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GCSAA REDUCES ASIAN PRESENCE

Five months after joining forces with Connex and International Management Group, the Golf Course Superintendents Association of America has greatly diminished its role in Asia-Pacific's largest conference and trade show, *Golf Asia '94*. For story, see page 36.

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Ken Kavanaugh's newest creation: Orchard Valley Golf Course in Aurora, Ill.

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Members afforded more ballot input

GCSAA to rehash familiar issues in Dallas

By PETER BLAIS

LAWRENCE, Kan. — With last year's defeat still fresh in its mind, the Golf Course Superintendents Association of America Board of Directors has developed a new set of bylaw amendments calling for more membership input.

Taking the power to set dues away from members and giving it to the board was one of the most controversial recommendations a year ago. The membership defeated that measure by a huge margin.

According to GCSAA documents, this year's by-

law proposal calls for, "Preserving membership's authority to set dues for classes AA, A, B, and C [which covers most working head and assistant superintendents] — but through regular ballot voting procedures instead of the current voice vote — while assigning responsibility for setting other membership classifications' dues to the board of directors."

Associate and Affiliate membership classifications will be an issue again this year. This was a sore spot with many regular mem-

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New NGF study explores operations and revenues

By MARK LESLIE

JUPITER, Fla. — Golf course managers and superintendents around the country will now be able to compare their apples with other courses' apples. Drawing boundaries around the country according to climate and golf seasons, rather than distinct geographical regions, the National Golf Foundation has released reports that compare revenues, expenses, course characteristics, water supply and equipment.

The fruits of the labor — *NGF Golf Course Operations & Maintenance Survey Report* — are now available in daily-fee, municipal and private facility editions.

"This is the first time we've been able to obtain so much of this type of information in a national survey and it's providing some really interesting new insights," said NGF Vice President of Golf Course Development Richard Norton.

Norton pointed to the average operating margin at daily-fee facilities, which varies from 13.9 to 28.9 percent and averages 25.5 percent. In comparison, the national average for municipal facilities is 23.6 percent,

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Lucas leads landowners' revolution

By MARK LESLIE

Former Wild Dunes golf course owner David Lucas, who took his state's coastal commission to the U.S. Supreme Court and won, wants to wrest control of land use from what he says is a government of "tyranny by legislative fiat and special-interest groups."

Lucas, who feels the government has an arm-lock on development, said: "I think we have about two years to stem the tide. Then it will be so entrenched it will be difficult to get out of."

While winning a 1992 case in which the Supreme Court ruled the S.C. Coastal Commission had wrongly prevented him from building homes on two coastal

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THE LEGEND OF GEORGE CRUMP

The 17th hole at Pine Valley Golf Club in Clementon, N.J., regarded by many to be the world's greatest golf course. However, it was created by an amateur architect, a one-hit wonder: George Crump. Columnist Tom Fazio discusses how Crump's inexperience as an architect may have helped create one of golf's wonders, page 11.

GCN to sponsor Golf Course Expo in 1994

By HAL PHILLIPS

ORLANDO, Fla. — Golf Course Expo, an annual trade exhibition and education conference sponsored by *Golf Course News*, will be held here Nov. 10-12, 1994, at the Orlando Convention Center.

Golf Course Expo is designed to serve the trade show needs of superintendents, owners, managers and developers in the daily-fee, resort, municipal and semi-private golf course markets. The conference — the outgrowth of Public Golf '92 and '93, *Golf Course News*' highly successful national conferences serving public-access course owners and managers — will be co-sponsored by the National Golf Foundation (NGF).

"We feel Golf Course Expo fills a clear need in the golf course industry," said *Golf Course News* Publisher Charles von Brecht. "Public-access golf operations are the fastest growing sector of the industry, yet there is no forum for its vendors or its particular educational needs. This exhibition and conference are designed to remedy both situations."

The two-day education symposia will be divided into three distinct tracks: Agronomy, Management and Development. The latter will be led by the NGF, while the Agronomy Program will feature speakers from the U.S. Golf Association

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Property rights proponent says 'tail wagging dog' in the U.S.

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lots, Lucas discovered what he called a government gone awry, with "the tail wagging the dog."

Landowners from coast to coast have seen golf course proposals squashed by agencies like South Carolina's Coastal Commission, and similar private environmental groups. They might take notice of the newly incorporated Council on Property Rights, in which Lucas has pulled together a high-powered team to put a stop to what he feels is government's environmental steamroller.

The 46-year-old Mount Pleasant, S.C., resident is devoting his full time to the council. "The American property owner is a sleeping giant. We want to wake him up so that when he growls these [government officials and public boards] will listen to him. If he doesn't wake up, he will die the death of a thousand cuts, no question about it," he said.

Lucas envisions the Council on Property Rights as an umbrella organization for the hundreds of property-owner groups scattered around the country.

"Hopefully, this will take some of the pressure off golf course owners, and other developers, too. It will give city councilors and other lawmakers pause to think," said Lucas, who received a \$1,575,000 settlement from the Coastal Commission.

"In the settlement," Lucas said, "the state paid me, took the two lots, and is selling them for people to build houses on. That's what they fought for five years to keep me from doing. They rationalized that it's just two lots and there are houses on both sides of it, so it makes more sense to sell it. We said, 'You hypocrites. That's exactly what we argued in the beginning.'"

Despite the importance of the Supreme Court case, Lucas said he has talked to real-estate developers who weren't even aware of it.

"People need to know about it. There was a lot of publicity going in, but a dearth after it," he said.

In the Council for Property Rights, "people now have an instrument to use ... to get reasonable treatment," said Ray Finch Jr., part owner of Emerald Dunes golf course in West Palm Beach, Fla.

ISSUES OUTSTANDING

Regulation may soon get much worse, Lucas warned, claiming the Clinton Administration's agenda is three-pronged:

- The Clean Water Act is up for renewal. "The administration wants to strengthen it. It wants to regulate and prohibit more," he said.

- The Endangered Species Act, which will list some "800 critters, from minute beetles to grizzly bears,

Continued on next page

Supreme Court ruling set stage for landowners' council

The Council on Property Rights was born from the U.S. Supreme Court decision in *Lucas v. South Carolina Coastal Council*.

The High Court declared on June 29, 1992: "Regulations that deny the property owner all 'economically viable use of his land' constitute one of the discrete categories of regulatory deprivations that require compensation without the usual case-specific inquiry into the

public interest advanced in support of the restraint."

When Lucas sold Wild Dunes golf facility in Charleston, S.C., in 1986 he bought two residential lots on nearby Isle of Palms for \$975,000, intending to build single-family homes like those on adjacent parcels. But in 1988 the state Legislature enacted the Beachfront Management Act, which barred Lucas from building. He filed suit, winning

in state trial court and being awarded more than \$1.2 million, but losing in the state's appeal to the state Supreme Court.

Reversing that decision, the U.S. Supreme Court ruled that by preventing Lucas from building on his land, the Coastal Commission accomplished "a taking of private property ... requiring the payment of 'just compensation.'"

"The state legislature cannot

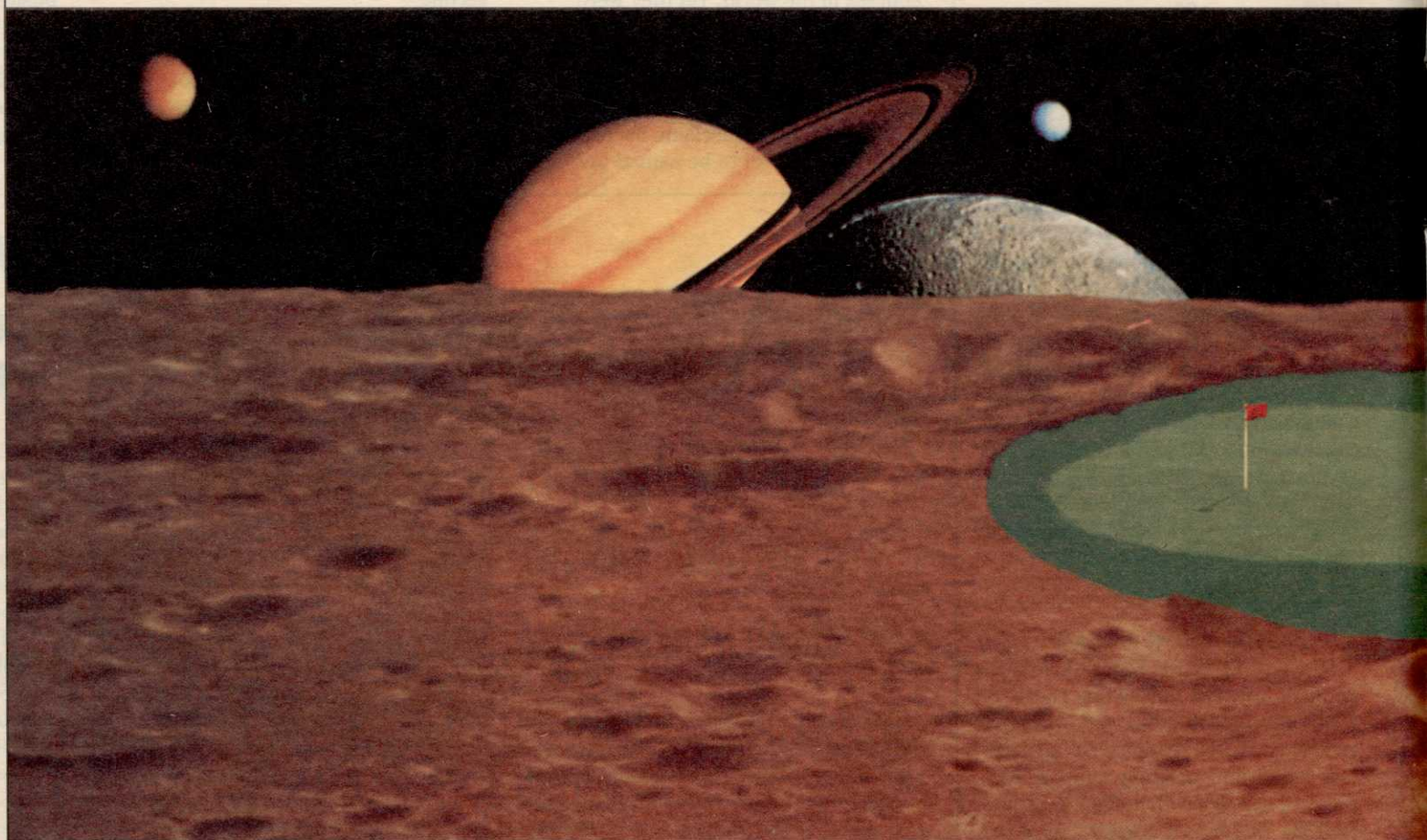
outlaw certain activities unless it is rooted in the common law of nuisance," Lucas said. "If you follow that through, you can make an argument that zoning laws are not there to do away with a nuisance. They are unconstitutional in that they discriminate against particular property owners. How can you have class discrimination like that? Why is one piece of property discriminated against?"

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Experts from trenches of Washington join the fray

Founder and Chairman of the Board David Lucas said a bipartisan group of professionals has been assembled to operate the new Council on Property Rights.

Bill Roundtree, a long-time Washington lobbyist who has represented British Petroleum Co., is president. Chief Operating Officer Bob Richards recently served three years as head of the Alexandria (Va.)



David Lucas

Williams and Jensen, a law group lobbyist; Jack Bonner and Associates, political activists

Chamber of Commerce. The council will work with several Washington, D.C. firms, including

who have phone banks to turn people out to vote; the John Hussey public relations firm; Ann Stone and Associates of Alexandria, Va., a mass-mailing fund-raiser; and the CATO Institute, a Libertarian-type think tank.

A bipartisan property-rights caucus will also be formed in the Congress and Senate, Lucas said.

"We have people who have

been in the trenches, Democrats and Republicans, conservatives and liberals. We even understand that the ACLU [American Civil Liberties Union] might be interested in joining us," Lucas said.

Until the Washington headquarters opens, the council is using Lucas's address:

P.O. Box 706, Mount Pleasant, S.C. 29465; telephone 803-884-3892.

Lucas charges 'drawbridge mentality'

Continued from previous page

each one with its own manual on how to treat them — some running to 300 pages."

• A National Biological Survey. "They intend to survey every living thing in America — not just to identify where it lives, but the ecosystems that support it. Pending this action in Congress, the government will be able to come onto your property without a search warrant."

Tie these things together, along with a rewritten wetlands law, Lucas said, and "There won't be one acre of property free of government control left in America."

Lucas declared the issue is not one of environment, but rather power and control by no-growth advocates.

He said that not all, but most of this group "don't care about people who need houses, and want them to go away."

"It's the old drawbridge mentality: 'Build a wall around us. We don't want these people here.' When you stop people from being able to buy a decent house at a reasonable price, you shut down the economy... So you perpetuate the cycle."

Lucas said this is not just a small issue. "It's the root cause, in the last 30 years, of what's been happening to this country. Ronald Reagan took the stops off and encouraged developers and builders to do business, and we had a wonderful decade. Bush came in with his people at the EPA. And now Clinton's group has it locked down tighter than a hat band," he said. "By the time Al Gore gets through with us, what's going to be left to develop?"

AN ALTERNATIVE

The Council on Property Rights intends to act on legislation. Taking the lead from California's Proposition 13, it will also push ballot initiatives as a way to change regulations.

"We want to show minority groups this is nothing more than the continued violation of civil rights," Lucas said. "Who suffers the most from slowdown of economic growth? Do you think major corporations do? It locks out the little guy. Only the big guy with a big cash-flow can afford to take the hit and pass the costs on. The medium and small guys go out of business and the big guy gets a better market share. That's why Exxon and other big corporations contribute to Sierra Clubs. They talk about property rights groups being backed by big business when, in fact, one of those organizations — Sierra Club — has a yearly budget bigger than all the 500 small-property land-rights groups put together..."

"The most endangered species in the U.S. is the private property owner. That's the endangered species I'm out to protect," Lucas said.

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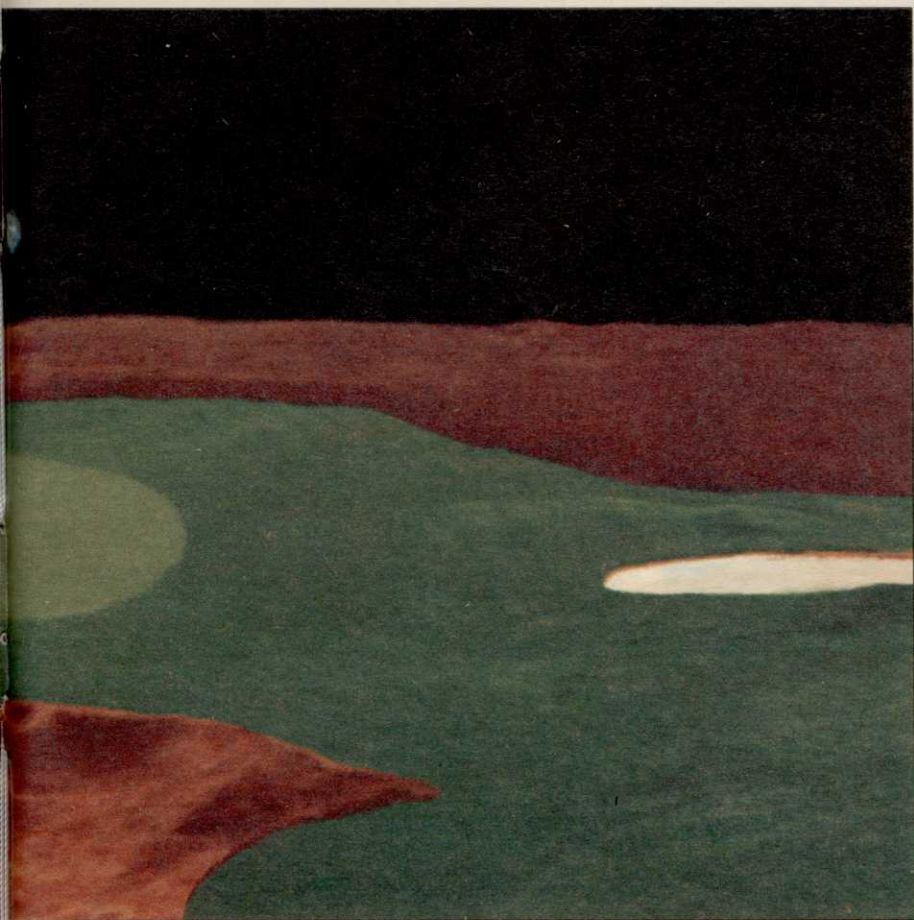
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