



# HPV BOCCE COURT PROPOSAL

Oyster Shell to Artificial Turf

## SUMMARY

Bocce is one of Heritage Placer Vineyards' most popular and visible amenities. Over 300 residents participated in Spring 2025, with 400+ expected this Fall. The Bocce League provides more than recreation—it fosters community, connection, and wellness. However, the current oyster shell courts are outdated, labor-intensive, and increasingly unsafe for our senior community. To ensure long-term safety, accessibility, and financial sustainability, the Bocce Committee evaluated surface options and now recommends an upgrade to artificial turf.

### HPV Bocce Committee

Rachelle Goodness, Chair  
Tim Bundy, Co-Chair  
Beth Kelly, Secretary/Treasurer  
Barbara Wallen, Scorekeeping  
Dan Reason, Member at Large

### HPV Bocce Court Sub-Committee

Rick Wysocki  
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# Heritage Placer Vineyards Bocce Court Surface Proposal – Executive Summary

## Why Bocce Matters

- **#1 Community Social Connector at HPV**
- **300+ players in Spring 2025 → 400+ expected Fall 2025**
- **Builds wellness, friendships, and neighborhood engagement**

## Current Problems with Oyster Shell Courts

- **Unsafe & High Liability: Dust inhalation, heavy upkeep by seniors, ADA issues**
- **Labor-Intensive: Daily raking/re-leveling in extreme heat**
- **Poor Playability: Uneven surfaces, water damage, “dead zones”**
- **Expensive: \$12K–\$16K per year in materials + labor**
- **Unsustainable: Volunteer base is aging; costs keep rising**

## Why Artificial Turf?

- ✓ **Minimal Maintenance – no daily grooming**
- ✓ **Safe & Senior-Friendly – smooth roll, easier on joints**
- ✓ **All-Weather Play – quick drainage, no dust**
- ✓ **Cost Savings – \$80K+ savings over 5 years**
- ✓ **Long Lifespan – 10+ years with warranty**
- ✓ **Boosts Community Appeal – modern, attractive, adds value to homes**

## Community Survey Results (Aug 2025)

- **90% in favor of switching to turf (98 of 109 respondents)**
- **Funding preference:**
  - **42% HOA Funds**
  - **33% League Fees**
  - **24% Fundraisers**

## Financial Plan

- **Total Project Cost: \$116,992**
- **Vendor Recommendation: SynLawn SYN Pro**
  - **Includes foam + Brock pad, new sideboards, 10-year warranty**

- **Funding Split:**
  - **50% Excess Operating Funds by HOA**
  - **50% Bocce League (5-year repayment plan)**

#### **The Ask**

**Approve upgrade of bocce courts from Oyster Shell → Artificial Turf.**

**This investment ensures bocce remains safe, accessible, and the heartbeat of community life at HPV.**

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# ● ● HPV Bocce Court Surface Proposal: Time to Upgrade to Artificial Turf

## Background:

Heritage Placer Vineyards’ bocce courts are among the community’s most popular amenities. With over **300 players in Spring 2025** and expectations of **400+ in Fall 2025**, the Bocce League has become more than a game—it’s a vital part of life and connection at HPV. New residents are drawn in by the ease of joining a fun, social, no-experience-needed activity that fosters friendships and promotes wellness. **Bocce is the #1 Event and Social Connector** at Heritage Placer Vineyards.

Growth of HPV Bocce	# of Players
2023 - Fall	139
20204 - Spring	180
2024 - Fall	276
2025 - Spring	319
2025- Fall - projected	400+

However, the current **oyster shell courts are outdated, labor-intensive, and pose real risks**, especially in a senior community. The current bocce court surface is less than ideal for seniors and has liability issues. This proposal presents and compares oyster vs artificial turf for consideration.

In May 2025, The Bocce Committee created a subcommittee to **investigate, research and evaluate** long-term surface options for the bocce courts. Their research included the following.

- Investigate and compare the feasibility of two primary surface options: **Artificial Turf and Oyster Shell**
- **Research and document** the installation and maintenance costs associated with each option
- Evaluate the **expected lifespan** and durability of each material within Heritage’s climate and usage conditions
- **Provide supporting data, vendor estimates, and visual examples** where applicable to aid in decision-making

Upon reviewing their research, the Bocce Committee has made the following recommendations.

## ✓ Recommendation Summary

**Upgrade to artificial turf bocce courts with an ultra-base aggregate.** This option offers the **best long-term value, senior-friendly play, and dramatically reduced maintenance**, while mitigating health and safety concerns.

Our extensive research provided the following discoveries regarding Oyster Shell and Artificial Turf and are as follows.

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### ⚠ Key Problems with Oyster Shell Courts

- **High Labor Demand:** Grooming needed daily; multiple sessions require re-leveling. **Current grooming demands are performed by senior residents (avg age is over 70)** and at times in temperatures exceeding 90 degrees.
- **Setting the stage for multiple game times per day:** Need to re-groom after each session. Not practical with multiple game times.
- **Unstable Surface:** Uneven play, dead zones, and water damage reduce quality of experience.
- **Health Concerns:** Inhalation of shell dust is **dangerous**—especially for those with asthma or COPD. **Respiratory Irritation:** If inhaled, fine dust can irritate the nose, throat, and lungs. **Chronic Exposure:** Even if silica isn't present, **chronic exposure** to fine particulate matter from oyster shell dust can cause **lung inflammation** or worsen conditions like **asthma** or **COPD**. **Mold or Organic Contaminants:** If the shells weren't cleaned thoroughly before being crushed and spread, inhaling **organic debris or mold** particles could pose additional respiratory risks.
- **Liability Exposure:** Daily upkeep by older residents increases risk of injury.
- **Potential Liability from senior residents' serious injuries from:** installing Oyster shell annually + Daily oyster shell court grooming
- **Limited Accessibility: Current ADA access is insufficient and unsafe.** The ADA access – is too heavy and improperly installed.
- **Costly Over Time:** Labor and material costs far exceed the turf option. Currently the Bocce League is spending \$7000/yr to replace materials. This material must be spread over the 4 courts and it is done on the backs of our 70 yr old men.
- **Inadequate Oyster Shell surface layer:** We are playing on 1" of shell/flour, one inch of dirt/dg before a felt membrane, and then 2" of rock, varying sizes 1/4-1" then dirt with rocks.

- **Recommended Bocce Court Layer Composition with Oyster Shell: Base layer:** 4 inches of compacted crushed stone or decomposed granite  
*Currently: 2” of rock, varying sizes 1/4-1*
  - **Recommended Intermediate layer:** 2 inches of crushed oyster shell blend  
*Currently: 1 inch*
  - **Top layer:** 1/2 inch of oyster shell flour, leveled and compacted. This fine top layer is what gives the court its smooth, slow-rolling finish, allowing players to “float” the ball with more precision. Too thick, and it gets soft and messy. Too thin, and it wears out quickly, not playing evenly.
  - **Sideboard Issue: Recommend - Composite Lumber (like Trex or TimberTech) :** It won’t rot, splinter, or require staining. It looks like real wood but lasts 20+ years.
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### **Why Turf Is the Future for HPV Bocce**

- **Designed for Seniors:** Easy rolling, no dead zones, and a smoother experience.
  - **Year-Round Play:** Quick drying means no rain delays or wind-blown shell dust.
  - **Schedule More Games:** No need to “rest” the courts—host multiple games daily.
  - **Eliminate Health & Liability of Oyster Shell installation:** No exposure to airborne oyster particles along with removing daily grooming hazards/liability of court grooming.
  - **Accessibility:** Softer surface means it is easier on aging bodies
  - **Lifespan:** Artificial Turf courts can last up to and exceed 12 years depending on heat and weather.
  - **Huge Cost Savings:** Save **over \$80,000** in just five years.
  - **Curb Appeal for Buyers:** A modern, well-maintained court is a huge selling point for new residents.
  - **The Investment in Upgrading to Turf benefits the entire community and adds immense value to Heritage Placer Vineyards.**
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## Comparative Analysis: Turf vs. Oyster Shell

Criteria	Oyster Shell	Artificial Turf
<b>Maintenance</b>	Very High – Rolling, raking before each game. Replacement of shells, 1-2 times a year, Labor to maintain courts is done on the backs of seniors. Cost to maintain is \$12-16K year.	Minimal – no daily/weekly maintenance.
<b>Weather Impact</b>	Poor drainage, puddles, wind erosion	Excellent drainage, all-weather usability
<b>Playability</b>	Uneven roll, “dead zones,” hard to roll	Smooth, consistent roll, easy and fun for all
<b>Accessibility</b>	Harder surface, strain on joints	Softer surface, easier on aging bodies
<b>Health &amp; Liability</b>	Shell dust = respiratory hazard, grooming injuries	Low risk, no airborne particulates
<b>Lifespan</b>	Yearly Costs exceeding \$12K-\$16K	8-10 years










⚙️ **Vendor Quotes.** The Bocce Committee obtained quotes from the following vendors

Company	Price	Notes
<b>SYNLawn SYNPro</b>	<b>\$116,992</b>	Top-rated turf, includes foam pad, Brock Pad, new sideboards. Over 250,000 installations <b>See Video Installation:</b> <a href="#">Turf Installation Video</a>
<b>SouthWest Greens</b> - <i>did not quote in person only by drone</i>	<b>\$76,444</b>	Sand-filled turf; lower-cost but less proven.
<b>ForeverLawns</b>	<b>\$60,400</b> (+\$62K for cement)	Budget turf, no local installs; quality inferior to SYNPro.
<b>Bocce Builders of America</b>	<b>\$200,000+</b>	We did not pursue details due to exorbitant cost
<b>2 Landscapers referred by residents*</b> <i>Fear with Landscapers is that they only do low-traffic, home courts</i>		
<b>Waterless</b>	<b>\$35,000*</b>	Decomposed Granite & turf (non-bocce spec) No Sideboards
<b>Biltright Turf</b>	<b>\$43,100*</b>	Turf placed on existing Base, includes side boards

## **Recommendation: Choose Artificial Turf**

This choice meets the needs of our growing senior community and aligns with Heritage Placer Vineyard's long-term priorities:

-  **Minimal Upkeep**
  -  **All-Weather Play**
  -  **Safe and Accessible**
  -  **Healthy and Clean**
  -  **More Games, More Fun**
  -  **Huge Cost Savings Over Time**
  -  **Boosts Home Appeal**
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## **Community Comparisons**

- **Sun City Roseville:** Turf + concrete base – durable, beloved, replaced every 7–8 years. Replace because the budget allows them to replace.
  - **Sun City Lincoln:** Turf + concrete base – durable, beloved, replaced every 7–8 years. Replace because the budget allows them to replace.
  - **Heritage El Dorado Hills:** Switched to turf; suffered from poor quality choice. Their turf selection is melting, and the turf gets on the bocce balls, requiring them to be cleaned for every roll. We've learned from their mistake.
  - **Promontory Point, Eldorado Hills Public Park:** Turf + concrete base. 20 years old. Being replaced this summer. The courts have concrete sides which tears up the balls and we do not recommend concrete sideboards.
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## HPV Bocce Community Survey Results

In August 2025, The Bocce Committee sent out an email to 352 Bocce Community recipients inquiring about moving from Oyster Shell to Turf to gather information and insight regarding this upgrade. 109 Responses – 31% Response rate. 3 questions were asked, and they are.

1- **Do you support moving from oyster shell to artificial turf?**

98/109 – **90% Voted in Favor** of moving to Artificial turf.

11/109 – 10% Voted Against moving to Artificial turf.

2- **If the decision is made to move to artificial turf, and funds are needed, which way would you prefer to have the expenses covered?**

HOA Reserves (HOA Funds is the correct verbiage) – 46/109 – 42.2%

Higher League Fees – 36/109 – 33%

Fundraisers – 26/109 – 23.8%

3- **Comments & Feedback from survey:** These have been added as an attachment to this proposal.

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## HPV Bocce Board Recommendation: Upgrade Bocce Courts from Oyster Shell to Artificial Turf

The HPV Bocce Committee strongly recommends upgrading our bocce courts to **Artificial Turf**. This option provides the best long-term value, is senior-friendly, dramatically reduces maintenance, and addresses **health and safety concerns** associated with oyster shell surfaces.

### Vendor Recommendation – SynLawn SYN Pro

- Over **250,000 successful installations** nationwide
- Includes **foam pad, Brock Pad, and new sideboards** for improved play and safety
- Backed by a **10-year warranty**
- Professional installation process: [Turf Installation Video Process](#)

### Community Value

Bocce has become the #1 social connector at HPV. With an average of more than **1 player per household**, this upgrade directly benefits the entire community, strengthening friendships, fostering connection, and maintaining bocce as a signature amenity for current and future residents.

### Financial Plan

- **Total Project Cost: \$116,992** (*not including inflation if we wait*)  
*Assumption is made that build out of courts is completed by Spring League 2026.*
- **Requested HOA Contribution:** 100% of total cost

- **Bocce League Contribution:** 50% of total cost would be reimbursed, funded over 5 years  
See proposed payment schedule below

**Year 1:** 10% of total cost paid on or before 10/01/2026

**Year 2:** 10% of total cost paid on or before 10/01/2027

**Year 3:** 10% of total cost paid on or before 10/01/2028

**Year 4:** 10% of total cost paid on or before 10/01/2029

**Year 5:** 10% of total cost paid on or before 10/01/2030

- **Conclusion**

This project is more than a surface upgrade—it's an **investment in the vitality and connectedness of our community**. By approving this proposal, the HOA will help ensure that bocce remains a safe, enjoyable, and inclusive activity for years to come.

### **Bocce Budget with 5 yr Projections**

<b>Bocce Budget</b>			
<b>2025 Budget</b>		<b>Income</b>	<b>Expenses</b>
2023-2024 Carryover of Funds	\$	6,300	Court Maintenance Equipment & Supplies \$ (1,000)
			Oyster Shells \$ (6,000)
Spring 2025 - 317 Players	\$	11,025	Bank, Website Fees \$ (2,000)
Summer 2025 - 90 Players	\$	1,500	New Bocce Balls \$ (1,000)
Fall 2025 Estimate - 385 Players	\$	13,475	End of League Parties \$ (6,500)
			Prizes \$ (800)
<b>Total Income</b>	<b>\$</b>	<b>26,000</b>	<b>Total Expenses \$ (17,300)</b>
<b>Net Balance</b>	<b>\$</b>	<b>15,000</b>	

<b>2026 Budget</b>		<b>Income</b>	<b>Expenses</b>
2025 Carryover of Funds	\$	15,000	Court Maintenance Equipment & Supplies \$ (1,500)
			Oyster Shells \$ (16,000)
Spring 2026 Estimate- 435 Players	\$	15,225	Bank, Website Fees \$ (2,500)
Summer 2026 Estimate- 120 Players	\$	2,400	New Bocce Balls \$ (1,000)
Fall 2026 Estimate - 490 Players	\$	17,150	End of League Parties \$ (7,000)
			Prizes \$ (1,000)
<b>Total Income</b>	<b>\$</b>	<b>49,775</b>	<b>Total Expenses \$ (29,000)</b>
<b>Net Balance</b>	<b>\$</b>	<b>35,775</b>	

2027 Budget		Income	Expenses
2026 Carryover of Funds	\$	35,775	Court Maintenance Equipment & Supplies \$ (1,800)
			Oyster Shells \$ (17,000)
Spring 2027 Estimate- 515 Players	\$	18,025	Bank, Website Fees \$ (2,600)
Summer 2027 Estimate- 150 Players	\$	3,000	New Bocce Balls \$ (1,100)
Fall 2027 Estimate - 550 Players	\$	19,250	End of League Parties \$ (7,200)
			Prizes \$ (1,100)
<b>Total Income</b>	<b>\$</b>	<b>40,275</b>	<b>Total Expenses \$ (30,800)</b>
<b>Net Balance</b>		<b>\$ 45,250</b>	

2028 Budget		Income	Expenses
2027 Carryover of Funds	\$	45,250	Court Maintenance Equipment & Supplies \$ (2,000)
			Oyster Shells \$ (17,250)
Spring 2028 Estimate- 580 Players	\$	20,300	Bank, Website Fees \$ (2,700)
Summer 2028 Estimate- 170 Players	\$	3,400	New Bocce Balls \$ (1,200)
Fall 2028 Estimate - 600 Players	\$	21,000	End of League Parties \$ (7,500)
			Prizes \$ (1,200)
<b>Total Income</b>	<b>\$</b>	<b>44,700</b>	<b>Total Expenses \$ (31,850)</b>
<b>Net Balance</b>		<b>\$ 58,100</b>	

2029 Budget		Income	Expenses
2028 Carryover of Funds	\$	58,100	Court Maintenance Equipment & Supplies \$ (2,000)
			Oyster Shells \$ (18,000)
Spring 2029 Estimate- 610 Players	\$	21,350	Bank, Website Fees \$ (2,750)
Summer 2029 Estimate-200 Players	\$	4,000	New Bocce Balls \$ (1,200)
Fall 2029 Estimate - 640 Players	\$	22,400	End of League Parties \$ (7,800)
			Prizes \$ (1,300)
<b>Total Income</b>	<b>\$</b>	<b>47,750</b>	<b>Total Expenses \$ (33,050)</b>
<b>Net Balance</b>		<b>\$ 72,800</b>	

2030 Budget		Income	Expenses
2029 Carryover of Funds	\$ 72,800	Court Maintenance Equipment & Supplies	\$ (2,300)
		Oyster Shells	\$ (19,000)
Spring 2030 Estimate-670 Players	\$ 23,450	Bank, Website Fees	\$ (2,800)
Summer 2029 Estimate-230 Players	\$ 4,600	New Bocce Balls	\$ (1,400)
Fall 2029 Estimate - 690 Players	\$ 24,150	End of League Parties	\$ (8,200)
		Prizes	\$ (1,400)
<b>Total Income</b>	<b>\$ 52,200</b>	<b>Total Expenses</b>	<b>\$ (35,100)</b>
<b>Net Balance</b>	<b>\$ 89,900</b>		