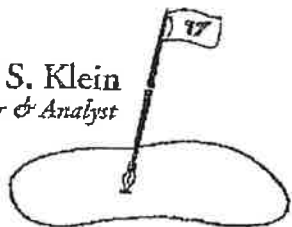


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Mr. Steven W. Renzetti, CGCS
Superintendent
Quaker Ridge Golf Club
Griffen Avenue
Scarsdale, New York 10583

Dear Steve:

Thanks for inviting me to see Quaker Ridge. It is a very impressive layout, one that merits its ranking of no. 27 on Golfweek's America's Best classical list and no. 21 on the Golf Digest list. I especially appreciate how you and the club officers have given pride of place to the ground features and not allowed time to erode the course.

On the matter of your second hole and the trees on the right side, you have every reason to be seriously concerned. I measured the distance from the centerline to the base of the trees (off property) between the yardage markers indicating 224 yards and 162 yards to the center of the 2nd green. That's your main landing area on this lengthy par-4, and the distance was 90 feet. Design practice today suggests a standard clearing and safety zone of no less than 350-400 feet in width, or 175-200 feet from the center line in such a situation, though usually on the right side of the landing area it is as much as 225 feet, owing to the predominance of slicers (80 percent of golfers). Thus any areas within 175-225 feet right of the centerline can expect to be hit by golf drives.

It is no surprise that the area to the right of the 2nd hole is regularly bombarded. Right now, the trees, both large and small caliper, are mainly oaks, with some sweet gums, hickory and swamp maples as well. They provide a safety margin or buffer - evidence for which can be found in the many golf balls that are on the ground there.

There are no centralized or certified rules on distance set-backs, other than common sense and recognized practice. To reiterate, that zone of reasonable expectation is 175-225 feet, and anything within the far range of that has a reasonable likelihood of getting pelted.

The proposed development alongside your 2nd hole for 13 homesites on a 17-acre parcel poses a number of important safety issues. It is my understanding that while property lines will abut the golf course, residential structures are mandated at a 50-60 set-back, though the first two lots will be only 30 feet. Even at its widest, then, the fixed structure of the house will be 150 feet from the

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center line - well within the likely landing zone of tee shots. The existing trees will provide some crucial cover, but if these are removed by homeowners, those engaged in backyard recreation are likely to be hit and their houses are, too.

For that reason alone, I would urge the club to make the developer and the (prospective) homeowners fully aware of their exposure to a pre-existing situation. I would also make it clear that any effort by the homeowner to remove those trees is going to increase substantially their likelihood of being hit. It needs to be emphasized from the standpoint of legal liability and safety that homeowners are taking on an assumed risk simply by moving in. Such a notification should not be a matter of bargaining or threat. It is a responsibility owed to the developer and the homeowner. Such letters should be sent via registered mail and copies kept on file and used should a civil case claiming damages ensue. The burden of liability and exposure should therefore be upon the developer for siting the property so close to the golf course, and to any homeowner who knowingly exposes him/herself to such a risk. Indeed, it may be appropriate to demand of the developer and homeowners a waiver of liability agreement.

Beyond considerations of safety, there are a number of legitimate reasons why the club might want to urge the town to restrict or prevent tree clearance in that area. Reduction of the tree line will likely lead to more frequent trespassing of boundaries and safety problems with on-course carts, golfers, and maintenance equipment. The economic value of the golf course will be materially reduced by exposure to proximate housing, and might lead, among other things, to a loss of ratings (see above), reputation and desirability to prospective membership. Insurance costs might also increase as the club will need to increase its coverage. And while courts are likely to find in favor of the course in case of any safety incidents occurring on adjoining property, the mere legal costs endured are likely to be significant. All of which argues for seeking protection through town zoning variance in addition to the above-mentioned notification of assumed risk and warning of enhanced risk.

Should the issue of restricted tree removal come up in public, it needs to be emphasized that the situation on the 2nd hole is far more dangerous than that of any other hole at Quaker Ridge. A few measurements on holes with right side property boundaries in the main landing area - holes no. 3, 6, 7 - reveal them as far less exposed within the above-named safety margin.

Among the features that make the second hole more threatening to the right side than other holes is an awkward sight-line of the fairway landing area from the tee that does not provide good visibility. The left slides off and away, creating more of an emphasis upon keeping the ball straight or to the right. Thus there is a tendency to push the ball - or slice it.

The landing area on the par-4 3rd hole is more receptive on the left side and more visible from the tee. While the distance to the right side property line is only 90 feet from the center line, there is considerable tree coverage on the right as well as additional 100-foot (estimated) set-back to the first residential structures.

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The landing area on the par-4 6th hole is considerably more generous on the right side owing to a 150-foot clearance from the centerline, at least a 12-foot upslope, and further set-backs to fixed structures.

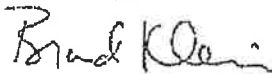
The inside dogleg on the par-4 4 7th is only 90 feet, but dense woods protect the side, and there is considerable room on the left side for the tee shot to steer clear of the fairway turn, thus providing far more safety than on the 2nd hole.

Any regrading of the 2nd fairway or installation of protective fences is going to have a very negative effect on the course's reputation and design integrity as well as prove of only limited safety value, anyway. The existing stand of trees provides a much-needed level of protection and needs to be preserved for the safety and well-being of all parties. While other holes are protected by nature of their design and a long habit of good neighborly behavior, there can be no such expectation with an entirely new homeowners group and no room for error on the 2nd hole.

If visual evidence is needed, it will be possible to illustrate these points by way of some basic graphic representations. If the club can arrange to send me overhead maps/drawings or to e-mail me an overall plan or hole-by-hole drawings, I can arrange to overlay a "zone of danger" designed to portray the area of maximal risk. Such an image would have a powerful effect at a public presentation.

In the meantime, I hope this brief report provides some helpful information that can aid the club in its deliberations. If clarification or elaboration is needed, please do not hesitate to contact me.

Sincerely,



Bradley S. Klein