Based on a grassroots movement within Pine Ridge the POA Board of Directors commissioned a committee to study the feasibility of a dog Run. Scope of study as directed by the board:

*A volunteer committee chaired by a Board member to investigate the feasibility of a Dog Run amenity in Pine Ridge. Scope of the committee would include: location, physical plant, cost, liability, management and administrative processes. Scope may be expanded, as indicated by discovery with board approval.*

**Feasibility Study Committee:**

Merry Borromeo, Ed Dietrich, John Hyde, Rowena McCoy, and Chris Vanerka

**Location**

The committee reviewed several sites in the community center complex. Criteria considered was suitable space, proximity to existing facilities such as parking, bathrooms, water, irrigation and electricity.

The site that best met criteria is an undeveloped area approximately .70 acres The area is south of the community center building, east of the road to the south tennis courts, north of flying field road and west of the equestrian cross-country course. .

There will be a buffer of trees that would shield the dog run from the community center, the south tennis road and the equestrian area.

**Stakeholders**

The two groups that will have proximity impact with the dog park location are the Flyers and the Equestrian group.

Flyers were consulted and had no issues with the location. They would also be OK if the entry gate to the flying field was moved further down the road if needed.

Carol Bartolet and members of the PREL committee as well as Gail Pridgen and Brenda Roberts (President and Treasurer of the Pine Ridge Equestrian Association, Inc PRE) were taken on a tour of proposed dog run site.

For the most part they were fine with the location but asked for a couple of considerations:

* A buffer between the rear dog run fence and the trail behind it or they are fine with moving the trail back to east some.
* Warning signs adjacent to the trail from both approaches to warn riders of the dog run location.

They will also be kept in the loop as development proceeds to the final lay-out of the run.

They were enthusiastic supporters of the run.

**Physical Plant**

The dog run site is approximately .70 acres and is less than square to be shoe horned into surrounding infrastructure (see exhibits A &B). Site will need to cleared, leveled and seeded for grass. The site will be surrounded and divided into a small dog and a large dog area by 1,150 ft of 5’ chain link fencing. The fence will include three 4’ gates for entry and two 8’ gates for maintenance. There will be a key based locking system for entry by registered members only.

There will be a First Aid Kit located on site in a lock box keyed the same as the entry gate.

There will be two poop bag waste stations and 4 benches two in each run area.

(see Exhibit D buildout for itemized cost)

**Camera Option**

There has been a question of considering a security camera installation at the dog run.

To facilitate this option, we would need to run electricity to the area. This would come from the south side tennis complex power pole.

We would also need to setup some type of electronic storage to capture and store security footage.

Power and security installation would add an additional $3000 to $5000 largely based on the cost of pulling in the electricity.

**Time Frame**

It will take approximately six months from start of construction to opening the dog run. Most of that time will be to allow the seeded grass to establish and harden for use.

**Liability**

Gail has gotten a quote of $350 annually for additional liability insurance for the dog run.

**Visits to Existing Dog Park**

For best practices research the committee visited three dog parks, two housed within HOA’s and one privately held.

**Terra Vista – Citrus Hills Dog Park - HOA**

Efforts to talk to the powers that be at Terra Vista to gain best practices information on their Dog Park were not met with open arms. We were able to get some information through Jim Tucker (board member) as he has a T.V. social membership.

The manager said he was reluctant to provide information because of his non-disclosure agreement. However, Jim was able to get some data.

* There are 7000 residents with about 100 residents using the dog park.
* They have no special liability insurance for their dog park, it falls under their general liability/umbrella policy.
* Their maintenance people spend about 12 to 15 hours a week on the dog park. This includes grounds clean-up and maintenance as well cleaning the onsite rest room.
* The dog park cost T.V. $75,000 which included $50,000 for restrooms.
* Grass is the largest annual expenditure.
* Park closes about two weeks annually to re-seed and rest the grass.
* Only two benches in each park, small dog/large dog, to keep people up and moving with their dogs.
* Aggressive small dogs are assigned to the large dog park.
* Park is surrounded by a five-foot chain-link fence.
* No entry control due to fact it is located in a gated community.
* No special application or vaccination records required for club members to use park.

**Top of the World Dog Parks**

Top of World has four dog parks, each tied to different POA that fall under the overall Top of the World management. Each park is covered under the overall liability insurance policy for ToW. Park visited is approximately 1+ acres divided into about 4500 feet for small dogs and balance for large dogs. Entire park is surrounded by a four-foot chain link fence. Management at ToW was helpful and willing to share best practices.

* Park is dawn to dust
* Small parking area
* Park located in middle of residential area
* No electric
* One hose bib back corner of park for water – bowls for drinking
* Uses Bahia grass
* No entry control (gated community)
* Entry has man trap gates for entry into park
* Poop bag dispenser & attached trash can each side
* Two 10’x20’ covered pave areas – one each side
* Few trees
* No sprinklers
* All grass
* Park is seeded and fertilized annually
* Sprayed for parasite monthly
* No application or vaccination reports required
* Park is governed by posted rules only
  + Park closed dust to dawn
  + Owners must clean up after their dogs and fill any holes
  + No aggressive dogs allowed
  + Owners are liable for their dog’s behavior, pet must be controlled at all times
  + Dogs must be accompanied by an adult
  + Introduce new with caution
  + On Top of the World, Inc and affiliated entities assume no liability for use of park. Use at your own risk

**Bark Central Dog Park- Private**

**6301 E Turner Camp Rd, Inverness, FL 34453-1298**

<http://www.barkcentraldogpark.com/>

Bark Central is 15 acres privately owned dog park that is a fee based. Park is divided into small dog (5 acres) large dog (10 acres) surrounded by a 6-foot fence

* Key fob used to enter park by members
* Temperament screening for all dogs
* Proof of rabies and DHLPPC vaccinations required
* Dogs must be accompanied by an adult
* No Children under 14
* No Food allowed in park
* Poop bag roll dispensers both sides with 30 gal. metal trash cans for poop
* Lots of trees
* Mainly dirt
* Various lawn chairs on both sides
* Water features and wash station on site

Based on our research of these parks and other best practices that have been observed by committee members at other parks and researched on line we have developed rules, an application process and hold harmless agreement (needs legal review) (see Exhibit E)

**Management and Administration**

The committee foresees a very active Dog Run Committee that will be involved in management and administration of the run. Currently (2,3) members of the feasibility group will be the initial officers/organizers of the committee. The committee will handle the initial enrollment in the dog run. There are 30 hours budgeted in the buildout for Pine Ridge clerical for help with the initial enrollment. The committee will also manage ongoing enrollment with 2 hours weekly budgeted in operating budget for Pine Ridge Clerical for funds collection and filing paperwork.

**Dog Run Committee**

The Dog Run Committee will consist of a chair appointed by the board, the Dog Run Manager, and three additional committee members.

Disputes, rules violations, aggressive dogs and all others issues will fall under the purview of the committee, unless there is an escalated issue.

**Maintenance**

**Trash removal:**

* Three times a week - Monday, Wednesday, & Friday.
* Task to be performed early Monday (facilitating weekend), anytime Wednesday, then late in the day Friday (again facilitating weekend)
* Remove liner and transport to dumpster, re-install liner, check poop bag supply.
* 30 minutes each time. 1.5 hours weekly =78 hours annually

**Mow and trim area:**

20 mows annually at 1.5 hours= 30 hours annually

**Fertilize:**

2 fertilizing’s at 1.5 hours = 3 hours annually

**Contingency misc.:**

25 hours annually

**Maintenance Total = 136 hrs. annually or 2.6 hrs. weekly**

**Annual budgeting will include 4.6 hours weekly for clerical/maintenance labor impact**

(see Exhibit D operations budget)

**Dog Run Deposit**

A $10 deposit will be collected for a dog park Key.

**Usage**

Based on the petitions gathered by the dog run proponents’ initial expectations would be approximately 200 users in the community, or about 6% of residents. As there is a much higher percentage of dog owners in the community usage expectations will increase as the run becomes more established.

**Recommendation**

The committee recommends the above proposal be adopted by the board, with a build out budget not to exceed $37,000. The committee also recommends the adoption of the initial annual operations budget of $4,100.