

SUN CITY, ARIZONALakes Club

Location: 10484 Thunderbird Blvd.

Acreage: 9.02 acres

Description: Single-story private club featuring dining, dancing, and entertainment for members. Overlooks Viewpoint Lake.

History: Opened in September, 1972.

Zoning, Evaluation, Current Status, and Future Plans: Commercial 1 (C-1). High restrictive value. Obtained for general commercial uses. The Maricopa County Fair Market Value, Assessed Valuation, and Taxes for the years indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1973	\$792,518	\$161,370	\$12,958
1974	752,714	203,230	17,376
1975	752,997	191,185	14,262

Principals: Del E. Webb Development Co. - Owner and Operator

Date Acquired: September, 1972

Purchase Price: \$2,077,183 (original cost)

Book Value:

Land Costs	\$	13,591
Land Improvements		222,717
Building and Structures		1,366,770
Equipment		480,797
		<u>2,083,875</u>
Less Depreciation		385,319
Net Book Value		<u>\$1,698,556</u>

Insurance: Policy #MXP-2885777      Building      \$1,933,000  
    Contents      358,000

Financing and Long-Term Debt: Used as collateral under revolving credit agreement.

Terms of Lease and Rent Obligation: Not applicable.

Real Estate Taxes: See above.

# 'Lost cause' blaze ruins Lakes Club

By DORINE GOSS

At 4:10 p.m. it looked like the fire would be out in 15 minutes.

A lot of smoke was coming from the south attic, but no visible flames.

By 4:30 p.m. smoke was escaping through cracks in the roof on the north side. Then flames crept down to surround door and picture window panels, glass popped with the heat, and steel rafters warped by flames could no longer support the ceiling.

WHEN THE ceiling fell, huge flames from the fully-involved attic fire were exposed, and it looked like the red blaze would flourish until every last bit of building was consumed.

And so Sun City's 90 per cent constructed Lakes Club did burn, until it was nearly totally destroyed, and the Del Webb Corp. loss was estimated in excess of \$1 million.

The fire started, reported Maricopa County Sheriff's Deputy R. W. Porter, about 3:50 p.m. Tuesday when a plumber's blow torch ignited a tar paper strip.

UNITS FROM the Sun City-Youngtown Rural Fire Department were on the scene within three minutes after they received the emergency call, but by that

time flames had been allowed to spread 11 minutes through the attic.

"It was a lost cause," said fire chief W. C. McComas, "even with all the equipment and personnel we had."

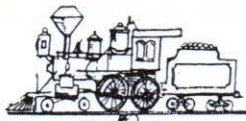
"The fire had a good, roaring start," he said.

When firemen reached the building, McComas reported, he ordered two men to ventilate the roof to get rid of heat gasses.

FIREFIGHTERS found the roof top "hot and spongy" and were ordered to climb down.

"When they were halfway down the ladder," said the chief, "the roof burst into flame."

The attic fire was fully involved at 4:01 p.m. when firemen reached the Lakes Club, scheduled to open in April.



## WEATHER

U.S. Weather Bureau  
Youngtown Station

	High	Low	Precip.
Mon.	75	31	—
Tues.	74	46	—
Wed.	76	38	—

"That strong northeast wind carried it from one side down the other," said McComas. "We knew when we got there we couldn't save it, only control it."

THICK BLACK rolls of smoke rose from the burning attic, and when the ceiling dropped, flames flared 15 feet above the roof line.

Encouraged by the strong northeast wind, growing flames raced the length of the building.

Spectators standing 300 feet away compared heat from the fire to the warmth of a sunny Arizona June day.

Nine Rural fire Department units and trucks from El Mirage, Luke Air Force Base, Peoria, Surprise, Wittmann, and a tanker from Lizard Acres fought the blaze for three hours until heavy flames subsided.

MORE THAN 40 firemen, 33 of them Rural Fire Department employees, battled the blaze.

Sun City-Youngtown firefighters worked at the site until 2 a.m. Wednesday drowning smoldering embers.

"We'd like to thank all the private citizens who offered their help," said McComas, "and the other fire departments who assisted."

OVER



TRUBBERY FROM Viewpoint Hill at Lakeview Center frames burning  
ikes Club Tuesday. By 5 p.m. fire had spread from south wing to north  
rtion of building, heat had popped out glass in picture windows, and

flames erupted through roof. Ninety per cent completed building  
scheduled to open in April, is nearly total loss to Del Webb Corp. Rolls  
black smoke rose from actively burning structure more than three hours  
(News-Sun Photo by Dorine Gos)

# SUN CITIZEN

## SECTION II



4 P.M. Tuesday

## Last Ember Out At 1:30

It was over. The last ember was out. It was 1:30 a.m. in the morning. All that remained of the Lakes Club was sodden ashes and steel beams exposed to the sky, blackened by the fire and warped by the intense heat of the blaze.

It had started more than nine hours earlier when the Rural Fire Department had received the call. Four men and two trucks arrived at the

scene three minutes after receiving the alarm.

Smoke was already visible. Fifty-five men and seventeen pieces of equipment fought the fire which began at an undetermined time.

At the height of the blaze, the Rural Department had eleven pieces of equipment and 18 men on the scene. They were aided by two trucks (one a rescue vehicle) and nine men from Peoria, a

truck and four men from El Mirage, one tanker and three men from Luke AFB, one engine and five men from Wittman, and one truck and an undetermined number of men from Lizard Acres.

The Rural Department arrived at the Lakes Club at 4:01 p.m. The fire was under control by 7 p.m. Mopping up operations continued until 1:30 a.m.

Uniformed firemen and

men in street clothes manned the hose lines. Chief W.C. McComas said "They (volunteers at the scene) were a big help to us. I don't know who they all were, but they pitched in and did a fine job."

Within two weeks of its completion, the Lakes Club was gutted by the blaze which resulted in an estimated loss of \$1,000,000.

The fire is still under investigation.



5:30 Tuesday

OVER



8 A.M. Wednesday

# Private club opens doors

## Farmworkers organization to benefit from Monte Carlo

By **CONNIE STEELE**  
Daily News-Sun staff

SUN CITY — A private Sun City dining and social club will swing open its doors to the public to help neighboring farmworkers keep the doors of their center open.

For the first time in its 17 years, The Lakes Club has planned a benefit to aid a local community organization.

The Monte Carlo Night begins at 5 p.m. Monday, Oct. 16. Dinner will be served 5 to 8 p.m. in the club's dining room. Games of chance will be open 6 to 9 p.m. on the lakeside patios and in the ballroom. Door prize tickets will be issued at the door with drawings held every half hours and a prize auction at the end of the evening.

Proceeds will go to the Centro Adelante Campesino, the farmworkers center in Surprise, said Steve Esposito, general manager of the club at 10484 W Thunderbird Blvd.

"It's probably the first and the last time it (the club) will be open to the public," Esposito said.

"But the board convinced me 'Let's do it this one time,'" he said.

Various board members thought it would be an opportunity to demonstrate the concern held by Sun Citians for their neighboring communities.

"Several of us were familiar with Centro," said Walt Backhaus, chairman of the social committee. "And Josie (Ojeda, the center's director) has spoken to the couples club at church, (Faith Presbyterian)."

He said, "Another board member had been on the Centro board and we wanted to give to

a worthy cause."

The benefit couldn't come at a better time, said Margaret Carl, Centro administrator. After three years of renting their building at 15646 N. Verde St., Surprise, on Sept. 22 the center became the proud owner of a mortgage.

"Their are so many needs right now," Ojeda said. "We raised \$27,000 or \$28,000, but the rest was a loan from a private donation. Now we have to continue our fund-raising to pay back the loan."

Help comes to the center in many ways.

The last day of September, a youth group from Mesa painted the outside of the Centro building.

"The outside looks great; now we've got to remodel the inside and make offices," Carl said.

Today, from 6 a.m. until it sells out around 11 a.m., the center will hold a yard sale. Willowbrook United Methodist Church in Sun City has donated articles remaining from its rummage sale.

Carl said, "We could use all the help we can get."

Ojeda, who grew up as a migrant field worker, said of the center's new home, "This is something we've wished for. Now we have a lot of dreams and a lot of hopes for it."

One of those dreams is to build an addition that will become the Centro kitchen, Carl said. "If we can get the lumber and some muscle, we'll get our kitchen."

She hopes to see field workers served breakfast at the kitchen where they could also receive

See Lakes, A3 - not available

A21

Saturday, Oct. 7, 1989 Daily News-Sun, Sun City, Ariz.

# The ambiance of style

At the Lakes Club, members share a taste for fine dining

By **YOLANDA MUHAMMAD**  
Sun Cities Independent

All the trappings of the sweet life are laid at the feet of the members of the Lakes Club in Sun City.

Beyond the massive doors, a sweeping view commands the rippling waters of Viewpoint Lake.

And nowhere is there to be found a more vehemently enthusiastic public relations man for his country club than Warren Ruff, chairman ex officio of the board of governors of the Lakes

Club.

Seeing the club through his eyes is to fall in love with it and the many amenities it offers.

"If the Lakes Club were not in Sun City, we would not live in Sun City," Mr. Ruff says emphatically. "We are family here. This is home."

The history of the Lakes Club, which was conceived and developed by Del Webb Corporation, is rich with milestones.

It rests adjacent to Viewpoint Lake, one of the scenic focal points of the Sun City lifestyle; and bears many nautical refer-

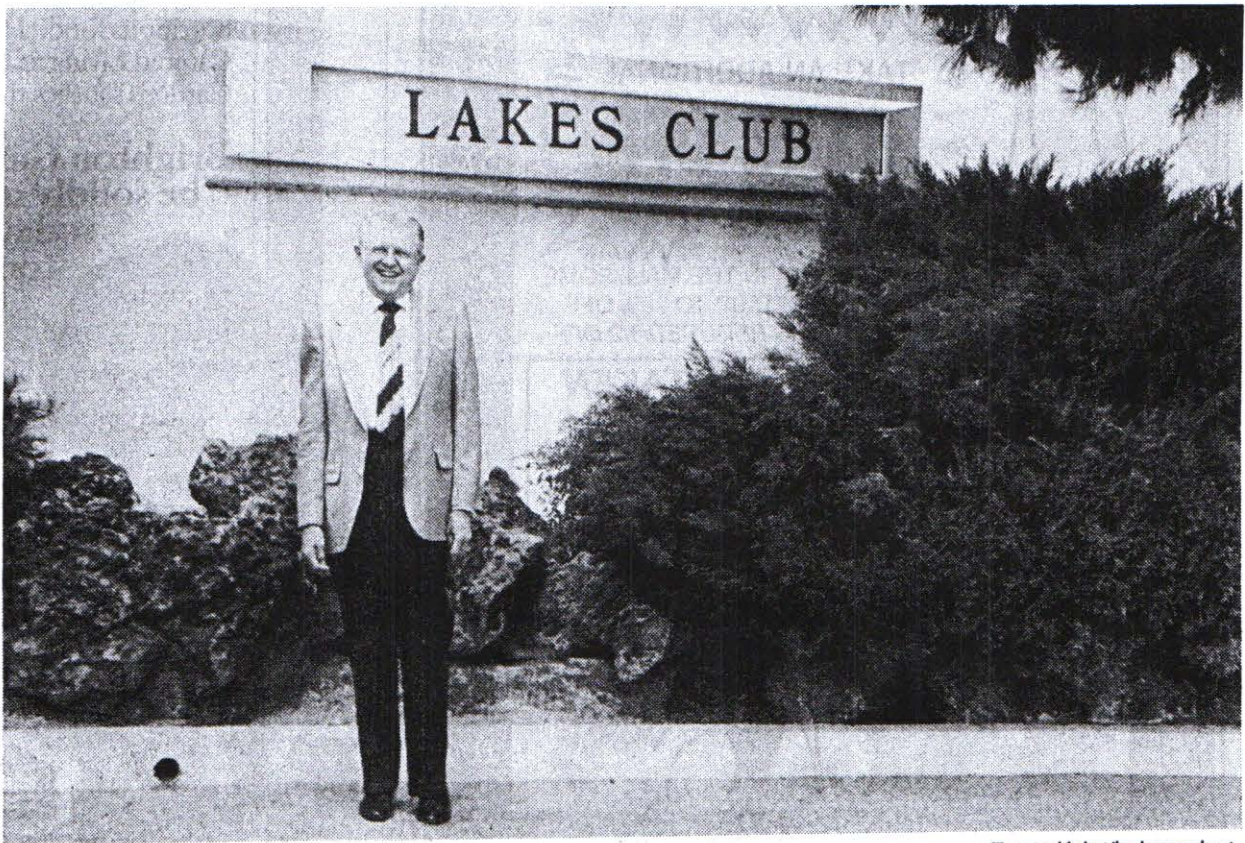
ences in concept and design.

The view of the lake and shrubbery from the dining room is peaceful and relaxing.

In February of 1972, just weeks before the club was scheduled to open, a plumber, using a torch, accidentally started a fire, which burned the club to the ground.

Six months later, the club was rebuilt, rising from the ashes of the biggest fire to ever hit Sun City, Mr. Ruff points out, like the Phoenix bird.

See *LAKES*, page 9



Tyson Kuhrt/Independent

**WARREN RUFF**, president ex officio, pauses before the entrance of The Lakes Club.

In 1982, Del Webb Corp. approached Lakes Club membership about purchasing the club. Finally, the decision was made to sell the club to Club Corporation of America (CCA), an international organization.

In 1989 the Lakes Club achieved a ranking of fifth place in the country among the city club hierarchy of CCA.

Steve Esposito, Lakes Club manager, a refined and circumspect man, has been rated as the number one country club manager by CCA. He has been with the club since 1978.

"When you have a man who places first, internationally, among all the clubs, you have a jewel," Mr. Ruff says in admiration of his friend, Mr. Esposito.

It is easy to see why he is a winner. He is proud of his menu and the service offered throughout the club; friendly and thoughtful with the membership - calling each one by name and seeing to their every wish and he is patient, professional and respectful with his staff.

The menu is interestingly varied, with unusual touches, fine sauces and a selection of local and "heart smart" items.

Mr. Esposito says that many club members are vegetarians, or have special dietary needs or are allergic to certain substances. Once the information is noted, the chef will take special steps to ensure that the needs of the diners are met.

And for those potato fans out there, Mr. Esposito says, "we have the best french fries in Sun City at the Lakes Club."

Executive chef, Jack Kirby has a long and distinguished career in country club food preparation, and his gourmet touch permeates everything that leaves the kitchen.

Mr. Esposito says that each

day before meal times, the entire dining room staff meets for a briefing from Chef Kirby on the day's menu items, so that everyone will be able to answer the questions of the diners.

Mr. Ruff says if he had to put the character of the Lakes Club into one word, it would be "elegance."

The club is viewed as an "oasis. A place of privilege where men and women can meet and host their friends, savor superb cuisine, participate in planned social events or simply relax in the comfortable surroundings, while enjoying one of the Sun Cities' most panoramic views."

Emphasis is placed on "tradition, comradery and personalized service."

Mr. Ruff says that the club dress code can stress elegance and style because it is not an athletic club.

"On Saturday night when we have our dancing, our ladies come in cocktail gowns and look like sparkling jewels and stars when they come to the club."

Activities are planned by Kathy Kamp, special events coordinator.

They include travel tours to places as far away as Alaska this month; and as exciting as visiting the Inter-tribal Indian Ceremony in Gallup, N.M. in August.

The club also offers group travel to programs around the Valley and the Sundome concerts.

There are also weekly style shows in the main dining room, bridge and gin rummy groups, bingo, movies and dances.

Mr. Ruff believes the Lakes Club has "the most wonderful singles club in the world. We want them to have a good time and never feel excluded."

With 30 percent of the mem-

bership single, the club makes every effort to bring the singles out so they do not have to sit home alone.

"We are in the geographic center of Sun City," Mr. Esposito says, "and we are also the center of social activities. A lot of members join the club, not only for the fine dining, but for the social activities as well."

The Lakes Club is also a natural for banquets and meetings.

Banquet coordinator, Joe Piccirello, both Mr. Ruff and Mr. Esposito agree, will work very closely with anyone planning a special party. Banquet facilities, for groups of 50 or more, are available to non-members as well.

With Viewpoint Lake waterfall a favorite spot for weddings, Lakes Club facilities have "become famous," Mr. Ruff says, playing host to many happy occasions.

"I am so proud to bring people here," Mr. Ruff says. Even with a small dinner party of six people, he can speak with the chef and have the meal presented just as he desires.

Club decor, distinguished and muted, follows the nautical theme -- The Anchor Room, Schooner Room -- with rich blues, beiges, gold tones and maroons.

Mr. Ruff points with pride to new deep mauve dining chairs with castors for easy movement

and a crystal chandelier that will be installed in the main dining room this summer.

Membership stands at 1440. A few openings remain. The lifetime membership fee is \$1600 for couples and \$1000 for singles.

Anyone interested in joining the club should look up Warren Ruff when they get there.

He retired to Sun City in 1973, from Toledo, Ohio after a career as a director of a medical clinic.

He has served as chairman of the board of the Lakes Club in 1983, 1989 and 1988. And he was vice chairman in 1982 and 1987.

He and his mother, Patricia, 92, dine at the club daily, both believing it is the "best place in town to eat."

Amiable and congenial -- waving and calling out to everyone that passes his table -- he typifies the warmth shared among the members at the Lakes Club.

Currently, Don Manlove is chairman and Clete Johnson is vice chairman of the board.

Other country clubs will be profiled throughout the summer.



## Lakes Club folks recall hot times

### Building burned before '72 debut

By Lori Baker  
Staff writer

SUN CITY — Carl Zoeller's excitement turned into horror when he saw smoke billowing from the nearly finished Lakes Club.

Instead of showing off the club to a friend, the two watched the building's roof cave in.

"I was depressed because I used to be in the plumbing business and I knew very well what had happened," Zoeller said.

A plumber's torch ignited a strip of tarpaper, causing the 1972 fire that did \$3 million in damage.

Although it's been 20 years since the fire, it remains vivid in the memories of Sun Citians who witnessed it. There was plenty of reminiscing about the fire — the largest in Sun City's history — during the 20th anniversary gala of the Lakes Club on Sept. 25.

The Sun City Fire Department fought the blaze with nine pumpers, two tankers and more than 50 men, including some from neighboring communities.

But the building burned to the ground. Del Webb Corp., the developer.  
See LAKE, Page 4

## LAKE

oper of Sun City, rebuilt the club at 10484 Thunderbird Blvd. six months later.

"There are not many members left who were there before the fire," said Zoeller, one of the charter members who also serves on the Lakes Club board of governors.

### An oasis

The club provides an oasis to its + 1,400 members, club manager Charles Chuisano said.

"It's a place of privilege. They can host friends in the dining room, socialize, or relax by the Viewpoint Lake," Chuisano said.

Being a Sun City resident is not a requirement to join but applicants must be sponsored by a member.

For Clete and Carmell Johnson, the club has a personal meaning. It was the site of their wedding reception four years ago.

"We almost live here," said Clete Johnson, a Lakes Club board member. "Frankly, we think of the Lakes Club as a big family. There is a friendly atmosphere."

Vern Alderson, chairman of the Lakes Club's board of governors, said it's hard to believe that two decades have gone by.

"We've had so many memories here," said Alderson, an 18-year member.

Alderson said he especially enjoys the dinner dances hosted by the club, using different themes like Mexican, Hawaiian and a Mississippi cruise.

Clete Johnson said he is impressed with the dedication of the club's chef of 10 years, Jack Kirby.

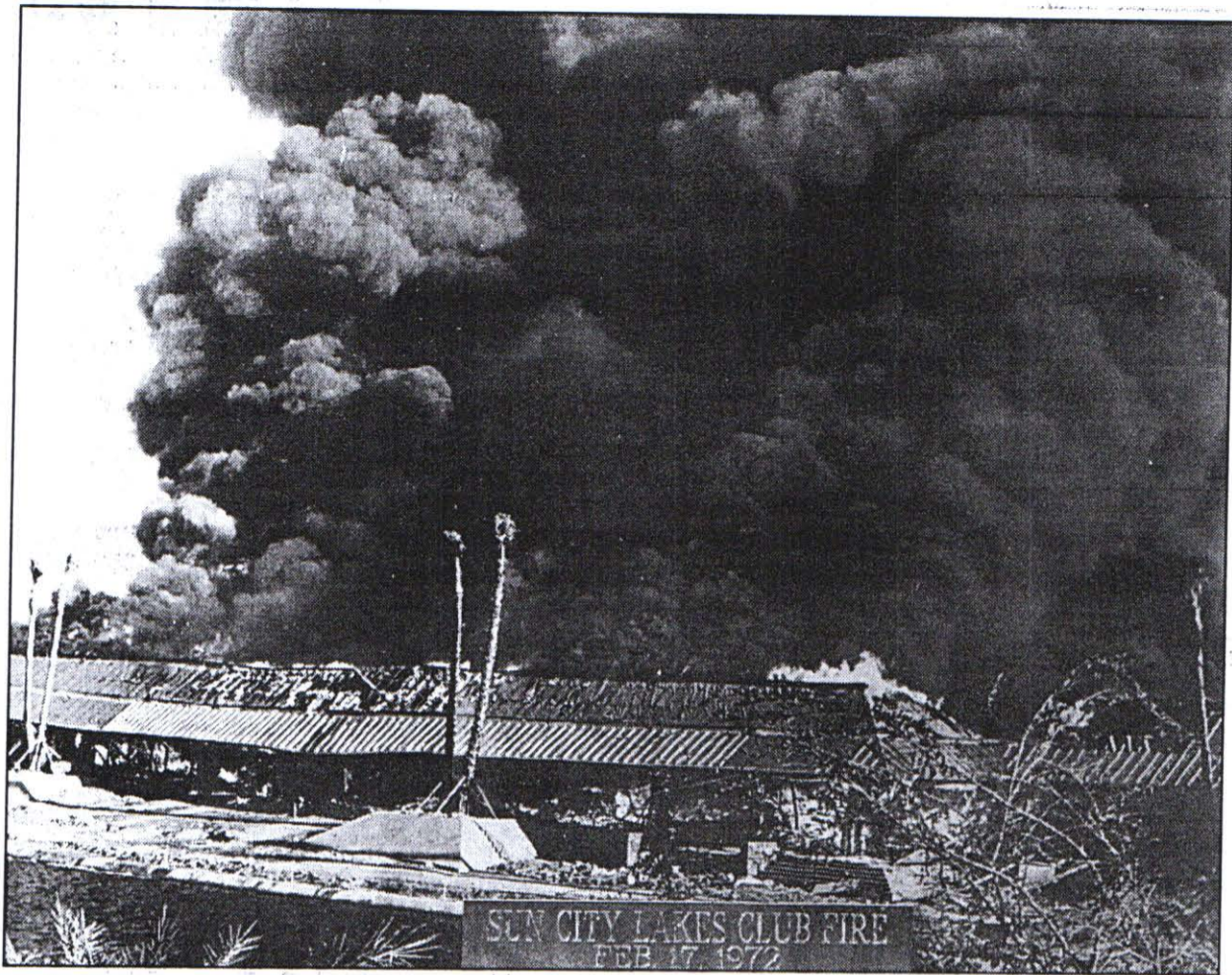
"He tries a new recipe out on his family first, then if they like it he has the board try it, and if we like it, then he serves it in the club," Clete Johnson said.

About 2,500 meals a week are served, not including special banquets.

The club is a popular place for weddings, bar mitzvahs, proms, fund-raisers and civic organizations' meetings. The banquet portion of the facility may be rented by the public.

Dining and socializing is the mainstay of the club.

"We have an excellent place to eat right here in Sun City," said  
OVER



Special to Community

**A plumber's torch ignited the 1972 fire that destroyed the Lakes Club in Sun City.**

Don Manlove, a Lakes Club board member. "The aesthetics, facilities and quality of dining compare well with anywhere in the Valley."

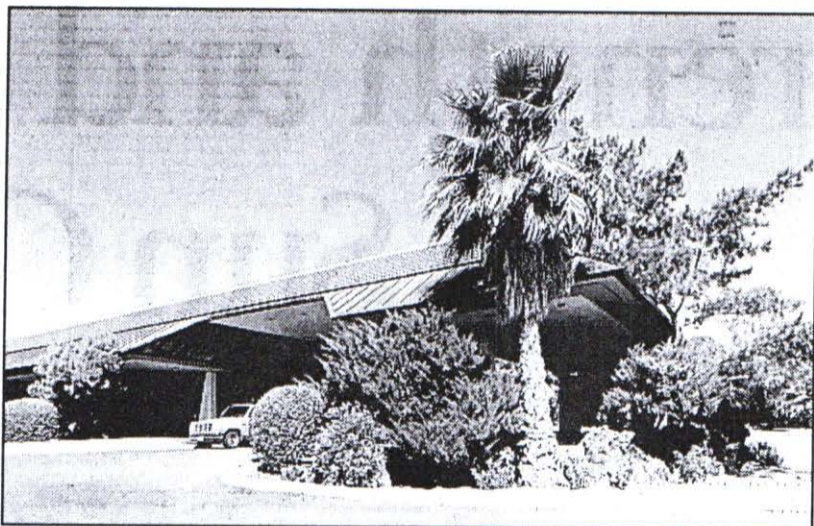
Unlike country clubs, the Lakes Club does not have any sports facilities such as a golf course, tennis courts or a swimming pool.

Since most members are Sun City residents, they use the community's recreation facilities. For example, the Lakeside Golfers play regularly on Sun City courses as well as go to other courses in the state.

Other activities include bridge, dancing, cards, movies, fashion shows, a singles club and trips.

Del Webb had sold the club in 1982 to Club Corporation of America. Lakes Club members also may use the 200 other private clubs and resorts worldwide owned by the corporation.

The Lakes Club recently completed \$250,000 worth of renova-



Peter Schwepker / Staff photographer

**Del Webb Corp., the developer of Sun City, rebuilt the club at 10484 Thunderbird Blvd. six months later.**

tions in the members' dining room and lobby. Improvements include new carpeting, art work and furniture with a berry, blue and green

color scheme.

Next year, the club's ballroom/banquet room will be renovated.

# Family style: Club's members, staff share unique relationship



By Betty Latty  
Special to Community

SUN CITY — You could call it family-style, the unique relationship shared by members and staff of the Lakes Club in Sun City.

Executive Chef Jack Kirby calls it "a caring that goes beyond (the ambience) in other clubs."

Cathy McGeathy, membership director of the social club, explains the feeling as "a definite extension of homes and family."

And Sun City club member Nancy Manlove, whose husband, Don, has served on its board, termed it "just like a family. We dearly love the Lakes Club because the people are just top-notch."

It's also called "spirit" by the club's parent organization, Club Corporation of America, which has acknowledged the sharing-and-caring attitude at the 1,450-member Lakes Club with its most prestigious corporate blessing.

The Spirit Award, interpreted in Baccarat crystal, was awarded for only the second time to a club or resort in the 200 facilities operated worldwide by the Club Corporation of America.

It was presented to Lakes Club Manager Charlie Chuisano on April 18 during the organization's

annual awards banquet in Dallas.

Chuisano, a Peoria resident, has been with the club four years and its parent organization for 10.

"Of course, I was absolutely thrilled that the qualities that make our operation so special got the recognition," he said. "They are intangibles. And this is a place where you can feel good about seeing people work up to management levels, which shows a lot about the club and the members."

The honor followed the Lakes Club's recent capture of Club Corporation of America's western region club-of-the-year trophy.

Before the Spirit award is placed permanently at the club alongside the regional award, Chuisano has sent it to each department so every one of the 180 staff members can see and take pride in it.

Kirby, with the Lakes Club 11 years, says the club's success is due to "such a good crew."

"The name 'Spirit' exemplifies the feeling that is found here, and I'm sure that other clubs would like some — but you just can't bottle it," he said.

Family feeling has extra meaning for 20-year employee Augustine "Augie" Herrera of El Mirage, Lakes Club head of maintenance, and his son, Tony, of Glendale.

The younger Herrera is a 14-year employee who started in maintenance with his father and has worked his way up from waiting tables to food and beverage manager. "Most clubs treat (service personnel) like servants. Our members treat us like friends and family," he said. "That's what keeps me here."

McGeathy of Peoria started working at the Lakes Club 13 years ago because of family — a nephew who worked as a waiter, urged her to come on board.

"I had never done anything like that before," she said, "but my family and I had just moved here and I wanted something to do part-time. My nephew insisted that I would find no other place that had such a friendly atmosphere, and he was right."

She began busing tables but eventually moved into the offices and membership department, becoming director four years ago.

She was quite touched last December when members tossed a holiday party for them in a private home. "Here we are, always wondering if we (the club) are making the members happy, and they give us a party to appreciate our being here for them all year 'round," she said.

James Garcia / Staff photographer

Kitty Groza (left), Kathy Camp, Khadija Benaissa and Tony Herrera, all staff members of the Lakes Club in Sun City, admire the Spirit Award the club received from its parent organization, the Club Corporation of America.

# Lakes Club plans \$1 million expansion

## Sun City club tries to court business people

Daily News-Sun staff

SUN CITY — Area business and professional people will have a place to entertain clients and associates under a plan to expand the Lakes Club social club.

Members of the 21-year-old private dining and social club were notified in a weekend letter of plans to add a 6,000 square-foot, L-shaped building to the west side of the club at 10484 W. Thunderbird Boulevard.

The addition, dubbed the Metropolitan Club at the Lakes Club, will cater to the business and professional set in the Northwest Valley, said Charlie Chuisano, Lakes Club general manager.

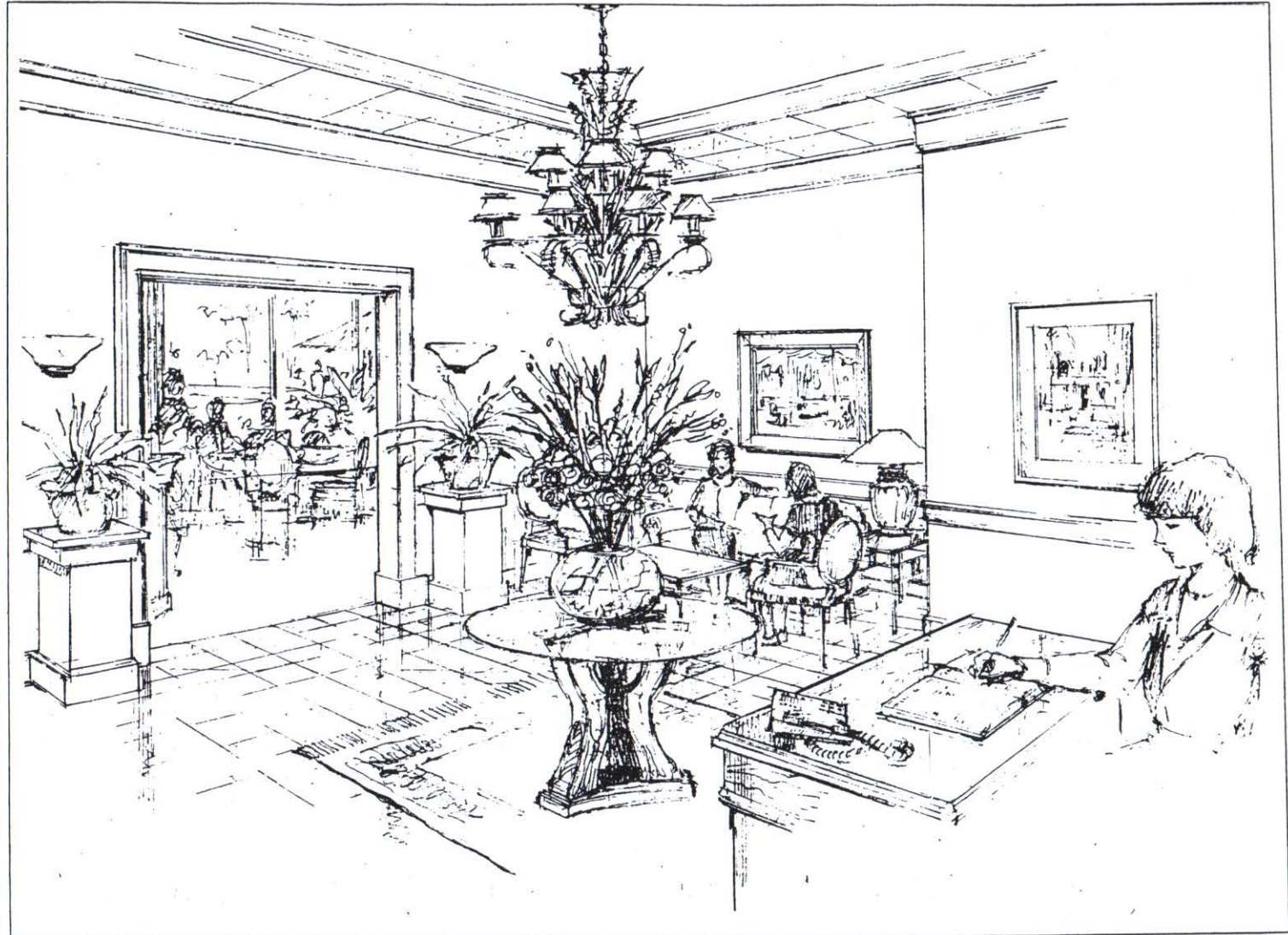
The Metropolitan Club will feature a 96-seat dining room, a 24-seat executive board room, patio seating for about 40 people and a separate kitchen. Construction costs were put at in excess of \$1 million. Sheiner Day Associates Ltd. of Phoenix is the architect for the expansion project.

Club members will enter from a lobby area off 105th Avenue. Breakfast and lunch will be available to members. The executive board room will be available for evening parties, Chuisano said.

The club's dining area will be opened in the evenings for use by Lakes Club members, he said.

"Our biggest problem here is we get so darn busy at night. We have trouble getting them (Lakes Club members) all in."

The Metropolitan Club was conceived by Chuisano and the Lakes Club Board of Governors.



Courtesy of the Lakes Club

An architect's rendering depicts the lobby of the Metropolitan Club at the Lakes Club. The new private social club for Northwest business and professional people will be housed in a 6,000 square-foot addition to the Lakes Club in Sun City. Construction is expected to begin in May.

"We saw a definite need in the community," Chuisano said, adding, "the dual-role club concept is unique for a social club like the Lakes Club that doesn't have a golf course."

A steering committee of local business and professional people, headed by Norwest Banks Sun Cities Area President Joe Davisson, are detailing plans and recruiting char-

ter members.

At least 200 people are being asked to make \$100 membership pledges before construction gets under way, Chuisano said.

# Metro club nears target membership

VF LAKES CLUB

Daily News-Sun staff 9-19-94

SUN CITY — The Lakes Club is waiting for 150 charter members to join its addition for area business people and professionals before breaking ground on the project.

The Metropolitan Club at the Lakes Club announced in February that it will add 6,000 square feet to the west side of the club at 10484 W. Thunderbird Blvd.

Membership Director Kitty Groza said the club has almost reached its charter-member target, which was originally set at 200 members but has been lowered to 150.

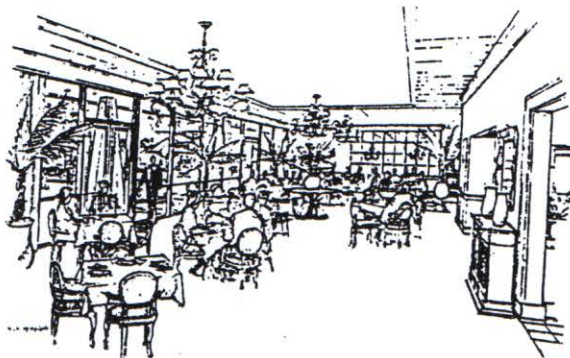
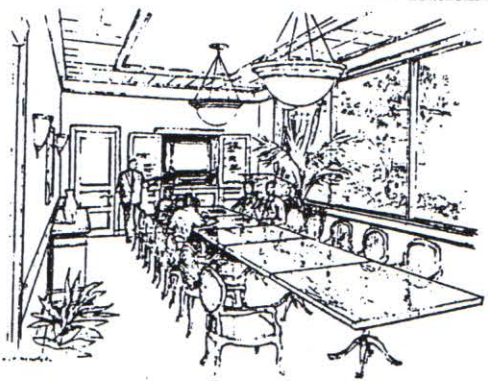
"We have a little bit more than 110 members," Groza said.

The Metropolitan Club will feature a 96-seat dining room, a 24-seat executive board room, patio seating for about 40 people and a separate kitchen.

Construction costs have been pegged at more than \$1 million.

Members of the Metropolitan Club will enter from a lobby area off 105th Avenue. Breakfast and lunch will be served to the business and professionals, and the dining area will be opened to Lakes Club members for dinner. The executive board room will be available for evening parties.

Groza said those who have already joined the Metropolitan Club are using their memberships at downtown Phoenix's Plaza Club, a dining club that also caters to business people and professionals and has an exchange agreement with the Metropolitan Club.



Ground-breaking for the Metropolitan Club, a business club in Sun City, is scheduled for Thursday. The club will include an executive board room, above left, and a dining room.

## Business club takes form

By JEANNIE JOHNSON  
Daily News-Sun staff

SUN CITY — Local entrepreneurs got down to business 18 months ago and the payoff comes next Thursday in the ground-breaking of the new Metropolitan Club.

Westside businessmen and women approached the Lakes Club in Sun City, a private club owned and operated by the Club Corporation of America, with the idea of a private club where members could conduct business and socialize.

"When a business person wants to take a client out to lunch, a restaurant doesn't always cut it," said Kitty Groza, membership director of the Metropolitan Club. "With a private club, you can make reservations, you are greeted by name — which is impressive — and you can sign for all services with a convenient once-a-month billing."

The new 6,000 square-foot addition is being built onto the west side of the Lakes Club. It will include a board room, a dining room overlooking the lake, a lounge, a lobby and a full-service kitchen.

The new club was designed

by the Phoenix firm of Sheiner Day Associates. The interiors are being designed by Kingsley Design and will be done in desert colors and classic furnishings.

Private clubs can be especially useful for businesswomen, Groza said.

"Sometimes as a lady in a business setting, you have an uncomfortable situation when you take a client out for lunch," she said. "Often the client will try to pay and it becomes awkward. In the club, the member is in control. They simply sign for the bill and there's no question as to who is going to pay. I think that's important for women."

Groza said the club will provide the amenities necessary to make the club "an office away from the office." The board room will seat 24 people and can be used for meetings or private dining. It also will include full video facilities for presentations to clients.

"This will be great for smaller businesses which might not have those capabilities in their offices," she said. "We also will have a fax machine and telephone booths so if a businessman whose office

is in Tempe but has a lot of clients out in this area can sit and make a series of phone calls and take care of business."

Being a member of the Metropolitan Club also has the benefit of a nationwide network of facilities. The Club Corporation has 240 clubs across the United States.

"If one of our members is in Seattle on business, or pleasure, they have full member privileges at the two clubs in the area," Groza said. "They would sign for services and then we would bill them."

The club will be open to business people throughout the Valley.

# Metro Club opens on festive note

By J.J. McCORMACK  
Staff writer

Members and guests at the Metropolitan Club's grand opening Thursday night were treated to a feast for the eyes and the palate.

Executive Chef **Jack Kirby** created eight ice carvings and oversaw the creation of more than 4,000 individual hors d'oeuvres for the affair at Sun City's sparkling new membership club for area business people. The figure doesn't include the confection-filled dessert cart, the bowls of pasta and the trays piled high with cheeses and shell fish.

**Sherry Munry**, associate catering director for the club and its adjoining sibling, the Lakes Club, said preparations for the grand opening began months ago. In all, she said 18 people were involved in the planning and implementation of the gala.

The myriad ice carvings, including

a fountain, twin swans, palm tree and various musical instruments, glistened around the dining room to lend a cool, crystal, elegant air to the event, Munry said.

Some 200 people attended the grand opening of the \$1.3 million, 6,000 square-foot Metro Club. The guest list included **Douglas Howe**, executive vice president of the Club Corporations of America, which owns and manages the Lakes and Metro clubs and membership clubs across the country.

■ ■ ■

## AROUND TOWN

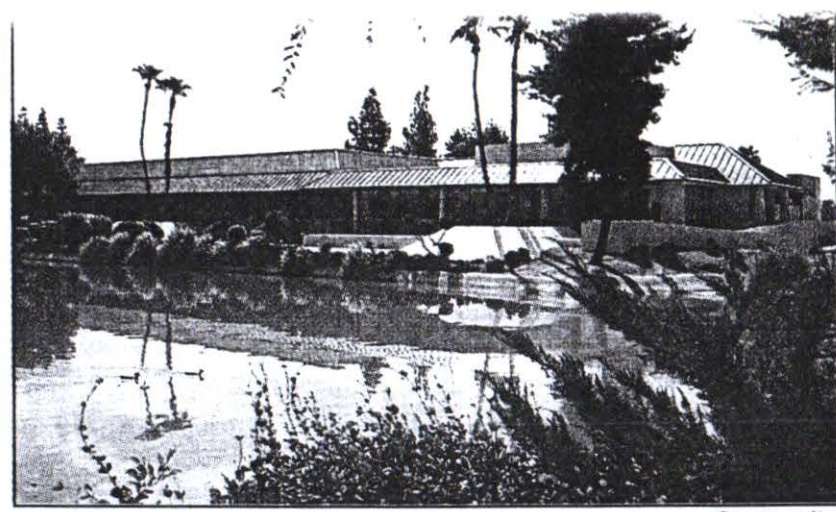


Steve Cherek/Daily News-Sun

Guests take shrimp from around an ice sculpture Thursday at the grand opening of the Metropolitan Club in Sun City.

9-A-95

# JOIN the club



Community

The Metropolitan Club is a new club for business and professional people working in the West Valley. Guests can dine in the 96-seat dining room overlooking Viewpoint Lake. The club has attracted 174 members so far, including professionals from Glendale, Surprise, Sun City West and Peoria.

## New facility offers meeting place for business folks

by Jeffrey Nelson  
staff writer

Sun City

An undisturbed view of the community's private lake, chandeliers, original artwork, comfortable chairs and food prepared by a chef.

Welcome to the Metropolitan Club, a new club for business and professional people working in the West Valley.

The club is the newest addition to Sun City and its signature Lakes Club.

The 6,000-square-foot Metropolitan Club, which cost \$1.3 million to construct, was built onto the west end of the Lakes Club, 10484 Thunderbird Blvd.

Although it was built as an addition, the Metropolitan Club has its own entrance and its own kitchen staffed by its own chef, Al Smith.

Smith's specialties include grilled swordfish, served with spinach leaves, pine nuts and a fruit sauce, for \$11.25; rainbow trout topped with a pickled ginger wine sauce, \$9.75; and tequila chicken, served with black bean salsa, \$8.75.

Jeff Peak, operations manager for the two clubs,

said the club offers business people and professionals working in Sun City a more private setting in which to conduct business.

Glenn Sandberg, a member of the board of directors for the Lakes Club, said business and professional people serving Sun City and the West Valley have been wanting a place of their own to conduct business meetings and to socialize with clients.

"There was a vacuum here that needed to be filled," he said.

See CLUB, Page 3

Membership numbers indicate that Sandberg is telling the truth.

Kitty Groza, associate membership director for the club, said the club has attracted 174 members, including professionals from Glendale, Surprise, Sun City West and Peoria.

Joe Davisson, who chairs the club's board of governors, said 250 members are expected by year's end. The club will take a maximum of 300 members.

Those interested in joining after the club gets 300 members will be

put on a waiting list.

"We have every reason to believe we will be successful (in filling the membership rolls)," he said.

Guests can dine in the 96-seat dining room, lounge or patio overlooking Viewpoint Lake.

For larger meetings, there is a 20-seat board room with a multimedia center.

Private executive phone booths and a fax service are also available to help members keep in close contact with the office.

Groza said there are other, smaller perks that make the club perfect for business appointments.

Members sign for services, reservations are accepted for any size party, and there is a strictly enforced dress code that forbids shorts and jeans.

To enjoy these perks, you'll have to shell out a one-time \$500 initiation fee and \$50 per month.

Corporate memberships are \$600 and \$50 per month.

Groza pointed out that members are entitled to use any of the more

than 200 facilities worldwide that are owned by Club Corp. of America, including the Phoenix Plaza Club.

The Metropolitan Club serves breakfast and lunch, but it will begin serving dinner on Thursday nights beginning Sept. 21.

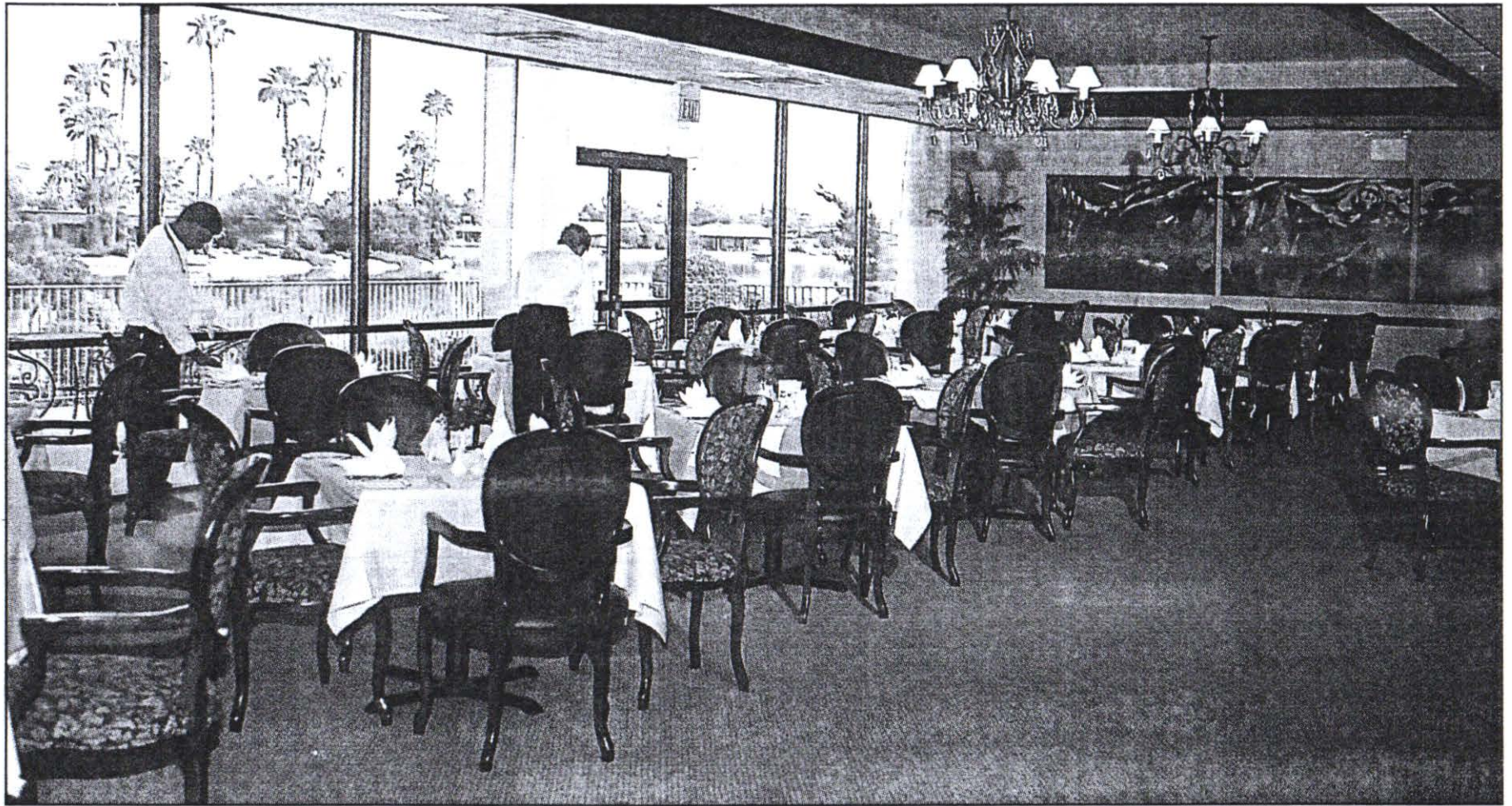
Once a month, the club holds a networking meeting and, on Mondays, Wednesdays and Fridays, the club hosts a happy hour from 5 to 7 p.m..

The club is closed on weekends.

Information: Kitty Groza, 974-2219, Ext. 123.

OVER





Charles Krejcsi / Staff photographer

# Lakes Club to close

## Sun City's largest country club will cease operations April 30

Sun City's largest and most luxurious private country club has announced plans to close its doors as of next April.

The Lakes Club, one of only four private country clubs in Sun City, has notified its members that declining membership has made it difficult for the club to meet its financial obligations.

Plans call for both the Lakes Club and the adjoining Metropolitan Club to close on April 30, 2002.

General Manager Scott Scharnott sent a letter last week to all members of both the Lakes Club and Metropolitan Club. He says

many members have responded with "a lot of questions and concerns."

Mr. Scharnott said the club is looking to negotiate special membership packages for its present members who wish to join other local country clubs.

"Our first priority is to take care of our members. We'd like to create a menu of options so they have a variety of choices of what to do and where they can go," says Mr. Scharnott.

All activities planned at the club through next April will remain as scheduled. Mr. Scharnott said the club is looking to relocate private parties and events scheduled beyond April 30.

The Lakes Club's membership of 898, combined with the Metropolitan Club's 226 members, makes its the largest of the

four private country clubs serving Sun City.

The club was planned by the Del Webb Corp. as a private dining facility and social club. Unlike the other country clubs in Sun City, it has no golf course or recreational amenities.

Construction began on the club in 1971 but a fire destroyed

the facility shortly before it was to open in 1972. The club was rebuilt and officially opened in September 1972.

Membership was originally restricted to Sun City residents. The Del Webb Corp. sold the facility to ClubCorp in 1981 and membership has since been available to the general public.

ClubCorp owns numerous other country clubs and properties in the country.

The Metropolitan Club was added six years ago and was designed to meet the needs of area business professionals.

Mr. Scharnott says the company plans to eventually sell the building once the club closes.

Daily News-Sun • Wednesday, March 27, 2002

# Grassroots effort fails to keep Lakes Club open

## APRIL 30 CLOSING: Efforts to garner financial backers hit roadblock

JOHN SOKOLICH  
DAILY NEWS-SUN

Questions were asked, surveys were sent and support was granted, but the Lakes Club in Sun City is still closing its doors April 30.

The club is closing because of lower-than-expected cash flow and declining membership, according to Pat Baldwin, spokeswoman for ClubCorp, which owns the Lakes Club.

"The majority of the members, if not all of them, are

very disappointed by the closing," said Gene Zylstra, a Lakes Club member and a Recreation Centers of Sun City board of directors member. "I don't know that there is very much we can do about it, but I'm not totally convinced that the numbers for the club are all that bad."

Zylstra said he has not examined the club's finances, but consistently sees large groups dining there.

"I guess their bottom line isn't all that good, for them to

**See Drive to, A5**

### From A1

close," he said. "I personally feel that there just might be too much overhead to make the club work."

In February, Herman Dettra, a long-time Sun City resident who has worked in real estate in the past, tried to gauge the interest of the club's 1,300 members with a letter and questionnaire seeing if they would be willing to pay a \$250 annual fee in addition to pay-as-you-go dining and dancing privileges in order to keep the club operating.

"We had a lot of response to the survey and it seemed like there wouldn't be a problem raising the money based on what the members responded," Dettra said. "But actually making it work is the problem. I am not willing to put people's money into something that won't work."

About 400 members responded to the survey and gave their support, Dettra said, but on closer

examination, the club needed to be overhauled to survive.

Dettra cited problems with the building, rent and utilities as a few of the reasons he is not pursuing the matter any further.

Scott Scharnott, spokesman for the Lakes Club, said he couldn't comment on the survey because he never actually received one or reviewed any responses.

"Herman Dettra contacted me and told me that there wasn't enough backing to proceed with the project," Scharnott said. "As for the club, we will stop our operations April 30."

When the survey was first sent out, Scharnott said he didn't think it would prove anything because it was conducted without inside knowledge of the club's financial situation.

"Nobody came in to look at the books or to see what they could offer or what was needed to make the club survive," he said. "I'm not exactly

sure what the survey was trying to do."

Baldwin said the Lakes Club in Sun City is not the only property owned by Dallas-based ClubCorp that is on the chopping block. She said throughout last year, ClubCorp has divested itself of many of its clubs throughout the country to focus on restructuring its investments, but the Sun City Lakes Club is the first club expected to be closed.

The club has operated in Sun City since 1973 and hosts a variety of events, lectures, meetings, receptions and dinners. The club can seat as many as 1,000 people at a time for various functions. It originally was slated to open in 1972, but a fire one month before its opening destroyed the building and forced a delay.

Although the Lakes Club is closing its doors in less than five weeks, details of the closure remain sketchy. The building has been listed on the real estate market for \$4 million through Coldwell

Banker, but there have been no reports of any parties considering a bid on the property.

Earlier, a group of investors presented a proposal for a lease option on the club, but Scharnott said the bid was rejected because ClubCorp wanted to sell the property outright rather than pursue a lease option.

"After the club closes, we will begin getting the building in position to show on a regular basis," Scharnott said. "There will be some liquidating of equipment with the sale, but we are trying to get the building shown and sold."

The closing is forcing many area clubs that hold meetings and annual events there to look elsewhere for accommodations.

Zylstra said he thinks many of the clubs will look to other area country clubs for their meetings, and he reported that the Recreation Centers of Sun City have picked up several catering jobs scheduled for after April 30.

*John Sokolich can be reached at 876-2526 or [jsokolich@aztrib.com](mailto:jsokolich@aztrib.com).*

Daily News-Sun • Friday, May 10, 2002

# Lakes Club closure strands life members

**ANCHOR TOO FAR AWAY:**  
Closest alternative in  
Scottsdale isn't appealing

**MICHAEL MARESH**  
DAILY NEWS-SUN

Sun Citian Roy Folino prefers dancing over golf, and now the former lifetime Lakes Club member has no place to practice one of his favorite pastimes.

The Lakes Club's closure April 30 may have left 100 members with little more than the paper their contracts are written on — unless they want to travel to alternative clubs.

One hundred people with lifetime memberships are wondering what will happen to their investments. Lifetime memberships sold for between \$2,500 to \$7,000, some members said, depending on when a person entered into the agreement.

The club's owners are studying how to compensate these former members. Pat Baldwin, public information officer for Dallas-based ClubCorp, which owns the Lakes Club, said its lifetime members will have the opportunity to join one of the corporation's other clubs.

Baldwin also said the company is reviewing how to help its former members in the process of changing clubs.

Folino is just one former lifetime Lakes Club member who now has no club to visit — at least not to his liking.

ClubCorp gave Folino and other lifetime members one option — Gainey Ranch Golf

Club in Scottsdale — that they could use free with their memberships since the Lakes Club closed. ClubCorp owns the Gainey Ranch club.

According to a letter ClubCorp sent to lifetime members, arrangements have been made to provide them with a free social membership opportunity at Gainey Ranch Golf Club. Members who believe the Gainey Ranch location is inconvenient could join private clubs in Sun City, but those clubs likely would require monthly dues, the letter stated.

Folino said since he was a Lakes Club lifetime member he should not have to pay for another membership somewhere else. He also said Gainey Ranch is a golf club, not a social club.

Folino said he has nothing against Gainey Ranch, but believes it does not suit his needs

**See Club's closure, A5**



## From A1

since he is not a golfer. "For me to travel 35 miles for limited dancing, you can forget it," he said. "It's for golfers, period. Why travel 70 miles or practically no dancing?"

Vern Trausch, a former lifetime Lakes Club member for nine years, agreed with Folino on Gainey Ranch primarily being a golf club.

"The Lakes Club is more of a social club," he said, adding that he enjoyed the dances at the closed social club.

Trausch said since he didn't want to join Gainey Ranch, he joined Union Hills Country Club in Sun City since the initiation fee at this club was waived, although

the monthly dues were not.

"It's going to cost us \$114 a month," he said, adding he paid \$7,000 to the Lakes Club for his lifetime membership so he would not have to worry about monthly dues.

Another lifetime member, Oliver Perry, said Gainey Ranch Golf Club is too far away for him to join, and if he wants to play golf he will do so at the recreation centers.

"I do all my golfing in Sun City," he said, adding that he paid \$3,500 to be a lifetime member at the Lakes Club.

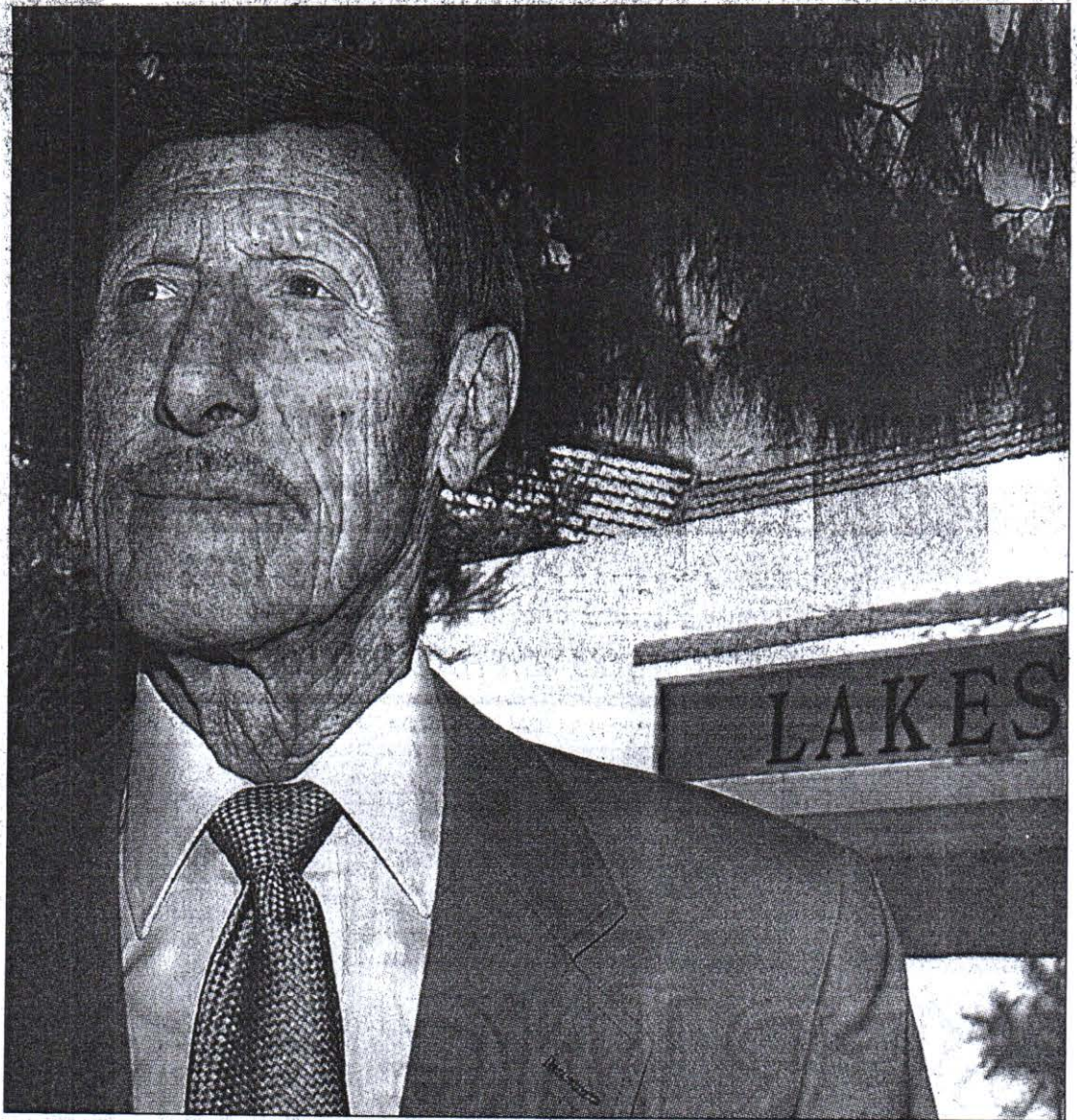
Perry said if he were to join a country club in Sun City, he would still be stuck with the monthly dues so he is exploring all of his options.

Robert Zumoff, chief counsel for consumer protection for the Arizona Attorney General's Office, said buyers must be careful when purchasing lifetime memberships at various facilities. Zumoff said his office would get involved in the Lakes Club situation only if there was some sort of fraud, but he said no criminal activity has taken place.

Consumers, Zumoff said, need to study the financial shape of corporations before joining facilities or buying long-term products to ensure they actually get what they pay for.

Michael Maresch can be reached at 876-2513 or [mmaresch@aztrib.com](mailto:mmaresch@aztrib.com).

OVER



JOY LAMBERT/DAILY NEWS-SUN

Ray Folino stands in front of the Lakes Club in Sun City. He said he isn't happy about the club's closure because he and his wife bought a life membership, inset left, and the only place it will be honored is at Gainey Ranch in Scottsdale.

DAILY NEWS-SUN

TUESDAY, DEC. 24, 2002

# Lakes Club sold

**MEDICAL HUB:** Roskamp/Sun Health Management to develop 7½-acre site

STAFF REPORT

The Lakes Club, a Sun City landmark since 1972, has been sold to Roskamp/Sun Health Management Services LLP and is expected to serve as a medical hub.

Bob Roskamp, owner of Roskamp/Sun Health Management Services LLP, reached just before boarding a plane Monday afternoon, had little to say about the purchase.

"This is in the preliminary stages," he said. "There is no

more information at this time."

In a press release, Roskamp said the first step will be to prepare a master plan for the 7½-acre parcel, and he expects that to include a medical-office building to provide a medical imaging service for sophisticated medical diagnostic studies.

The Lakes Club went on the market in May 2002. Efforts by members to

**See LAKES, A5**

## LAKES CLUB: Sun City landmark sold

**From A1**

purchase it from Dallas-based ClubCorp failed.

ClubCorp public information officer Pat Baldwin said everyone associated with the sale of the property was out of the office for the holidays and it is the company's policy not to disclose the purchase price.

The property located at 10484 Thunderbird Road is across the street from Sun Health's Boswell Memorial Hospital campus.

The purchase is expected to close in the first week of January.

Roskamp/Sun Health

Management Services operates the 288-unit Grandview Terrace Life Community and the 179-bed Sun Health Grandview Care Center.

"We'll be working closely with our Sun Health partners to determine unmet health-care needs of the community and how to best fulfill those needs consistent with Sun Health's mission as the community's non-profit health-care network," Roskamp said in a press release.

"Announcements regarding the types of services to be developed and when construction might begin will be made as plans are finalized."

The Lakes's Club was built

by Del Webb as a private dining facility and social club.

When the building was 90 percent complete and a month from its scheduled opening in February 1972, a fire demolished the structure. Del Webb Corp. then rebuilt it from scratch.

The club's grand opening was pushed back five months to August.

Overlooking Viewpoint Lake, the club hosted thousands of events in spacious quarters, including a cocktail lounge, sunken bar and a dining room seating up to 204 with room for dancing. Three smaller meeting/banquet rooms opened on the

dining room, and a 500-capacity ballroom/banquet room had been partitioned into three smaller meeting rooms.

Membership was originally restricted to Sun City homeowners, future residents awaiting their homes' completion and business and professional people. Originally limited to 800 members, the membership had swelled to 1,300 at the time of its closure.

The Lakes Club also housed the Metropolitan Club, a private club that opened in 1995 for business professionals.

FRIDAY, APRIL 26, 2002

© THE ARIZONA REPUBLIC

# + Save the last dance for the Lakes

## Sun City venue calling it quits after 30 years

By Pat Whitney  
Special for The Republic

For 22 years, Larry Versteeg has entertained on Saturday nights at Sun City's Lakes Club, as big an icon as the club itself.

It will be an identity tough to relinquish.

"I feel like I'm a ghost on the dance floor," he said. "The songs I play make me think of the people who used to dance here, many of whom are no longer with us. I can recall all their favorite songs but not their names."

For Versteeg and his band and the thousands of members who have come and gone over the past few decades, the last dance at the Lakes Club on Saturday will be bittersweet.

A prime social destination for Sun Citizens for 30 years, the Lakes Club officially closes Tuesday as a result of changing demographics and the lack of new membership. The adjoining Metropolitan Club also will cease operations.

As a band leader, Versteeg has unofficially been tracking retirement communities' changing musical tastes and demographics for years.

When he first started at the Lakes Club with the Don Nichols Trio, the band played music mostly from the 1920s and '30s. Eventually it played big-band music from the '40s and '50s.

Today, Versteeg knows that retiring baby boomers' lack of interest in joining organizations presents a challenge to dinner/dance clubs looking for new members to survive.

At the start of 2002, membership had dropped to 1,112 from 1,531 in 1998, according to Lakes Club general manager



Pat Shannahan/The Arizona Republic

**Roy and June Choudhury dance at the Lakes Club in Sun City. The Lakes Club and the adjoining Metropolitan Club are ceasing operations.**

Scott Scharnott.

Both clubs have enjoyed an exclusive reputation in the West Valley's business and social communities. The Lakes Club has been host to wedding receptions, private parties and corporate meetings. Members from middle age into their 90s have attended the club's dinners, dancing and socializing three nights a week.

"This was a special place of refuge for the members," Scharnott said. "They were like family to all of us."

Private members can bid adieu at the "Last Dance" on Saturday. Lunch will be served on the final day of operation on Tuesday.

Some longtimers, such as Bob Chetlan, have chosen to close the chapter on the

Lakes Club in more personal ways.

"I said my goodbye at my daughter's wedding and reception at the Lakes Club on April 7," Chetlan said. "Bobby Freeman, club entertainer on Wednesdays, provided the music."

Like most other members, Chetlan has transferred to another private club.

But on Saturday evening, melodies and memories will merge one last time in the ballroom to the sounds of Larry Versteeg and his band. He plans to honor as many requests for music as he can squeeze in during this last hurrah.

"The Last Dance will be quite an emotional event," Versteeg said. "It will be hard to say goodbye."

"But time moves on. Things change."

# Bon voyage

The Lakes Club closes Tuesday. Below, Bill Lewis, left, chats with Bill Begheim, while their wives, Jean Lewis, center left, and Carole Begheim hug at the club's bon voyage party last week.



PHOTOS BY JOY LAMBERT/DAILY NEWS-SUN

**LANDMARK:** Webb-built Lakes Club ends run in Sun City

**MICHAEL MARESH**  
DAILY NEWS-SUN

A Sun City landmark will close Tuesday, more than 30 years after Del Webb built it to market his active retirement community.

Club members and guests said "bon voyage" last week to the popular club overlooking Viewpoint Lake and scene for thousands of celebrations, galas and club events.

As of today, the club is still on the market for \$4 million, with no takers.

"We've had a lot of interest in the club and property, but nothing has been formalized yet," said Scott Scharnott, club manager.

While not a typical private country club — having no golf course or other recreational facilities, the Lakes Club has a wealth of history and tradition. Conceived by Del Webb as a private dining facility and social club, it played a prominent role in Sun City's social life.

When the building was 90 percent complete and a month from its scheduled opening, fire in February 1972 demolished it, and Del Webb Corp. rebuilt the structure from scratch. A plumber's torch had ignited a strip of tar paper, resulting in more than \$3 million in damages.

The club eventually held its grand opening in August 1972.

Overlooking Viewpoint Lake, the



OVER



club has hosted thousands of events in spacious quarters boasting a cocktail lounge, sunken bar, and a dining room seating 204 with room for dancing. Three smaller meeting/banquet rooms opened on the dining room, and a 500-capacity ballroom/banquet room had been partitioned into three smaller meeting rooms.

Membership was originally restricted to Sun City homeowners, future residents awaiting their homes' completion and business and professional people. Originally limited to 800 members, the membership had swelled to 1,300.

The club was an important sales vehicle, as prospective buyers would be entertained there and told it was their club if they bought property and wished to join. Emphasis was on elegance, quality food and service. Newcomer Coffees were held there for several years, and countless community organizations held luncheons, galas, dinners and gatherings there. The club has hosted weddings, anniversaries, political campaigns and funeral receptions.

The Lakes Club also houses the Metropolitan Club, a private club that was designed for entertaining friends and business associates.

Since the Metropolitan Club opened in 1995, it has been used to entertain

business professionals and meet new prospects. When the Phoenix Coyotes professional hockey team was courting the West Valley for its new home, the team used the Metropolitan Club several times to apprise area officials of their plans.

With the closure of the Lakes Clubs comes the closing of the Metropolitan Club as well.

In October 1981, the Club Corporation of America purchased the club and opened membership to anyone, regardless of place of residence.

According to Pat Baldwin, spokeswoman for ClubCorp (formerly Club Corporation of America), the club's closure is part of a restructuring plan. She said the company is selling a handful of properties throughout the country, keeping those clubs that are primarily private golf clubs.

Long-time members were surprised to learn they would have to go elsewhere to find a place that fit their needs.

"We are disappointed," said member Chuck Peart. "It is a beautiful place and location."

John Weekley, another club member, said the club's members are scattering to other clubs in the Valley, including Briarwood in Sun City West; Sun City, Union Hills and Palmbrook in Sun City; Arrowhead in Glendale; and Gainey Ranch in Scottsdale.

The Recreation Centers of Sun City has reported an

increase in the number of clubs seeking its catering services since the closure was announced.

Weekley and Peart will join the Gainey Ranch Country Club in Scottsdale, since it is affiliated with ClubCorp., which has managed the Lakes Club.

"For so many people, this has been their home away from home," Weekley said. "There are a lot of sad people."

Peart said the news of the closure did not surprise him: "I think John and I are disappointed, but we could see it coming."

Peart said the quality of the food and service has resulted in a loss of membership, and instead of addressing the problem, the owners decided to close the club.

"We are disappointed by the lack of interest," Peart said. "We both feel the manager was doing a fine job, but was not being backed up by the corporation."

Member Helen Stack said she was shocked when she heard the club was closing.

"It's been like a home away from home for me," Stack said. "It feels like a dream."

Stack said she will join another country club, but doubts it will have the same atmosphere as the Lakes Club.

"We used it as a place for all of our social activities."

*Michael Maresh can be reached at 876-2513 or [mmaresh@aztrib.com](mailto:mmaresh@aztrib.com).*

WEDNESDAY, JUNE 26, 2002

## Elks hope to buy old Lakes Club site

**ERIN REEP**  
DAILY NEWS-SUN

The Sun City Benevolent and Protective Order of Elks is moving forward with the potential purchase of the former Lakes Club.

Val Bianchini, president of Lodge 2559, said that a proposal has been made.

"It's kind of at a standstill right now," he said. The Elks submitted a letter of intent to Coldwell Banker.

The letter of intent had three components.

First, it stated that the Salvation Army has offered to buy the building that serves as the Elks Club's home. The Salvation Army submitted this to the Elks in writing, Bianchini said.

The Elks also stated in the letter that the proposed purchase of the former Lakes Club must be approved by its membership with a two-thirds vote.

The Elks Grand Lodge in Chicago also must approve all club purchases over \$15,000.

"As of right now, nothing is happening," Bianchini said.

SUN CITIES INDEPENDENT January 1, 2003

# Lakes Club sold, may be developed as medical complex

## Development plans are not definitive

One of Sun City's landmarks has been purchased and may be soon take on a new appearance.

Bob Roskamp, a residential retirement investor, announced last week that Roskamp/Sun Health Management Services, LLP, has purchased the Lakes Club, 10484 W. Thunderbird Blvd., across the street from Boswell Memorial Hospital. The property had been one of Sun City's four country clubs before closing on April 30, 2002.

The purchase is expected to close by Jan. 7. No purchase price was announced.

Mr. Roskamp said the first step will be to prepare a master plan for the 7.5-acre parcel. He expects at least some of the property will be

developed as a medical complex with medical-imaging service.

Susan Bennett, a Sun Health spokeswoman, said no definitive plans have been announced. "It's very preliminary," she said.

No decision has been announced as to whether the existing Lakes Club and adjacent Metropolitan Club will be razed or the building renovated to meet a new use.

"We'll be working closely with our Sun Health partners to determine unmet health care needs of the community and how best to fulfill those needs consistent with Sun Health's mission as the community's non-profit health care network," Mr. Roskamp said in a prepared statement.

"Announcements regarding types of services to be developed and when construction might begin will be made as plan are finalized," he continued.

Roskamp/Sun Health Management Services, LLP operates the 288-unit Grandview Care Center on the campus of Del E. Webb Memorial Hospital in Sun City West. Mr. Roskamp has also been a major personal benefactor of the Sun Health Residence for Special Adults in Peoria and the Louisa Kellam Center for Women's Health at Del E. Webb.

Club Corporation of America announced in December 2001 that it would be closing the Lakes Club and Metropolitan Club, Sun City's largest country club, as of April 30, 2002, because of declining membership.

The club was planned by the Del Webb Corp. as a private dining facility and social club. Unlike the other country clubs in Sun City, it had no golf course or recreational amenities.

Construction began on the club in 1971 but a fire

destroyed the facility shortly before it was to open in 1972. The club was rebuilt and officially opened in September 1972.

Membership was originally restricted to Sun City residents. The Del Webb Corp. sold the facility to ClubCorp in 1981 and membership was made available to the general public.

ClubCorp owns numerous other country clubs and properties in the country.

The Metropolitan Club was added in 1996 and was designed to meet the needs of area business professionals.

## The 'book' closes on the Lakes Club

By Ruth Borchardt

The Lakes Club—a Sun City "landmark"—has had the final chapter written on its existence. Its demise will be finalized Jan. 7, 2003 when it is purchased by Roskamp/Sun Health Management Services.

A home away from home for many West Valley residents, the Lakes Club shut its doors forever last Spring—leaving members to find other facilities—or, for the club's life members—to transfer to Gainey Ranch, which is a bit of a distance away.

An Ambassador of the Club, John Weekley, also with Ken Meade Realty, worked diligently to find a buyer—hopefully former members would have liked to have kept it in some sort of dining and dancing establishment.

Several offers were submitted, none of which were acceptable to

Club Corporation of America the owners. The last interested group was the Sun City Elks Club, an already long established club in the area.

Discussions took place, but in this case local members would have to approve by a 2/3 majority of those present. Then it would be submitted to the Grand Lodge headquarters for its O.K.

Rumors flew that the Elks was perhaps considering a new Club in Surprise, which would split the membership. But things were coming to a head with a proposed local vote on Dec. 19. Prior to that time, the other offer was submitted by Roskamp/Sun Health Management Services and subsequently accepted by the seller.

Former chairman of the Lakes Club Board, D.J. O'Connor, said

See **THE 'BOOK'**, Page 2

## THE 'BOOK': Closes on the Lakes Club, from Page 1

she had a feeling it wouldn't materialize with the Elks Club. She has taken a philosophical view of the matter, saying, "We must move forward," and she has found a new home at Palmbrook Country Club.

Many former Lakes Club members have joined other clubs—besides Palmbrook including Briarwood, Union Hills, and Sun City Country Club.

The El Dorado one of the first large retirement communities, located next door to the Lakes Club, where you can buy a condo, paying for a specified num-

ber of meals and with the comfort of a nurse on hand.

Bob Temby, an El Dorado resident living with wife Jo, is very disappointed. He "hates like hell" he said to see the property turned into perhaps more medical offices. "But at least," he said, "he won't see any of the dirt and dust of tearing down and building, because he is on the other end of the property facing Viewpoint Lake."

Already, many of the trees are gone and its "farewell forever" to the Lakes Club.

# Theater Works docks at Lakes Club

**TEMPORARY DIGS:** Director pulls off 'Delicate Balance'

RICH OTT  
DAILY NEWS-SUN

Theater Works has found a temporary home for its last two shows of the season.

The Lakes Club, 10484 W. Thunderbird Blvd. in Sun City, will be the site for the Pulitzer Prize winning drama "A Delicate Balance," opening at 8 p.m. Friday, and "Parade," running May 9 to June 1.

"For a last-minute replacement, it's fabulous," said "A Delicate Balance" director David Barker. "It could have been worse; we could be in a warehouse, somebody's basement or a restaurant banquet hall. It's as good as any emergency relocation one could expect."

Theater Works Peoria facility at 9850 W. Peoria Ave. was shut down by Fire Marshal Howard Munding on March 19 because he said the building was unsafe for public gatherings.

That left artistic director Scott Campbell with the task of finding a replacement stage for all of Theater Works' programming (four shows total).

One production, "Phoebus," will be presented at Holiday Park Elementary, 1530 N. 62th Ave. in Phoenix

from April 18 to 27.

Another show, "The Mayflower Revue," originally scheduled to start March 27, was canceled because its actors were unavailable for the remainder of the season. Theater Works plans to run that show next season in late September or early October.

The final two main-stage productions have both found the same home. Campbell was able to rent the Lakes Club for the next two months because the establishment has been empty since closing a year ago.

"It's empty room after empty room after empty room," Barker said. "It's very eerie."

But the director loves the club's cleanliness and vast space, especially the old employee lounge, which has been converted into dressing rooms for the actors.

Ironically, "A Delicate Balance" is about a well-to-do family that belongs to a country club, which is mentioned often in the story. So it almost seems appropriate that the show will be performed in an abandoned country club.

The 35,000-square-foot Lakes Club, which overlooks Viewpoint Lake, was built more than 30 years ago by Del Webb to help market Sun City.

In January, Roskamp/Sun Health Management Services (no relation to Sun Health)



MOLLIE J. HOPPES/DAILY NEWS-SUN

became the facility's new owner, said Bill Molloy, managing member of DevMan Company LC, the property manager and leasing agent.

Molloy said plans for the site include building a 33,000-square-foot, two-story medical building, which still leaves space to keep the existing building.

"We are trying to find compatible uses for it, because it's such a great facility," Molloy said. "When Theater Works came along just recently, what the landlord said was 'Even though we're trying to lease it, if we can help them in the interim, let's work around it.'"

So Theater Works found its temporary home. Campbell said he hopes his theater patrons don't get smitten by the club's lavish acoutrements, as the community troupe still plans on having its Peoria building open in time for its 2003/2004 season premiere, "Picasso at the

The Lakes Club in Sun City will serve as a temporary home for Theater Works, whose facility was closed by the Peoria fire marshal in March for code violations.

Lapin Agile" on Sept. 19.

"A lot of people think we are not going to survive this," Campbell said. "We are definitely going to survive this."

Initial estimates were \$100,000 to bring Theater Works' home up to code, with the two major issues being the sprinkler system and electrical wiring.

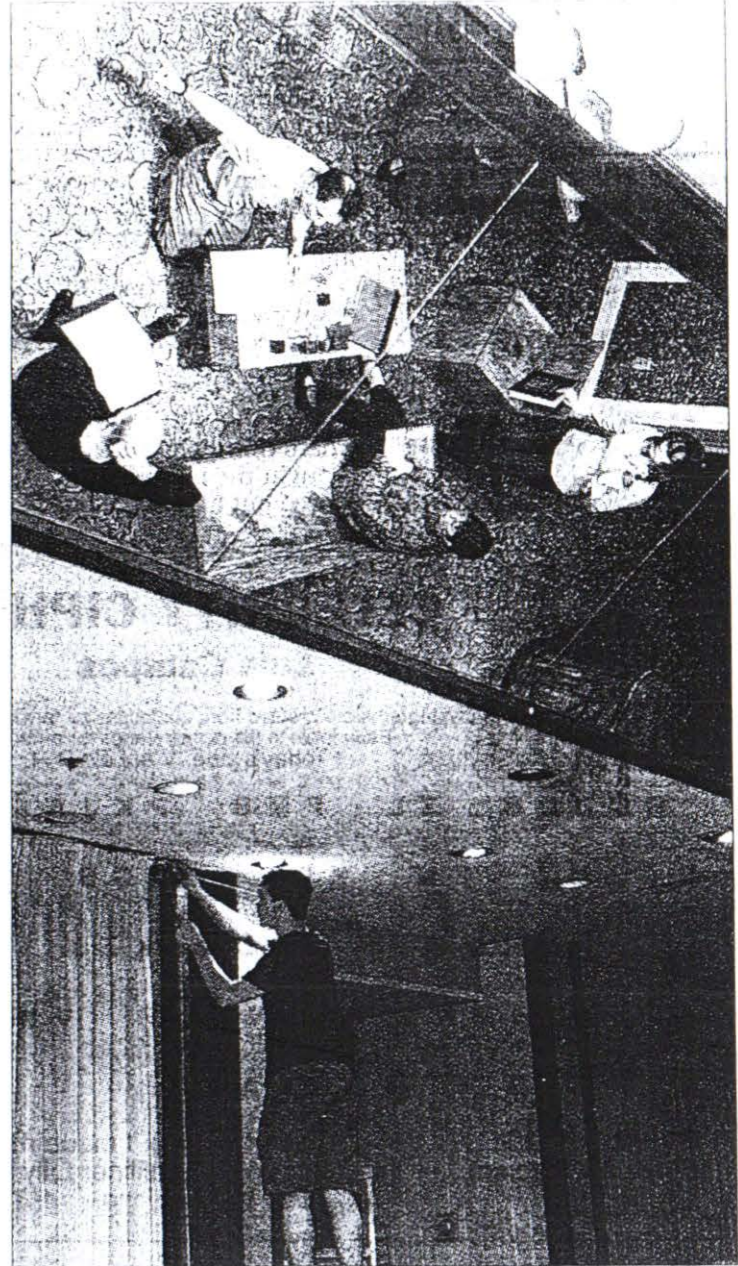
Campbell expects to reduce that amount.

"When you need a car, you need a car," he said. "It doesn't mean you are going to run out and buy a Lexus."

The same architects who will design Theater Works' future home in downtown Peoria are looking at ways to fix the troupe's closed location.

"They are trying to come up with a means where it is not quite \$100,000," Campbell said.

Even if the total doesn't reach that mark, the



JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

The cast and crew of "A Delicate Balance" are reflected in the ceiling mirrors at the Lakes Club, where the show will open Friday.

See THEATER, A5

OVER



JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

Terri Scullin of Scottsdale, who plays Julia in "A Delicate Balance," puts on her shoes in the what was the employees' lounge at the Lakes Club, and now serves as Theater Works' dressing room.

## From A1

community theater still needs a tremendous amount of financial support.

Peoria city council member Michael Patino is prepared to do his part. The Acacia District (mainly downtown Peoria) member is trying to get approval for anywhere from \$4,000 to \$5,000 of discretionary funds to give to the nonprofit organization.

"It's our discretion as a council member on how we would like to use our discretionary funds," Patino said. "I would hate to see Theater Works close their doors. It's a nonprofit organization that helps the community."

Patino — whose district is the site of Theater Works' future building — said even though the current location

## IF YOU GO

- **WHAT:** "A Delicate Balance"
- **WHEN:** Through April 27 at 8 p.m. Thursdays, Fridays and Saturdays and 2 and 7 p.m. Sundays
- **WHERE:** Lakes Club, 10484 W. Thunderbird Road, Sun City
- **COST:** \$17.50, \$15.50 for seniors and military, \$14 for students
- **BOX OFFICE:** 815-7930

doesn't rest in his district (it's in the Pine District), he knows people from throughout the city, and even state, participate in the troupe's programs as well as attend performances.

"It is truly an organization that touches many lives, both young and old," he said. "I would like to take action quickly. I know every day is vital to them."

Patino hopes to get

approval by the end of the week on how much discretionary funds he can allocate to Theater Works. In the meantime, the councilman advises everyone interested in the arts to contribute, whether it be \$5, \$10 or \$20.

"Any and all contributions would be welcomed," Patino said. "It's not the sum of the money that matters, all of it will be useful and benefit hundreds of people."

And if one can't afford a financial donation, Theater Works is also accepting donations in sweat. On Tuesday about 15 volunteers helped with the process of cleaning

out the theater's prop and costume rooms, two items on the fire marshal's list that needs addressing before the building is allowed to reopen.

Volunteers are welcomed weekdays from 9 a.m. to 9 p.m. to help staff with the numerous things that need attention. Volunteers are also needed on Saturdays, though the building won't be open as late.

The thing that worries Campbell the most is the lack of season ticket sales for next season since the building has been closed down.

The 2003/2004 lineup consists of "Picasso at the

Lapin Agile" (Sept. 19 to Oct. 12), "Sweet Charity" (Nov. 14 to Dec. 7), "Songs for a New World" (Jan. 9 to Feb. 1), "Landlocked" (Feb. 13 to March 7), "All My Sons" (March 19 to April 11) and "A New Brain" (April 23 to May 16).

To order season tickets, call 815-7930. And at the same time, donations for the nonprofit troupe would be accepted.

"Last season we had 1,400 season ticket holders," Campbell said. "If each gave a \$100 donation, we'd be at \$140,000 in no time."