



Dues and Fee Schedule

(Effective January 1, 2020)*

Membership Type	Golf	Social	Other
<u>Membership Price</u>	\$60,000	\$30,000	
75% Refundable Upon Sale			
<u>Membership Dues & Fees</u>			
Payable Monthly Membership Dues to Golf Club	\$561.00	\$292.00	
Capital Dues payable Monthly to Golf Club (2020-2022)	\$100.00	\$52.00	
Total Monthly Dues & Fees	\$661.00	\$344.00	
<u>Association Dues</u>			
Payable Monthly to Property Owners Association <i>(Paid by all property owners)</i>	\$189.00	\$189.00	
Total minimum monthly membership/association dues. Total does not include ASCA Dues or Private Utilities - See below.	\$843.00	\$526.00	
An Annual Food & Beverage Minimum Started 1/1/13	\$900.00	\$675.00	
Payable quarterly to Aspen Shadows Condominium Association (ASCA) <i>(Paid by all Aspen Shadows condominium owners <u>in addition</u> to Flagstaff Ranch Property Owners Association dues)</i>	\$575.00	\$575.00	
Payable quarterly to The Golf Cottages at Flagstaff Ranch (GCFR) <i>(Paid by all Golf Cottage owners in addition to Flagstaff Ranch Property Owners Association dues)</i>	\$270.00	\$270.00	
Payable monthly to Aspen Ridge Estates at Flagstaff Ranch (AREFR) <i>(Paid by all Aspen Ridge Estates owners in addition to Flagstaff Ranch Property Owners Association dues)</i>	\$90.00	\$90.00	
Payable Quarterly to Mutual Waste Water Co. (\$75/Qtr.) <i>(Paid by all property owners without sewer connection.) (Effective 4/1/2011)</i>	\$82.00	\$82.00	
Payable Monthly to Mutual Waste Water Co. <i>(Paid by all property owners w/sewer plus monthly usage charge.) (Effective 1/1/2013)</i>	\$41.00	\$41.00	
<u>Working Capital Assessment</u> (Payable upon Transfer of Property)			
Flagstaff Ranch Property Owners Association			\$1,092.00
The Golf Cottages at Flagstaff Ranch			\$540.00
<u>Transfer Fees</u> (Payable upon Transfer of Property)			
Flagstaff Ranch Mutual Waste Water Co.			\$1,200.00
The Golf Cottages at Flagstaff Ranch			\$180.00



Membership Options

PRICE	GOLF	SOCIAL	NON-RESIDENT GOLF	YOUNG PROFESSIONAL GOLF	TRIAL GOLF SINGE/FAMILY	VERTICAL GOLF*
CLASSIFICATION	RESIDENT	RESIDENT	NON-RESIDENT	NON-RESIDENT	NON-RESIDENT	EITHER
Initiation Fee - <i>One Time Fee</i>	\$60,000	\$30,000	\$30,000	\$30,000	\$1,500	\$3,500
Refundability - <i>Upon Sale</i>	75%	75%	N/A	N/A	N/A	N/A
Membership Dues - <i>Monthly</i>	\$561	\$292	\$561	\$365-\$449	\$395/\$561	\$561
Capital Dues Fee* - <i>Monthly</i>	\$100	\$52	\$100	\$100	N/A	\$100
F & B Minimum - <i>Per Year</i>	\$900	\$675	\$900	\$900	\$900	\$900
Transfer Fee - <i>Kept by the Club</i>	\$15,000	\$7,500	N/A	N/A	N/A	N/A
DETAILS						
Equity (Yes/No)	Yes	No	No	No	No	No
Payment Plan	N/A	N/A	Yes	Yes	N/A	N/A
Dues Year Round	Yes	Yes	Yes	Yes	6 MONTHS	7 MONTHS
Unlimited Golf Privileges	Yes	No	Yes	Yes	Yes	Yes
Clubhouse Privileges	Yes	Yes	Yes	Yes	Yes	Yes
Pool, Tennis, Fitness	Yes	Yes	No	No	No	Yes

PLEASE SEE INDIVIDUAL MEMBERSHIP DESCRIPTIONS FOR DETAILS

*Vertical Golf Membership can only be purchased as an add-on to an existing Resident Golf Membership.

*The Capital Dues Fee is in addition to monthly membership dues and is for three years (2020-2022)

For more information contact: Keah McCormick – Membership Director - 928.226.3121
Flagstaff Ranch Golf Club ~ 3850 S Lariat Loop Flagstaff, AZ 86005 ~ 2018

With the exception of the specific terms provided here the memberships will be governed by the Flagstaff Ranch Golf Clubs Bylaws, Rules & Regulations and are subject to change from time to time.

Effective Jan 2020



Flagstaff Club Comparison

	Flagstaff Ranch	Forest Highlands	Pine Canyon
Gated Community	Yes	Yes	No
EMT on staff 24/7	Yes	No / FD on site	No
Private Golf Club	Yes	Yes	Yes
Allows Outside Events	Yes	Yes	Yes
Golf Course	18 Holes	36 Holes	18 Holes
Dining	Yes	Yes	Yes
Meeting Space	Yes	Yes	Limited
Member Owned	Yes	Yes	Developer Owned
Member Controlled	Yes	Yes	No
Mandatory Membership	Yes	Yes	No
Initiation Fee - Golf Membership	\$60,000 75% Refundable	\$48,500 0% Refundable	\$100,000 Refundable \$40,000 Non-Refundable
Initiation Fee -Social Membership	\$30,000 75% Refundable	\$48,500 0% Refundable	\$48,000 Refundable \$28,000 Non-Refundable
How Membership is Refunded	With Sale of Home	No Refund	Waiting List
Childrens Age Limit	24 yrs	24 yrs	22 yrs
Monthly Club Dues/Fees	Social \$344 / Golf \$661	Social & Golf \$895	Social \$450/ Golf \$850
F & B Minimum	Social \$675 / Golf \$900	None	\$1,200
HOA / POA	\$189	Included in Monthly Dues	Based on Subdivision
Irrigation Source	Club Owned Wells	Club Owned Wells	City Water
Fitness Center	Yes	Yes	Yes
Fitness Classes	Yes	Yes	Yes
Tennis Courts	Yes	Yes	Yes
Pool	Yes	Yes	Yes
Stocked Fishing Lakes	Yes	Yes	No
National Forest Access	Yes	No	No
Private Streets	Yes	Yes	No
Dog Park	No	Yes	No
Park	No	Yes	Yes - Public
Basketball	Yes	Yes	Yes

Eileen Taggart RE/MAX Fine Properties - 928.607.9610



Flagstaff Ranch

Golf

Dramatic vistas, abundant mountain wildlife, and challenging world class golf...

Flagstaff Ranch Golf Club stretches across 454 acres and golf takes center stage. Designed by U.S. Open Champion Jerry Pate, this 7,160 yard championship course takes full advantage of the beauty of its setting. "This is truly the land that the game of golf has been looking for," Pate says. The par 71 course winds gracefully through the community, providing dramatic elevation changes and equally dramatic vistas.



The Golf Club at Flagstaff Ranch offers Residents and Non-Residents alike the opportunity to belong to one of the southwest's finest golf clubs and play one of its elite courses. This pristine golf course presents players with roomy fairways, sculpted bunkers and large, rolling greens. Carved from a thick forest of Ponderosa Pines, the course offers multiple tee boxes to provide challenge and enjoyment.

The course measures some 7,160 yards from the Championship Tees and a more relaxed 5,210 yards from the forward tees. A winning mix of challenge and scenery provides an exciting round for golfers of all levels.

Flagstaff Ranch uses Kentucky Bluegrass in the fairways, tees and rough while maintaining L 93 Bent Grass on the greens!





Fact Sheet

December 2019

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- When did the development start?
 - Planning started in the late 90's
 - When did the Golf Course open?
 - The Course opened in 2003
 - Who designed the course?
 - PGA Tour Player, Jerry Pate
 - What is the length of the course?
 - 7,160 yards from the Championship Tees
 - 5,210 yards from the Forward Tess
 - Flagstaff Ranch is the highest 18 Hole Course in the State of Arizona at 7,238 feet
 - Alpine, AZ has a 9-hole course at 8,000 feet
 - How large is the Clubhouse?
 - 25,000 square feet
 - How large is Flagstaff Ranch?
 - 450 acres, with access to National Forest
 - How many home sites are in Flagstaff Ranch?
 - 450 upon completion:
 - 56 Townhomes, 60 Condominiums, 334 Single Family Home Sites
 - How many homes are already built?
 - 275 with 45 currently in the design review process
 - How many are second homes?
 - 75%
 - What is the cost of the homes?
 - \$500,000 - \$2,000,000
 - What do memberships cost?
 - \$60,000 for Golf – 75% refundable
 - \$30,000 for Social – 75% refundable
 - What are the monthly costs?
 - Golf Membership:
 - \$561 for Membership Dues
 - \$100 for Capital Investment Fee
 - Social Membership:
 - \$292 for Membership Dues
 - \$52 for Capital Investment Fee
 - Do Social Members have Golf Privileges
 - They are permitted to play twice a month for a fee
 - What amenities are within the development
 - 18 Hole Championship Golf Course
 - 25,000 square foot Clubhouse
 - 12,000 square foot Community Center
 - Tennis Courts
 - Fitness Center
 - Swimming Pool
 - Hot Tub
 - Children's Pool
 - Gatehouse
 - EMT and Safety Officer on Duty 24/7
 - Contact Info:
 - Admin./Accounting 928.226.3100
 - Gatehouse 928.226.3300
 - Golf Shop 928.226.3111
 - Golf Professional – Eric Slack 928.226.3112
 - Restaurant 928.226.3123
 - F & B Manager (Weddings/Banquets/Events) – Jason Shelander 928.226.3126
 - General Manager – John Ott 928.226.3105
 - Golf Course Superintendent – Dan DeVere 928.226.3116
 - Flagstaff Ranch Mutual Waste Water Engineer – Ty Hart 928.853.6468
 - Community Manager - Jen Flake 928.226.3118

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Keah McCormick – Membership Director -
928.226.3121 Flagstaff Ranch Golf Club
3850 S Lariat Loop Flagstaff, AZ 86005



Experience

Pool

Enjoy the peaceful surroundings of the Ranch's pool facility, equipped with a baby pool, large pool for swimming, and spa. Have lunch with friends at the pool snack bar, or order off of the Clubhouse menu and have your food delivered poolside. The pool is open Memorial Day – Labor Day. Swim lessons are available throughout the summer.



Tennis

The Ranch boasts two tennis courts for member play. Sign up for individual lessons or come out and play with friends. In addition, our courts are set up for Pickleball; if you elect to play this increasingly popular game.

Fitness, Health & Wellness

Whether you're recovering from an injury, or an avid fitness enthusiast, our Fitness Center is well equipped. We have group exercise classes and fitness experts to help you reach your goals or improve your golf fitness.





Membership Options

Flagstaff Ranch Golf Club currently offers six memberships. Property owners in Flagstaff Ranch must purchase either a Resident Golf or Resident Social Membership. Non-residents (residing outside of the gates) may purchase one of our three Non-resident Golf Memberships. Our membership options are outlined below.

Resident Golf Membership

(Property Ownership inside the gates requires the purchase of either a Resident Golf or Resident Social membership. Typically, one or the other is associated with each property.)

Membership provides full access to all of the Club's facilities and amenities to include unlimited use of the golf course, golf practice facilities, golf shop, tennis, fitness center, swimming, dining, clubhouse, golf tournaments, social related events and activities. Privileges will be extended to the Member, Member's spouse and unmarried children under the age of 25.

Initiation Fee: \$60,000

Refund of Initiation Fee with Sale of Property: \$45,000 (75%)

Transfer Fee: \$15,000 (Kept by the Club Upon Sale)

Monthly Dues of \$561 per Membership

Monthly Capital Dues Fee of \$100 per Membership (Effective 2020-2022)

Annual F & B Minimum: \$900

Initiation fee must be paid in full with the purchase of a property that has a Golf Membership. Resident Golf Members are responsible for cart fees if they choose to ride. For additional community fees please refer to the dues and fees chart on page 9.

Resident Social Membership

(Property Ownership inside the gates requires the purchase of either a Resident Golf or Resident Social membership. Typically, one or the other is associated with each property.)

Membership provides full access to all of the Club's facilities and amenities to include golf shop, tennis, fitness center, swimming, dining, clubhouse and limited golf tournaments, limited golf*, social related events and activities. Privileges will be extended to the Member, Member's spouse and unmarried children under the age of 25.

Initiation Fee: \$30,000

Refund of Initiation Fee with Sale of Property: 22,500 (75%)

Transfer Fee: \$7,500 (Kept by the Club Upon Sale)

Monthly Membership Dues of \$292 per Membership

Monthly Capital Dues Fee of \$52 per Membership (Effective 2020-2022)

Annual F & B Minimum: \$675

*Initiation fee must be paid in full with the purchase of a property that has a Social Membership. *Social Members are able to play golf twice a month for a fee and are invited to participate in some special events. For additional community fees please refer to the dues and fees chart on page 9.*

Non-Resident Golf Membership

(Non-Resident/Non-Equity)

Membership provides full access to all of the Club's golf and dining facilities to include unlimited use of the golf course, golf practice facilities, golf shop, dining, clubhouse, golf tournaments, social related events and activities. Privileges will be extended to the Member, Member's spouse and unmarried children under the age of 25.

Initiation Fee: \$30,000

Monthly Membership Dues of \$561 per Membership

Monthly Capital Dues Fee of \$100 per Membership (Effective 2020-2022)

Annual F & B Minimum: \$900

Member can pay the full initiation fee at purchase, or initiation fee can be split into payments. Pay \$10,000 down at purchase and two payments of \$10,000 on May 1 of the following two years. Initiation fee can be used toward full golf membership initiation fee. Non-Resident Golf Members are responsible for cart fees if they choose to ride.

Young Professional Membership

(Non-Resident/Non-Equity)

Membership provides full access to all of the Club's golf and dining facilities to include unlimited use of the golf course, golf practice facilities, golf shop, dining, clubhouse, golf tournaments, social related events and activities. Privileges will be extended to the Member, Member's spouse and unmarried children under the age of 25.

Initiation Fee: \$30,000

Membership Dues - Scale by Age: 21-33yrs 65% of Dues - \$365 34-44yrs 80% of Dues - \$449

Monthly Capital Dues Fee of \$100 per Member (Effective 2020-2022)

Annual F & B Minimum: \$900

Member can pay the full initiation fee at purchase, or the initiation fee can be prorated in two ways. If prorated, initiation fee must be paid in full by age 45. Prorated Option 1) In equal annual payments on May 1st each year from start of initiation. Prorated Option 2) First half of initiation fee (15K) paid in equal annual payments May 1st each year with the second half due at age 45.

Initiation fee can be used toward full resident golf membership initiation fee. Young professional golf members are responsible for cart fees if they choose to ride.

Trial Golf Membership Single/Family (Non-Resident/Non-Equity)

Membership provides full access to all of the Club's golf and dining facilities to include unlimited use of the golf course, golf practice facilities, golf shop, dining, clubhouse, golf tournaments, social related events and activities. For the Family Trial Golf Membership privileges will be extended to the Member, Member's spouse and unmarried children under the age of 25. For the Single Trial Golf Membership privileges extend to a single designated member.

Initiation Fee: \$1,500 (1 Year Contract)

Monthly Dues of \$395 for a Single Member or Monthly Dues of \$561 for a Family

Annual F & B Minimum: \$900

Trial Members are responsible for monthly dues for the six golf months each year (May-October). If membership started mid-season, membership rolls over to the following season. Upon completion of the trial membership, the trial member must upgrade to a full non-resident golf or resident golf membership, or golf privileges end. Club privileges are available before and after the golf season for no additional dues. Trial Golf members are responsible for cart fees if they choose to ride.

Vertical Golf Membership (Add on to an existing Resident Golf Membership)

The Vertical Golf Membership is an option to add on to an existing Resident Golf Membership. Vertical Golf Memberships can be offered to Resident Golf Member's parents and/or children. Membership provides full access to all of the Club's facilities and amenities to include unlimited use of the golf course, golf practice facilities, golf shop, tennis, fitness center, swimming, dining, clubhouse, golf tournaments, social related events and activities. Privileges will be extended to the Member, Member's spouse and unmarried children under the age of 25

Initiation Fee: \$3,500

Monthly Membership Dues of \$561 per Member

Monthly Capital Dues Fee of \$100 per Member (Effective 2020-2022)

Annual F & B Minimum: \$900

Vertical Golf Members are responsible for monthly dues for seven months each year (April-October). Club privileges are available before and after the golf season for no additional dues. Vertical Golf members are responsible for cart fees if they choose to ride.

With the exception of the specific terms provided here the memberships will be governed by the Flagstaff Ranch Golf Clubs Bylaws, Rules & Regulations and are subject to change from time to time.

For more information contact: Keah McCormick – 928.226.3121 Kmccormick@flagstaffranch.com

FLAGSTAFF RANCH GOLF CLUB COMMUNITY MAP



-  FLAGSTAFF RANCH CUSTOM ESTATES
-  ASPEN SHADOW HOMESITES
-  ASPEN RIDGE ESTATES
-  ASPEN SHADOW CONDOMINIUMS
-  THE GOLF COTTAGES

For more information please contact
our Membership Director, Keah McCormick at
928.226.3121 or Kmccormick@flagstaffranch.com

