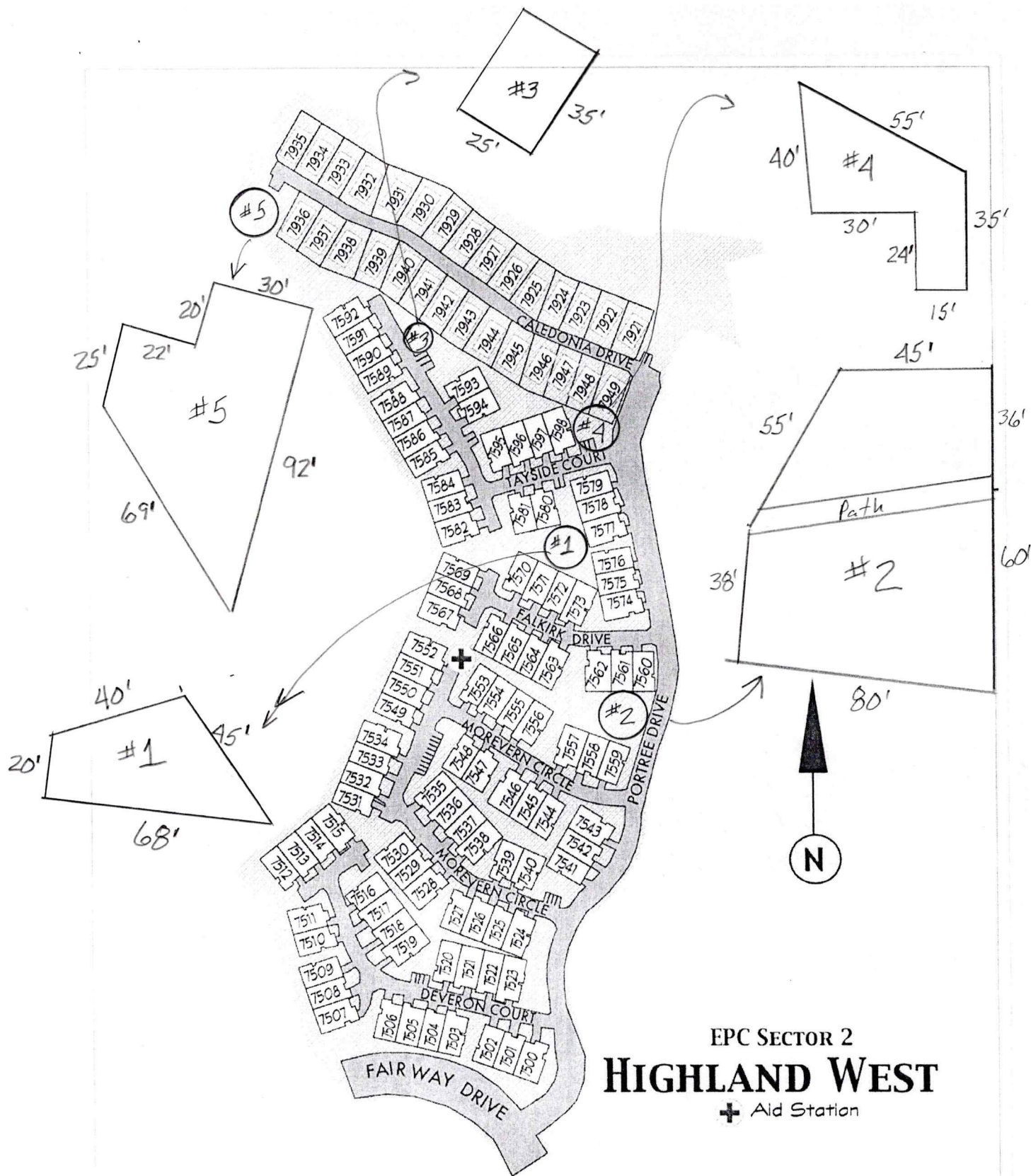
Coding/Ranking: CG -EX-3

Location #5 Lawn at west end of Caledonia Drive near Home 7936;
approximately 3,100 square feet

Coding/Ranking: CG-EX-4, PG-PO-4

Location #6 End of Moorfoot Court near The Villages Fairway Drive;
approximately 1,500 square feet

Coding/Ranking: CG-PO-5, PG-PO-5



EPC SECTOR 2
HIGHLAND WEST

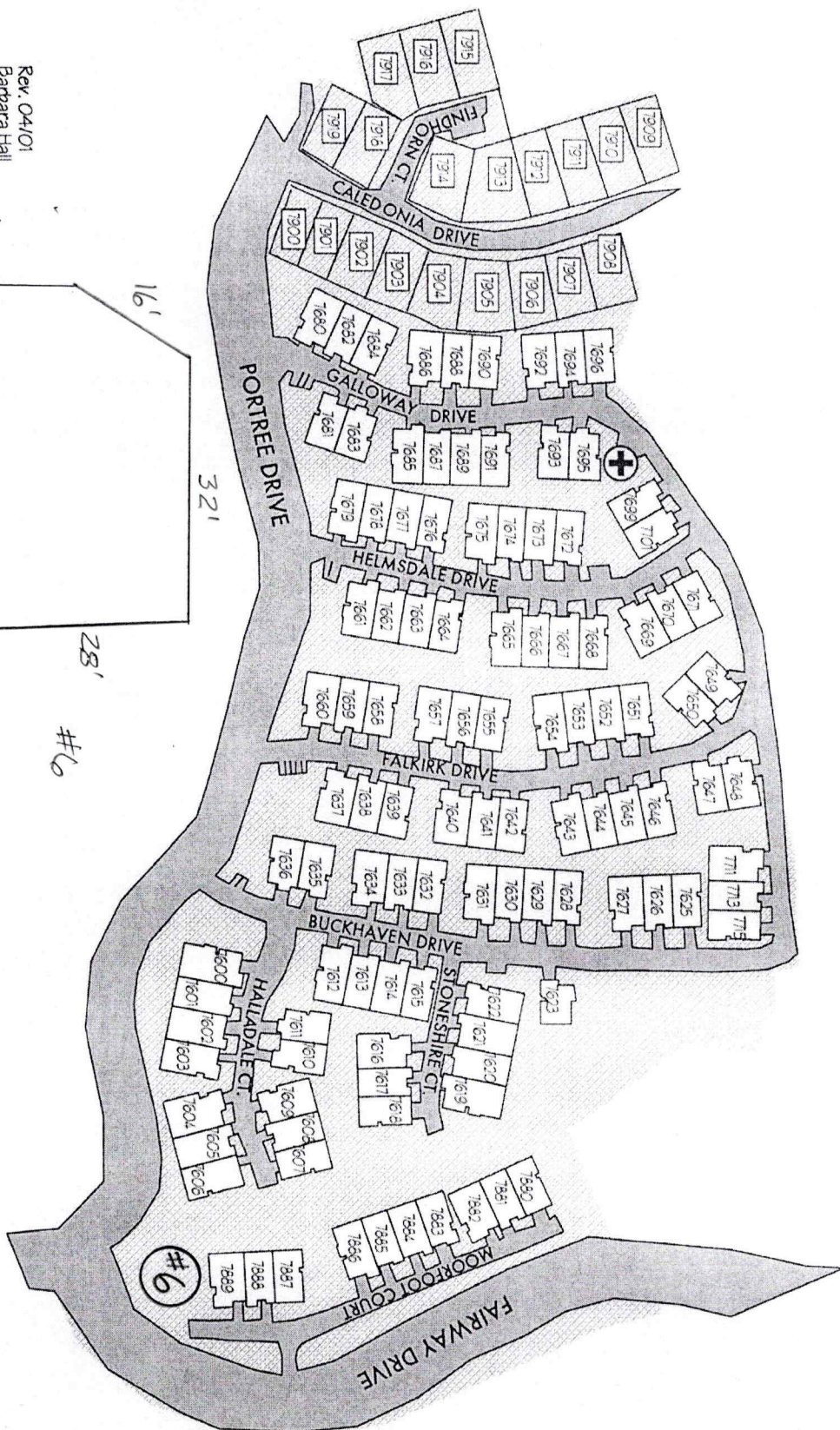
+ Aid Station

EPC Sector 3

HIGHLAND EAST



Aid Station



Rev. 04/01
Barbara Hall

24'

16'

321

28'

#6

44'