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**The Takeover of Briarwood
Country Club From DEVCO
By Betty Stoneking**

The Del Webb Construction Company (DEVCO) planned the only private golf and country club for Sun City West in 1981. Soon afterward, the front 9 holes were redesigned and built around single fairways to double the available area around the golf course at a cost of \$3,646,775.

The groundbreaking for the 8,700 square foot dining room/club house, pro shop, tennis courts and outdoors pool took place April 1984, which happened to coincide with the holding of the first Senior PGA Tour Roundup so it was only natural that Sam Snead would lift out the first shovel of dirt. The arrangement with Del Web was that they would build the golf course and clubhouse, and, when the membership reached 405 proprietary members, the members would buy the clubhouse, its contents, grounds and greens equipment from Webb Corporation and he would convey both the course and clubhouse to Briarwood Country Club.

The Clubhouse was completed in the spring of 1985 at a cost of \$4,372,598. Meanwhile Del Web took reservation for proprietary memberships at \$9,990 (first 100, raised to \$12,900 for second 100), and \$1,200 for social members. Reservation applications for proprietary members included \$1,000 down payment, which Webb placed in an interest bearing account.

By October 1985, when Webb had sold approximately 128 of each category, the members formed an advisory committee to elect officers. Charlie Coulter was elected first president.

By January 1986, 239 proprietary members voted unanimously for an early takeover of ownership of the club. Mr. Coulter remembers the five-month takeover negotiations from DEVCO that involved attaching casters to the dining room chairs for easy movement. The \$80,000 estimate to redo 500 dining-room chairs, reduced to \$56,000 was subtracted from the purchase price, but after the closing of escrow on May 30, 1986, the new Governing Board decided to have in-house labor. A crew of the members sawed off two inches from each leg, using a jig made by member Bob Earnest to unify the chair levels at a cost of \$8,118.

By January 20, 1986 memberships from proprietary and social members totaled \$4,800,000 with 50 proprietary memberships and 154 social memberships still available. Briarwood Country Club members literally paid the price of the club facility from memberships before it was taken over. The Patio enclosure enhancement to seat 75 more diners that year was called, "Charlie's Folly."

Briarwood Country Club was more than just a golf, tennis and dining experience. Many social activities including: bridge, dance instruction, water aerobics and fashion shows were added. Special annual evening events featured the President's Ball, Crystal Balls, a Sweetheart Ball, the fourth of July and a

New Year's Eve Ball. The next renovation in 1993 again enlarged the casual dining room and updated the décor. The final enlargement from enclosing the patio happened in the year 2,000 from volunteer donations when one member alone matched the \$50,000 collection. The latest million-dollar facelift last year brought the club into the 21st century with luxurious replacements throughout the clubhouse, golf shop and golf course.

Briarwood Country Club is still the only private country club in Sun City West, and enjoys a well-deserved reputation for quality in a well-managed golf and dining/dancing experience. Today, special social committees oversee 21 annual social events, and club members sponsor many community activities.

The Historical Society of the Sun Cities is indebted to Mr. John Kauffmann, club manager, for donating a meeting room with refreshments to our Historical Committee during the writing of this Silver Anniversary Book.

Briarwood sets remodel

COUNTRY CLUB:
\$1.13 million facelift
begins May 13

MICHAEL MARESH
DAILY NEWS-SUN

Briarwood Country Club in Sun City West will undergo a major facelift in May.

The remodeling of the clubhouse and golf course at the 135th Avenue and Meeker Boulevard country club will cost \$1.13 million, said board President John Galbraith.

Galbraith said the remodeling will encompass the entire clubhouse, including the pro shop, locker rooms and restrooms.

Another aspect of construction will involve reworking the sand traps on the 18-hole championship golf course.

"We are very excited about the prospects and what it will mean to our club," he said, explaining the board went through the clubhouse 18 months ago to determine what needed to be upgraded.

General Manager John Kauffmann said work on the course and the clubhouse will begin May 13. The clubhouse remodeling will take 90 days to finish — expected to be completed in the middle of August, while renovation of the golf course will finish by July 1.

The remodeling, part of a long-term plan, will change the appearance of certain areas in the clubhouse, although the layout will remain the same.

"Everything depreciates and gets a little bit tired, and we feel now is the time to upgrade it," Kauffman said. "This change will be all cosmetic, and there will be no structural change."

Kauffman said the club has started to see residents from Sun City Grand join because of the large crowds they encounter on



STEVE CHERNEK/DAILY NEWS-SUN

Briarwood Country Club staff prepare the main dining room for an event Wednesday. The 36,000-square-foot clubhouse in Sun City West is to undergo a facelift starting May 13.

recreation-center golf courses, and in order to retain them and attract new members, the club needs to give them what they want.

Briarwood is the only private country club in Sun City West. There are no private clubs in Surprise.

Briarwood sits on 150 acres of land and has a membership of 960

— 360 golf memberships. About 1,700 people and their guests use the club annually.

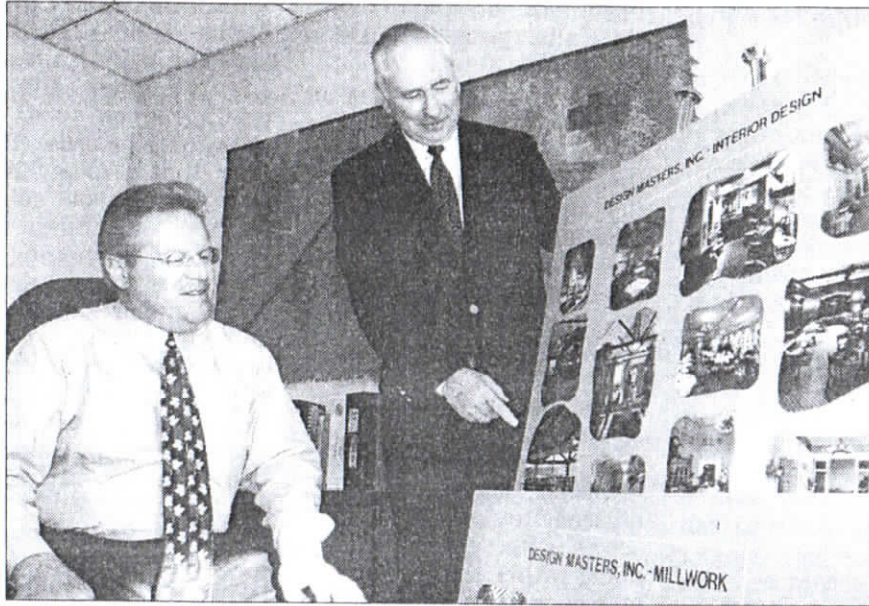
The remodeling, Galbraith said, is not the first time the club has undertaken major work. In 1993, the clubhouse was expanded and the interior was redesigned. Galbraith said there also have been some minor improvements to the

club in the 16 years since it was purchased from Del Webb. But none of the past remodeling was as extensive as that now being planned.

"This is the first time we will spend over a million dollars," Galbraith said. "This is really the first stage of the golf course."

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OVER



STEVE CHERNEK/DAILY NEWS-SUN

General Manager John Kauffmann, left, and President John Galbraith of Sun City West's Briarwood Country Club peruse photos of other clubs remodeled by the contractor hired to refurbish Briarwood later this year.



STEVE CHERNEK/DAILY NEWS-SUN

The casual dining room at Briarwood Country Club in Sun City West looks out on the golf course. The club's cosmetic makeover is to begin in May.

Briarwood Remembers the Children

Story

Ruth Borchardt

Reaching out to help others could be Briarwood Country Club's motto. This time it was for the children at the Surprise Elementary School on Dec. 19th at 2 p.m... 350 youngsters received a gift worth from \$10 to \$15, beautifully wrapped and distributed by the tireless member workers.

Santa and Mrs. Klaus were Sandy and Dick Rollins with impressive Santa outfits. Co-chairwomen were Barbara Hulett and Terri Johnson; in charge of publicity was Ann Jennings; talented piano player Patsy Davis was giving "her all" on the ivories with appropriate music. The room was festooned with red and green balloons and Santa and his wife sat on the stage in front of a lovely tree. In addition to the gifts for children in the auditorium,



Santa Dick Rollins with a happy gift recipient.

there was a large amount of money set aside for extra gifts for the migrant farm workers' offsprings, so no child was without a present.

Every gift was

catalogued as to the correct age for the receiver of the present. Hours were spent gathering and sorting the

BRIARWOOD REMEMBERS
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SCW

Briarwood Remembers the Children

Continued from Page 1

items so the long line could move rapidly up to the stage for the visit with Santa.

It was awe inspiring to see how smoothly these people handled not only the hundreds of children, but also a number of the parents of the smaller girls and boys. The auditorium was "packed to the rafters". It is just another example of how Briarwood members respond with money, time and effort to try to spread some joy to those less fortunate. They are constantly looking for ways to help the community and of course they themselves reap the rich rewards when they see the happiness resulting from their efforts. It was a wonderful afternoon!



Briarwood "Elves" Ann Jennings (l.) and Barbara Hulett are shown sorting gifts.

Club starts early to brighten youngsters' holiday

By Julia Jones
Staff writer

Sun City West

Caught up in the holiday spirit at their annual Christmas Crystal Ball several years ago, members of the Briarwood Country Club decided on the spot to share the fun with others.

And they did that in a big way.

On Dec. 15, Briarwood members took their party to children at Surprise Elementary School for the sixth time. More than 525 gifts were presented to the children, who had brought along mothers and fathers to share in the fun, according to Ann Muse, publicity chairwoman for the club.

"The biggest worry to me is that we wouldn't have a package for every child," said Helen DeLawa, co-chairwoman of the event with Mary Lee Chambers. "I really worried about that, but we ended up with more than we actually needed, in the end," she said. "It takes a lot of planning, but that's the way we want it to turn out."

Any extras go by van with those gifts reserved for children of migrant farm workers in the area, DeLawa said. Another 100 or so gifts are earmarked for an older children's party at the Dysart Community Center.

Dick and Sandy Rollins again served as Mr. and Mrs. Santa, she said, and Briarwood chef Bobby Friedman donated his time to prepare refreshments from supplies donated by local merchants.

Club members who couldn't get out to shop sent in contributions that totaled more than \$800, DeLawa said, which helped cover incidental party costs, wrapping supplies for gifts sent in unwrapped and a few extra gifts for age groups that didn't seem to be completely covered.

DeLawa and her six committee members were named in June, drew up their plan of action when residents returned to the Sun Cities in September and started collecting and sorting gifts early in December, just about the time the



James Garcia / Staff photographer

club's Christmas trees went up and were decorated in white and burgundy, Muse said.

The gifts weren't the \$2 and \$3 dime-store stuff, DeLawa said.

"We wanted nice things, so we asked that members spend \$10 to \$12 on each one. We've found we can find very good gifts in that range, and the children seem to love the 'fanny packs,' and digital watches and even little radios."

Committee members and their army of helpers met regularly in the club's lounge, sorting, tagging gifts by age group, counting and bagging as they went. Five hundred gifts make quite a stack, DeLawa said, so they're packed off to a storage area for safekeeping

See BRIARWOOD, Page 2



Desiree Ochoa, 3, and Jessica Ochoa, 4, get presents from Santa (above) at Surprise Elementary School. The children were among 525 who came to the school on a Saturday to get gifts provided by members of the Briarwood Country Club in Sun City West. Santa and Mrs. Santa (Dick and Sandi Rollins) got a chance to dance together (left).

SCW

BRIARWOOD From Page 1

until party day.

"Three of our members buy a dozen little dolls, then make extra outfits for them," DeLawo said.

They're arranged in special cases, and presented to the children unwrapped. Everyone enjoys seeing their happy faces when they spot the dolls, she said.

At the party, quite a few children take their gifts home, still wrapped, saving their surprise for Christmas morning.

And, as always, a few of the younger children dissolve in tears at the sight of Santa.

But that's what makes it really seem like Christmas, she said, and that's what keeps the members busy at the project year after year.

"Even though we outdo ourselves every year, when you get rested up, it all seems worthwhile," DeLawo said.

"You know, I might take this job again next year."

Members to take over Briarwood from Webb

By MARIA ARELLANO

Staff Writer

SUN CITY WEST—Del E. Webb Communities Inc. (formerly the Del E. Webb Development Co.) has agreed to a takeover of Briarwood Country Club by its members.

The price for the private, 18-hole golf course, clubhouse, dining room, pro shop, tennis court and locker areas is about \$4,400,000, said Charlie Coulter, president of Briarwood. Webb estimates the club's worth at \$8

million.

The takeover, which becomes effective April 1, does not include any transfer of money because the club's 355 proprietary members paid for the clubhouse as it was being built through initiation fees and annual dues.

"The price was one of the best bargains in town," said Coulter.

Members, he added, did not have to pay for the golf course, either. That was paid for through fees assessed residents whose homes abut the course.

Proprietary members pay a one-time, \$15,000 initiation fee and annual dues of \$1,500.

The buyout was approved by 281 of those members at a Jan. 27 meeting in addition to 16 votes registered by absentee ballot. No dissenting votes were cast. Announcement of the decision was not made until this week.

Earlier, Webb had said it would not turn the club over to members until all 405 proprietary memberships were sold.

With 50 still available, the move was viewed by some residents and at least one proprietary member as another indication that Webb wants to pull out of the community as soon as possible.

They wondered aloud how members were going to pay for operation of the club, estimated at about \$1 million a year, \$500,000 of that for the golf course alone.

Coulter denied any pressure
* Briarwood, A6

OVER

* Briarwood

—From A1

was exerted by Webb for the early takeover, but conceded he is concerned about meeting operating expenses during the traditionally slow summer months.

He said various members are shopping around to secure a line of credit through either local banks or savings and loans institutions as a backup for operating costs should income fall short.

Paul Tatz, Webb president and chief executive officer said the company had planned all along to eventually turn the facility over to its members.

"We're pleased with the rapid growth of the club which has allowed this to happen even sooner than we had expected," Tatz said.

Coulter said members agreed to take over Briarwood on the condition that they be allowed to eliminate public play on the golf course as soon as possible.

He said public play was creating too much pressure on the course because some members golf up to seven times a week.

However, elimination of public play will also mean elimination of about \$103,000 a year in revenues.

Despite that, Coulter said he does not think members will run into financial hardship.

"We're not going to eliminate public play tomorrow, but that's what the members want, and we'll do that as soon as we can. I just don't think it will be too difficult for us to keep the club going; we've had overwhelming response to our bridge, tennis and dining events here," Coulter said.

In addition to proprietary memberships, the club offers "social memberships" that carry a one-time, \$1,250 initiation fee and a monthly fee of \$60.

Coulter said 450 of the 600 social memberships at Briarwood have been sold.

Despite its less than solid revenue projections, the membership will explore the possibility of limiting proprietary memberships to 375 instead of 405.

Coulter said the membership will take action on that matter sometime in the near future.

In addition, the membership will also determine whether existing memberships should be made available to residents of Sun City as well as Sun City Westers, he added.

BRIARWOOD HOSTS GRAND OPENING FOR MEMBERS

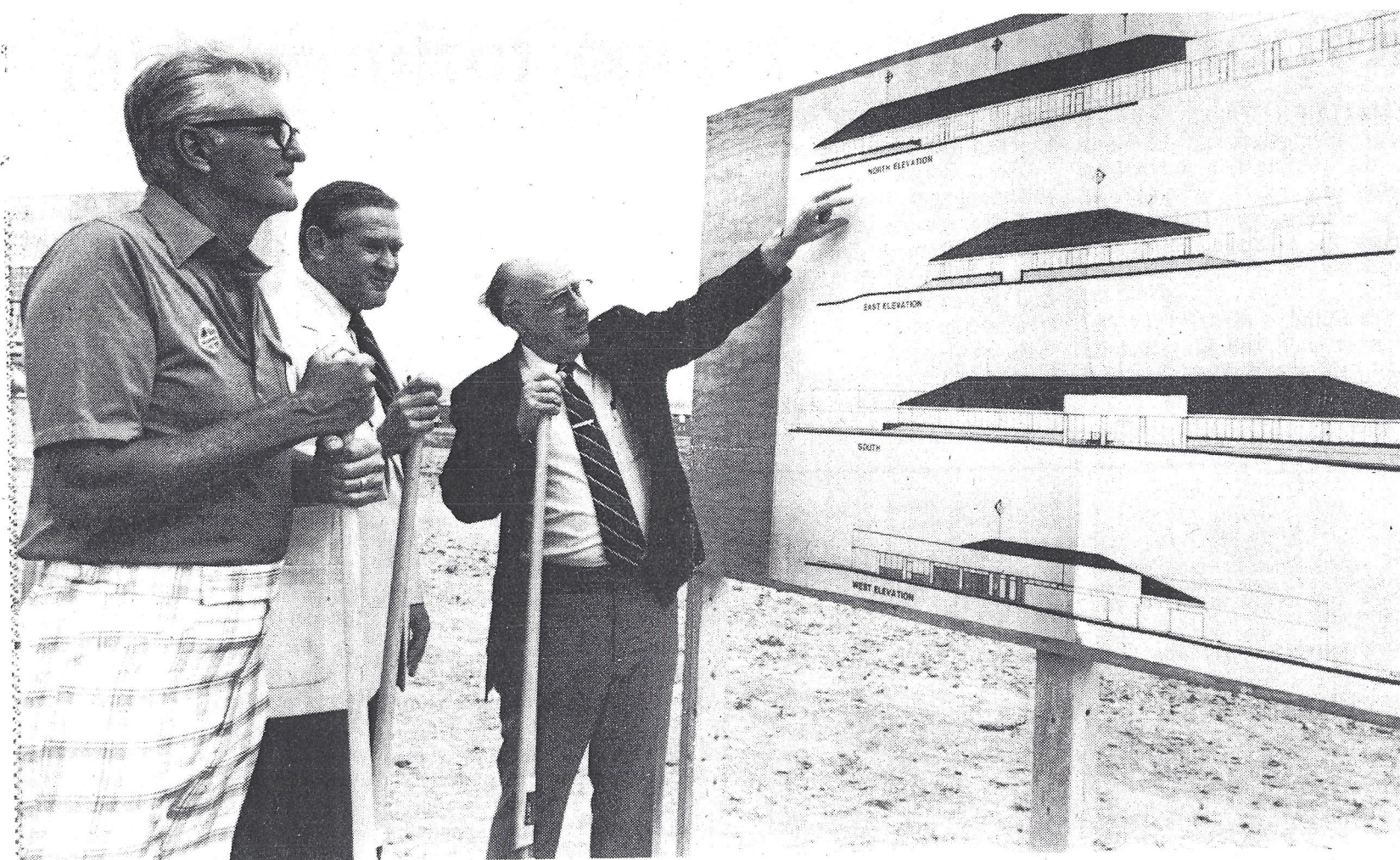
With its elegant clubhouse near completion, the Briarwood Country Club is planning a special, by-invitation-only opening for its current members on Saturday, May 4 from 3 PM to 7 PM.

Decorated in a breathtaking Spanish motif, the \$4.2 million clubhouse will house a fine dining area with seating for 252, a 900 sq. ft. dance floor, lounge, patio, and private dining areas, pro shop, grill area, men's and women's locker rooms, swimming pool, tennis courts and general offices.

Upon opening, the Briarwood Clubhouse will be reserved for use by members. The golf course will be open to the public until it is turned over to the country club's membership.

Briarwood's membership has already reached approximately 355 proprietary members and 451 social members.



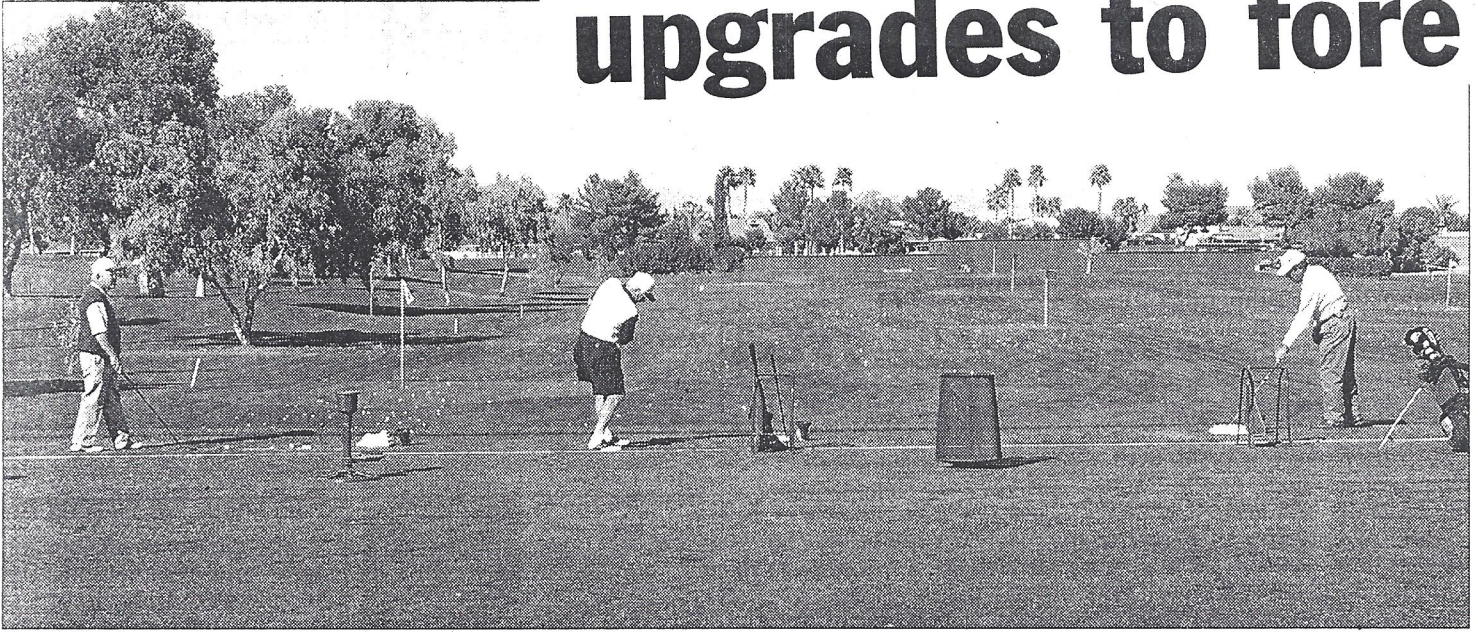


Showing off proposed country club 4-23-84

Devco President Fred Kuentz, right, shows artist's drawings of the Briarwood Country Club to Bob Williams, left, chairman of the Briarwood advisory board, and Paul Tatz, executive vice president

of Devco. A groundbreaking ceremony for the new country club was held last week at 135th Avenue and Meeker Boulevard. It's scheduled for completion in early 1985. (News-Sun photo)

Briarwood brings upgrades to fore



JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

Golfers take swings on the driving range at Briarwood Country Club in Sun City West Monday.

MICHAEL MARESH
DAILY NEWS-SUN

While the Recreation Centers of Sun City West continues to struggle with its golf division, one local country club is forging ahead with its program.

Briarwood Country Club officials, seeing the trend where play is declining on golf courses nationally, incorporated a plan in which \$1.1 million was used for club improvements, many of which included the golf division.

Briarwood General Manager John Kauffmann said the improvements have attracted new members and increased golf play.

"We are thrilled with the condition of the course. Everything has turned out wonderful," he said. "When someone comes in they have to like what they see."

Improvements include six tee-box locations, which allows members more ways to book tee times, and additional storage for members who did not want to drive to the courses in their golf cars.

The RCSCW, on the other hand, is experiencing fewer golfers on their courses, resulting in a drop in revenues.

RCSCW General Manager George Grimstad said he has heard Briarwood has done a great job in improving the country club's golf division, adding the old adage of having to spend money to make money is true.

However, he said, that is not always possible.

Grimstad said the centers tries to budget in improvements in its five-year plan, but conceded golf play in the retirement community is

continuing to plummet.

In December, 29,290 rounds of golf were played compared to 30,313 that were played in December 2001. When comparing October 2001 to October 2002, rounds decreased by about 3,000.

"It's lower than what we expected," Grimstad said, adding making golf improvements like Briarwood did would need to be voted in by members because they would ultimately be the ones paying for them through increased dues.

Grimstad said he prefers looking at alternative ways to increase revenue.

RCSCW officials, he said, are visiting their seven courses to get golf employees' opinions on ways to increase rounds.

The general manager said the centers needs to address the problem carefully.

"We should keep doing it every year the best we can," he said.

Kauffmann said if Briarwood had not spent the money on improvements, membership probably would have declined.

Some changes had nothing to do with the course. Instead, more golf options were offered to members.

Included in the promotions are:

- Propriety, in which the regular golf membership fee of \$13,500 dropped to a promotional fee of \$8,500, including an equity of \$2,500, returned when members sell their memberships.

- Associate memberships were established for golfers thinking they might not be physically able to play golf for more than four years.

- Six-month trial memberships allowed members not sure about golf to try the

hobby out for shorter periods of time.

Kauffmann said Briarwood was prudent on how it spent the money, but realized things had to be done to keep members happy and to attract new ones.

Last year with improvements under way, the country club saw its membership increase by more than 250 people.

"That bucks the trend," Kauffmann said.

Briarwood Country Club members embraced the improvements.

"I like the changes," said Sun City West resident Jerry McVay. "They redid our bunkers. They are much improved."

Sun City Grand resident Frank Bassett said he likes the new bunkers removed most of the rocks golfers had to deal with.

"Now we have fluffy sand

where you can hit a shot," he said. "All in all, the courses has been significantly improved."

McVay said the course improvements is not causing him to play more golf — he already was playing five days a week — but they do help.

RCSCW Golf Chairman Tom Cook said improving rounds is discussed by his committee every month.

However, he said, the centers has \$2 million in golf reserves that can be used to improve its courses. He said residents have to remember there are seven courses so the pot of money would need to be split up.

Cook said using these resources would require an extensive study.

"We need to do a study to see what our fees are going to be," Cook said. "You have got to keep the cost down. It is not an isolated program."

A 'Glorious Gala' on New Year's Eve

By Ruth Borchardt

It was a Glorious Gala on New Year's Eve for members and guests at Briarwood Country Club. As Art Boese put it, "New Year's Eve is party time. It's great to be around lots of people having fun."

Fun they had. After a gracious welcome from the party's committee, consisting of Marjorie and Dr. C.C. Pinkerton, Bob and Ellie Quam, Kay and Duke Holderman and Sal and Barbara Fanara, people entered into the enjoyment of the last celebration of 1996.

Guests chatted and lingered over their drinks in the bar, readying themselves for the delicious dinner to follow. Prior to dinner, Sherry and Bill Barrett were early arrivals, Bill being one of the greatest jokester of all times. Rita and Tom Fischer were praising Briarwood, their first time there. They were visitors belonging to a co-operating club in Des Moines, Iowa, and thinking seriously of moving here.

Theola and Ky Otey, looking as radiant as ever, were at a table with Natalie and Dick Mathias, Ruth and Art Mitchell, and

Marge and Doyle Wyscaver. Nearby in the dining room were Lorraine and John Evleth, celebrating with their daughter Nancy Jo Clark and son-in-law Tom Clark.

Long-standing friends, Rose Marie Davis and David Linbach were yet another twosome basking in the warmth of Briarwood's "home away from home" feeling. Another group consisted of Dick Faytinger, president of the Engineers Club, and wife Lolly, who were with friends enjoying the good food and dancing.

Absorbing every minute of fun during the evening, were table mates, Ginny and Art Boese, Libby and Dick Hart and Winnie and J.B. Wyckoff—all with a sense of humor that never quit, which added greatly to everyone's enjoyment. With good ad libs and sparkling personalities, they were ready to welcome in the New Year with gusto.

Around the low placed candles on the tables had been placed imitation white lily wreaths. These tempting decorations were too much of a challenge for Bicky Lee, Jeanien Grossman, Jo Susan Corbin, Arvella

The Hospitality Committee at Briarwood's New Year's Eve party are (l. to r.) Dr. C.C. Pinkerton, Marjorie Pinkerton, Bob Quam, Ellie Quam, Barbara Fanara, Sol Fanara, Duke Holderman, and Peggy Holderman. Libby Hart with halo of lilies above and a foot cast below is joined by Art Boese.

Photos, Ruth Borchardt



Umphenour and Jean Lyon. They and others placed the wreaths on their heads, reminiscent of Hawaii. Some took part in a few fancy dance steps around the table. Among this group were members of the talented Rhythm Tappers, such as Jackie Frizell—husband Bill had

recently made a hole-in-one. Also mingling in the group were Ginger and Joe Ryan. Ginger makes the cleverest notes, that are pretty enough to frame.

Surrounded by talented men

Gala
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and women, it was interesting to hear of their various accomplishments. Winnie Wyckoff won the award for the best score among the 18-hole women golfers. She, Cindy Boese and others are anticipating helping in a philanthropic way by working for Hab-

itat for Humanity. Briarwood members not only have fun, they do a lot of volunteer work for the community. Libby and Dick Hart will become even more involved when they move year round to Sun City West. Dick is a hospital manager in Idaho.

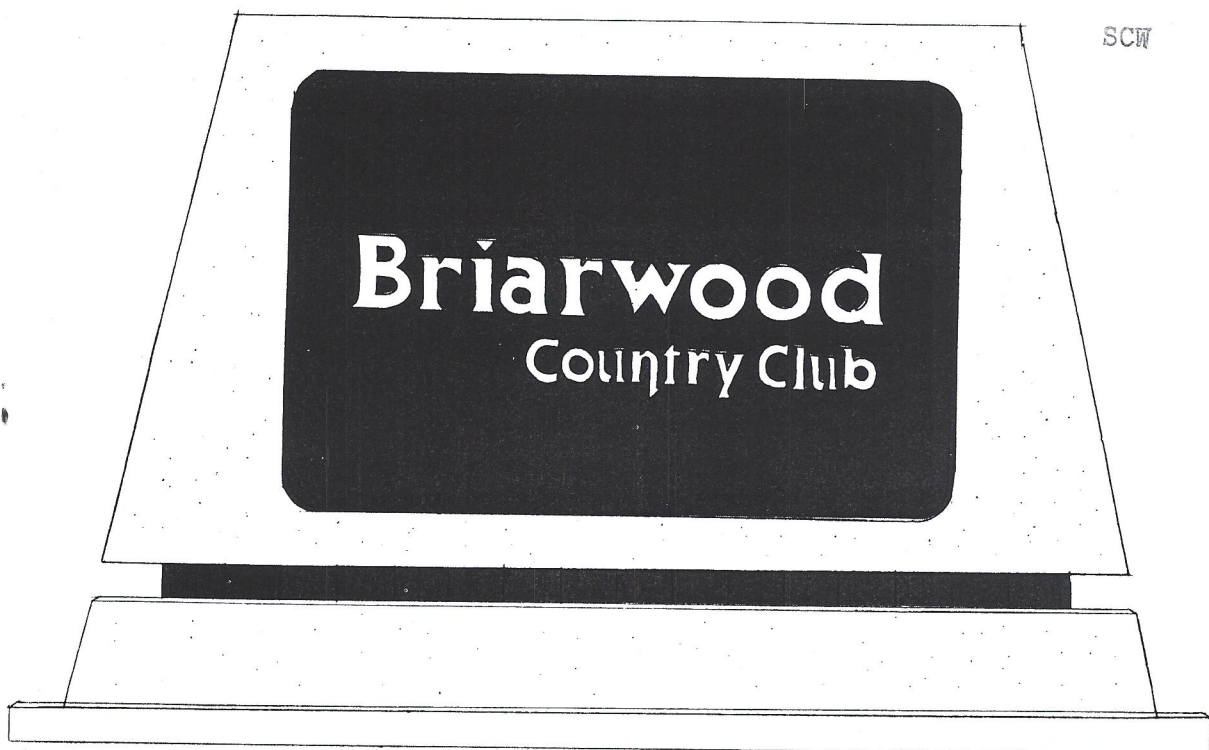
Cindy Boese is into so many activities. She's a bubbly personality who enjoys golf and other endeavors. A teacher from Kentucky, she blended two nations by marrying Art from Canada.

The Wyckoffs have led a "never a dull moment existence" flying around the world 10 times, living in Nairobi, traveling down the Yangtze River and finally returned to Hawaii. The end result, they decided Sun City West was the best place for retirement.

One of the highlights of the evening was Libby Hart's "revelation." Wearing a long skirt, she lifted it up showing a huge foot cast, extending up the leg. What was incredible, she got up and danced!!! She belied the fact she was wearing a cast. No one on the floor, I'm sure was aware she was dancing "somewhat hampered."

With a superb filet mignon dinner, worthy of the occasion, the guests were primed for the champagne which flowed freely. To celebrate New York's new year, the corks were popped, as they were for Chicago's New Year, and Arizona's.

After all the "welcomes", guests took leave to further, start the new year with a "long nap."



BRIARWOOD CONSTRUCTION SET

Sun City West's first country club is now a step closer. The Del E. Webb Development Co. has announced that groundbreaking for the Briarwood clubhouse will be Tuesday, April 17. Among the many features of this elegant facility are a 300-seat main dining room, a 90-seat private dining room, a bar and lounge area, a grill area for golfers, men's and women's locker rooms, a pro shop, meeting rooms, outdoor patio and swimming and tennis facilities for members.

And, speaking of members, the club's membership continues to grow. There are more than 260 proprietary members and 450 social members. While the club is still accepting proprietary memberships, there is a waiting list for social memberships. If you're interested in becoming a member or need additional information about Briarwood Country Club, contact Roy Crompton at 584-5600. By the way, the clubhouse is scheduled to open during the first quarter of 1985.