

By Susan Felt
Gazette Northwest Bureau

SUN CITY — In a community that is for residents only, there is yet another layer of exclusivity for members only: the country clubs.

In a city that prides itself on good grooming, the four clubs stand as testimony to the kind of well-ordered gentility most members were accustomed to in their hometown country clubs before they retired to Sun City.

This year, three of the four clubs yanked up worn carpets, re-upholstered wing-back chairs and in one case, literally raised the roof and tore down walls as part of re-decorating efforts.

The granddaddy of the clubs, Sun City Country Club, spent \$1.1 million this year for major remodeling to the 18-year-old clubhouse at 9433 N. 107th Ave.

The dining room was expanded, a lobby area added and the kitchen gutted and enlarged.

Up the street and across from Boswell Hospital is the Lakes Club, a private dining and social club that offers a variation to the traditional golf club. Built and operated by the Del Webb Development Co. until 1981 when it was sold to Club Corporation of America, a Dallas-based business, the club substitutes the traditional dining room view of the golf greens for one of a lake.

According to Manager Phil Stika, the club's lobby and dining room were refurbished to visually maintain the nautical link through dark blue and gold upholstered couches and chairs. Intimate conversation groupings arranged around a large, centered planter replaced a more wide-open look.

At the Palmbrook Country Club, 9350 Greenway Road, members opted for earth tones to replace the greens and golds popular in the '60s when Sun City's second club was built.

A house committee decorated the lobby and dining room, according to Don Jacobs, food and beverage manager. Members decided to re-

carpet the 13-year-old building, re-upholster dining room chairs and lobby furniture and buy some new, Jacobs said.

The only country club not undergoing major re-decorating this year is the community's newest and largest, Union Hills Country Club, 9860 Lindgren Ave.

The club capitalizes on the Southwest's Mexican and Indian themes in the lobby and dining rooms, where browns, creams and russet-colored fabrics blend with adobe, tile and earth-tone carpets.

However, the oldest club now looks like the newest.

Along with a brand new kitchen, the Sun City Country Club's face-lift bought it an updated brass, glass and polished oak airiness highlighted by white tile floors, and pinks, beige and teal blue accents in the carpeting and wall treatments.

Rather than one window overlooking the golf course from the bar, a bank of windows backs the bar.

The club also added an outdoor patio, for which one member donated furniture. The members plan outdoor parties there, rather than under the olive trees next to the portable trailer. That was where they congregated last summer when the clubhouse was undergoing construction, Dr. Rodney Port, club president, said.

"They called it the Olive Room," Port said.

The 350 club members and 250 social members still are sitting on the same 1960s-style dining room chairs, albeit in brand new surroundings.

Port said decorating the dining room and lounges and remodeling the offices will have to wait because the club's capital improvement coffer has been depleted.

Despite a three-month delay in the opening, Port said 467 members showed up for the opening night festivities and business has been good ever since.

Sun City country club scene

Exclusive Re-decoration, expansion dominate

Phil Stika, (above) manager of the Lakes Club, shows off the club's newly remodeled dining room. At right, Dr. Rodney Port, president of the Sun City Country Club, shows highlights of the club's \$1.1 million renovation program.





Russell Gates, *The Phoenix Gazette*



The refurbished lobby of the Lakes Club emphasizes a nautical theme.

Country club land sale in process

Officials want waiver for golf course restriction

By **Rusty Bradshaw**
Independent Newspapers

Efforts to sell a portion of Union Hills Country Club land for housing development continues, but created some confusion in some residents' minds about the intent of the project.

Several residents called Sun City Home Owners Association officials complaining country club representatives were trying to get them to sign documents that would eliminate the deed restrictions on their property, according to Bill Szentmiklosi, SCHOA compliance manager. It was discovered this was not the case, he added.

"When we got clarification from our legal counsel, we found that property owners cannot sign away their deed restrictions," he said in a telephone interview May 26.

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However, he told SCHOA board members during their meeting May 25 that he was given information there was a group of about 25 homeowners opposing the country club's efforts and they had retained an attorney.

If that has taken place, Union Hills Country Club officials have not heard about it, according to Linda Wolf, country club spokeswoman.

"We have had no contact with any group of homeowners or an attorney," she said.

Country club officials are gathering signatures from 185 property owners bordering the golf course south of Union Hills Drive. But the signatures are to remove the parking lot area from the golf course property so a sale of the land can proceed, according to Nate Oberhofer, Union Hills Country Club general

manager.

"Right now there is no development, there are steps and processes to go through before we even decide to go forward with that," he said.

In July 2009 country club officials announced they planned to sell about seven acres at the southwest corner of Lindgren Avenue and Conestoga Drive for housing development. The move is designed to pave the way for a new clubhouse, according to George Bradner, country club board president at the time of the announcement.

"The members voted overwhelmingly to sell the land and build a new clubhouse," he said.

But excluding the targeted land for sale from the golf course property is the first step in securing a buyer for the land, according to Ms. Wolf. A title search turned up a restriction that called for the country club property to always remain a golf course, she explained.

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Golf

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"The area in question is in the definitions (of being a golf course)," said Mr. Oberhofer. "The way the restriction is set up, that portion of land needs to be removed from the restriction to always be a golf course."

He emphasized country club officials have no intention of removing Sun City deed restrictions, including the 55 and older age overlay, for a housing development on the land if it is sold.

"That age overlay is what makes this land attractive to developers," he said. "They want to build here because of the age overlay."

Country club officials have received inquiries from about 12 developers for the land they have for sale, and one has expressed a particular interest, according to Mr. Oberhofer.

"But no one wants to touch it until the golf course restriction is removed from the particular portion of land we want to sell," he said.

Ms. Wolf said there was an attempt several years ago to get an amendment to exempt the clubhouse, parking lots and golf car garage from the golf course restriction. But club officials at that time believed they did not want to do that without homeowner approval, she added.

Ms. Wolf reiterated that club officials have no intention of removing the age restriction

for the land up for sale.

"We did remove the age restriction for club membership because we had people from the northern neighborhoods outside of Sun City who wanted to join," she said. "But there has never been any intention to remove the age restriction for housing."

Mr. Oberhofer said gathering signatures from property owners bordering the golf course is the first step in a process that runs through Maricopa County Planning and Zoning to have the land up for sale removed from the golf course restriction. He said country club officials have about 93 percent of the 185 homeowner signatures. He did not specify how many signatures were needed.

"We just trying to get as many as we can," he said.

The process through Maricopa County to remove the seven-acre piece from the golf course restriction will include public hearings, according to Mr. Oberhofer.

Plans accelerate for revamp of Union Hills Country Club

Meeting set to apprise neighbors of housing development

MITCHELL VANTREASE
DAILY NEWS-SUN

Nancy Rodrich and her neighbors said they have enough concerns with the amount of traffic on their street, Conestoga Drive, but they fear more is just down the road.

They recently received a letter from Jim Mitchell, president of Union Hills Country Club board, about plans to restructure the property with a new clubhouse and housing. In addition, they received a site map with drawings of the rebuilt area, and developers will talk to them Monday night at the country club in a private meeting to review the project.

"We have a lot of questions that need to be answered," Rodrich said.

SEE UNION HILLS, A5



MOLLIE J. HOPPES/DAILY NEWS-SUN

John Billington, president of the Country Courts Condominium Association, says his members are upset about the Union Hills Country Club's plan to build 70 condominium units near the corner of Lindgren Avenue and Conestoga Drive in Sun City.

UNION HILLS

FROM A1

John Billington, one of Rodrich's neighbors and president of the Country Courts Condominium Association, said he needs to hear more about the plans.

Billington said he's not opposed to the concept, just the traffic.

"I'm not sure how it's all going to work, but we'll see," Billington said.

Linda Wolf, secretary of the club's board of directors, said the Phoenix-Scottsdale developers, whom she won't name, wanted to meet the residents, who live the closest to Union Hills Country Club.

Wolf said the developers plan to talk with residents and hope to get their support for the one-story duplexes and a new, smaller clubhouse for 284 members.

The homes are expected to be along the parking lot near the corners of Lindgren Avenue and Conestoga Drive.

Last year, management announced the club would be undergoing a major makeover: the demolition of the current clubhouse, the sale of 8 acres on the corner of Lindgren Avenue and Conestoga Drive and the construction of a clubhouse farther north on the property. Proceeds from the land sale will be used to help fund the new clubhouse.

Wolf said she hopes that the new duplexes would attract members to the club.

The developers have met with the Sun City Homeowners Association and Maricopa County officials, including Supervisor Max Wilson, District 4, Wolfe said.

Scott Isham, a spokesman for Wilson, confirmed the meeting.

"They approached us, and we suggested they go to the

HOAs and build support for the project," Isham said.

Wolf said no timeframes have been set for construction because developers still need to apply for the necessary permits.

For Billington, it's important that he knows how the homes and garages will be set up because of the traffic on Conestoga.

Both Rodrich and Billington said drivers use Lindgren and Conestoga to avoid the light at 99th Avenue and Union Hills.

"There is enough cars coming up and down now that I can only imagine with the new homes and vehicles in that development being there," Billington said.

But Wolf doesn't believe there will be any effect on traffic.

"They'll find other alternatives to use," she said.

Mitchell Vantrease may be reached at 623-876-2526 or mvantrease@yourwestvalley.com.

SUN CITIES INDEPENDENT

March 9, 2005

Union Hills Country Club renewal underway

By Pete Peters

Volunteer Contributor

With the recent changes at Union Hills Country Club it is no wonder that the membership is excited about all that is going on.

As many are aware, there have been some troubling times for the 28 year old country club in north Sun City. Once considered by some to be the premier private club in the area, Union Hills had a short run of instability, management issues and some unhappy membership. But that sure has changed.

It all started with the election of the new Board of Directors and the ascendancy of Nate Oberhofer to the position of General Manager Director of Golf. "This was one of the keys to our turn around," said Dick Joralmon, newly elected president. "Nate has done a super job in the leadership role and he has done a

great deal to bring back the positive atmosphere that has allowed us to turn the ship."

For his part, Mr. Oberhofer does not see it quite the same. "This board has let me operate the club in a manner that allows us to succeed," Oberhofer says. "We pay very close attention to financial matters and are constantly watching our numbers. Our controller Debbie Boyer makes sure we walk the straight and narrow when it comes to finances. She makes sure we are on track with the board's wishes. Plus, the board works very well together. It is the most positive group of people that I could have hoped to work with."

For its part, the membership seems to be on board with the positive attitude. The fun is back at Union Hills. Dancers are dancing, Pub Nights are packed, Wednesday buffets are once again well attended and special

events are selling out. It is all very encouraging.

Golfers are enjoying a revitalized golf course under the direction of new Superintendent Tim Cooper.

"We have changed the shape of some holes by our over seed patterns and by adding some alternative tee boxes. We are planting over 100 new trees and are currently undertaking a bunker restoration project," Tim said. "We are bringing Union Hills back to the course that our members and the other golfers remember it to be."

There is still one lingering issue that troubles everyone at UHCC, the rumors, those nasty things that are circulated or at least allowed to circulate by others in the industry.

"There are some things that have to be addressed," Oberhofer insists. "Union Hills is not going bankrupt, the back nine is not

being sold to a developer for condos, and members are not leaving like rats from a sinking ship. As with any country club in today's market, membership is always an issue. It is that battle for membership that perpetuates the rumors."

We are so confident in our plan that we have an initiation increase schedule in place that covers the next three years. So if someone hears about trouble at Union Hills they should probably call me before they spread the rumors any farther or sign on the dotted line with some other club. Our attitude and direction can be summed by, It Is A Great Day at Union Hills.

For information about Union Hills Country Club, contact Nate Oberhofer 974-5888.

Editor's note: Mr. Peters is UHCC membership chairman.

SUN CITIES INDEPENDENT

November 5, 2003

U.H. Country Club to celebrate 25th

Union Hills Country Club has turned 25. In celebration employees are throwing a week-long party for the community to attend.

"We want to let people in the area know how proud we are of our 25th," said Linda Wolf of Union Hills Country Club.

- The celebration begins with Pioneer Days 3 p.m. Sunday, Nov. 9 at the club, 9860 Lindgren Ave.

The outdoor dinner event will feature The Stever Barker Band as well as the square dance caller and Union Hills' singing cowboy and his horse.

Dress will be western and casual.

- A Veteran's Day event is planned to honor military men and women Tuesday, Nov. 11. The Union Hills Country Club Chorus will sing patriotic songs. Cocktails begin at 5 p.m.

People should wear red, white and blue to the jacket-and-tie-dinner.

- "Remember the past — celebrate the future" is the cocktail party theme set for 6 p.m. Wednesday, Nov. 12. Entertainment will be provided by Monte Procopio and the swing band from 6:30 p.m. to 9:30 p.m.

Dress is black, silver or white for the dinner event.

- Madelyn Roberts and her Kandu Band performs 6 p.m. Friday, Nov. 14. The lounge-theme affair should promote dancing to favorite tunes.

Dress is casual.

- The President's Ball, the gala event, begins 6 p.m. honoring outgoing President Glenn Carlton and his wife, Sandra. New president Berni Carney and her husband, Wayne will also be honored.

Johnny Madson and his band will perform.

Dress is formal.

Individuals interested in more information and event costs, call 974-5888.

DAILY NEWS SUN

SATURDAY, OCT. 25, AND SUNDAY, OCT. 26, 2003

Union Hills marks silver anniversary

STAFF REPORT

Union Hills Country Club, 9860 W. Lindgren Ave., Sun City, has a variety of events scheduled to celebrate its 25th anniversary, including:

- Pioneer Days beginning at 3 p.m. Nov. 9. The Steve Barker Band will perform outdoors, as will the Square Dance Caller and the Singing Cowboy and his Horse.

A New York strip steak dinner will be served outdoors as well. Cost is \$25 plus tax and service charge. Participants are invited to dress western or casual.

- Veterans' Day Celebration Nov. 11. The club's chorus will sing patriotic songs to honor all veterans and the country. The event begins with cocktails at 5 p.m.

Dinner includes barbecue ribs and chicken. Cost is \$14.95 plus tax and service charge. Participants should dress in red, white and blue. Dinner attire is required.

- 25th Anniversary Cocktail Party with the theme "Remember the Past — Celebrate the Future" begins at 6 p.m.

Nov. 12.

The event features wine, hors d'oeuvres and entertainment by Monte Procopio and the Swing Band from 6:30 to 9:30 p.m. Cost is \$20.50 plus tax and service charge. Dress is black and silver or white cocktail attire.

- Friday Night Lounge celebrates the 25th Nov. 14.

Madelyn Roberts and her Kandu Band will perform dance tunes beginning at 6 p.m. Dinner includes a special lounge menu of fish and chips, buffalo burgers, pastrami sandwich, fried chicken and more. Cost is \$9.95 plus tax and service charge.

- The President's Ball begins with cocktails at 6 p.m. Nov. 15. This is the gala event of the season and honors outgoing President Glenn Carlton and his wife, Sandra. New President Berni Carney and her husband, Wayne, will also be honored.

Music will be provided by Johnny Madson and his band. The menu includes filet mignon. Cost is \$42.50 plus tax and service charge. Dress is formal.

Daily News-Sun • Tuesday, June 11, 2002

New managers join Union Hills

COUNTRY CLUB: Club manager, grounds superintendent, head golf pro hired

STAFF REPORT

Union Hills Country Club has welcomed new managers, both in the clubhouse and on the links.

John Stocker is the new club manager, George Corthouts is the new greens and grounds superintendent, and Nate Oberhofer is the club's head golf professional.

The three new managers all come highly recommended by their old clubs, according to a Union Hills Country Club newsletter.

Stocker came to Union Hills from Bloomington Country Club in St. George, Utah, where he was general manager. Prior to the Utah job, he held the positions of general manager of Apple Valley Country Club in Victorville, Calif., and food-and-beverage manager at Spring Valley Club near Victorville.

During his 27 years in club operations, including some time with Moon Valley Country Club and the Lakes Club, Stocker rose through the ranks from sous-chef in California and Arizona to executive chef and general managership.

He and his wife, Julie, live in Peoria.

Corthouts was in charge of greens and grounds at Gainey Ranch in Scottsdale for 17 years

before joining Union Hills. He came to Arizona from Eastward Ho Country Club in Chatham, Mass. Prior to that, he was with Galstonbury Hill Country Club in Connecticut.

Oberhofer rose to the golf-pro position after serving as assistant golf professional at Union Hills for the past few years. He took over the head position last year. Prior to that, he was head professional at Tamarack Country Club in Greenwich, Conn., for three summer seasons, working at Union Hills during the winters. He graduated from Carthage College in Kenosha, Wis.

Assisting Oberhofer in the pro shop are three other relative newcomers: Dave Luithle, former golf professional at Orchard Hills Golf Club in Cleveland; Scott Lockenvitz, former pro at Arizona Traditions in Surprise; and Shirley Nardone, merchandise manager and general assistant.

Driving country clubs

Price no handicap in Sun Cities

BRUCE ELLISON
DAILY NEWS-SUN

Recreation Centers members in the Sun Cities, squabbling about the rising costs of golf, its availability and course maintenance, have local alternatives — country clubs.

The Sun Cities country clubs are prospering without similar disputes, their officials say.

In part, that's because club members know that outstanding courses and playability cost money and are willing to pay to keep the courses that way.

And with membership numbers at each club capped at 400 or fewer, the clubs will never have the throngs of golfers who seek play on the centers' 14 courses.

"We've done a lot of upgrading, and in both years I've been manager here, membership has risen," said Vince Del Brocco, general manager and golf director at Sun City's Palmbrook Country Club.

"The reason for our existence is to offer fine golf, and if a course is well-run and well-maintained, and members have no problem getting play when they want it, they don't complain," Del Brocco said.

The country clubs — Sun City, Palmbrook and Union Hills in Sun City and Briarwood in Sun City West — also offer fine dining and a bar or lounge, unlimited range balls, no cart trail fees, and no play in groups bigger than foursomes.

Some have additional amenities, such as swimming pools, tennis courts or fitness rooms. All have golf pros on staff, and some run a pro shop selling golfing gear.



MOLLIE J. HOPPES/DAILY NEWS-SUN

Vincent Del Brocco, general manager of Palmbrook Country Club in Sun City, works closely with Olive Baxter, assistant manager.

Each of the clubs sold out its original memberships within weeks or a few months of opening.

As did Recreation Centers members, the original residents aged, fewer rounds were played and some members dropped out or converted to social members.

While golf membership at the country clubs slipped some four or five years ago, newcomers have lately been making up the slack, club officials said.

But what about the cost?

Scott Hildahl, vice president at Sun City

See Country clubs, A5

How the country clubs stack up:

All clubs offer unlimited rounds of golf for member and spouses; no cart trail fees; unlimited range balls; easy access to links.

Sun City Country Club:

Proprietary membership	\$1,000
Initiation fee	\$1,250
Monthly dues (couple)	225
Minimum dining bills (annual)	600
Golf member limit	350

Palmbrook Country Club:

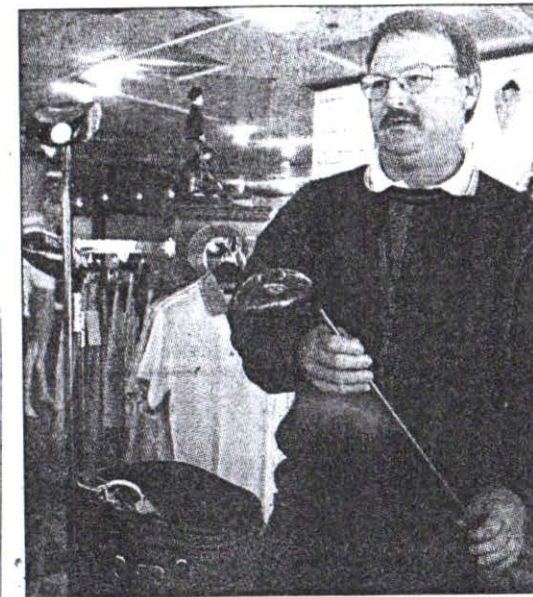
Proprietary membership	\$2,000
Initiation fee	\$3,500
Monthly dues, couple	300
Minimum dining bills (annual)	600
Golf member limit	400

Union Hills Country Club:

Proprietary membership	\$3,200
Initiation (transfer) fee	\$4,550
Monthly dues, couple	310
Minimum dining bill (annual)	800
Golf member limit	390

Briarwood Country Club:

Proprietary membership	\$13,500
No initiation fee	
Monthly dues, fees (couple)	322
Minimum dining bill (annual)	600
Golf member limit	400



MOLLIE J. HOPPES/DAILY NEWS-SUN

Dave Ward, head golf pro at Briarwood Country Club in Sun City West, says his pro shop can get clubs for members cheaper than anywhere else.

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Country Club, the area's oldest, said his club likely has the lowest costs.

A couple, playing seven rounds a week, would pay \$7.41, a round, he said.

At Palmbrook, it's just \$10 more than using Recreation Centers courses, for two rounds a week, according to membership director Mary Beth Pangburn.

That compares with last week's advertised costs of \$20 at a Phoenix municipal course, the \$39 weekday public rates now charged in Sun City Grand; or the \$50 or more typically charged at Hillcrest in Sun City West or Pebble Creek in Good-year. At Scottsdale's top links, the golfing bill would be in three figures.

For most area golfers, though, recreation centers courses are the country clubs' competition.

There are far more potential centers players, with about 40,000 eligible to use Sun City courses, and 30,000 who could play on Sun City West courses.

Since not all residents are golfers, those who are get a pretty good deal, centers officials say.

In Sun City, there's a choice of eight courses, and in Sun City West, seven, on which members can play, and golf can be purchased one round at a time, or with an annual pass. Trail passes also are available by the game or by the year.

Snack shops and smaller restaurants are on site, as are pros and pro shops.

But with thousands competing for course tee times, especially in winter, not everyone can play when they want to.

And not everyone can be recognized on sight and addressed by name, something the much smaller country clubs try to do.

Recreation centers golfers in both Sun Cities often argue that the costs of golf already are too high; that the courses aren't as well maintained as they should be; that overhead is too high; that costs aren't properly allocated; and courses are too crowded.

"There seems to be a general feeling that everyone is entitled to as much golf as he wants when he wants it for an unchanging price," said John Orr, chairman of



STEVE CHERNEK/DAILY NEWS-SUN

Golf cars fill one of the lots at Union Hills Country Club in Sun City.

the Sun City West Golf Committee.

The arguments can become raucous and abusive, as they did at a golf forum in the Palm Ridge center that drew an over-capacity crowd of more than a thousand earlier this year.

Residents in Sun City West without an annual card pay \$25 for an 18-hole regulation round, plus a \$9 trail pass fee. With two to a cart, that would bring a couple's cost to \$59 a round, according to April 1 prices.

But a Golf-card annual pass, with unlimited rounds, is \$725; an annual trail pass is \$180, for a total of \$1,630 per couple. G-card users are assessed a cash per-round surcharge of \$5.

A totally unlimited, no added cash, Gold Card costs \$1,800 a year. The break-even point, without trail fees, is about 220 rounds per person.

About 3,700 residents buy G-cards each year in Sun City West.

In Sun City, the current price without an annual pass would be \$19 for a regulation 18-hole course, plus \$8 trail fee, or \$46 for a couple.

With an annual all-course permit at \$875, there would be no per-round charge. A cheaper annual pass, \$690, carries a \$1 cash surcharge. Players who play 186 or more rounds a year would be

better off with the higher priced card.

Costs for play on recreation centers courses do drop in the summer.

Both country club members and Recreation Centers members pay buy-in fees. At country clubs, those fees run from \$1,200 to as much as \$13,000, part refundable.

Centers members, too, have up-front fees. In order to play golf, residents must have a Centers membership, which costs \$135 or \$148 a year.

Newcomers to either community also have to pay an asset preservation fee, plus a transfer fee, so there is about \$1,000 in up-front costs for regular Centers use privileges, as well as annual membership dues.

With Del Webb Corp., about half finished with its Sun City Grand community in nearby Surprise, some golfers there, too, are up in arms over public play on "their" courses, and over an expected fee increase. An annual golf pass in Sun City Grand already costs \$1,840 per person including cart fee, Webb officials said.

That has prompted a number of Sun City Grand residents to look at the older Sun Cities country clubs, and increasingly, to become members.

"We are finding that we make strong membership sales to folks from Sun City Grand," said John

Kauffmann, general manager at Briarwood.

Trial memberships at the area country clubs offer a lower cost than joining outright, and allow a few months to a year's play. But they cannot be renewed.

Conversion to full membership has been increasing, club officials said. Linda Atkinson, membership director at Union Hills, said about 75 percent of this year's trial members were converting.

Many are from Sun City Grand.

"They say they like the unlimited golf, the smaller number of players, the lack of public play and the convenience of getting tee times," she said.

"I can't understand why Webb didn't plan for a country club over in Grand."

Webb spokesman John Waldron said the Surprise community offers fine golf at reasonable prices. Webb also offers country club communities, he said.

Members at area country clubs need not be Sun Cities residents, although age restrictions are in effect.

At Union Hills, Atkinson said, "about a third of our members are from Westbrook Village."

At Sun City County Club, said vice president Hildahl, "people tell us they enjoy the friendship and camaraderie. And we are getting younger people, many from Glendale and Peoria, as well as from new arrivals in Sun City."



Gary R. Ulik / Staff photographer
 Union Hills Country Club began accepting non-Sun City members years ago, and players like Sandy Herrling (left) and Bill Tornow, both of Peoria's Westbrook Village, take full advantage.

Country clubs gain popularity in Sun City

Wide range of amenities, fees available

By Robert Barrett
 Staff writer

1-31-96

Sun City

Sandy Herrling teed up his golf ball and drove his shot straight down the middle of the lush, green fairway.

"Showoff," Bill Tornow said as the two men got into their golf carts and began driving toward the green, 486 yards away.

Even though the Super Bowl crowds were in the Valley when the men were playing last week, there was no one telling them to speed up play, and there was no one waiting to tee off behind them.

Herrling and Tornow, both residents of Peoria's Westbrook Village, are among the growing number of people in the northwest Valley joining country clubs in Sun City.

"When you get down to it, the cost of belonging here to the Union Hills Country Club and the cost of belonging to the golf club in Westbrook Village is about the same," Herrling said.

Both facilities offered golf, but the country club got the nod because it has its own dining area and social schedule and all the facilities are located in one place, said Herrling, the club's board president.

The three private country clubs in Sun City — Palmbrook Country Club, Sun City Country Club and Union Hills Country Club — began accepting members from outside the retirement communities several years ago.

"We opened it up to people in the surrounding area because the club is 25 years old and we have an aging population," Herrling said. "We're doing pretty good."

More than 100 of the club's approximately 850 members live in Peoria and about 50 other members live in Sun City West.

Mary Dawson, another Peoria resident who is a member, said the country club's social life was the reason she joined.

"I had some friends in from California over the weekend and brought them here," she said.

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Inside the clubs

How much does it cost to join a country club in the northwest Valley, and what do you get for your money?
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OVER

CLUBS

Dawson, a widow, doesn't play golf but participates in social activities such as fashion shows, bridge, parties and trips such as attending the *Phantom of the Opera*.

"We offer members a lot and we feel we can compete with any

other club in the Valley," said Bev Hays, the club's publicity director.

And there is competition among country clubs for members.

While terminology and types of memberships differ from club to club, most offer two basic memberships: a social membership that allows members to participate in all activities except golf, and a proprietary or golf membership that allows the member to participate in all activities including golf.

Most clubs also have a minimum amount per month or year the member must spend in the club's restaurant or bar.

In addition, some of the clubs offer temporary memberships that allow potential members to try out the club before joining. Depending on the club, the temporary memberships can last from 3 to 12 months.

"At one time you had to live in Sun City to be a member here, but that's no longer true," said Lisa Pringle, membership coordinator for the Palmbrook Country Club in Sun City. "We have members who live in Peoria, Sun City, Sun City West and Glendale."

Amenities attract

Many of Palmbrook's members are attracted by the club's facilities, which include a golf course, pro shop, tennis courts, two croquet lawns and dining facilities ranging from the informal Vista Grill to the more formal Palm Room, she said.

By comparison, the Sun City Country Club is a bit more austere, said Marty Barnes, the membership chairman.

"We don't have a pool or tennis courts," he said.

The club does feature a golf course, a restaurant and an active social calendar that includes both men's and women's bowling leagues, trips to Laughlin, Nev., and occasional special outings to theaters, Barnes said.

"We have members who live in Phoenix, Glendale, Peoria, El Mirage, all over," he said. "Our youngest is 47 or 48. You have to be 45 or older to join."

There are membership restrictions for Briarwood Country Club in Sun City West, said Clarine Clampitt, the club's vice president and membership director.

"If it's a couple, one of them must be 55 or older," she said.

The other requirement is that the member must be a property owner in Sun City or Sun City West, or own a business in one of the retirement communities, or work in one of the retirement communities, she said.

Since it is the only country club in Sun City West, there is a waiting list for the proprietary membership that allows the members to use the golf course. There are social memberships available.

"We have tennis, swimming, dancing to live music two times a week, birthday parties, fashion shows, and we also have two balls at Christmas time called the Crystal Ball," she said. "It's a formal affair and it is so popular we have to hold it two nights."

Two country clubs not located in the retirement communities — Moon Valley Country Club and Arrowhead Country Club — offer the same basic amenities but also add a fitness dimension.

For example, Moon Valley Country Club in Phoenix features a golf course, tennis courts, swimming pools, and both formal and informal dining areas.

However, Moon Valley also offers members access to a fitness center, racquetball courts and basketball courts, said one club official.

The increased variety of facilities has led Arrowhead Country Club to offer several kinds of memberships, said Tom Bisson, the membership director.

"We're sold out of the fitness memberships right now and there's a two-month waiting list for that," Bisson said.

Membership options

The fitness membership includes access to racquetball, the fitness center, swimming pool and social activities. Arrowhead also offers a more expensive sports club membership that includes everything the fitness membership has as well as tennis, which includes access to any of the 10 lighted tennis courts, tournaments, leagues and social events.

There are three levels of golf membership available at Arrowhead. Premier Plus, which includes membership in all phases of the club as well as full golf privileges, can be either transferable or non-transferable.

"With the non-transferable initiation fee you forfeit the money if you leave the club," Bisson said. "You can sell the transferable membership to someone else when you leave the club."

The Sports Golf membership — transferable and non-transferable — includes membership in all phases of the club, but has a few golf restrictions. The Associate Golf membership, which is non-transferable, gives the member most golf privileges Monday through Friday.

"We are close to reaching our membership totals for each kind of membership now," Bisson said.

"We also are raising our prices in March."

COSTS OF THE CLUBS

Although there are some variations, such as special memberships for business people, most country club memberships fall into one of two categories: proprietary and social. A proprietary member can use all facilities including the golf course. A social member usually has access to everything except golf. Here's a brief look at the northwest Valley country clubs:

ARROWHEAD COUNTRY CLUB

1988 N. 73rd Ave., Glendale.
Phone: 561-9600.

Facilities: Golf, clubhouse, tennis, swimming, fitness center, racquetball courts, dining.

Types of membership:

Premier Plus, includes all facilities:

- Membership fee: \$13,000 non-transferable/\$21,000 transferable.

- Monthly dues: \$205 single/\$225 couple.

Sports Club, includes tennis, racquetball, swimming and social functions:

- Membership fee: \$1,000.

- Monthly dues: \$85 single/\$100 couple.

Social:

- Membership fee: \$200.

- Monthly dues: \$30.

- Monthly food and beverage minimum: \$25.

BRIARWOOD COUNTRY CLUB

20800 N. 135th Ave., Sun City West.
Phone: 584-5600.

Facilities: Golf, clubhouse, tennis, swimming, dining.

Types of memberships:

Proprietary:

- Membership fee: \$18,000.

- Monthly dues: \$250.

- Annual food minimum: \$300 single/\$600 couple.

- Optional, annual pool/tennis user fee: \$20.

Social:

- Membership fee: \$1,250.

- Monthly dues: \$98.

- Annual food minimum: \$300 single/\$600 couple.

- Optional, annual pool/tennis user fee: \$20.

MOON VALLEY COUNTRY CLUB

151 W. Moon Valley Drive, Phoenix.
Phone: 942-0000.

Facilities: Golf, clubhouse, tennis, pool, fitness center, basketball courts, racquetball courts, and dining.

Types of memberships:

Golf:

- Membership fee: \$25,000.

- Monthly dues: \$290.

- Food minimum: \$300 each six month period.

Social:

- Membership fee: \$250.

- Monthly dues: \$60.

- Food minimum: \$300 each

six month period.

PALMBROOK COUNTRY CLUB

9350 N. Greenway Rd., City.
Phone: 977-8333.

Facilities: Golf, clubhouse, tennis, croquet lawns, dining.

Types of memberships:

Proprietary:

- Membership fee: \$4,000

- Monthly dues: \$235

- Annual food minimum: \$

- single/\$600 couple.

Social:

- Membership fee: \$385.

- Monthly dues: \$77

- Annual food minimum: \$

- single/\$600 couple.

SUN CITY COUNTRY CLUB

9433 N. 107th Ave., Sun City
Phone: 933-8401.

Facilities: Golf, clubhouse, special-event trips and dining

Types of memberships:

Regular Golf:

- Membership fee: \$2,250

- Monthly dues: \$177

- Annual food minimum: \$

- single/\$220 couple.

- Annual food minimum: \$

- single/\$600 married.

Temporary Golf:

- Membership fee: \$250.

- Monthly dues: \$195

- Annual food minimum: \$

- single/\$600 married.

Social:

- Membership fee: \$100.

- Monthly dues: \$56.

- Annual food minimum: \$

- single/\$600 married.

UNION HILLS COUNTRY CLUB

9860 Lindgren Ave., Sun City
Phone: 974-5888.

Facilities: Golf, clubhouse, tennis, swimming, special-event trips, dining.

Types of memberships:

Proprietary or Equity:

- Membership fee: \$6,000

- Monthly dues: \$265.

- Annual food minimum: \$

- single/\$800 couple.

Social:

- Membership fee: \$500.

- Monthly dues: \$93.

- Annual food minimum: \$

- single/\$800 couple.

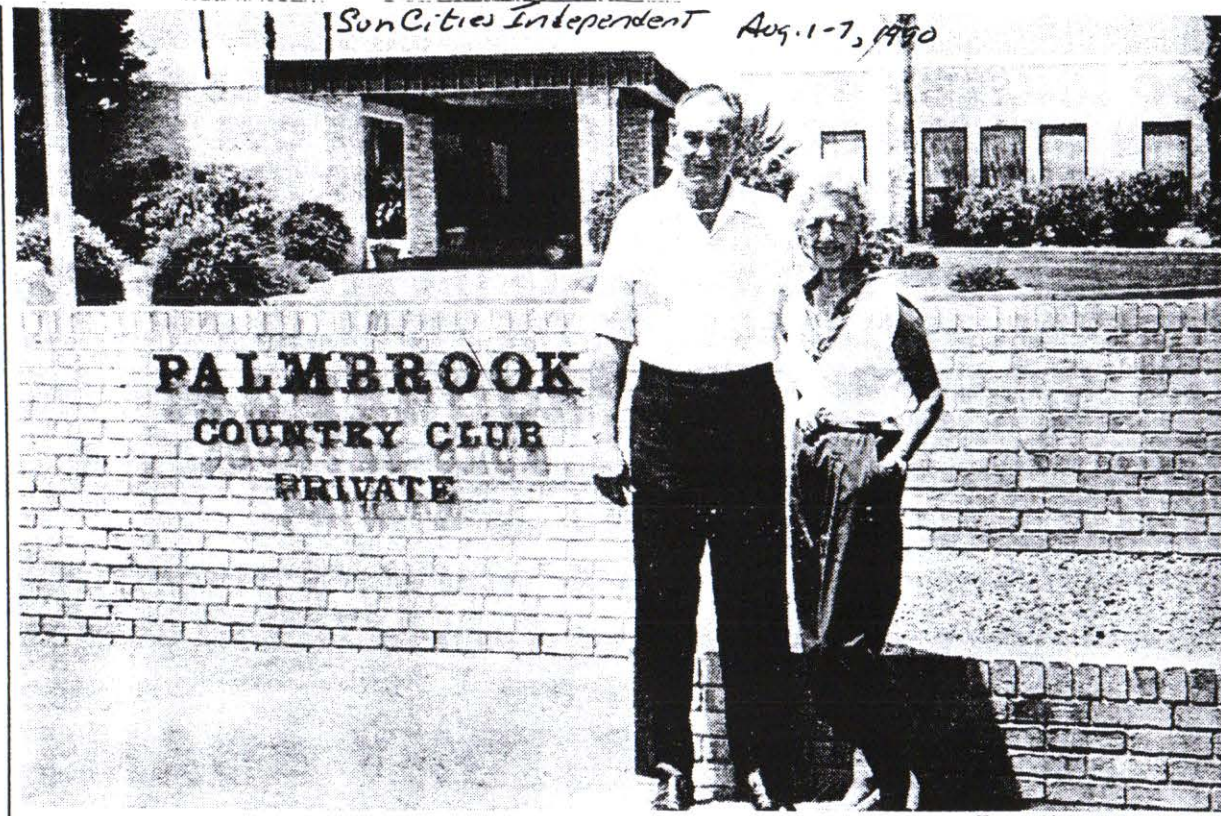
Introductory Golf:

- Membership fee: \$250.

- Monthly dues: \$265.

- Food/beverage minimum: \$

- \$50 single/\$68 couple.



Tyson Kuhrt/Independent

A HOME AWAY FROM HOME. Floyd Mankameyer, president of the board of directors, left, and Janey Owen pause in front of Palmbrook Country Club. Mrs. Owen is an enthusiastic Palmbrook member in charge of the new member/birthday/anniversary parties held each month at the club.

Palmbrook Country Club: Golfing, friendships and fun

By YOLANDA MUHAMMAD
Sun Cities Independent

Gracious and friendly, Janey Owen is a pro at helping visitors to Palmbrook Country Club get that "home away from home" feeling.

A transplant from St. Louis, and Sun City resident since 1978, she says of her fellow club members, "they are a very supportive group."

Mrs. Owen says there are many things to do at her club and "if anyone is lonely -- it's not Palmbrook's fault."

The country club features a golf course, which can be played up to 6,529 yards and offers a USGA course rating of 69.7 and a slope of 113 for men and a course length of 5,198 yards with a rating of 67.6 and a slope of 107 for women.

Third in a series reviewing the five country clubs in the Sun Cities.

This falls into the average range of difficulty across the nation; and Palmbrook officials say it is a "sporty course that can be enjoyed by a wide range of golfer expertise."

The club also offers dining rooms from the informal Vista Room to the more formal Palm Room, used for banquets, dances and larger parties.

The lounge is a great place for libations, presenting a view of the golf course through the patio area. During

See CLUB, Page 5

OVER

the day, the men like to use this room for card games.

And there are tennis courts for those who love to set up matches.

In addition, there are bowling, bridge and gin rummy groups and planned excursions to places like Sedona, Laughlin, Palm Springs and to view the Christmas lights in Prescott.

There is even a horseshoe-pitching club.

Sunday champagne brunches, Friday evening dances, fashion shows and other special events tied to holidays round out the entertainment schedule.

Regular performers at Palmbrook include the Bob Henke Trio and the Parnell Grina All Stars.

Janey Owen says the brunches are so sumptuous that there is "almost too much food, but it is a great way to entertain guests."

Mrs. Owen, who lost her husband, Harvey, five years ago, says that during that difficult time, "the people here were like family. For those of us who are single, it's a comfortable place to come any time -- after golf or Sunday evenings.

"Having the club to come to has been a life saver to me."

Mrs. Owen is active in the Sun City players and is a volunteer at Boswell.

"My husband used to say I go there to pour coffee on the patients," she says with a deep, rich laugh.

She also works on the club newsletter, *Palmbrook Highlights*, and writes a column for the local daily newspaper.

In the heydays of radio, Mrs. Owen worked as a script writer.

A true Sun City convert, Mrs. Owen says she and her husband were not even thinking about retirement when they first visited the Sun Cities.

"We could not believe how great it was." When they came

back in the summer to see "how hot it really gets," they bought a home.

"Our friends said, 'you're not moving to that mom and pop community ...' but it's easier living here. I can get anywhere in five minutes and I can do anything I want to.

"I love going to Rose Schwartz' aerobics class. If I still lived in St. Louis, I would have to go all the way downtown to get to a class."

Palmbrook is a great place to cool down after a hot workout. It's casual atmosphere allows for casual dress.

For the month of August, Palmbrook will be closed for a remodeling project.

Five chandeliers will be installed, new carpeting, fresh paint, new drapes and chairs in soft, desert tones. A pinkish cream will replace the dark browns, oranges and yellows that set the mood now.

Jerry Kripps, club treasurer, says "we hope to wrap up the remodeling near the end of September.

"It's a big project, something like \$400,000."

"Yes, we all dug in our pockets," Janey Owen interjects.

Taking pride in the club grounds, members have a miniature oriental garden they tend for both its beauty and recreational aspect.

Palmbrook Country Club first opened 18 years ago and currently there are 349 proprietary (golfing) and 407 social members.

Fee structure for a proprietary membership at Palmbrook includes \$250 initiation and transfer fee, a \$150 house deposit, \$190 per month dues for a couple and a minimum food and beverage purchase of \$600 a year for couples. Social memberships are less.

Mrs. Owen says every effort is

At a glance

The following is a list of September events planned at Palmbrook Country Club. The club will be closed in August for remodeling. Events open to members only.

• **Tuesdays** -- Men's bridge 8 a.m. and gin rummy 9 a.m. Couple's bridge and gin rummy, 7 p.m. Sept. 11 and 25.

• **Wednesday** -- Ladies rubber bridge, 12:30 p.m. weekly. Birthday, anniversary, new member party Sept. 12.

• **Thursdays** -- men's gin rummy 9 a.m.; men's bridge 10:15 a.m.

• **Fridays** -- Ladies' rubber bridge 12:30 p.m. Sept. 7, 21; mixed duplicate bridge 12:30 p.m. Sept. 14, 28.

• **Saturdays** -- Dinner/dance weekly.

• **Sundays** -- Champagne brunch weekly.

made to find out what hobbies interest new members so that

they can be integrated into the Palmbrook family of friends.

Some memberships are available.

Board of directors president is Floyd Mankameyer, Hawley Atkinson is vice president and Jack Illgner is secretary.

Palmbrook Country Club is located at 9350 W. Greenway Road, Sun City. More information is available by calling 977-8333.

Meet me at the club

A place, a pace for luxurious recreation

By YOLANDA MUHAMMAD
Sun Cities Independent

Friendships form about us like concentric rings.

In the Sun Cities there are the neighborhood friends — "We love to watch what Bob is planting in his garden next door." Then there are the service organization and volunteer group friends — "Did you see what Sally was wearing at the fundraising fashion show at the museum ...?"

Friends down at the recreation center, with whom to share painting and swimming and rock hounding.

And there is that final loop in the circle of friends — the country club — that exclusive last bastion of privacy and prestige, where friends share a bond of luxurious leisure and insulation from the cares of the world.

The image of Churchill, well placed in a velvet chair near the fireplace, cigar and sherry in hand, debating politics amiably with his cronies is the ultimate image of a private club.

In the Sun Cities, where retirement offers unlimited hours for the gentler pursuits, the country clubs can become a second home for members.

One of five in the Sun Cities, Union Hills Country Club offers golf, tennis, swimming, dining, dancing, parties and fellowship, according to its brochure.

Richard Cox, a nine-year resident of Sun City, is chairman of the Member and Public Relations Committee at Union Hills Country Club.

He just cannot say enough good things about the joys of country clubbing on the hilltop.

Mr. Cox says, "my observa-

tion is that there is a belongingness that you are really a member of your club.

"A lot of our members build their entire social life around the country club."

He says that members may be active in many other areas, but it is the golfing that is the real reason most join the club.

"At Union Hills, the golf course is outstanding," Mr. Cox says.

In August, the AGA Senior Amateur Championship golf tournament is held at UHCC.

"We tend to sell out our parties that are held once a month and we have a really fine talent show put on by our members."

There are monthly style shows, a President's Ball, a big New Year's party, and according to Mr. Cox, "the Christmas party is a honey."

It does sound like a lot of fun. In April there was "The Taxpayer's Bowl" to help members "drown their sorrows with UHCC tranquilizers." Dinner was \$10.40 for taxpayers who filed the short form and \$18.50 for those who got a refund -- "No proof necessary, we'll take your word for it" the invitation read.

Elnora Bedwell, involved in publicity for the club, says she comes over every day to swim and exercise in the pool.

In addition there are aerobic and dance exercise groups.

And of course, with three courts available, there is plenty of casual tennis, as well as tournaments and mixers.

"We have so many volunteers here, who contribute to the operation of all our activities, that I believe it makes for a better club," Mrs. Bedwell says.

And in every nook of the lounging areas and in designated rooms there are groups of bridge players -- bidding spades and diamonds with enthusiastic abandon.

In addition to a spacious main dining room overlooking the golf course, there is dining in the Kachina Room, Gold Room and Apache Room, with space for private parties, club parties and banquets.

"We have our own little city," Mrs. Bedwell, says merrily.

"And I like to be able to get a reservation for dinner," Mr. Cox says. "In the Sun Cities, that can be hard sometimes.

"If you have out of town guests and you want to take them someplace nice, you don't want to have to stand around for an hour waiting to be seated.

"At the club, I know I can always get a table."

Having belonged to country clubs before, Mr. Cox says that in the Sun Cities, "there is a greater opportunity for friendliness."

And, there is more time in a retirement community to enjoy the amenities of a country club.

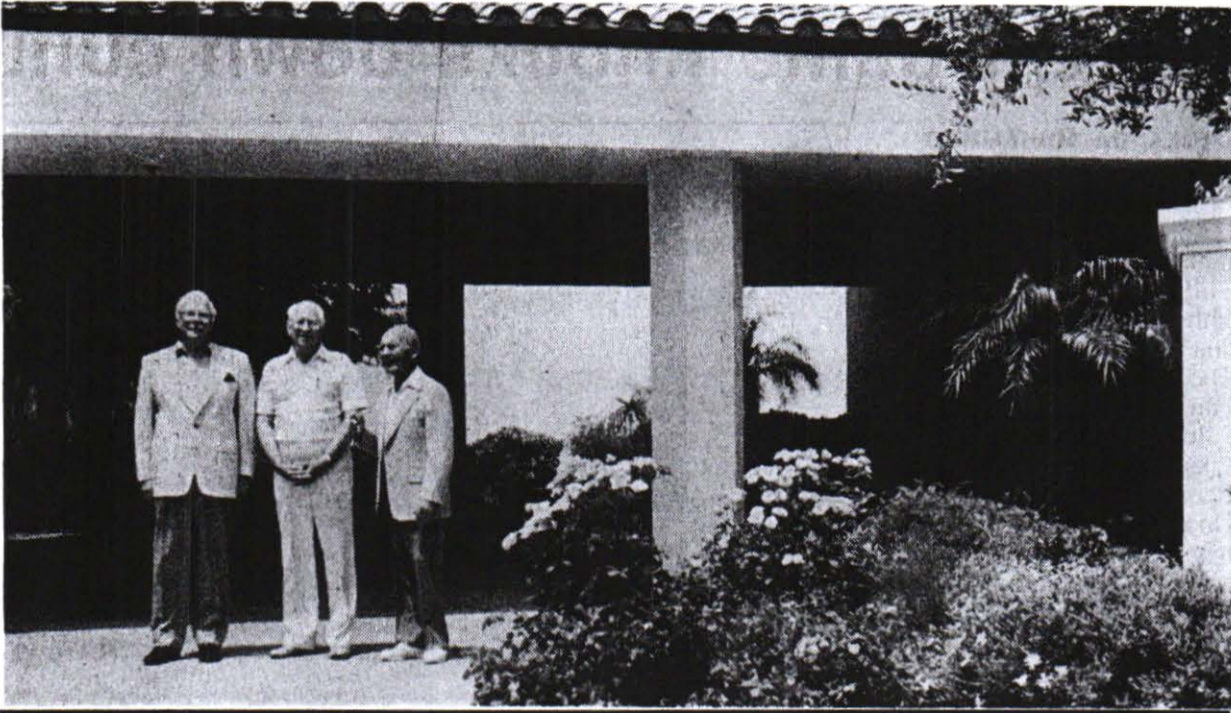
There is a fee for the good life at Union Hills, which is the benchmark of its exclusivity.

There is an initiation fee of \$4000 and a \$500 transfer fee to join as a regular member and it is \$1100 for a social membership; and then a monthly maintenance fee.

There are regular memberships, which include golfing privileges and a social membership classification for those who want to use everything, except the golf course.

The membership roster is full at the present time with 405 reg-

OVER



SOAKING UP THE GOOD LIFE, from left, Gilbert Dementis, membership chairman, James Wormley, president and Richard Cox, public relations chairman, pause to enjoy the scenery at Union Hills Country Club.

Tyson Kuhrt/Independent

ular members. There is a waiting list, however.

Pleasantly appointed, the country club provides a peaceful respite and is just one more place members can be greeted and called by name.

• In the weeks to come, the Independent will offer information on each of the five country clubs in the Sun Cities.

Country clubs look for comeback

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — While the retirement community was booming in the 1960s and 1970s, so was the concept of establishing facilities for those residents who yearned for a limited membership club.

For years, the waiting lists of Sun City's three private country clubs were jammed with names of area residents wanting to live "the good life."

But for the past several years, some of the older country clubs in the area have seen a drop in the number of proprietary and social members.

In an effort to boost membership and promote interest in the country club lifestyle, several local clubs are changing their menus, refurbishing their buildings and lowering membership dues.

The Sun City Country Club, the longest established country club in the area, launched a membership drive in November.

Having seen a substantial decrease in both regular and social members, the club decided it was time to take action, said charter club member Byron Duncan.

"When we first opened, there was only one country club," Duncan said. "There was a waiting list of three years just to get in. But lately there have been a lot of vacancies in the area where we draw customers from. A lot of older people go into these care centers and other places or just move out of the area."

In an effort to attract more members from Sun City and surrounding communities, the club reduced its fees by \$5,000 this year.

During the membership drive, the annual proprietary cer-

tificate plus an initiation fee is \$2,250. The fee used to be more than \$7,250.

Proprietary annual dues, which entitle members to all country club amenities, are \$1,684 and monthly dues are \$140.

Social members, who usually only have access to the club dining room and activities, may join the club for a \$250 initiation fee that was once \$1,000. Annual dues are \$672 and monthly fees are \$56.

There is an annual minimum expenditure of \$500 in the lounge and dining room for both golfing and social members.

The Sun City Country Club was dedicated in 1967 after residents felt the two existing golf courses, North and South, were proving inadequate for the number of golfers in the area.

The club, 9433 107th Ave., now has 293 proprietary members out of a possible 350 openings. There are about 250 social members out of a possible 300 openings.

"Up to three years ago we had a waiting list. But as the neighborhood got older and older, membership has declined," Duncan said. "Our club isn't going to close its door or anything like that. We just need a turnover of people."

Among the club's amenities is a certified executive chef and an 18-hole golf course with a computerized irrigation system and bend grass greens.

Duncan said the chef has added more items on the club's dinner menu and makes specialties that are "everybody's favorites."

"We really have a lot to offer, but I don't think people really know it," Duncan said. "If people are used to country club living, it's one of the first things

they look for when they move to Sun City."

Palmbrook Country Club, 9350 W. Greenway Road, also has seen a decline in its membership for the past several years.

Board president Floyd Mankameyer said the 19-year-old private club once had a full waiting list.

"Before I joined in 1985 I was on a waiting list. Then in about 1986 things started changing and people wanted to get rid of their proprietary certificates," Mankameyer said. "People who came to Sun City years ago were retirement age then and now some can no longer use what the club has to offer."

Mankameyer said Palmbrook has lowered its proprietary certificate fee to \$2,500 from \$10,000. The initiation and transfer fee, which was once \$2,500, is now \$250, he said. Proprietary monthly fees are \$182.

Social members now may join Palmbrook for a \$100 fee, which used to be \$1,000. Social dues are \$70 a month.

Minimum annual spending requirements are \$600 a couple and \$400 for singles.

Mankameyer said the club now has 359 proprietary members of a possible 400 and 437 social members of a possible 500.

"The numbers are not too bad, but if we do not keep working at new members the numbers will go down," Mankameyer said. "But we're getting a lot of new younger members. I think the change will occur, but it's just going to take time."

In addition to lowering fees, Mankameyer said Palmbrook has made a number of changes to attract new members.

He said in 1987 the club built tennis courts to compete with newer country clubs in the area.

Palmbrook has also reupholstered furniture and put in new draperies to give the club a "newer and brighter look," Mankameyer said.

"The emergence of other country clubs in surrounding Northwest Valley communities has also drawn members," Mankameyer said.

But some area country clubs say their memberships have not been significantly decreasing.

Ben Geib of Union Hills Country Club said the club has a waiting list for proprietary members but is not to capacity for social members.

"We do have something that others don't have and I think that's why we are in a good situation," Geib said. "We have some of the largest facilities and are located in the newest phase of Sun City, so our members generally tend to be younger."

"We may some day face what other country clubs are facing, but I hope we can guard against that," Geib said.

Union Hills, 9860 W. Lindgren Drive, was formed in 1977. The initial \$5,900 in dues climbed to \$11,000 several years ago, Geib said.

"But people started dropping off so we lowered our prices," he said.

There is a one-time \$4,000 proprietary fee and a monthly membership of \$210.

On the flip side of the three Sun City country clubs, Briarwood Country Club in Sun City West has reported an increase in membership.

Terry Brox, club house manager, said Briarwood has 400 proprietary members and 485 social members.



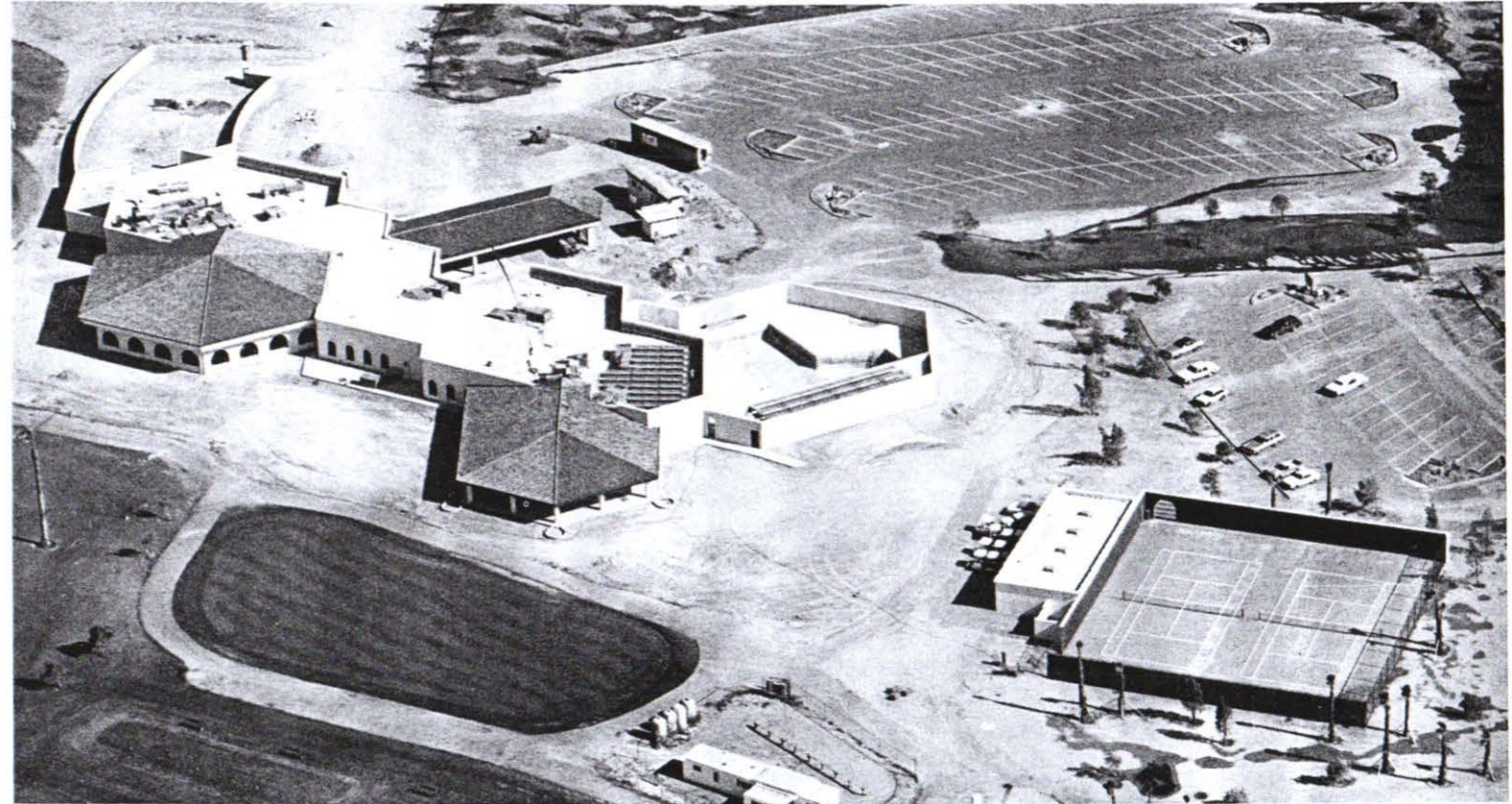
Daily News-Sun photo by Mollie J. Hoppes

TEERING OFF — Donna Seyler tees off on the 13th hole of Sun City Country Club. The club and several others in the area have seen a drop in the number of members during the past years.

"We are booming. We are really full. We are in excellent shape and have the highest number of social members ever," Brox said. "We are not having to lower our prices because there is more new housing

activity here." Briarwood, 20800 N. 135th Ave., opened in 1985. Brox said there is a \$15,000 initial proprietary fee plus a monthly charge of \$205. The social membership is \$86 a month.

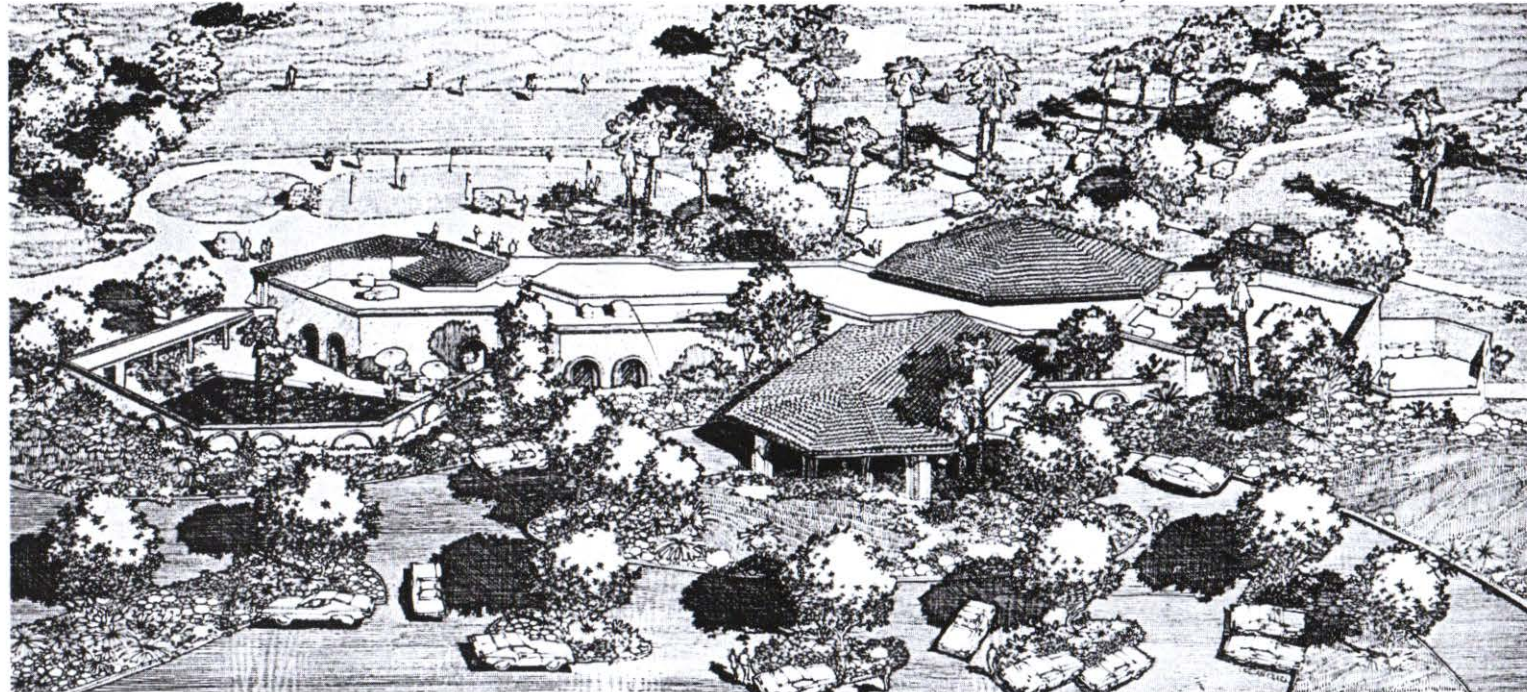
UNION HILLS C.C. TO UTILIZE SOLAR ENERGY



Sun City's Union Hills Country Club, under construction at 9860 Lindgren Drive, will utilize solar energy to heat its swimming pool. Located on the pool cabana (see picture above), the solar heating system will be a major factor in energy conservation while providing proper water temperature for the pool. The attractive Spanish-designed clubhouse will offer a large room for leisurely dining, a plush formal dining room, an intimate cocktail

lounge and pro shop. Two tennis courts will also be a part of the complex.

Opening of the clubhouse is slated for late fall which will give members full use of all club facilities. While all social memberships are filled, a limited number of golfing memberships are available. For additional information, contact Bill Chapman, P.O. Box 1705 Sun City, Arizona 85351 or telephone 974-7307.



UNION HILLS COUNTRY CLUB

The Union Hills Country Club clubhouse and pro shop are now under construction at 9860 Burns Drive. The attractive Spanish-designed clubhouse will feature a large room for leisurely dining and other activities, a plush formal dining room and an intimate cocktail lounge and bar. For membership information, call Bill Chapman at 974-7307.

October 1, 1976

UNION HILLS COUNTRY CLUB

Construction of the Union Hills Country Club golf course is nearing completion and will soon be ready for play.

The Union Hills Course is a Par 72 layout, and will play approximately 6300 yards from the mens' tees. It will have four Par 5 holes, ten Par 4's and four Par 3's. The terrain will be rolling with well trapped greens, and lakes interconnected by meandering streams on both nines.

Both golf and social members will enjoy use of two tennis courts and a swimming pool. The clubhouse, pro shop, pool and tennis courts are scheduled to open in the Fall of 1977.

Plans call for the clubhouse to be of modern Spanish design with a large club room for leisurely dining and other activities, plus a formal dining room and an intimate cocktail lounge and bar.

For complete information on Union Hills Country Club and membership application, contact Bill Chapman, PO Box 1705, Sun City, or telephone 974-7307. Membership applications are limited.

**Preliminary information
about the new
Union Hills Country Club
of Sun City, Arizona**



PRELIMINARY INFORMATION ABOUT THE NEW
UNION HILLS COUNTRY CLUB
OF SUN CITY, ARIZONA

The Del E. Webb Development Co. is pleased to announce that an exciting new Country Club is being built in the area north of Bell Road and east of 99th Avenue in Sun City, Arizona.

The Union Hills Country Club is designed to fill the need for another private Country Club in Sun City. This Club will provide a very fine championship golf course and the latest design in a beautiful, functional Clubhouse and related facilities.

The following preliminary information describes the Union Hills Country Club, its facilities, various tentative membership requirements, fees, dues and other general information. Inasmuch as this information is presented before final construction drawings have been completed or ultimate costs determined, all figures used in this information folder are reasonable estimates. The Del E. Webb Development Co. and any persons requesting membership have the right to cancel any preliminary agreement at the time membership information as to membership numbers, costs, dues, etc. is finalized.

Prior to the opening of the Club, all members will be billed for the balance of their membership fees and first year dues. Upon the opening of the Club, all provisions outlined in this Preliminary Information Brochure shall apply irrespective of the completion or occupancy of the member's home in Sun City.

THE CLUB: The Union Hills Country Club is planned to consist of an exciting eighteen hole golf course of approximately 6,500 to 6,600 yards. It will have four par 3, ten par 4, and four par 5 holes for a par 72. The Clubhouse, Pro Shop and other facilities will be designed to promote golfing, dining and social recreation for its members. Both the golf course and Clubhouse facilities are expected to be ready for full use by early 1975.

MEMBERSHIPS: Memberships will be in two classes: Regular and Social. Eligibility rights and responsibilities of each are expected to be as herein specified:

1. General Requirements

- a. Both Regular and Social memberships shall be restricted to resident homeowners or apartment owners in Sun City, Arizona, and to any business or professional firm or corporation having one or more places of business in Sun City, Arizona, providing they designate only one of their Sun City business owners, officers or employees as having the privileges of the Club. Not more than ten percent (10%) of either Regular or Social memberships can be held by business or professional entities. Only one (1) Regular or Social membership may be held by a business or professional entity regardless of the number of branches or offices such business or professional entity may have in Sun City.
- b. Men or women may be Regular or Social members of the Club, and, if married, the spouse shall be considered the dependent if living in the same household.
- c. Where there is no spouse in existence and a member has a relative of the opposite sex of the first or second degree as a member of the family in his or her household, this relative shall have a right to enjoy the privileges of the Club as a dependent of the member: provided, however, there shall be only one such dependent per member. In-laws and step-children are specifically excluded as dependents. No person other than the spouse or qualified relative can use or share in a Club membership irrespective of residency in the same house.
- d. In the case of the death of a member, the spouse may succeed to the membership by requesting transfer to the survivor. Such transfer to be without charge, and to be effective retroactive to the date of the death of the member. Such requests must be made within three months following the date of death of the member.

2. Regular Members

Regular members shall be limited to not more than four hundred and five (405).

- a. In the event the spouse succeeds to a Regular membership in the case of the death of a member, the surviving spouse may, within three (3) months thereafter, change to a Social membership if he or she elects to do so. Such election to be in writing and no transfer fees or initiation fees are to be charged. No limitation in the number of Social memberships shall apply to or prevent such change.
- b. If a living member transfers the title of his home to anyone other than to his spouse, and no longer meets the resident homeowner or other eligibility requirements, the member shall have a period of one hundred and eighty (180) days during which to once again meet the eligibility requirements by purchasing or building a home and occupying same in Sun City, Arizona, or to return the membership to the Club and be paid the established price of the membership by the Club, minus the transfer fee and

tax. Failure to act, as provided above, shall be conclusively construed to be a resignation from the Club and the membership shall be forfeited to the Club and the former member will be paid the established price therefor, minus any transfer fee or tax. Any obligations owed the Club by the member or his or her dependent will be deducted from the amount paid the member by the Club upon the return or forfeiture of the membership to the Club.

3. Social Members

There shall not be more than three hundred (300) Social memberships at any one time. They shall be regularly elected to such membership in accordance with the By-Laws. Social members shall have and enjoy all the rights and privileges of the Club; subject to such limitations, regulations and restrictions as may be imposed by the Board of Governors, except:

- a. The Social membership may not be sold. Social memberships shall not be transferable except to the spouse in the event of the member's death, may not be jointly held, and shall have no proprietary interest in the Club property or facilities.
- b. Social members shall have no right to vote or hold office, but may be appointed to serve on committees.
- c. Social members shall not have the right, for themselves or their guests, to use the golf course.

REQUESTS FOR MEMBERSHIP: Request for membership shall be in writing on a form provided and approved by the Union Hills Country Club, and shall be signed by the person requesting membership or, if a business firm, by its authorized representative. The request shall be accompanied by a deposit of not less than ONE HUNDRED DOLLARS (\$100.00). If the request is approved, this deposit shall be held by the Del E. Webb Development Co. to be applied against the membership fee when an application for membership has been made available and accepted. The deposit is to be returned if the application is withheld, withdrawn or rejected. A receipt for the request for membership and deposit check will be mailed immediately. The Developer reserves the right to cancel or accept any request or application for membership prior to completion and turnover of the facilities to the Club and the person requesting membership has the right to cancel the membership request when final membership numbers, fees, dues, etc. have been established and the person requesting the membership has been notified.

DUES OF MEMBERS: At the start, all dues will be payable in advance on an annual basis and prior to the opening of the Club. For the first year of operation of the Club, it is estimated that dues, including the use of the member's Golf Cart, for Regular members will be SEVEN HUNDRED AND TWENTY DOLLARS (\$720.00) per year and for Social members ONE HUNDRED AND EIGHTY DOLLARS (\$180.00) per year. Thereafter, dues will be established by the Board of Governors as determined necessary for the proper operation of the Club. Such dues will be billed to the members. In addition, upon the opening of the Club, it is estimated that all members shall have an accumulative minimum expenditure, including tips or service charges, of TWENTY-FIVE DOLLARS (\$25.00) per month in either bar or dining room or combination of both.

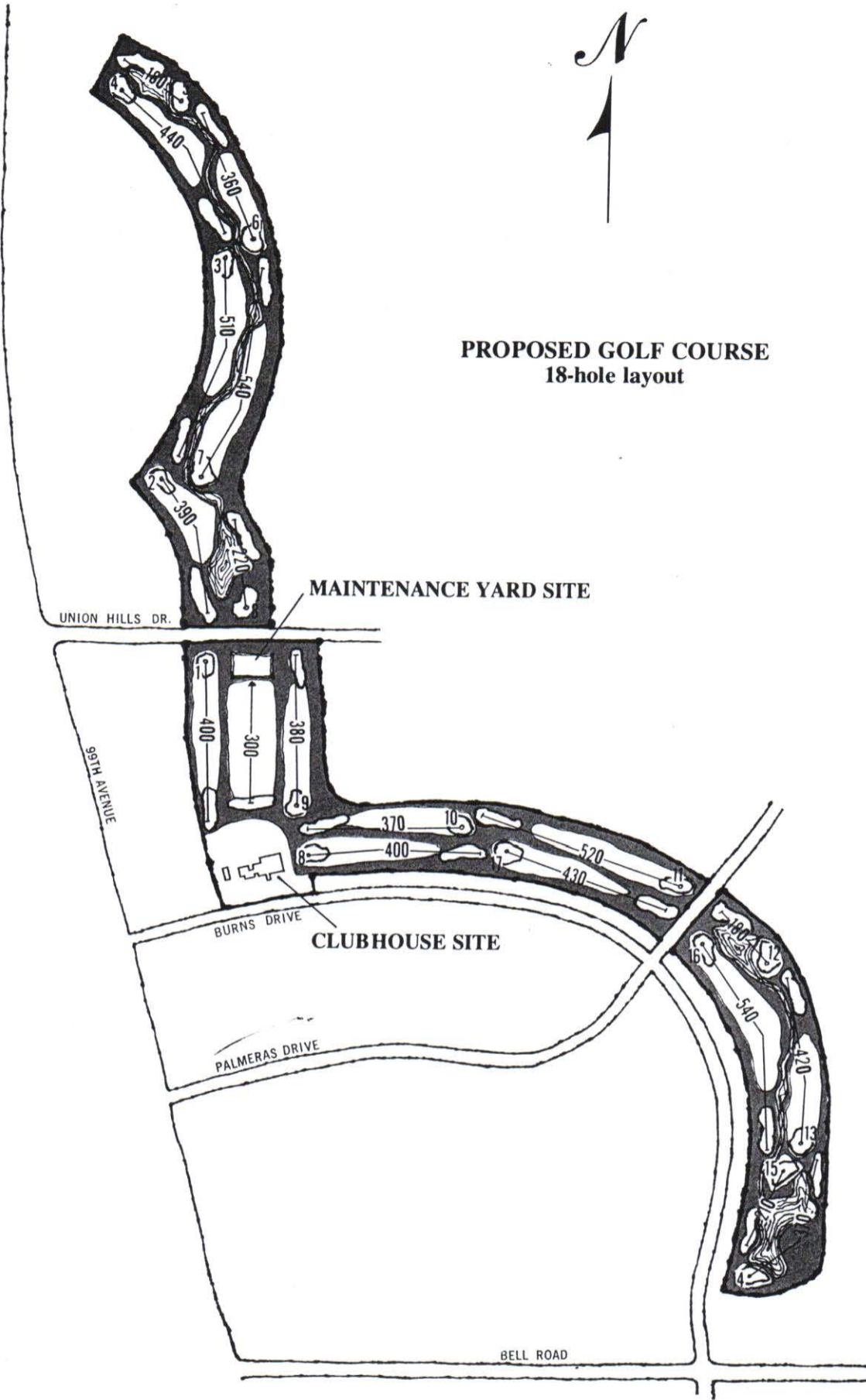
TRANSFER OF MEMBERSHIP: Regular memberships, with the exception of a transfer to a surviving spouse in the event of a death, can only be transferred to the Club corporation. Change in membership classification from Regular to Social or resignation or expulsion from Regular membership shall require the transfer of the Regular membership back to the Club corporation, and the Club shall pay the price annually established by the Board of Governors for the membership less any money due the Club, any transfer tax incurred, and the payment of any transfer fee established by the Board of Governors. Memberships in the Club shall not become part of the estate of a deceased member, and shall not be subject to testamentary disposition. The Regular membership shall, upon payment to the party entitled thereto the current, annually established value minus tax and the transfer fee, become the property of the Club.

MEMBERSHIP AND TRANSFER COSTS: After the initial period for sale of memberships, the membership cost shall be as annually established by resolution of the Board of Governors. No initiation fee shall be charged in addition to the established membership cost. The price for each of the first four hundred and five (405) Charter Regular memberships is presently estimated to be FIFTY-FIVE HUNDRED DOLLARS (\$5,500.00). The price established for the first three hundred (300) Charter Social memberships is presently estimated to be THREE HUNDRED DOLLARS (\$300.00). These costs are subject to revision prior to the completion of construction.

Except for transfer of a Regular membership to a surviving spouse in the event of the death of a member, the transfer fee of a Regular membership shall be as annually established by the Board of Governors, but not less than fifteen percent (15%) of the annually established cost of the Regular membership.



**PROPOSED GOLF COURSE
18-hole layout**



1.

FACTS ABOUT THE NEW PALMBROOK COUNTRY CLUB

P. O. Box 695
Sun City, Arizona 85351

For the many Sun City home buyers, resident homeowners, and Sun City business and professional people who are interested in a membership in the Palmbrook Country Club of Sun City, Arizona, the following information has been prepared.

THE CLUB: The Palmbrook Country Club consists of an exciting eighteen hole golf course of approximately 6,575 yards with four par 3, ten par 4, and four par 5 holes for a par 72. The Club House, Pro Shop and other facilities are designed to promote golfing, dining and social recreation for its members. The full eighteen hole course is expected to be ready for play in October or November of 1971 and the Club House and other facilities in January or February of 1972.

MEMBERSHIPS: Memberships are in two classes: Regular and Social. Eligibility rights and responsibilities of each shall be as herein specified.

1. General Requirements.

a. Both Regular and Social memberships shall be restricted to resident homeowners or apartment owners in Sun City, Arizona, or to those persons who have purchased a lot in Sun City, Arizona, with the intention of building a residence thereon, and to any business or professional firm or corporation having one or more places of business in Sun City, Arizona, providing they designate only one of their Sun City officers or employees as having the privileges of the Club. Not more than ten per cent (10%) of Regular or Social memberships can be business or professional firms or corporations.

b. Men or women may be Regular or Social members of the Club and, if married, the spouse shall be considered the dependent if living in the same household.

c. Where there is no spouse in existence and a member has a relative of the opposite sex of the first or second degree as a member of the family in his or her household, this relative shall have a right to enjoy the privileges of the Club as a dependent of the member; provided, however, there shall only be one such dependent per member. In-laws and stepchildren are specifically excluded as a dependent. No person other than the spouse or qualified relative can use or share in a Club membership irrespective of residency in the same home.

d. In case of the death of a member, the spouse may succeed to the membership by requesting transfer to the survivor. Such transfer to be without transfer fee charge, and to be effective as of the death of the member.

2. Regular Members.

Regular members shall be limited to no more than four hundred and five (405).

a) In the event the spouse succeeds to the membership in the case of

the death of a Regular member, the surviving spouse may change immediately to a Social membership if he or she elects to do so, in writing, and no transfer fees or initiation fees are to be charged. No limitation in the number of memberships shall apply to or prevent such change.

b. If a living member transfers the title of his home to anyone other than to his spouse, and no longer meets the resident homeowner or other eligibility requirements, the member shall have a period of one hundred and eighty (180) days, during which his membership shall continue, to meet eligibility requirements by purchasing or building a home and occupying same in Sun City, Arizona, or to return the Proprietary Certificate to the Club and be paid the established price of the Certificate by the Club, minus the transfer fee and tax. Failure to act, as provided above, shall be in legal effect a resignation from the Club and the Proprietary Certificate shall be forfeited to the Club. Any obligations owed the Club by the member or his or her dependents will be deducted from the amount paid the member by the Club upon the return or forfeit of the Proprietary Certificate to the Club. The amount paid the member shall be the regular fee for the Proprietary Certificates established at that time, minus any transfer fee or tax.

3. Social Members.

There shall not be more than two hundred (200) Social members in numbers at any one time. They shall be regularly elected to such membership in accordance with the by-laws. Social members shall have and enjoy all the rights and privileges of the Club; subject to such limitations, regulations and restrictions as may be imposed by the Board of Governors, except:

- a) Social memberships shall not be transferable, jointly held, or have a proprietary interest in the Club property or facilities.
- b) Social members shall have no right to vote or hold office, but may be appointed to serve on committees dealing with social events or entertainment for the members.
- c) Social members shall not have the right, for themselves or their guests, to use the golf course.

APPLICATIONS FOR MEMBERSHIPS: Applications for membership shall be in writing on a form provided and approved by the Palmbrook Country Club, Inc., and shall be signed by the member applicant or if a business firm, by its authorized representative. The application shall be accompanied by a deposit of not less than ONE HUNDRED DOLLARS (\$100.00). If the application is approved, this deposit shall be held in trust by the Club to apply on membership fee as memberships become available or returned if application is withdrawn or rejected. A signed receipt for the application is to be given or mailed to the applicant by the Club immediately or not later than the next working day after the application is received; such receipt to show time and date received and sequence number of receipt.

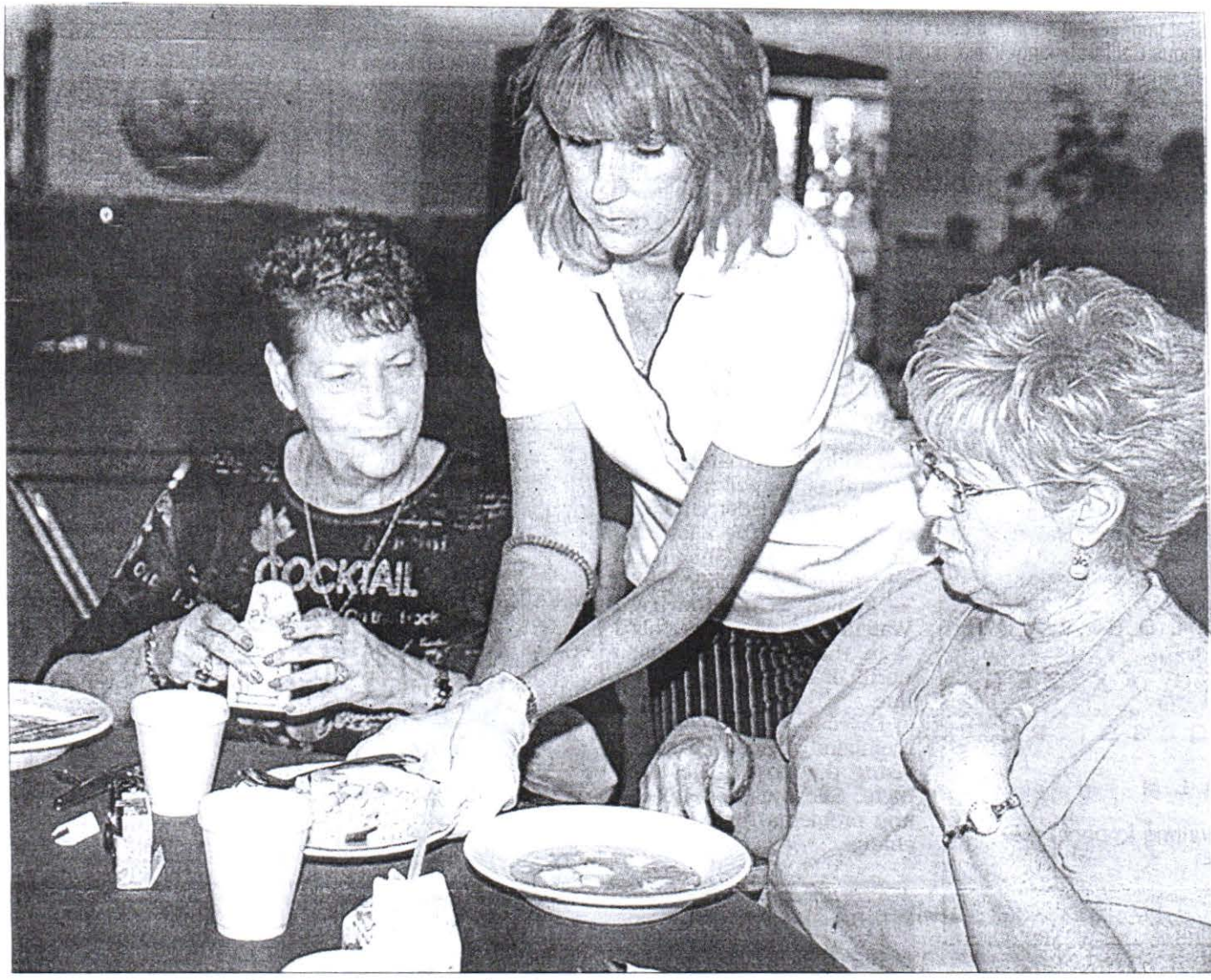
3.

DUES OF MEMBERS: All dues are payable in advance on an annual basis. Dues for Regular members shall be THREE HUNDRED DOLLARS (\$300.00) per year and for Social members ONE HUNDRED FIFTY DOLLARS (\$150.00) per year for the first year of operation. Thereafter, dues will be established by the Board of Governors as determined necessary for the proper operation of the Club. Such dues will be billed to the members. Dues may be suspended for any member for an indefinite term in the event of extraordinary hardship by resolution of the Board of Governors. In addition, commencing January 1, 1973, all members shall have an accumulative minimum expenditure of TWENTY DOLLARS (\$20.00) per month in either bar or dining room or combination of both.

PROPRIETARY CERTIFICATES: The Proprietary Certificates shall be in such form as shall be approved by the Board. Proprietary Certificates shall not be negotiable instruments and, with the exception of a transfer to a surviving spouse in the event of a death of a member spouse, Proprietary Certificates can only be transferred to the Club corporation. Change in membership classification from Regular to Social or resignation or expulsion from Regular membership shall require the transfer of the Proprietary Certificate back to the Club corporation, and the Club shall pay the price annually established by the Board of Governors for the certificate less any money due the Club, any transfer tax incurred, and the payment of any transfer fee established by the Board of Governors. Proprietary Certificates of the Club shall not become a part of the estate of a deceased member, and shall not be subject to testamentary disposition. The Proprietary Certificate shall, upon payment to the party entitled thereto the current, annually established value minus tax and the transfer fee, become the property of the Club.

MEMBERSHIP AND TRANSFER COSTS: The cost for memberships shall be as annually established by resolution of the Board of Governors plus any applicable tax. No initiation fee shall be charged in addition to the established membership cost. The price established for a Regular membership shall be that established for the Proprietary Certificate and for the first four hundred and five (405) Charter members shall be THREE THOUSAND FIVE HUNDRED DOLLARS (\$3,500.00). The price established for the first two hundred (200) Charter Social members shall be THREE HUNDRED DOLLARS (\$300.00).

Except for transfer of Regular membership to surviving spouse in the event of the death of a member, the transfer fee of a Regular membership and Proprietary Certificate shall be as annually established by the Board of Governors, but not less than twenty-five percent (25%) of the annually established cost of the Regular membership and Proprietary Certificate.



MOLLIE J. HOPPES/DAILY NEWS-SUN

Anne Inman serves lunch to Barbara Kamen-Reiss, left, and Dee Dee Baker, who frequent the Olive Branch Senior Center, which is in the process of moving. The Sun City Country Club is hosting the seniors for a few weeks.

EXTENDING OLIVE BRANCH

Sun City Country Club takes in senior center for meals in June

MITCHELL VANTREASE
DAILY NEWS-SUN

Chet Kusmiesz worried about where he would eat lunch when Olive Branch Senior Center closed this summer to relocate to a new building.

Kusmiesz, who lives in Sun City, thought he might have to drive several miles to the Peoria or El Mirage senior centers.

His concerns were eased when he found out he'll be dining at a country club — the Sun City Country Club.

"It's generous on (the

country club's) part because at \$4 a gallon, it could have been costly for some of us to drive far away," he said.

Since Monday, the country club staff has served meals to residents at its facilities and prepared food for the home-delivery program.

Ivy Wixson, Olive Branch executive director, said the center is excited about working with the country club, which receives \$4.50 for each



MOLLIE J. HOPPES/DAILY NEWS-SUN

Theresa Krumrei loads meals into warming containers in the Sun City Country Club kitchen Wednesday. Krumrei, Shirley Redwing, Lu Hurley and Helen Edwards, all with the Olive Branch Senior Center, worked with employees to get the meals ready for delivery. The new Olive Branch site at United Church of Sun City is being renovated.

See OLIVE, A5

OLIVE: New center at United Church opens at month's end

From A1

meal made by the kitchen staff.

Between 70 and 120 people are served at the country club, while 100 meals are delivered each day.

Wixson said her organization chose the country club because it's closer to residents' homes, which helps combat rising gas prices.

"This just seemed like a reasonable decision, even though we're paying a little more for it as we transition into a new home," she said.

Olive Branch closed its doors at 107th and Peoria avenues last week to move into a 9,000-square-foot building on the campus of the United Church of Sun City.

In 2007, the church agreed to invest in an extensive remodeling project on one of its buildings for the senior center, which had outgrown its headquarters. The new facility is expected to provide more space for activities, extra offices for

staff and a state-of-art dining room and kitchen.

Staff hoped to open the new site on June 23, Wixson said, but that has been changed to the end of the month.

"There are still some necessary inspections and permits we have to get along with the furniture being moved in," she said.

Meantime, Wixson said she's pleased with the response of residents who have eaten their meals at the country club.

"I'm very proud because it's been a great partnership for us," Wixson said.

Bob Chadwick, general manager of Sun City Country Club, said he thought the idea to help Olive Branch works for the country club and the seniors.

"We don't have any traffic in the summer with members and it would keep my employed staff busy all at the same time," he said. "You also get an opportunity to show an

audience what you have to offer. They might want to do something here later."

Chadwick said he's also happy with cooperation of his staff and the Olive Branch volunteers, who help serve meals.

"I couldn't have asked for anything more pleasant than this because everyone's happy from the staff to the residents," he said.

In addition, Chadwick said he and senior center officials are in talks to possibly hold a "senior prom" at the country club.

John Chart, an Olive Branch volunteer, said he's enjoyed helping out at the country club, even though he would have gone to Peoria or El Mirage to help as well.

"It's very commendable that the owner stepped up to do this and serve meals until we get into the new place," Chart said.

Mitchell Vantrease may be reached at 876-2526 or e-mail mvantrease@yourwestvalley.com.

Golf club dining goes public

Leasing food operations drops membership dues

By Cecilia Chan

Independent Newspapers

Residents now have another venue for fine dining and a chance to join a private country club with lower dues.

For the first time in its 39-year history, the Sun City Country Club will open its doors Sept. 1 for public dining. The club leased its food operations to restaurateur Andreas Macrides of JiMichaels

For a Sun City Country Club membership, call Doreen Hill at 933-1328 JiMichaels Restaurant and Lounge, Sun City Country Club, 9433 N. 107th Ave. 7 a.m.-7 p.m. daily. Opens Sept. 1.

Diner on 103rd Avenue and Thunderbird Boulevard.

The latest move is to help reverse a trend of declining membership, explained Mike Woods, club membership chairman. The club, with golf course, has about 320 members.

"Country clubs are getting really competitive," Mr. Woods

said. "It's tough to cut much."

Many such clubs nationwide are losing money from trying to operate their own restaurants and attempt to make up for the loss by charging more for meals, increasing membership dues and adding assessments, he said.

"If you took each year individually, you would find one year very bad because of bad management and another year better," Club President Jim Rush said. "It fluctuated. Overall it was very difficult in the operation we had that it be a positive cash flow."

Changing boards over the

See Club — Page 2



Independent Newspapers/Cecilia Chan

From left Mike Woods, Sun City Country Club membership chairman, Jim Rush, Sun City Country Club president and Andreas Macrides, restaurant owner.

Club

Continued From Page 1

years accounted for different styles of operating the restaurant, which has a 300-seat capacity.

The Recreation Centers of Sun City earlier this year turned its Liberty Bell Cafe from a sit-down restaurant to a snack bar in an effort to stem years of red ink. Recently, the RCSC leased the site to a private party to operate as a restaurant.

By hiring a professional to take over its restaurant and lounge, the club was able to drop its monthly membership dues to \$250 from \$330, Mr. Woods said. Club bylaws stipulate a member must be at least 45 years old.

It also removed the requirement that club members must spend a minimum — \$800 for couples and \$400 for singles — each year at the restaurant, Mr. Rush said.

“Lack of a minimum and a drop in dues makes the club more competitive with others in the area,” Mr.

Woods said. “A better product in the restaurant and lower dues help to build members.”

JiMichaels Restaurant and Lounge, Sun City Country Club will offer an extensive menu in Greek, Italian, Mexican and American cuisine and a wide selection in steaks and seafood, Mr. Macrides said. Daily specials will be offered at breakfast, lunch and dinner, he said. Patio dining also is available.

And just because it is a country club, do not expect to shell out big bucks for the upscale dining. All the meals are moderately priced and seating is within a panoramic view of the golf course.

The menu selection also is seven times larger than what was offered before at the restaurant site, said Mr. Macrides, who worked 23 years in the restaurant business. The restaurant also will be available for functions such as weddings and baptisms

Post your comments on this issue at newsblog.info/0302

News editor Cecilia Chan can be reached at 972-6101 or cchan@newszap.com



WINNING FOURSOME in Sun City Country Club dedication day tourney (from left): Ken Warren, Ruth Warren, Owen Childress, and Buck Wilson.

Country Club Dedicated In Ceremonies Saturday

Facilities of the Sun City Country Club, which were put in use last fall, were formally dedicated and opened at a ribbon cutting ceremony Saturday that attracted a crowd of approximately 500 around the first tee.

The ribbon was cut by Del Webb, president and chairman of the board of the Del E. Webb Corp., assisted by club president Merrill Palmer.

An invocation, couched in golf terminology, by Rev. Maxwell Walton, pastor of Shepherd of the Desert Lutheran Church, opened the brief program.

Owen Childress, Sun City project manager, wished the club and its membership success. John Meeker, president of the Webb Development Co., complimented the individuals who envisioned the country club idea as a "dream come true" and praised Les Shepherd, greenskeeper, for his work.

Palmer said there were many who had been involved in the club's early planning and paid special tribute to the efforts of Aubrey Devine, Buck Wilson, and the late Tray White.

Board members introduced were Murrell Balanger, vice president; Wilson, treasurer; Denny Sach, secretary; and Committee chairman Ken Warren, golf; Bill Martin, greens; Tony Hunter and Alex Tinker, house, and Dick Tope, membership.

In tribute to White's memory and to his "untiring service" in promoting the club up to the time of his death last August, a plaque was presented posthumously to his widow, Mrs. Esther White.

The presentation was made by Palmer, who also presented plaques to Meeker and Webb for their part in the development of the country club idea. Meeker and Webb also were presented an honorary life membership.

Webb in a brief address declared that he was impressed with the club facilities -- pro-shop, garden area, dining and card room and conveyed his personal well wishes to the officers and membership.

"I can't think of a better way to utilize 125 acres than through construction of a golf course such as this. If we

can compare your growth with that of Sun City itself, you have a mighty bright future. And that is just what I wish all of you who have taken on the enjoyment and responsibility of membership in the Sun City Country Club," he concluded.

Sach, club secretary, was master of ceremonies.

Outstanding among the decorations for the occasion was "the Royal Family of Golf," four regal looking figures made by Mrs. Bert Kaminky which were located near the entrance to the clubhouse. Costume jewelry was provided by various members. Artificial flowers placed in strategic locations were made by Mrs. Dorothy Ackerman.

Ruth Pentecost, ladies golf chairman, headed the women's group which provided assistance for the various activities. In addition to Mrs. Kaminky and Mrs. Ackerman, those who assisted were Mmes. Esther Fry, Geri Tyler, Madeline Hayden, Mary Frye, Gladys Andersen, Ann Comer, Verba Masten, Gerth Schulze, Bonnie Harshfield, Win Franklin, Doris Shearer, Kathleen Devine, Albin Daniels, and Jen Lawver.

Men who spearheaded the arrangements were Warren, tournament chairman, George Reed, C. D. Fields, and Fred Ackerman. Jerry Svendsen, Webb publicity representative, coordinated the activities between the club and Webb officials.

SUN CITIZEN Sun City, Arizona

March 9, 1967



DEDICATION — Del E. Webb was in Sun City Saturday to officially open and dedicate the Sun City Country Club. Shown at

the dedication ceremonies, Mr. Webb, left, and Merrill Palmer, club president.

Reckner Photo



COUNTRY CLUB OPENING — Holding one of the Trophies presented for competition at the Sun City Country Club is Mrs. Del E. Webb, who accompanied her husband to

the dedication and formal opening of the new Country Club on Saturday. Standing to Mrs. Webb's left is Mrs. Merrill Palmer.

Reckner Photo

Origin of Sun City Country Club



By Merrill G. Palmer
First President
1966-1967

DEDICATED TO OUR FOUNDERS

MERRILL G. PALMER

MURRELL BELANGER

DENNIS A. SACH

W. PALMER WILSON

ALVIN K. WARREN

WILLIAM M. MARTIN

ANTHONY G. HUNTER

ALEX K. TINKER

C. E. TOPE

And to our first corporate agent
TREVOR W. WHITE

FOREWORD

It has been our desire for some time to compile a comprehensive history of the Sun City Country Club for the benefit and information of those members, both new and old, who may find it difficult to picture our beautiful course as nothing but a cotton field not too many years ago.

We felt any history should PRE-DATE the opening to insure full credit being given to those original organizers who labored arduously for two years from the date of the initial exploratory meeting (May, 1965) by a handful of intrepid individuals, to the formal date of opening and dedication two years later (March 4, 1967). Knowing Merrill Palmer, our first President, was the most active and best informed, he was asked if he would write such a history relating the negotiations which culminated in a thought becoming a splendid reality.

The many initial difficulties encountered would certainly have discouraged a less dedicated group. The two existing golf courses, North and South, were proving inadequate because of the large numbers interested in golf. Starting times became increasingly difficult to obtain. The bloom was fast disappearing on the Sun City rose for some. Grumbling prevailed. Talk developed as to the need of a golfing facility comparable to the kind we had become accustomed to over a lifetime: a private country club. But where to begin and how?

Fortunately a small group of dedicated men, starting absolutely from scratch and despite early and vigorous opposition, patiently and painstakingly step by step put together a program which today stands as one of the most fiscally sound concepts of Country Club organization in the country.

While the issuance of a proprietary certificate to members reflecting a share of ownership may not be unique in financing a new club, the required treatment of that certificate as stipulated in the by-laws certainly is. These By-Laws state to wit: "The Board of Governors shall establish annually the value of the certificate which shall **become the price the Club will pay when tendered by a resigning member.**"

Another unique feature is the proviso regarding the sale of a certificate "as a concurrent transaction in the sale of a members residence" which affords a member the opportunity of establishing **his own** value on his certificate. The foreseeable future bids well for continued but gradual increases in such value.

It is with extreme appreciation of the work performed so well by a few far-sighted individuals that we offer this foreword.

Historical Committee
F. L. Gump, Chairman
W. C. Andreen
Chester G. Lehr
C. C. Dreman

ORIGIN OF CLUB AS RELATED BY MERRILL G. PALMER

In early May of 1965 several men met to discuss the possible formation of a private Country Club in Sun City. All had previously evidenced an interest in establishing a Club. Those attending were Denny Sach, Web Bailey, Ed Saylor, Raymond Davis, Tom Brennan, Al Hughes, Ken Warren, and Merrill Palmer. The matter was discussed. Sufficient interest was evidenced so another meeting a week hence was held. At the second meeting it was agreed that Merrill Palmer and Ken Warren should contact the Del E. Webb Development Co. officials to see what interest, if any, they might have in such a proposal. Warren and Palmer agreed to do this and subsequently contacted Mr. John Meeker, President of the Del E. Webb Development Co. and arranged a meeting for Thursday, May 13th. At this meeting Mr. Meeker was told that many in Sun City felt a private country club was not only desired but needed and inquired what did he, and what did he think his company, would think about it. He said he would have to give it some thought and would let them know in a few days. Mr. Meeker called Mr. Palmer a few days later; said his company did have an interest and would like to discuss it further so another meeting was arranged, attended by Mr. Palmer and Mr. Warren. Mr. Meeker wanted to know what was proposed. He was told it was thought a country club could be built and it would be fair to build it with Webb sharing half the expense because Webb would have all the golf course lots around the country club and would actually be selling a country club atmosphere, which a private club alone could furnish. He didn't object too much so it was pursued from there.

News quickly got around that a certain group was attempting to establish a private country club in Sun City. The attitude of many Sun Citizens was a great deal less favorable. In fact, it created quite a stir. Those who were interested doubted many times whether it was going to be possible. The opposition was so extreme that all of the committee withdrew excepting Mr. Palmer, Mr. Warren, Mr. Saylor, and Denny Sach. All subsequent meetings were held from then into fall at Merrill Palmer's home.

Mr. Meeker gave orders that Mr. Palmer be allowed to see all of the records of the North and South Course to determine how much each had cost and the cost to operate. It was found that the South Course had 208 acres. It is a rather long course. From the figures it was learned about what it would cost to build and also to maintain. Mr. Meeker and Mr. Palmer finally got these figures well put together with the help of Mr. Wes Mathews, Webb's Architect.

Effort began to put enough figures together to realize what kind of money would be necessary. It was decided too long a course was not wanted. It would be played entirely by Senior Citizens, in fact no par 5 holes over 500 yards, par 4's over 400 yards or any par 3's over 200 yards were wanted but the tees should be long enough so that these

holes would play shorter or longer whenever occasion demanded. The South Course has a total acreage of 208 acres, Phoenix Country Club is built on 90 acres. It was realized not nearly as much acreage as was on the South Course would be needed (because those fairways weren't parallel fairways as was being proposed by SCCC, consequently a lower initial ground cost and less excess ground to maintain would result). It was agreed the course should contain about 124 acres.

The most troublesome item to negotiate was the club house. Webb did not want to build a club house until a full membership was subscribed. They were perfectly willing to go ahead and build a golf course, which admittedly they could use anyway as their third course. If unable to acquire enough memberships they in no event wanted to have a big club house. If just used as a public course all they would want was a small pro shop. The organizers contended it would be impossible to sell memberships unless there was something to show the people who were going to buy them. Plans could be put, of the golf course, on the wall to show what kind of a course it was going to be but plans for a club house were also necessary. Mr. Meeker said he would have to sell this whole thing to the parent company anyway, so why not recess for the summer and renew the discussion in the fall and he would report how he had gotten along selling this idea to the Webb Co. He said the club house situation would have to be resolved later.

Negotiating resumed the last week of September. Mr. Meeker was very happy to report he had the go ahead sign from the parent corporation providing that the club house situation could somehow be resolved. It was decided previously that the golf course, itself would probably cost \$600,000 to include the golf course, the pro shop, the maintenance yard and the other facilities such as the ball markers, water fountains, rest stations and the whole works. Webb finally came up with the plans for a very small club house, which was entirely inadequate. The matter was compromised. They agreed to double it in size with the club agreeing to pay anything that the club house and furnishings cost in excess of \$100,000.

It was debated for sometime about how many members the club should have and what the price of membership should be. It was contended the club shouldn't have over 300 members because the only practical reason it was being built so members would be able to play and that the course wouldn't be overcrowded as were the other two. So, the position of a limit of 300 members was taken. Further the position was taken that few would be able to afford or be willing to pay over \$1,000 for membership, consequently it was agreed to proceed on that basis. Mr. Meeker pressed for 450 members; the \$1,000 was alright but it took quite awhile to resolve this point. Finally it was agreed to make a deal on the basis of 350 members at \$1,000 apiece. The club would pay Webb \$350,000 for the entire facility including a club house not to cost in excess of \$100,000. Webb finally completed club house plans, which were acceptable, and a deal was finalized. Mr. Meeker

agreed to give a letter of intent with the organizers agreeing to incorporate and a Board of nine members established so a proper entity for doing business existed.

The cart storage shed was not included in the original contract with the Webb people. This storage shed was added at a later date. The country club agreed to pay for it at the cost to the Del Webb Corporation, which was actually \$9,200 and which was in addition to the \$350,000. Also, it was agreed to take in 200 Social members at \$200 apiece, which would create \$40,000 to use later to buy equipment and to pay for this storage shed and buy any additional dining room equipment needed.

As time went on, however, it was decided it would be a mistake to take in 200 social members immediately so the figure was reduced to 150. This because it was felt the better part of wisdom not to let social members take over the club house until there was some experience to go on. When the plans were drawn for the club house it was drawn in such a way that it could be enlarged on the east side, which of course was subsequently done in 1970.

A letter of intent dated November 12th, 1965, signed by the Webb people was received which required acceptance. This letter of intent was accepted by the original country club Board on November 15th, 1965, and was signed by Merrill G. Palmer, Trevor White, W. Palmer Wilson, Aubrey Devine, Robert R. Hamilton, Alvin K. Warren, J. E. Saylor, Dennis Sach, and Murrell Belanger. As previously explained the original committee was reduced to four being Ken Warren, J. E. Saylor, Dennis Sach, and Merrill Palmer. It then became necessary to get five additional good men to incorporate this club. The task of getting them was delegated to Merrill Palmer, who decided it would be a good idea to have a banker to be Treasurer, an attorney and preferably people who had had country club experience. Murrell Belanger had been named an honorary member of his club in Indiana so he was asked and he accepted. Further a dedicated membership chairman would be needed and knowing Trevor White was that kind of individual, having served several years as Vice President of the Tam O Shanter Country Club in Chicago, he was contacted. He accepted. Aubrey Devine was an attorney, who had just resigned from the Veteran's Administration. He was asked and he accepted. W. Palmer Wilson, better known as Buck Wilson, a banker from Iowa, would make a good treasurer and he accepted. Robert Hamilton had just recently retired as Dean of the Law School of the University of Wyoming. He was asked if he would help us and he accepted. This provided a complete Board of nine. Aubrey Devine was assigned the task of getting the club incorporated. With the help of Don Middleton, chief attorney for the Del Webb Corporation, this was soon accomplished and the first meeting of the incorporators was held in the First Federal Savings and Loan in Youngtown on January 13th, 1966. At this meeting Merrill Palmer was elected President, Murrell Belanger was elected Vice President, W. Palmer Wilson was elected Treasurer and Dennis Sach was elected Secretary.

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At this point there should be interjected some of the conditions contained in the Del E. Webb Development Co. letter of intent. First, we were to pay them \$350,000 after we had acquired 350 members at \$1,000 each. We would also pay them for the cart storage shed in the amount of \$9,200 and agreed to buy the equipment which they had used to get the course in shape at a depreciated figure. We finally bought this equipment for \$22,000 depreciated from the original cost of \$28,000. It averaged about six months old. The letter of intent stated that the maintenance and golf course should be the responsibility of Webb until completion of the seeding of Bermuda grass, at which time the proposed corporation should become responsible for the operation and maintenance, thereof. Webb consented that the date for turning over the facilities should be extended beyond the date of completion of reseeding if at such date 250 members had been obtained and in the event that less than 250 members had been obtained by such date but in no event should the turn over date extend beyond December 31, 1966, unless it was mutually agreed between the two parties.

It now became necessary to establish an office to conduct the sale of memberships. Here again, Webb cooperated fully, providing space in the North Shopping Center and further agreeing to furnish enough equipment to operate it, such as tables, chairs, desks, adding machines, typewriters, etc. They also agreed to pay the salary of Marty Jameson, as secretary, and agreed to pay the salary of Mr. Shephard, who was the golf course superintendent, for six months after completion of the course. The office was opened and all then worked at the office from time to time and shared in showing the country club and the golf course and club house plans to prospective members. All aiding the membership chairman, Trevor White, as much as possible.

Special recognition should be given to Trevor White for his complete dedication to the office during the period of taking membership applications. From sometime in November 1965, until his death in August 1966, Trevor worked hard and long hours to accomplish this goal. Two of the gentlemen who signed the letter of intent and who helped incorporate the club never did become members. They were Robert Hamilton and Ed Saylor. Tony Hunter and Alex Tinker replaced these gentlemen on the Board.

It should also be noted that Ken Warren, who was put in charge of watching the construction of the golf course, as far as the country club was concerned, was very dedicated to this task. In fact he was there in the dust and the dirt from June 1966 until the course was completed and seeded in the fall. Recognition should also be given to Murrell Belanger, who was put in charge of watching the construction of the club house to see that it was built according to plans and specifications. Murrell did an excellent job in this respect.

The Country Club operation was taken over November 15, 1966. \$250,000 was paid Webb on February 4th, 1967 and we received the

Deed to the Club at that time. A note for \$100,000 was given Webb, which was to be paid off as memberships were sold. This was accomplished before too long and we were then in business on our own.

Acceptance of the Club was quick and enthusiastic. The membership was filled within 6 months. A waiting list, which still exists, was established. Sun City Country Club had become a reality!

The tremendous success of our Club has been largely due to the fact that we have had men and women always willing to spend their time and efforts serving on our Board of Governors, and many individuals devoting hours of their time helping and planning for the benefit of our club by serving on various committees.

We now can proudly say that many, many favorable comments have been given us by guests, as well as members of other clubs, regarding not only our beautiful course, but also our good food, pleasant atmosphere, and courteous employees in our dining room, bar, and pro shop.

Let us continue to assist individually to keep our Club the most outstanding in the area.

SUN CITY CITIZEN
January 20,



NEW COUNTRY CLUB—Officers of the newly organized Sun City Country Club study the recently granted incorporation certificate. In the background is the plat of the golf course which is being built, and the architect's drawing of the new

clubhouse. Pictured from left, at table are Merrill Palmer, president; Murrell Belanger, vice president; Edward Saylor, secretary; and Kenneth Warren; and standing, Trevor White, William Martin and Denis A. Sach, board members.