



Fact Sheet

January 2018

- When did the development start?
 - Planning started in the late 90's
- When did the Golf Course open?
 - It 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 direct 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?
 - 215 with 40 currently in the design review process
- How many are second homes?
 - 70%
- What is the cost of the homes?
 - \$500,000 - \$1,500,000
- What do memberships cost?
 - \$60,000 for Golf – 75% refundable
 - \$30,000 for Social – 75% refundable
- What are monthly dues?
 - \$509 for Golf
 - \$265 for Social
- 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
 - 24/7 EMT
 - Security
- 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
 - Flagstaff Ranch Water Company – 928.679.9804



Dues and Fee Schedule

(Effective January 1, 2018)*

Membership Type	Golf	Social	Other
<u>Membership Price</u> 75% Refundable Upon Sale	\$60,000	\$30,000	
<u>Membership Dues</u> Payable Monthly to Golf Club	\$509.00	\$265.00	
<u>Association Dues</u> Payable Monthly to Property Owners Association <i>(Paid by all property owners)</i>	\$182.00	\$182.00	
Total minimum monthly membership/association dues. Total does not include ASCA Dues or Private Utilities - See below.	\$691.00	\$447.00	
An Annual Food & Beverage Minimum Started 1/1/13	\$700.00	\$500.00	
Payable quarterly to Aspen Shadows Condominium Association (ASCA) <i>(Paid by all Aspen Shadows condominium owners in addition to Flagstaff Ranch Property Owners Association dues)</i>	\$510.00	\$510.00	
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>	\$75.00	\$75.00	
Payable Monthly to Mutual Waste Water Co. <i>(Paid by all property owners w/sewer plus monthly usage charge.) (Effective 1/1/2013)</i>	\$37.00	\$37.00	
<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



Flagstaff Club Comparison

	Flagstaff Ranch	Forest Highlands	Pine Canyon
Gated Community	Yes	Yes	Yes - At Night
EMT on staff 24/7	Yes	No / FD on site	No - AED / CPR Certified
Private Golf Club	Yes	Yes	Yes
Allows Outside Events	Yes	Yes	Yes
Golf Course	18 Holes	36 Holes	19 Holes
Dining	Yes	Yes	Yes
Meeting Space	Yes	Yes	Limited
Member Owned	Yes	HOA Owned	Developer Owned
Member Controlled	Yes	Yes	No
Mandatory Membership	Yes	Yes	No
Initiation Fee - Golf Membership	\$60,000 75% Refundable	\$46,200 Non-Refundable	\$100,000 Refundable \$42,000 Non-Refundable
Initiation Fee -Social Membership	\$30,000 75% Refundable	\$46,200 Non-Refundable	\$48,000 Refundable Sports \$30,000 Non-Refundable
How Membership is Refunded	With Sale of Home	No Refund	Waiting List
Childrens Age Limit	24 yrs	24 yrs	23 yrs
Club Dues	Social \$265 / Golf \$509	Social & Golf \$850	Social \$200/ Golf \$850 Sports \$395/ Young Pro \$550
F & B Minimum	Social \$500 / Golf \$700	None	\$1,200
HOA / POA	\$182	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	Yes
Private Streets	Yes	Yes	No
Dog Park	No	Yes	No
Park	No	Yes	Yes
Basketball	Yes	Yes	Yes