

Simply picture-perfect golf.



The west valley home of



Need some relief from everyday life?

The Hillcrest 2006 Annual Pass is the perfect remedy for a challenging & stressful world.

For more information, please call 623-584-1500 or visit www.hillcrestgolfclub.com





A Hillcrest Annual Pass brings a happier state of mind with every swing. You can even include the whole family.

Enjoy an unparalleled golfing experience year-round when you join the Hillcrest golf club. Located in the bustling West Phoenix Valley, this breath-taking course offers golfers an experience matched only by the best courses in America. Lush emerald green fairways saunter around 25 acres of water in play on 12 of 18 holes.

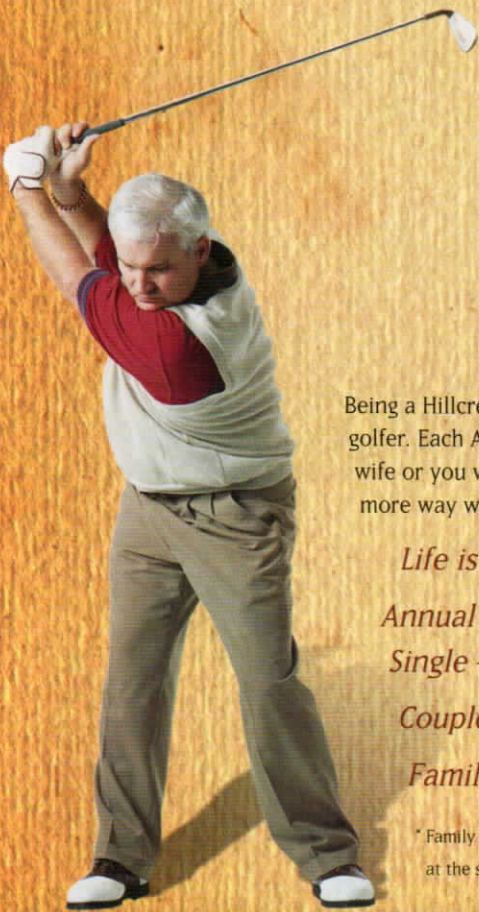
Hillcrest has been in the spotlight of some of professional golf's greatest competitions. Five Senior PGA Tour events have been hosted and played at Hillcrest, in addition to two LPGA competitions. The Hillcrest course offers an inspired challenge to every level of golf enthusiast. However, with a vast array of doglegs, water hazards and white sand bunkers, even the most seasoned golfer will find playing on this course a thrilling challenge.

Our generous fairways, park-land style layout, and distinct absence of blind shots make Hillcrest a perfect site for any caliber of player. Choose from multiple tee placements, which allow play from 5,500 to over 7,000 yards. Consequently, Hillcrest accommodates up to 144 players so there's never an excessive wait.

Sounding better and better isn't it?

Accented with the nation's largest golf school, John Jacobs' Golf Schools offers a wide array of individual and group instruction options to help you and your family members achieve your goals, whether polishing your back swing or revamping your game, the golf school at Hillcrest gives you the opportunity to go from good to great!

Ready for more? The Club also features a double-ended driving range along with an extensive short game practice areas for putting, pitching and bunker shots to help hone your golf skills. With all of these great accents and details to help polish and diversify your game, the pressures and challenges of everyday life have been known to peel away for every one of our Annual Pass holders. To many, that alone is worth the price of the 2006 Annual Pass.



Here are just a few of the benefit highlights you'll enjoy with your Hillcrest Golf Club Annual Pass:

- Unlimited play 7-days a week
- 7-day advance tee time reservations
- Unlimited golf cart fees (*adults over the age of 18 & a valid drivers license*)
- 20% discount on all regular priced merchandise in the Hillcrest Golf Shop
- Happy Hour pricing ALL DAY at the Hillcrest Grille
- Unlimited driving range privileges

Annual Pass: Isn't it worth a shot?

Being a Hillcrest Annual Pass holder offers peace-of-mind and is a sound decision for even the Weekend-only golfer. Each Annual Pass program caters to different set of needs. Whether you are a single golfer, husband & wife or you want an Annual Pass for the whole family we've got you covered. Our Annual Pass is just one more way we want you to relax here at Hillcrest.

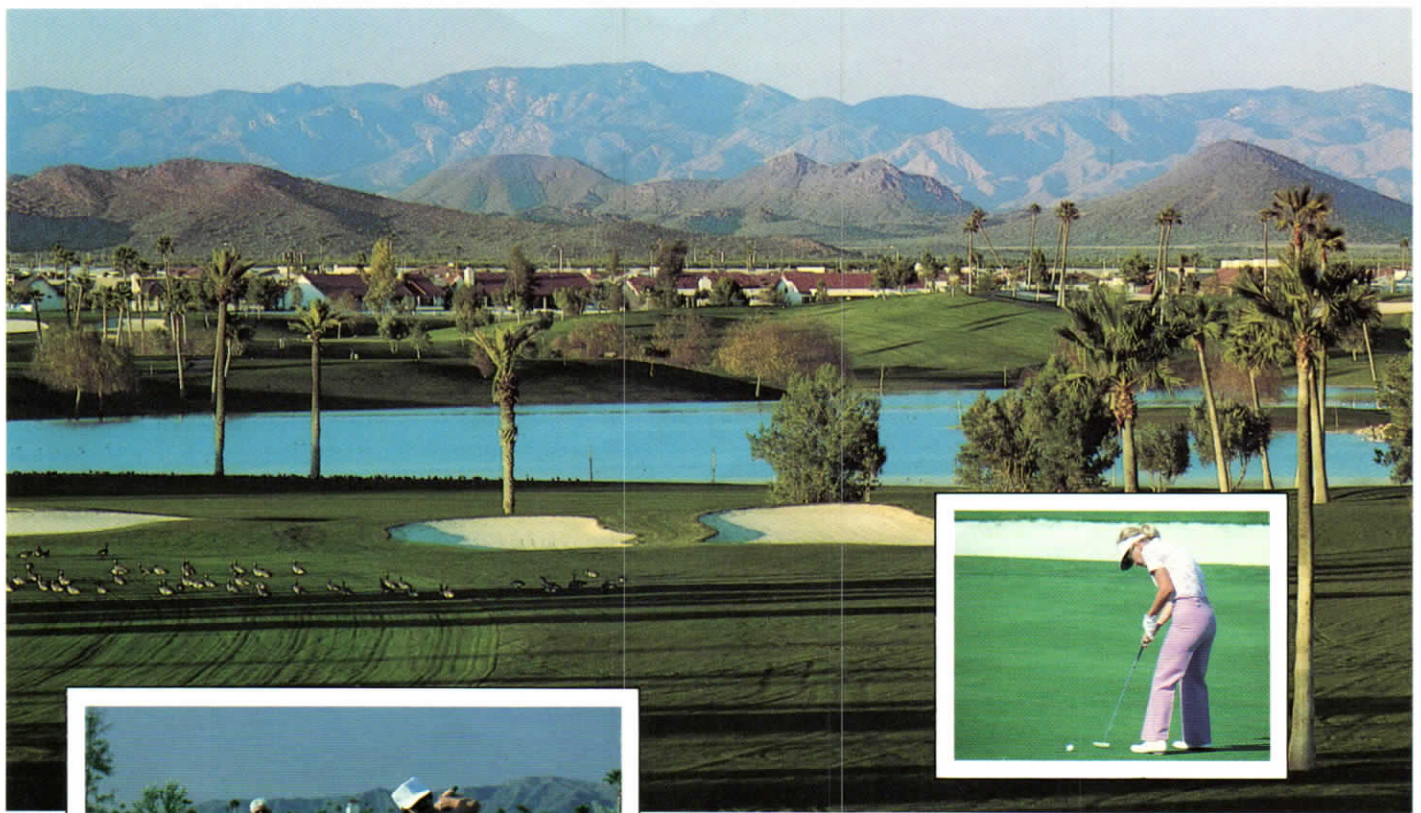
Life is full of challenges and hurdles. Enjoying golf shouldn't be one of them.

Annual Pass program options:

- Single* — Gives you an individual pass for unlimited play \$2,000
- Couple* — Gives you and your spouse individual pass for unlimited play \$3,500
- Family Pass* — Gives everyone in the family an individual pass for unlimited play* . . . \$4,000

* Family is defined by one adult, their spouse and any children 22 years of age and younger living at the same address. All family card holders must be listed on the application at time of purchase.

Get your Annual Pass Today, Call Hillcrest Golf Club at 623-584-1500



Hillcrest Golf Club in Sun City West invites you to experience the beauty, challenge and style of their 18-hole PGA course.

This scenic 6,960 yard, par 72 championship course is one of the Valley's finest in playability. The frequent home of Senior PGA and three time host of LPGA tournaments, Hillcrest is a delight to both the amateur and professional.

Take time to enjoy a truly beautiful championship course. Play our well kept fairways and view the crystal lakes and rugged mountain vistas beyond.

Hillcrest's professional staff is eager to accommodate you or your group in planning a day of excitement, relaxation and fun. **Hillcrest Golf Club**...it's a matter of style.

For information or reservations, contact Steve Donald, PGA Professional, or his Hillcrest staff at (602) 975-1000.



**HILLCREST
GOLF CLUB**

I-17 to Bell Road,
West 12½ Miles to Sun City West.
Follow Signs to 20002 Star Ridge Drive.

TEMPORARY - FEES AND REGULATIONS



.....
All Quoted Rates are Subject
to 4% Arizona State Sales Tax
.....

HILLCREST GOLF COURSE

20002 Star Ridge Drive Sun City West, Arizona 85375

Telephone --- 584-1500

GREEN FEES: Cash Only

Non-Resident 9 Holes Any Day \$6.00
18 Holes Any Day \$9.00

Resident 9 Holes Any Day \$4.50
18 Holes Any Day \$6.50

RESIDENT ELIGIBILITY REQUIREMENTS:

Current Resident Activity Cards From the Recreation Centers of Sun City and Sun City West, Inc. (Must be presented to establish Proof of Residency and to receive Resident Rates.) All other golfers must pay Non-Resident Rates.

STARTING TIMES:

Starting times to be obtained through the Golf Shop in person or by telephone. Reservations will be accepted from 7:00 a.m. weekdays for the next day's play - except Friday for the following Monday. Saturday and Sunday will be accepted from 7:00 a.m. one week in advance.

USE OF RESIDENT'S PRIVATE GOLF CART

- * Annual Golf Cart Permit-----\$125.00
- * Per Round Use of Cart-----9 Holes \$4.00 --- 18 Holes \$6.00

* Note: All Residents private golf carts must be inspected and approved by Resident Golf Professional before use on Sun City West courses. Residents can loan carts to their guests only Only two bags and people per cart.

CART RENTALS (Available through Pro Shop)

Gas or Electric Golf Cart Rental -- 9 Holes	\$5.00	18 Holes	\$8.00
Pull Cart Rental----- 9 Holes	\$1.00	18 Holes	\$1.25

GOLF LESSONS:

Private Lessons Available from PGA Professionals \$10.00 per 1/2 hour

DRIVING RANGE:

Large Basket \$2.00 Medium Basket \$1.50 Small Basket \$1.00

GOLF COURSE RULES:

1. Register - All persons must register in the Golf Shop before playing.
2. Fivesomes - No fivesomes allowed at any time. (Exception - Special Permission from Golf Shop in slack summer period).
3. 10th Tee - All players will start on 1st tee unless permission is given by Golf Shop to start on 10th tee.
4. Practicing - No practicing allowed on golf course at any time. The driving range and putting greens around the Golf Shop area will be utilized for practicing.
5. Range Balls - Range Balls are rented by the basket for use in practicing driving range only.
6. Lagoons and Lakes - No swimming, fishing, or entering lakes for golf balls.
7. Snack-Bar - Golf Shop will make snack-bar available for players to purchase sandwiches, drinks or other refreshments without losing playing position. Persons stopping between nines must be rescheduled from Golf Shop before resuming play on the 10th tee.
8. Position of Play - Every foursome must endeavor to hold their position of play. Groups falling one hole behind must allow following group to play through.
9. Children - Children under 12 years of age will not be permitted on the golf course at any time with or without parents.
10. Golf Course Care - Divots must be replaced, traps raked and ball marks on greens repaired. We especially ask your cooperation in the repair of ball marks on ALL greens.
11. Electric Carts - All electric and gas carts must be kept on cart paths at all times due to the immaturity of the golf course. Electric, gas and hand carts must be kept off tees.
12. Dogs - Dogs will not be permitted on golf course at any time.
13. Apparel - Men must wear a shirt at all times around Golf Shop and and Snack-Bar area.

Hillcrest course well worth the drive to SCW

Each week, this subpar golfing duo will tear up Valley golf courses, literally, and tell you everything a true hacker really wants to know, from beverage cart ratings to bathroom counts to the best places to find other people's lost balls.

THIS WEEK'S COURSE: Hillcrest Golf Club.

LOCATION: 20002 Star Ridge Drive in Sun City West. North of Bell Road and west of El Mirage Road.

PHONE NUMBER: (623) 584-1500.

PAR: 72.

YARDAGE: Black tees 7,002, blue tees (split) 6,574 or 6,466, white tees (split) 6,219 or 6,119, ladies tees (split) 5,512 or 5,489.

EASIEST HOLE: No. 1. The scorecard says it's No. 12, but we disagree wholeheartedly. No. 1 is a flat, short, straight par 4 with bunkers only at the lower sides of the greens to challenge you. The throat on the approach is wide and will accommodate roll-ups, providing the course is drier than it was on our visit.

CHEAPEST CURRENT RATE: \$34 weekdays after 1 p.m. Includes a cart. \$19 after 3 p.m. (you won't get a full round in).

STUFFY RATING: 2. Even on a tee-time call, the staff is courteous enough to inform players of the collar and soft-spike requirements. There is a sign of reasonable rules posted at the first tee, but it concludes with a kind wish to enjoy your round. A 90-degree rule is in effect, but even the staff told us it was a loose requirement. And to us, you can draw a 90-degree angle in just about every direction.

CRAIG: I am Ben Hayes. One week after watching the Brophy Prep star dismantle the Class 5A field to win the boys state golf championship at Hillcrest and minutes after listening to my motivational tape on the 1-



By Craig Morgan & Paul Coro

hour, 15-minute drive to Sun City West, I repeated that statement over and over again like a mantra before we teed off on Hayes' site of anointment. It didn't work. I still stink. But if you haven't been out to Sun City West — we assume most idiots don't drive this far to play golf — we recommend it. The tract starts out slowly on Nos. 1-3 — a point of contention with my partner who had been promised a spectacular prize for his patience — but the course just keeps getting better and better. The back nine offers oodles of postcard shots while testing the intellect as well as the ability with its interesting approaches and large but uneven greens.

PAUL: Before we headed to southern Wickenburg, Craig was raving about this course more than his beloved Blackhaws. And we all see how that one has turned out. After a blase first hole even I could've birdied, I was still ready to reserve judgment. After two more nondescript holes, Craig was about to be taken to task. Then, a fabulous golf course began to unveil itself from the fourth hole on. Hillcrest really does not offer much in the way of natural surroundings or scenic views. It's surrounded by yet another Sun City community, but we've yet to find anything disappointing in the greater

Sun City-Surprise area. The rates at Hillcrest are well within reason for the quality, and the traffic was not bad at twilight. Without being pushed or held up, it was our own little game to try to keep up with the requested four-hour pace of play. Signs along the way keep score. We won handily. Scores suffered. At least, that's the reason we're using this week.

CRAIG: As we said, the course really begins on No. 4, a long, dogleg, par 5 with a landing area left of two driving-point bunkers. After the tee shot, the hole is bordered by water along the entire left edge and rises just before the green to meet three huge bunkers — two left, one right — that will swallow anything errant in their soft sands. The green is enormous but sports two tiers with a long slope in between them. On our visit the pin was, of course, right in the middle of that slope, starting my game on a downward slide of its own. Thanks to its wide open expanses and waterways, Hillcrest is often the victim of high winds. Combine that with its length — 7,002 yards from the tips, 6,219 from the whites — and it's easy to see why high school's best players had a tough time mastering it.

PAUL: The course itself is a natural beauty. Trees are present but not overwhelming. A huge lake centers the course with ponds and streams throughout to keep doglegs interesting. After the fourth, there's an up-and-down fairway with a low green at five and an elevated green to conclude a dogleg par 5 around said lake at seven. No. 8 looks like a break on paper, but the short par 3 has another bunker smack in the middle front with a tall lip just in front of the pin. The 13th is the blue-ribbon winner. It's another par-5 dogleg around a lake, but it gets even better at the approach. The uphill green has a couple of tiers and kind of an amphitheater effect around it with a fan of sand traps and palm trees built into it.

CRAIG: That's where my game went

south for good. But the uniqueness of No. 14 and Paul's assortment of trick shots were enough to buoy my mood. First, No. 14, a downhill par 3 that plays much shorter than its yardage — I recommend dropping two clubs. The danger here is not so much in the approach, which sports a kindly sloping hill on the left and flat areas in front and at right. The dangers are high winds and what lurks beyond the green — water. The pin was at the back of the green on our visit. If you're feeling your oats on the drive, it will likely roll down the far bank and into the drink if it doesn't get caught in the chicken wire, which borders many of the waterways as a probable concession to the local chapter of vocal and stingy seniors. Now for this week's Coro moment. It came on No. 15, a tough little par 4 with an elevated green guarded at its front by a rock-laden creek. With his ball resting on one of said mossy rocks and his feet anchored some two feet apart in elevation, switch-hitting Paul turned to his left, inverted the club head and chipped a remarkable shot 25 feet from the pin. One par-putt later he turned and offered a nonchalant, Jordanesque shrug.

PAUL: At the finishing hole, I was almost distracted by the cut back yards that blend into the course without fences. The actual hole is more routine than some of the holes we've described. It's a tree-lined par 4 that does require a big drive because of its length (401, 428 or 461 yards). Three traps surround the big, uphill green. We left satisfied, but Sun City and Sun City West residents must love it even more with their green fees being \$10 lower than us outsiders. If you were considering a second car, you could go with a membership to Hillcrest instead. A check for \$1,995 gets you open play seven days a week with cart. That works for some of you, but I'd stick with the \$34 twilight (after 1 p.m.) and \$19 super twilight (after 3 p.m.) rates that are in effect until Christmas Eve.

SCW

Webb seals \$6.1 million Hillcrest sale

Staff report *MS 11-27-96*

SUN CITY WEST — Del Webb Corp. on Tuesday completed the sale of Hillcrest golf course to Jacobs' Golf Group Inc. of Scottsdale.

The purchase price was \$6.1 million, Webb said in a press release.

Webb's chairman, Phil Dion, had suggested at the company's annual meeting Nov. 14 that the sale price for the course, the centerpiece of Sun City West, would be well in excess of what the Recreation Centers of Sun City West had hoped to

pay for it, but Dion wouldn't reveal the figure.

He also said the developer would record "a nice profit" on the transaction in the current quarter.

Recreation Centers officials conducted a vote in June on the potential assessment of \$200 per household to raise some \$3 million for possible purchase of Hillcrest, but the plan was overwhelmingly defeated. Centers board members had suggested \$2 million as a price acceptable to Webb.

Hillcrest, designed by Greg Nash, opened in 1979. A public course, it is

all-green and measures 6,960 yards from the championship tees.

Shelby Futch, president of Jacobs', said his company "looks forward to a long partnership with residents of Sun City West and surrounding communities.

Webb has been assisting Jacobs in the ownership transition for the last month, but concluded that aid Tuesday.

Webb employees at Hillcrest will be transferred today to the new Desert Springs Golf Club in Sun City Grand in Surprise. That club opens Dec. 6, Webb said.

SERVING

El Mirage
Sun City
Sun City West
Surprise
Wickenburg
Youngtown

Northwest Valley COMMUNITY

SCW

Senior

THE PHOENIX GAZETTE
THE ARIZONA REPUBLIC

Friday, September 27, 1996

1

Sun City West links bought as 3rd in chain

Wire report

A Scottsdale company has reached agreement to buy Hillcrest golf course in Sun City West from Del Webb Corp. for an undisclosed price.

The course has been on the market more than a year and originally had an asking price of \$6 million, later raised to \$6.2 million.

Jacobs' Golf Group Inc. said the purchase of the Hillcrest course will be finalized in November.

Jacobs owns two Arizona golf courses serving retirees — San Ignacio in Green Valley, near Tucson, and Painted Mountain in Mesa.

Hillcrest is the original course in Sun City West. The par-72, 6,960-yard layout has hosted several Senior PGA and LPGA tour events.

Webb swings deal on golf course

Buyer predicts no big changes

By Barbara Deters
Staff writer

SUN CITY WEST — Del Webb Corp. has cut a deal to sell Hillcrest Golf Course to Jacobs' Golf Group of Scottsdale.

The price was not disclosed, but sources said the price was more than \$4 million.

HILLCREST

programs," he said. "But you've got a successful entity there. Why would you change it?"

In searching for a buyer for Hillcrest, Webb said it looked for a company that understood the marketplace, was service-oriented and

Jacobs' Golf Group has signed a letter of intent to purchase Hillcrest and is reviewing the public facility, built in 1979 as one of the original golf courses in Sun City West. The deal is expected to close in mid-to late-November.

"We don't really have any intent of making any drastic changes," said Dick Krull, Jacobs' vice president of marketing. "The golf course will stay what it is now. It will always be a golf course."

Del Webb, which put the 18-hole course

on the market in May, had 25 interested buyers for the property, including the Sun City West Recreation Centers, which owns seven courses in the community.

The Recreation Centers had proposed paying \$2 million for the course through a per household assessment. However, that issue was voted down by 94 percent of the community's residents in a July mail-in election.

"I hope it works out well," said Recreation Centers President Dirk

Prather. "We're sorry we didn't get it, but I think we're going to try to work out some arrangements like we had with Webb — to use it on Mondays during the season and hopefully come up with a little better rate for residents."

Krull said the company doesn't plan to change the name of Hillcrest, nor its programs. Hillcrest has a great reputation, he said.

"We're not totally familiar with its
See HILLCREST, Page 3

From Page 1

had expertise in golf club operations. dent of finance for Webb's Sun Cities.

Hillcrest will be the third course operated by the company. It bought Painted Mountain in Mesa in 1993 and San Ignacio in Green Valley in 1995. Both are in areas heavily populated with retirees.

"Jacobs' offers all of those, and we know they will continue to uphold the maintenance and service standards implemented by Del Webb," said Tom Kirk, vice presi-

Hillcrest decision looms

SCW vote results due July 10; Webb's review of outside bids July 15

By JOHN S. WOLFE
Independent Newspapers

Residents of Sun City West should get a pretty good idea about the future ownership of the Hillcrest Golf Course in the next week.

At 6 p.m. Wednesday, July 10, the Election Committee of the governing board of the Sun City West Recreations Centers is expected to complete the processing of ballots filled out by residents on whether the community should pursue purchase of Hillcrest.

On Monday, July 15, Del Webb Corp., which put the course up for sale in April, concludes its period for bids to be submitted. It had extended its original June deadline to July to allow the Rec Centers to put together a bid.

Observers are not optimistic that Sun City West residents will support the governing board's proposal to place a special assessment of \$200 on each property in order to collect \$2 million for a bid.

The board mailed about 27,500 ballots to homeowners on June 7 and June 8, requesting replies by July 8. Absentee ballots were made available.

"I think this will be defeated 4-to-1 or 5-to-1," board member Bob Kelley says. "I don't think there's any chance that it will go through."

He believes board members were too hasty in preparing a bid, and that residents did not have enough information to support the proposal.

"The entire plan needed to be put down in writing for people to review," Mr. Kelley says. "Too many things were said that confused the issue."

Board president Dirk Prather, who with colleague Larry Watts prepared a case for supporting the bid in a letter three weeks ago, was unavailable for comment.

Mr. Watts concedes that if the proposal passes, "it

won't be by a wide margin."

"A lot of negative things have been said," he says.

He admits the board made a number of mistakes, which, in hindsight, were most likely caused by the time pressures the community was under from Webb to come up with a proposal.

He adds that he wishes discussions with Webb went better so that the Rec Centers didn't feel "jerked around."

Fellow board member Al Spanjer notes that comments he has heard suggest that the proposal will fail. "Most seem to be against it," he says.

If the percentages for yes and no are close, some board members may try to find a way to bring the issue back before residents, he offers.

But Mr. Watts, who would most likely lead such an initiative, says that wouldn't happen.

"Even if a group of residents tried to organize a bid, I'm not sure how they could do it," he says. "I doubt they could do it through the Rec Centers."

A group of residents in the Spring abandoned an idea to bid for Hillcrest and turn it into a private country club.

In addition to the necessary support of residents, the roadblock in the Rec Centers' plans has been Webb's desire to receive "fair market value" for the course.

Webb released a statement in May that said it places that value at \$6.2 million, considerably higher than any bid the Rec Centers had designed. Webb did offer to reduce the price to \$6 million for the Rec Centers.

John Waldron, Webb's manager of public relations in Sun City West, declined to reveal how many firms had submitted bids or expressed an interest in the course,

which is perceived as a first-class facility, having hosted tournaments for professionals and amateurs.

"By July 15th we should have a better handle on where we stand," he says.

It is possible Webb's deadline could be extended if a firm requests it, he adds.

"We would like to have decision by the middle of July but that is not set in stone," Mr. Waldron says.

Webb does not intend to give the course away to a bidder in order to relinquish its responsibilities.

"If the bids received are not of a fair market value, we don't have any intention of selling the course," he says.

Assuming a bid is acceptable, Webb will notify the bidder to schedule negotiations.

Any other bidders whose bids are deemed credible will be allowed to submit a follow-up bid, he says.

Webb hopes to have a deal finalized by January, he says.

Mr. Kelley does not have any reservations that the course will be operated appropriately.

"(A private company) would probably maintain it better than we could," he says. "They understand what they're getting themselves into."

Mr. Waldron notes that Webb has a stake in finding a suitable buyer.

"Hillcrest is a focal point of the community," he says. "Anything that is a detriment to Sun City West is a reflection of Webb."

Mr. Watts hopes that a buyer would be willing to meet with Rec Centers officials to discuss an arrangement for play by Sun City West residents.

"I hope they would consider giving residents access, for the same rate or a little higher (than green fees at other community courses) on a limited basis," he says.

Voters reject Hillcrest assessment

Special \$200 charge loses by 2-1 margin

By P. SOLOMON BANDA
Staff writer

SUN CITY WEST — Residents resoundingly said "no" to a \$200 per-house assessment to finance the purchase of Hillcrest Golf Course. Results of the special election were being tabulated late Tuesday and early this morning,

but the "no" vote leads the "yes" vote by a 2-to-1 margin. As of 11 a.m. today, the ballot count was 13,550 "no" votes to 6,350 "yes" votes. About 2,000 ballots were yet to be counted, meaning that they would not be enough to change the vote's outcome.

Nearly 50 volunteers have been working three shifts to tabulate the votes.

Nyal Worsham, chairman of the special election committee said out of the nearly 21,000 votes cast, only 500 ballots were rejected.

"People signed their name, wrote down their

rec card number, but failed to put yea or nay," Worsham said.

Other ballots were rejected because of the lack of a signature or because the label was mutilated. Volunteers rely on the label to ensure each resident votes only once.

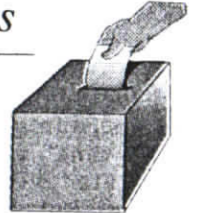
Ballots were not rejected because a person failed to write down their recreation center number on the ballot.

"We are trying to bend over backwards to not reject ballots," Worsham said. "We have there recreation center numbers here."

Because of the commanding lead the "no"

► See Ballot count, A5

Sun City West votes



Special Assessment to purchase Hillcrest Golf Course:

Yes	6,350
✓ No	13,550

(Results as of 11 a.m. today, with 19,900 ballots counted and approximately 2,000 ballots remaining.)

■ From A1

votes have, the number of rejected ballots — 2 percent — would have little effect on the outcome, Worsham said.

A final vote count is expected this afternoon. The recreation centers governing board has scheduled a 4 p.m. press conference to discuss the results.

The \$200 per-house assessment would have raised an estimated \$3 million, with \$2 million of the funds used to make a bid on Hillcrest, the oldest golf course in Sun City West. Del Webb Corp., which presently owns the course, has announced an intention to sell the property with an asking price of more than \$6 million.

Webb spokesman John Waldron said this morning that the fate of the golf course will be decided by the end of this summer.

"We're going through a great deal of screening of buyers to make sure we select a group that will be sensitive to operating the course," Waldron said.

The potential buyers are all owner/operators of other golf courses, Waldron said.

"We will try to work out a relationship with the new buyer," said Larry Watts, co-chairman of the governing board's golf committee. "Maybe a contract that will allow recreation center members to play on their course."

Watts said the negative vote reflects Sun City

West residents' perception of the golfing needs in their community.

"There's not a huge crying need," he said. "If we didn't have any golf courses they might have voted yes."

Unlike Westbrook Village residents who voted to buy two championship golf courses — the only two in the community — after UDC Homes put them up for sale in 1994, Sun City West residents have plenty of golfing options with seven golf courses.

"We have several ways to handle the crowded conditions," Watts said. "I don't see a catastrophe out of it."

Steve Jablonowski, manager of golf operations, said the computer reservation system has allocated more space since it was installed by efficiently scheduling tee times.

However, during January, February and March, there are more requests than space.

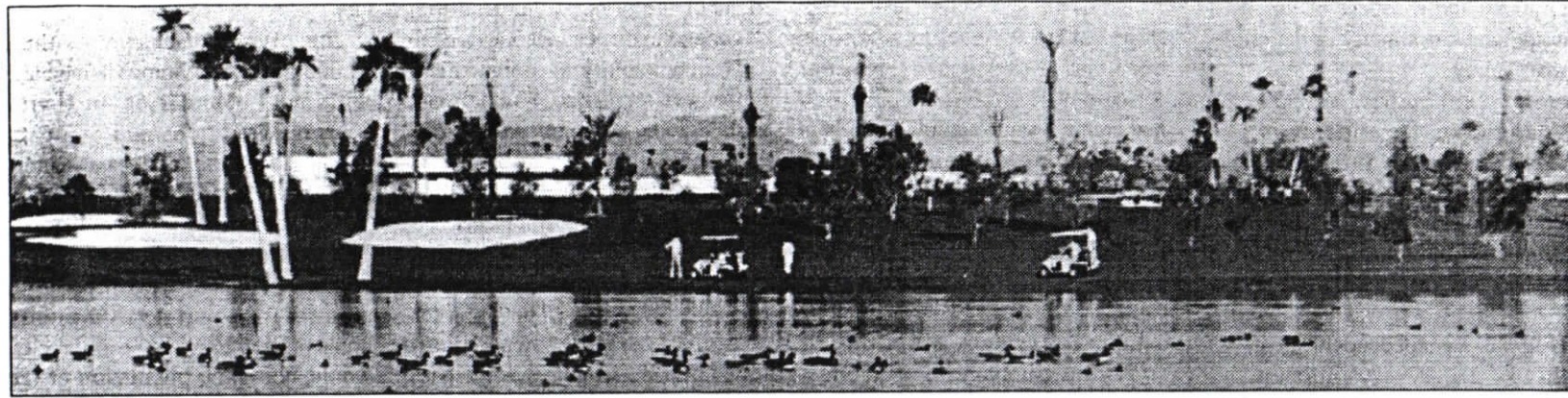
"We could fill Hillcrest up during those months," Jablonowski said. "But judging by the 'no' vote people didn't believe that we needed a golf course for only three months."

Another reason the "no" vote won out may be that non-golfers outnumber golfers by 3-to-1, Jablonowski said.

Out of the 28,000 Sun City West residents, Jablonowski estimates that 25 percent are golfers.

More than 3,800 residents are ardent golfers who pay \$750 per year for a golf pass.

SCW
GOLF COURSES
VF



HILLCREST: TO BUY OR NOT TO BUY?

SC West residents continue debate over purchase of golf course

Charge other sports

I have read with great interest the articles, columns and letters dealing with the \$200 assessment for the right to call Hillcrest ours.

First of all, I am totally against being forced to pay \$200 to keep a golf course my wife and I have not played in 4 1/2 years. Golfing as a sport is expensive enough without paying the existing green fees for Hillcrest as opposed to what we pay at one of the other seven Sun City West courses.

I do have an alternate suggestion of how it would be possible to finance the purchase of Hillcrest. It is most likely that this suggestion will be very unpopular with most residents, but at least it's a possibility, more fair than a \$200 assessment.

Charge each resident or guest \$1 for the use of the swimming pool, tennis court, mini-golf, bocce court, lawn bowling and any other sport facility that the board dictates.

It would not be long before the

\$2 million-plus could be raised.

D.G. Jonathan
Sun City West

Divided we stand

Let me begin by stating that I am not a golfer. But I also haven't made up my mind yet as to whether I will or won't vote for the \$200 assessment to purchase Hillcrest.

Just about everything I've read seems to want to pit golfers against non-golfers. Is this our own version of David and Goliath?

No, I don't believe it is the good guys against the bad guys, but rather we who live here and who we want and trust to own Hillcrest. If we don't buy it, someone else will, and are we willing to take the chance that they will continue to keep the course as an asset to the community?

I am most concerned that this one issue is dividing our community and heaping blame on the governing board. But if there is blame to give, let's spread it around and

include the formerly benevolent Del Webb Corp., which is now finished making its profits here, is moving across Grand Avenue, and is cavalier about causing so much divisiveness.

George Story
Sun City West

How to collect fees?

I am sure the governing board members in Sun City West have all the bases covered, though they seem reluctant to share all the ideas with the residents. After all, they are very confident that if it is a yes vote, they will collect \$3 million and be able to propose a firm bid of \$2 million.

But what about the homes for sale? How will these people vote if at all? If they do vote, will they be proud to pay or even want to? And proud of houses for sale or rent by owners that are not Sun City West residents? A no vote means no assessment.

And if the vote is yes, by whatever the final count, would it not be possible that some portion of the no voters might become adamant about the assessment and refuse to pay? What recourse would the board have?

We all know that the people gone for the summer or just traveling around will not receive their ballots for any vote. What if they decide not to pay because they had no vote?

And while the ballot will say there will be no further assessment for the purchase, does that just pertain to this ballot and this time? What about future boards and starting the process all over again with a new owner?

If any of the above happened, then collections may not be what the board is expecting. And while Webb is asking \$6.2 million, the board plans to offer \$2 million. Do they have some insight somewhere?

Joseph O'Toole
Sun City West

Daily News-Sun

May 24, 1996

Voters decide issue

Course's fate rests in mailbox

By BRUCE ELLISON
Staff writer

SUN CITY WEST — Members of the recreation centers — all 27,473 of them — will be asked to vote by mail in the next few weeks on a \$200 per dwelling unit assessment to fund the possible purchase of Hillcrest golf course.

Such an assessment would bring in about \$3 million.

If approved, it would need to be paid late this year, said Golf Committee Cochairman Larry Watts, who added that some relief could be provided for people unable to pay the entire assessment in a lump sum.

Governing board members — after extended and somewhat acrimonious discussion Thursday morning — approved the mail balloting 6 to 1, with Bob Kelley against.

Balloting will cost as much as \$25,000, which the board appropriated.

The proposal for a mail ballot — one of two pertaining to Hillcrest made by Watts — initially said that the board would offer Webb \$2 million for Hillcrest, with about \$1 million left in reserve for improvements or repairs needed at the course. That was later amended to say that the centers would "initially offer \$2 million," leaving some leeway in negotiations.

Webb's current asking price for the golf course is about \$6.2 million.

The Hillcrest purchase was the subject of a lengthy meeting Saturday where more than 1,300 residents had a chance to talk about whether the centers should buy the course.

It was at that meeting that former board member and former golf committee chairman Allan Grossman introduced the \$200 assessment plan, saying then that it would provide half the cash needed for Hillcrest.

Watts' plan, which calls for just \$2 million as the price, is similar to Grossman's in that it includes a guarantee that all other costs connected with the acquisition and running of Hillcrest would be borne by golfers, not residents in general.

If Hillcrest is not purchased, there will be no assessment.

The board earlier approved Watts motion that the board "make reasonable and responsible efforts to obtain Hillcrest Golf Course by purchase and/or negotiations"

► See Vote via, A3

(over)

with Del Webb Corp.

The policy, approved 8-0, said the centers will pursue Hillcrest until it is sold by Webb or until the board votes to end its efforts.

It also says that a special committee will be appointed to handle negotiations; that the committee will keep the board informed except for items that need to be confidential, and that all "special meetings, mailings and voting relating to Hillcrest will be by approval of the governing board in accordance with the bylaws."

That statement later was amended to include that the process would be subject to approval by the board's attorneys.

Webb, which owns about 800 unsold lots and homes in the community, is not a full member of the recreation centers, officials said. It would not be able to vote on the purchase, nor would its lots and homes be liable to the assessment.

The centers bylaws are confusing about how the board needs to act if it wishes to buy Hillcrest. Carole Hubbs, chairwoman of the Legal Affairs Committee, said she had asked the board's attorneys to research the matter.

Special assessments such as the proposed \$200 per unit, require a simple majority vote of those voting, an opinion from the board's attorney, Barbara Maroney.

But another section of the bylaws,

Board cancels meeting with Dion

Staff report

SUN CITY WEST — Recreation centers governing board President Dirk Prather has called off a meeting today with Del Webb Chairman Phil Dion.

Prather and other governing board members had sought the session with the top official at Webb in order to move negotiations over



Dion

which puts limits on the board's powers, appears to say that such a big expenditure would require a majority vote of a majority of the members, meaning that about 7,000 people would have to vote in favor for the action to be valid. That section had not yet been studied by Maroney.

A mail vote is being taken because so many residents go away for the summer. Many have mail forwarded, but one resident complained that she likely would be disenfranchised because her mail is held at the post office while the family travels.

As discussion progressed among board members and about 80 residents at the meeting, it became quite

heated, though not highly personal. At one point, board President Dirk Prather, who votes only in case of a tie and generally does not participate in debate, turned the gavel over to Vice President Al Spanjer so that Prather could speak.

Prather and Watts, elected to the board in December, favor the Hillcrest purchase.

Harry Acker, appointed after five incumbent board members — including Grossman — resigned saying they couldn't work with the new board, said he'd like the centers to own Hillcrest, but he questioned the price, the method and other details, often a high volume.

As the meeting began, Harriet

acquisition of Hillcrest golf course off dead center — and to appeal to Dion to restore what the centers saw as "a special relationship" between the developer and its offspring, Sun City West.

Webb officials initially refused the request, then later relented and set up the meeting, saying Dion would listen but probably take no action.

On Thursday afternoon, said Webb spokeswoman Kiffie Spangler, "We were notified by Mr. Prather that the meeting would not be held as scheduled."

Persinger, a frequent critic of last year's board, attacked Grossman's participation in Saturday's meeting.

She told Prather that she had collected signatures to force out the old board, helped elect Prather and others, and now felt they had sold her out.

"You talk about kind hearts and courtesy," she stormed at Prather, her voice rising. "It is absolutely depraved that you have given one of those who quit — Grossman — a platform as a spendthrift.

"We have you, as our leader, bringing our enemies here to talk to us. He has been dishonest with ..."

"Enough," Prather said. "I'm standing and that means enough.

Persinger paid him no heed. "You sold this community out," she said.

"When I rise, I'm cutting off your remarks," Prather said.

"You can't shut me up," she replied. "You can't shut us up. There are too many of us. There are thousands of us."

About an hour later in the session, Grossman's only reply was to note that "I resent Miss Persinger's personal attack, but considering the source, it's not surprising."

After the meeting, Joe Kerhsnik, the other member elected in December, said it was inappropriate for Grossman to have sat with the governing board and played such an important role in Saturday's session.

Dally News-Sun, Sun City, Ariz.

April 16, 1996

Hillcrest back on market

Move disappoints centers negotiators

By BRUCE ELLISON
Staff writer

SUN CITY WEST — Del Webb Corp. has put Hillcrest Golf Course back on the market — and said it will entertain offers only from cash buyers who are experienced golf course owner/operators.

The move disappointed negotiators for the Recreation Centers of Sun City West, who thought they had a tentative purchase plan Webb could accept.

But Webb on Monday rejected that plan, which appeared to call for the centers to operate the course for four years while Webb continued to own it.

That recreation centers proposal, which Webb called an earn-out, "is not a direction the corporation is interested in pursuing," Webb said in a written statement.

Harry Acker, a member of the recreation centers negotiating team, said the Monday rejection came as a surprise.

At an earlier meeting, he said, "the initial response was very favorable to this broad concept. They particularly liked the idea of a stream of income, paid by golfers, that was like an annuity."

The centers had prepared detailed figures at Webb's request.

But, Acker said, Webb's attitude

► See Webb leaves, A5

■ From A1

appeared to change after the community's general manager, Chuck Roach, withdrew from the negotiating team.

"We expected a counter-proposal (Monday)," Acker said, "but were informed that Webb didn't crunch the numbers or examine the proposal any further.

"Instead, they informed us they need the money up front and they intend to sell to the highest qualified bidder."

Webb said its decision to seek outside offers "does not preclude further talks with the centers," said Webb spokesman John Waldron this morning.

"Our rejection here was against the type of transaction, and not against rec centers ownership."

The new Webb stance also may

"Our most recent talk was a change from when Chuck Roach was at the table," Acker said this morning. "After our initial conversations with him, many of us felt optimistic about working things out.

"But when he removed himself from the negotiations, things changed. I think that was unfortunate."

However, Webb spokesman Waldron said departure of Roach from the talks "didn't change our viewpoint at all."

Acker said the prospects for a deal between the centers and Webb are probably dead, since "I don't think we can compete with an all-cash buyer." The centers also would have had to get member approval for the purchase.

Webb's statement Monday reiterated that the developer does intend to place deed restrictions on the

eliminate tentative plans to convert Hillcrest into a private country club.

Those plans were developed by Paul and Wilda Roach and two other couples, who wanted as many as 400 people to become charter members of the club, putting up perhaps \$20,000 to \$25,000 to buy in to the deal.

While the Roach group might have been able to offer an all-cash transaction, it is not an experienced golf course owner/operator.

"We don't view them as a serious contender at this time," Webb's Waldron said.

Acker said Webb appeared to "change its posture" in recent weeks, after Chuck Roach, general manager of Sun City West, was withdrawn from Webb's side of the negotiations.

Roach is the son of Paul and Wilda Roach.

title, so Hillcrest can only be used as a golf course in the future.

"We will permanently deed-restrict the golf course because we want Hillcrest to remain this community," said Waldron.

"We will find an operator who can demonstrate that they can continue our high maintenance standards and be a good neighbor in Sun City West."

A study of whether the centers should buy Hillcrest got under way in September, when then-board president Joe Schoggen appointed a committee to look into whether its acquisition and operation by the centers would be feasible.

Talks began in earnest two months ago, after Webb emphasized that it would sell the course, and pointed out that it had given the centers notice of its intent, as required by an

earlier agreement, but had had no formal response.

While Webb never has publicly posted a price for the course, others have said the asking price was about \$6 million.

Waldron said that while there is no specific timetable for the sale of Hillcrest, the company would like to have a deal concluded by the time it opens a new golf course in Sun City Grand, its new retirement community across Grand Avenue in Surprise.

That course should be open by year end.

Webb originally built Hillcrest as a sales tool for its then-new Sun City West development 17 years ago. With the community built out, and its revenues now coming from other places, Webb wants to eliminate all of its operations in Sun City West.

Hillcrest buyout garners interest

By BRUCE ELLISON
Staff writer

SUN CITY WEST — About 140 people turned up in a tent at Hillcrest Golf Course Thursday afternoon to talk about whether they should form a private club to buy the course from Del Webb Corp.

The meeting came one day after representatives of the Recreation Centers of Sun City West met with Webb executives, also to discuss buying Hillcrest.

Webb, which developed Sun City

West and used the course as a marketing tool, now wants to sell it to concentrate its efforts in the new Sun City Grand project in Surprise.

Thursday's meeting was organized primarily by Paul and Wilda Roach, whose son, Chuck Roach, is vice president of Webb and general manager of Sun City West.

"I'm overwhelmed by the number of people who are here," Paul Roach said. "We were a little skeptical at first if people wanted to do this, but we know now that the interest is

► See Webb continues, A5



Steve Cherek/Daily News-Sun

A crowd of 137, mostly Sun City West residents, attends a meeting Thursday at Hillcrest Golf Course.

■ From A1

there, and we can move ahead."

Roach told the crowd that Hillcrest itself might cost \$6 million, while a two-story clubhouse with dining room might add another \$3 million to \$5 million to the total investment in the private club.

With about 400 families as members, he said, "that means we are looking at \$22,000 to \$25,000 of investment in equity for each household."

He also said Hillcrest is expensive to maintain, but that it is beautiful and should be kept in that condition. "That means about \$275 in monthly dues," he suggested.

But, while the numbers are high,

as Roach pointed out afterwards, "nobody got up and walked out."

He said most of his figures were presented on the high side, since he didn't want to surprise potential members with a higher cost than they anticipated.

"We want you to know up front what we're looking at for a first-class facility," he said.

Current plans do not include tennis courts or a swimming pool, he said, though some residents asked whether they might be included.

The club, if it is formed, is expected to hire a professional management firm to take over the entire operation of the course and clubhouse, Roach said.

The next step, he told the audience, is to get some legal advice and a proposal for Webb. He asked if there were an attorney who was a potential member who might help with that, and he cautioned the group that some up-front money might be needed soon to write a legal proposal for Webb.

Webb said late Wednesday in a statement that its discussions with the recreation centers were serious, and a proposal was on the table. The two groups will meet again within 30 days, after more research from each, and see where they get, they said in a joint statement.

Meantime, Webb said, it would not entertain other offers for the course,

which lies in the heart of Sun City West, behind the Sundome Center for the Performing Arts.

Roach and two other couples who are trying to organize the new club are members of Briarwood Country Club. But they said they were not acting because of any dissatisfaction with that club, but rather to preserve a fine golf course and an outstandingly beautiful spot in local hands.

One of those attending said Briarwood officials had looked at the possible takeover of Hillcrest and decided it would be too costly.

Roach said he did not anticipate any special price or other concession from Del Webb Corp. in the potential

negotiations because of his relationship with Chuck Roach.

"They have already taken him off the negotiating team, and he'll have nothing to do with talking with us," the senior Roach said.

"I don't think there would be a conflict of interest, but Webb's lawyers want to be sure there isn't even an appearance of one."

Several people asked why the Model Home Center, which Webb plans to tear down later this year, couldn't become the clubhouse.

Roach said Webb officials told him, in no uncertain terms, that it was not for sale, and would be converted into house lots and homes.

LUCE PRESS CLIPPINGS

Board slates vote on Hillcrest purchase

\$200 assessment, course revenue would cover cost

By CHRISTINE A. GOW
Staff writer

SUN CITY WEST — The decision to purchase the Hillcrest Golf Course may rest in the hands of the Sun City West homeowners.

During an open meeting in R.H. Johnson Social Hall Saturday afternoon, Recreation Centers of Sun City West Governing Board members decided to use mail-in ballots to let residents decide whether they want to buy the golf course from Del Webb Corp.

Webb built Hillcrest in 1978 as a marketing tool to sell homes. The developer wants to sell the golf course and concentrate its efforts on Sun City Grand, Webb's new retirement community in Surprise. Last October, Webb gave the recreation centers board a 120-day notice of its intent to sell Hillcrest.

With that news, a committee formed — headed by former board member Allan Grossman — to study the impacts of purchasing or not purchasing Hillcrest.

Grossman presented some of his findings to the standing-room-only crowd of more than 1,600 Sun City West residents Saturday.



Allan Grossman, a former Recreation Centers of Sun City West board member, talks during a standing-room-only meeting Saturday to determine interest in buying Hillcrest Golf Course from Del Webb Corp.

Steve Cherek/Daily News-Sun

Purchasing the golf course will increase property values, he said. And the recreation centers could make money on Hillcrest by opening the golf course to non-recreation centers members on weekends and during the summer, Grossman said.

Webb initially asked \$6 million for Hillcrest, a price Grossman and

governing board members dispute.

"We feel it is a grossly overvalued estimate of its worth," Grossman said.

Still, the governing board wants to put in a bid among the offers Webb has received from other organizations. Webb, however is asking for a portion of the bid up front.

Grossman and members of the

governing board propose to pay for the down payment through a special assessment of \$200 on each home. The assessment would bring in about \$3 million.

"We believe it is a fair method of funding this purchase," Grossman said. "It is a small price to pay in order to maintain the value of our

over

Course sale put to vote

■ From A1

properties and make the recreation of Sun City West so attractive."

The remaining purchase cost would be paid for in two years by from the fees generated by the golf courses, said Dirk Prather, governing board president.

Operation and maintenance costs also would be paid for by the golfers through their fees and any money generated by non-member play, he said.

"I think we can profitably market Hillcrest and maintain it as an asset to the community," Prather said. "We have a window of opportunity by purchasing Hillcrest. I think it is an asset and we can work with it."

But before the governing board makes Webb an offer, approval from residents is necessary.

"The final decision should be up to the members by a majority vote," Grossman said.

The governing board will within two weeks mail a ballot on the issue to all residents, either at their homes in Sun City West or their summer residences, Prather said.

"If it passes, we'll try to get into some serious negotiations with Webb. If it doesn't pass, we may just drop the idea," Prather said.

The \$4,500 price tag for postage to mail ballots to 15,000 homes — two ballots per envelope for couples — will be paid for from the recreation centers' funds, Prather said. ✓

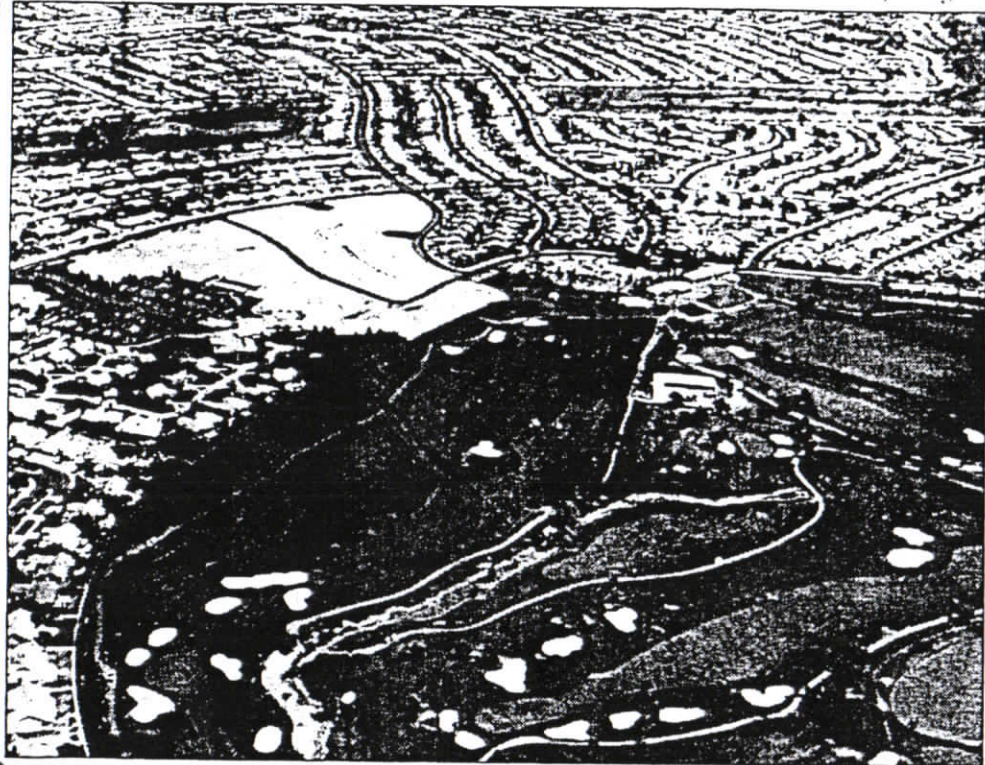


Photo by William J. Siewert/Independent Newspapers

The Hillcrest Golf Course occupies a prominent spot in Sun City West, which makes its future so much a concern to residents in the community. Del Webb Corp. announced last year its intention to sell the course.

On the block

Hillcrest course will be sold; the question is, To whom?

By PATRICK O'GRADY
Independent Newspapers

Recreation Centers of Sun City West, Inc. apparently has the inside track to buy the Hillcrest Golf Course, having presented a rough proposal to Del Webb Corp. last week.

But other groups, including one made up of Sun City West residents that met last week, have begun lining up should an offer from the rec centers fall through and the developer looks to an outside buyer.

Governing board members, including board president Dirk Prather, golf committee co-chairs Larry Watts and Bob Kelley, and Harry Acker, met with Webb officials last week to see if there is a way the association can purchase the course.

Members of the recreation center negotiating team did make a proposal to developer during the meeting, but the parties are not releasing any information, says John Waldron,

manager of public relations for the developer.

Calling the meeting "amiable and productive," Del Webb Corp. officials have agreed to meet again with the negotiating team within 30 days to further discuss the proposal.

"We've decided that this is all the information we're going to release at this time," Mr. Waldron says.

Mr. Prather says the board and the negotiating team are still discussing proposals at this time, but he would not elaborate on the specifics of any proposal, adding that it would take some time to work out a deal, if an agreement can be reached.

"It was a very positive meeting, but it's going to take some time," he says.

Interest in the future of Hillcrest, located at 20002 Star Ridge Drive, began last fall following a letter to the governing board notifying it of the developer's intention to sell the course.

See ■ Hillcrest, Page 7

■ HILLCREST

From Page 1

The master agreement between the developer and the recreation centers says Webb must notify the association at least 120 days before it intends to put the course on the market.

Webb is not obligated, however, to offer a right of first refusal to the rec centers before the sale of the course to another organization.

Originally built in 1978 as the first course in Sun City West, Hillcrest remains the only public course in the community. It has been the host of several different charity, LPGA and Senior PGA tour events.

It is expected the course will sell for about \$6 million.

Interest rising

There have been no deadlines set for a purchase by the recreation centers, except for the requirement to meet again within 30 days, Mr. Waldron says.

"There is interest in the course (from outside groups), but we have consistently been dedicated to giving the recreation centers an opportunity to purchase the course if they want it," Mr. Waldron says.

Though not yet on the open market, the course has already attracted attention, he says. No offers will be accepted until the conclusion of negotiations with the association, however, Mr. Waldron says.

One group of interested parties within Sun City West is being put together by Paul and Wilda Roach, parents of the Webb's Sun City West general manager, Chuck Roach.

Meeting with about 120 interested residents in a tent outside the Hillcrest clubhouse Thursday, rough plans were discussed for the purchase of the course by residents and developing it as a private club.

"This golf course has been a core

for this community for many years and one of our goals is to keep and maintain it," Paul Roach says.

Options for club

Plans being discussed by the group of residents include a structure similar to Briarwood Country Club, with 400 members paying an initial fee of between \$22,000 and \$25,000 and monthly dues of about \$270, Mr. Roach says.

The money would allow the group to buy the course for about \$6 million and build a new clubhouse and locker-room facility for between \$3 million and \$5 million.

Monthly dues would cover the estimated \$1.3 million in annual operating costs from maintenance to overseeding, Mr. Roach says.

Any new clubhouse built would be two floors, with pro shops and locker rooms occupying the first floor and a dining room and social area on the second, he says.

The group would have an advisory board of directors and hire a professional management team to do the day-to-day administration on the course, Mr. Roach says.

"We want a quality facility and it's going to take some money to do it," he says.

The group had contacted Webb about the possibility of using the current model-home center, located along the course, as a clubhouse, but were told that the building

would be demolished when the developer left the community, Mr. Roach says.

With only a rough plan, there will be few specific details until the group is sure it has enough money to do what it wants to do, Mr. Roach says.

"We're going to have to be able to go to Del Webb and say we've got the money and we're ready to go," he says.

Their original plan had called for only membership from Sun City West, Sun City and Sun City Grand, but the group may open it because inquiries have come from residents of Westbrook Village and other retirement communities in the area, Mr. Roach says.

Community-owned

The Ryerson Co., which will be developing property on the course between the Sundome and the Crestview Restaurant, is looking for the property to be owned by a Sun City West group, Denny Ryerson, president of the company, says.

"We would like to see the ownership of the course stay in the Sun City West area," he says.

The development company is not interested in buying it, Mr. Ryerson adds.

"We are not in the business of buying and running golf courses," he says.

SCW

Interest in buying Hillcrest grows

By BRUCE ELLISON
Staff writer

SUN CITY WEST — About 100 residents of Sun City West already have expressed interest in helping to form a private country club that would buy and operate Hillcrest Golf Course, Wilda Roach said Friday.

Roach and her husband, Paul, along with Dick and Jean Brandl and Bryon and Helen Haverfield, 10 days ago started looking for residents and others who might join them in making a deal for Hillcrest, now owned and run by Del Webb Corp., developer of Sun City West.

Webb plans to have the community complete this year, and is leaving to turn its attention to the newer Sun City Grand project south of Grand Avenue in Surprise.

The company said last year it wanted to sell Hillcrest, and has put an asking price of \$6 million on the course, which

is just behind the Sundome and a major part of the core of Sun City West.

The Recreation Centers of Sun City West has the right to bid for the course before others, but although Webb told the centers last year that Hillcrest was on the market, there has been no official offer from the centers to Webb.

Webb twice has extended a deadline for centers action, and would like an answer soon, it has said, since other potential buyers have expressed interest in making a deal.

Any centers deal would require approval of centers

members under the organization's bylaws.

Paul and Wilda Roach are the parents of Chuck Roach, general manager of Del Webb's Sun City West.

The elder Roaches' initial plan suggests that about 400 charter proprietary members would have to invest something more than \$20,000 each to get the project off the ground.

In addition to buying the course, the group would need as much as \$5 million more to design and build a first-class clubhouse "with all the amenities you would expect," Paul Roach said Friday.

'We have had a lot of telephone calls from people who know the kind of dollars we are looking at, and who have said they want to know more.'
— WILDA ROACH
PROPONENT OF PURCHASING HILLCREST GOLF COURSE

A meeting at 1 p.m. Thursday, to be held in a tent near the current, small Hillcrest clubhouse, will give the three couples a chance to explain more fully their plans, and to solicit support if there seems to be enough interest, Roach said.

Anyone who wants to know more about the plan is invited to attend, the couples said.

But since news of the idea first surfaced on March 6, Mrs. Roach said, "we have had a lot of telephone calls from people who know the kind of dollars we are looking at, and who have said they want to know more."

Meantime, representatives of the recreation centers — governing board President Dirk Prather, golf committee co-chairmen Larry Watts and Bob Kelley and member Harry Acker — are to meet Wednesday with Webb's Chuck Roach to begin earnest

► See Course would, A5

■ From A1

discussions about how the centers could buy Hillcrest.

Both groups — the elder Roaches and the centers — think it is important to preserve Hillcrest as community-owned and operated rather than have it sold to outsiders.

But while the centers must find the money to buy the course after getting membership approval in what could be a lengthy process, the private founders of a club could come up with the cash more quickly — if they decide they want to.

All six of the people looking at forming the new club now are members of Briarwood Country Club, the community's only private country club.

But, they said, their interest in forming a new club does not mean they are dissatisfied

with Briarwood, its facilities or its operation.

Rather, said Mrs. Roach, "Our real motive here is to preserve and protect a wonderful golf course that is truly the heart of this community."

Hillcrest is an all-green course; the kind that can no longer be built as a result of Arizona's water conservation laws. It also is expensive to operate, though under private ownership it might cut some of the overhead Webb allocates to it.

Dick Brendl said he and the others don't see the new plan as any competition for Briarwood — or for the recreation centers either, for that matter.

They note that Sun City, with a population of 40,000, now supports three private country clubs — Sun City Country Club, Union Hills Country Club, and Palmbrook

OVER

'We have had calls from people in Westbrook Village who want to know more.'

— Wilda Roach

County Club — as well as The Lakes Club, a social club.

Sun City West will be built out with about 35,000 people, and so could support another private club, they say.

Briarwood has always had a waiting list, Brendl said. Right now, it's down to seven or eight people, but has been as high as 80 at times, he said.

That club has about 400 owner/members, plus another 500 or so social members. Owner/members now pay about \$18,000 to buy a membership, and monthly dues of \$250 a month including golf. Social dues are \$100 monthly, Brendl said.

While a Hillcrest owned by

the recreation centers likely would be available only to centers members, the private club could offer memberships to people from Sun City, the still-to-be-built Sun City Grand, even to people from Westbrook Village, the Roaches said.

"We have had calls from people in Westbrook Village who want to know more," Mrs. Roach said.

And one expression of interest has come from a prospective buyer of The Ryerson Co.'s proposed condo development, which will be next to the Sundome Center for the Performing Arts overlooking Hillcrest, Mrs. Roach said.

Initial plans for Webb's Sun

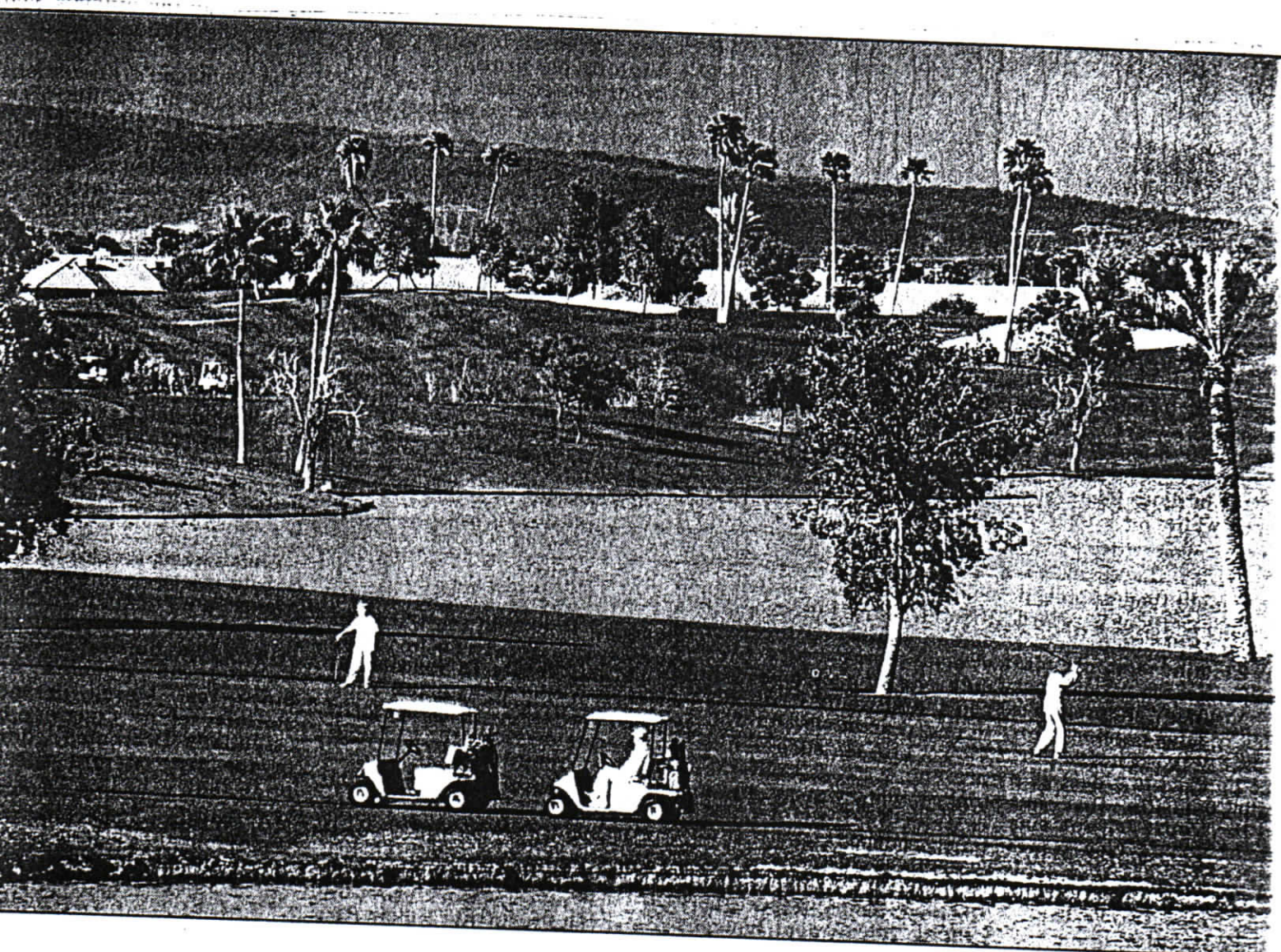
City Grand do not include space for a private country club, said Webb spokesman John Waldron.

If there is enough interest expressed by late next week, said Paul Roach, the next step would be to hire an attorney to explore in depth how the deal might be structured, and to negotiate with Webb about it.

That means those interested soon might have to put up actual cash — perhaps \$50 to \$100 each — to get things moving.

One thing is sure: Chuck Roach isn't talking with his parents about Hillcrest just now, they say.

"Webb's lawyers told him that we can have no conversation whatever about it," Mrs. Roach said Friday. "It's just totally off limits for any kind of even small talk."



Steve Cherek/Daily New

ers play at Hillcrest Golf Course in Sun City West Friday. A group of residents wants to buy the course from the D. b Corp. and convert it into a private country club.

Rec Centers given 30 days to decide if it wants Hillcrest

Del Webb anxious to sell — but will Governing Board come up with price

By **PATRICK O'GRADY**
Independent Newspapers

Anxious to move ahead with plans to sell Hillcrest Golf Course, the Del Webb Corp. has given the Recreation Centers of Sun City West, Inc. one month to make a decision on whether or not it wants to buy the facility.

Speaking to about 30 residents at a monthly workshop meeting of the

governing board, Larry Watts, golf committee co-chair, says Webb officials have offered the course to the Rec Centers — but a decision must be made in 30 days.

"We thought we would be granted more time but they are anxious we make our decision," he says.

John Waldron, manager of public relations for Del Webb in Sun City West, says the developer had informed a previous board and was hoping for a decision by the end of last year.

In light of changes to that board, Mr. Waldron says the developer felt it necessary to give the board more time to evaluate whether it wanted to add the course to its

facilities.

Mr. Watts presented several reasons why the membership would be interested in the course, the only public course in the Sun Cities. Most centered on the association as the ideal owner of a course in the "heart of the community."

There are also concerns that if sold, it could be turned into something else, such as high-rise condominiums, Mr. Watts says.

Bargaining with Webb, Mr. Watts says, should not be a difficult proposition as they had told members they were operating the course at a loss.

Part of the bargaining process

See ■ HILLCREST, Page 3

■ HILLCREST

From Page 1

will be to get an appraisal of the course and its equipment which will cost about \$8,500, board member and golf co-chair Bob Kelley says.

An appraisal will make it easier to determine the true value of the course and what the association should pay for it, Mr. Watts says.

"It doesn't look to me like it would be very difficult to pick up Hillcrest," he says.

With a potential 4,000 new members, the association might need additional space for golfers, but the ultimate decision would only be made if the price was fair, Mr. Watts says.

Presenting an opposing view, board member Harry Acker says there are more compelling reasons not to purchase the course.

"I'm not sure how I feel about this, but there are some strong reasons not to buy Hillcrest," he says.

One of those reasons is the purchase price. Mr. Acker says the

association should not go into long-term debt for a course, nor should it pass on the cost to golfers who make up about 20 percent of the population.

The only way the association can afford the course, Mr. Acker says, is if the cost is distributed to all the members which he foresees as a tough sell any way it is presented.

Mr. Acker says there may be no need for a new course if the population of Sun City West ages and the number of golfers decreases.

"What are we trying to accomplish?" Mr. Acker says. "Are we doing this to add 60 more tee times?"

Former board member Alan Grossman says the board must first decide on what price it is willing to pay and the membership would accept, then negotiate to purchase the course from Webb. An appraisal would add little more information than is already at the board's disposal, he says.

Golf course priced at \$6 million

Rec-centers board wrestles with decision about purchase

By Barbara Deters
Staff writer

SUN CITY WEST — The Del Webb Corp., which offered in September to sell the Hillcrest golf course to the Recreation Centers of Sun City West Inc., has put a \$6 million price tag on the property.

The company, developer of the Sun City West retirement community, had wanted a decision from the board by the end of the year.

Because of the massive turnover on the board, Del Webb approved a grace period.

Del Webb said it intends to sell the course. If an agreement is not reached with the recreation-center board, the company will put the property on the open market.

If the board opts to buy it, the purchase requires a vote by community residents.

Board members were in a quan-

dary Friday, trying to decide whether they should even negotiate with Del Webb for the property and if so, how to go about it.

Bob Kelley said he intended to ask the centers' executive committee to spend \$8,500 on an appraisal of the golf course.

But Allan Grossman, the former board member who headed a committee that produced a study of the
See CENTERS, Page 10

issue, said it only matters what the recreation-centers group is willing to pay for it.

Grossman, who was asked by board member Larry Watts to comment on the issue, said the board's first job is to negotiate a price with Del Webb.

"Until you have a figure, you can't go to the residents (with a proposal)," Grossman said.

Watts and board member Harry + Acker presented pros and cons on the issue.

Watts said reasons for buying Hillcrest include:

- The golf course is in the heart of the community.
- If it's sold to another party, the residents lose control and the course could end up being poorly maintained or even closed.
- The Recreation Centers could use the fact that Del Webb is losing money on the facility as a negotiating point.
- Sun City West still isn't built out, and another 4,000 members will be added to the community, 20 percent of whom will want to play golf.
- The Recreation Centers can probably cut maintenance costs by not overseeding the rough, as Del

Webb now does.

"It doesn't look to me like a difficult thing to make Hillcrest pay for itself," Watts said.

Watts suggested that facility and investment fees amounting to \$2 million would be "a tremendous down payment" for the course and that residents could then be levied a \$99 assessment fee to cover the cost.

"Do we need another golf course? Maybe not. But the course is already built. Getting a fair price is a very critical item," he said.

Acker said he hasn't made up his mind on the issue, but said he has found a number of reasons not to buy the course.

The major questions involve the purchase price, whether the activity on the course can support its maintenance, and how much other golf-course development in the northwest Valley will infringe upon activity at Hillcrest, Acker said. Also, he said, Hillcrest is 15 years old.

"These are considerations that are frightening," Acker said. "We're trying to gain 60-something tee times."

Acker said asking golfers alone to pay for a purchase is unfair, yet

getting all residents to pay is going to be a hard sell.

The \$2 million that Watts had suggested could be used as a down payment for the course is targeted for a reserve fund for all facilities, not just the purchase of a golf course, Acker said.

"It's a questionable proposition at best," he said. "There is no guarantee there will be a break-even point."

One resident suggested that it might be important for the Recreation Centers to consider purchasing the golf course for reasons other than the need for tee times.

"I can bet you that Del Webb will find a buyer for that property," said Phil Vision. "And we may not like what they do with it, just like we don't like the convenience store going up."

Vision was referring to property at R.H. Johnson Boulevard and Grand Avenue that Del Webb has sold to a developer for a 4 Sons Food Store.

Webb drives for dough

SCW board told to make pitch for Hillcrest

By BRUCE ELLISON
Staff writer

Del Webb Corp. is pushing the Recreation Centers of Sun City West to decide soon if it wants to buy Hillcrest Golf Course.

Hillcrest, in the community's center just beyond the Sundome, is on the market. Webb no longer needs it to help sell homes in the almost-finished community and has offered to buy the course with a reported asking price of \$6 million.

A committee of the board, headed by Allan Grossman, last year studied the possible purchase of the course. Its report, now in the hands of the new board, is a wealth of information on the course's operations and finances.

But while Webb has patiently waited as the new board studied the idea, it now has given the centers 30 days to come up with some solid plan to move negotiations along.

Other possible buyers are waiting, Webb suggested.

"We thought we would be granted more time to continue studying this," said Larry Watts, golf committee chairman, at Friday's governing board meeting. "But they are anxious for us to come to some sort of decision in the next month."

That could be hard to do, since any expenditure of that size would require membership approval and a means of financing the purchase.

Board members said that before getting into more talks with Webb, they ought to pay for a professional appraisal of the course — and probably hired a firm to make that appraisal in the closed session that followed Friday's meeting.

But, asked his opinion by Watts, Grossman said the real question is

"how much are you going to pay?"

"If you can get it for a million dollars, I wouldn't hesitate at all," Grossman said. "If the actual price turns out to be \$6 million, I'd say you probably can't do it."

What the board should do, advised Grossman, a former board member, "is negotiate with Webb first on a price, get it as low as possible, then take it to the members with facts and your recommendation."

"Without a price, it's nice to talk about what the members think but what they really want to do depends on the price."

Grossman also suggested that appraisals wouldn't be too useful. "You want to get it for next to nothing; you'd like to buy it below its worth if possible," he said.

Watts said Webb still has a \$6 million figure on the table. "We have some people in the community who have said Webb ought to give it to us, and we've had serious discussions with Webb about just that," he said.

■ From A1

but also limit when they could play.

Board President Dirk Prather said many centers members "have said to me that it's tough to have the kids visit and have to pay \$40 for them to play golf."

That is one reason why the lower fees are being introduced, he said.

Watts' plan, to be consid-

ered Feb. 22, would cut the relative guest fee to \$25 from \$40. It would prohibit guests from being included in computerized tee-time reservations on weekdays, but allow it on weekends, and at the rented Hillcrest course on Monday.

Similar fee cuts would apply to executive courses, Watts said.

Relatives are defined as mother, father, daughter, son,

sister, brother, spouse and grandchildren, he said.

Any guest could use times of opportunity to play on weekdays.

"We do expect that no member should be bumped off a course to make room for a guest," Watts said.

"We hope the proposed new policy will ensure that and still let relatives play at a more reasonable price."

PAR FOR THE COURSE

Here are some of the arguments for and against the purchase of Hillcrest Golf Course, as made at Friday's governing board meeting by Larry Watts (pro) and Harry Acker (con).

Pro:

- Located in heart of community.
- Centers is logical buyer.
- We keep control over it.
- Webb loses money at it, so it's not worth too much.
- Who else wants to buy a money-losing course?
- Good terms available from Webb.
- Great course to play.

Con:

- No desire to go into debt.
- Play at Hillcrest may cut play elsewhere.
- More Valley courses mean more competition.
- Do we want to be in business of marketing a course?
- Aging population means fewer golfers.
- All residents will have to pay, though not all would use.
- Need for top-flight maintenance is costly.

Speaking from the audience, Phil Vision said the board needed to ask, "If you don't buy it, what are the consequences?"

"I guarantee you that it won't stay on the market," he said. "Webb will find a buyer."

A deed restriction on the property requires that it be used for a golf course for 20 years.

Watts also said he would introduce a new fee schedule for golfing guests that would lower fees for relatives,

► See Members want, A5

ponders need for Hillcrest

Director says course may
alleviate overcrowding,
but is it worth buying?

By PATRICK O'GRADY
Independent Newspapers

1-10-96

Hillcrest Golf Course may or may not become a part of the Recreation Centers of Sun City West, Inc., depending on what best suits the community, says a chairman of the association's golf committee.

Association board member Bob Kelley, who along with board member Larry Watts chairs the golf committee, says the new board is looking into the pros and cons of adding the course to the association's facilities.

"I think the first thing we need to do is determine if we need another golf course," he says.

Built in 1979, Hillcrest was the first golf course built in the community. It remains the only public course in the Sun Cities and plays host to a variety of tournaments and events throughout the year.

The process of purchasing the course from the Del Webb Corp. began last year in response to a survey the developer sent to residents regarding the future of the course.

The developer had floated the idea of selling the course in 1994 but then changed its mind and opted, instead, to retain the course and use it for marketing purposes.

Some feel taking over the course will alleviate overcrowding at many of the association's other courses. That situation, says Mr. Kelley, may not be as serious in the future.

Mr. Kelley says there is concern the community will age and that the number of golfers may decrease. Buying the course, he says, may end up a losing proposition.

As an example of a possible slowdown in the number of golfers, Mr. Kelley says 80 men at the Stardust Men's Club did not renew their memberships for golf.

There is also time needed to study a report from the previous board regarding possible options of what could be done with Hillcrest, Mr. Kelley says, a copy of which he says he

From Page 1

just received last week.

"We really have a lot of work to do before we can go to the residents with anything," he says.

Resident approval of something as large as the purchase of the golf course would be paramount to the board approving such an action, Mr. Kelley says.

Before any action can be taken, Mr. Kelley says the board would like at the very least to get at least three appraisals before determining a purchase price.

"We've got to find out what (Hillcrest) is worth as our first recommendation to the board," he says.

According to the master agreement between Webb and the association, the developer must notify the board in writing 120 days before it decides to sell the course. It is not, however, obligated to make the association the first offer on the course.

Rec Board Again Serious About Buying Hillcrest Schoggen Names Group to Probe Possible Purchase From Webb

By Jack Hawn

Renewed speculation about Hillcrest Golf Club becoming the eighth Recreation Centers' course was triggered last week by Governing Board President Joe Schoggen at a workshop meeting at the R.H. Johnson Lecture Hall.

In his opening remarks Friday, Schoggen encouraged an effort to investigate the possibility of the Association purchasing the Del Webb-owned course to help alleviate the overflow among

SCW golfers.

He noted three options Del

Joe Schoggen



"It is important to note, that any proposal for adding the Hillcrest Golf Course to the association's property inventory would be subject to approval by the membership."

Webb is considering regarding the future of its lush 18-hole championship course that has served as a marketing incentive for home sales.

"One," he said, "is to convert it into a private golf club with a resident membership. They are surveying Sun City West residents at this time to determine the degree of interest in this option.

"A second option is to sell the course to any outside organiza-

tion that might want to buy it."

Schoggen said the third option is to sell the course to the Rec Centers.

"Informally," he continued, "Del Webb has indicated a willingness to sell the course to the Recreation Centers for less than they spent on the construction of either the Deer Valley or the Desert Trails golf courses."

Deer Valley cost \$7.5 million, Desert Trails \$5.5 million and Hillcrest, built in 1978, cost \$4

Allan Grossman
"I heard they were asking \$6 million for Hillcrest, but we're going to explore that."



million, according to Del Webb relations director John

More than 2,000 golfers, selected from club membership lists provided by Association golf courses, were surveyed, Waldron said. The results are expected to be announced within a couple of weeks.

"We're looking at a variety of alternatives," said Waldron, who speculated that Hillcrest may not be sold for at least two years.

Hillcrest
Continued on Page 2

Board Again Serious About Buying Hillcrest, Schoggen Names Group

Continued from Page 1

"I heard they were asking \$6 million for Hillcrest," said Rec Centers' golf committee chairman Allan Grossman, "but we're going to explore that."

Commenting about the private club option survey, Schoggen said no one yet knows what the reaction will be, but "we can all speculate on what the impact on the community would be from sale to an outside organization."

Schoggen proposed appointing a special committee to look into the possibility of buying the course.

He named four people experienced in real estate, finance and/or administration who are willing to serve on such a committee—Carl Fischer, Hugh Grigsby, Frank Brockman and Larry Kosikowski.

Schoggen, who named Grossman committee chairman and included Board treasurer Jack O'Connor on the panel, said he would like to add two or three more residents as well.

"It is important to note,"

Schoggen concluded, "that any proposal for adding the Hillcrest Golf Course to the Association's property inventory would be subject to approval by the membership."

"If this special committee concludes that there is a feasible way to do this, the proposal will be put to the vote of the members."

The four regulation-size Rec Centers courses are Grandview, Trail Ridge, Deer Valley and Pebblebrook. The three executive courses are Echo Mesa, Stardust and Desert Trails. During the peak season, all are overflowing, and tee times will become even more difficult to acquire as the community's population increases.

Meanwhile, Pat McBurnett scored a rare victory when Schoggen agreed to seek Board approval for a plan to rent Hillcrest on Mondays at \$5,500 a day. Fees would be \$20 for residents, \$40 for guests.

The proposal calls for leasing the course for 12 consecutive

Mondays, starting Jan. 8, with a provision for canceling with a one-month notice, should the venture prove unsatisfactory.

Grossman speculated that golfers without G-cards probably would be more inclined to play Hillcrest rather than an Association course, since greens fees would be the same.

He insisted that the general manager did not need Board approval to go ahead with the project, but, when asked, Hicks voiced no objection.

"I have some concern about my limitations (being imposed)," he acknowledged, "but I have not seen a contract and have no objection to going through the Board."

Schoggen said since there is some monetary risk involved, "it probably should be approved by the Board."

Thus, the proposal almost certainly will be placed on the business meeting agenda Sept. 28.

Governing Board plans vote on golf course rental

By PATRICK O'GRADY
Sun Cities Independent

Sun City West residents may find fairways and greens a little less occupied this winter — at least one day a week if a proposal to rent the Hillcrest Golf Course is approved.

The Recreation Centers of Sun City West, Inc. Governing Board will vote later this month on a proposed contract with Hillcrest that would allow members to golf

at the club on 12 Mondays starting in January and continuing through the end of March.

Allan Grossman, board member and Golf Committee chairman, says the plan is to help alleviate some of the overcrowding that takes place during winter months.

The plan would call for the Rec Centers to pay \$5,500 for each day of use with revenues from resident members, the driving range and any outside golfers

See ■ RENTAL, Page 3

■ RENTAL

From Page 1

going to the Rec Centers.

Residents would be charged \$20 per round for 18 holes, Mr. Grossman says, and non-residents will be charged \$40 under the proposed contract. The course would be open to all members and G-cards would not apply under the proposal.

John Waldron, manager of public relations for Del Webb Corp., says the corporation wants to help overcrowded courses and the renting of Hillcrest seems to be one of the best solutions.

"We have talked with the board to try and help on days that are traditionally overcrowded," he says. "This way seems to work out for everybody."

Hillcrest's busiest days are on weekends, Mr. Waldron says, whereas resident courses are usually more crowded on weekdays, particularly Monday.

Not all board member are sold on

the idea. Director Pat McBurnett voiced his concern at the board's workshop Aug. 8, saying there was the potential of losing a great deal of money.

"If 100 people show up, that's only \$2,000 dollars," he says.

Mr. McBurnett doubted members who only pay \$3 for golf in Sun City West would pay a little extra to play the Hillcrest course. Residents also pay a \$720 annual fee for golf.

Downplaying the risk of the proposal, Mr. Grossman expects the venture to break even at the very least and possibly bring in money for the centers. Also, the board would be allowed to give 30 days notice up to the beginning of March to end the agreement.

The board is also considering a policy that would limit guest play. Members would be allowed 10, 18-hole rounds with a guest between October and April.

The move, Mr. Grossman says, is in response to complaints of local guests, those who live around the area, playing during peak times on the community's courses. Members, associate members and tenants will all be subjected to the guest proposal.

In SCW, renting Hillcrest's a matter of course

By BRUCE ELLISON
Staff writer

11-20-95

SUN CITY WEST — Despite intense study of the operation of Hillcrest Golf Club over the last two months, recreation centers officials said they are a long way from deciding if they want to purchase the course — or if they can afford to.

They don't even know if centers members would approve such a purchase, or how it could be financed.

But because the need for additional tee times is acute during the winter season, the centers governing board has rented Hillcrest one day a week for 12 weeks, starting Jan. 8. The cost is \$5,500 a day, or \$66,000.

On Sept. 8, Joe Schoggen, president of the governing board of the Recreation Centers of Sun City West, appointed a special committee to look into the possible purchase of Hillcrest, perhaps the most beautiful course in the community.

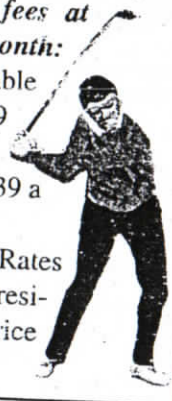
Hillcrest is owned by the Del Webb Corp., which used it primarily as a marketing tool for

SLICING GOLF FEES

Del Webb Corp. has cut greens fees at Hillcrest Golf Course for the next month:

- Sun City West residents will be able to play the 18-hole course for \$29 a round, Monday through Friday.
- Non-residents or guests will pay \$39 a round weekdays.

The special deal expires Dec. 22. Rates likely will return to the regular \$39 resident and \$49 non-resident or guest price just before Christmas.



the development of Sun City West. It is the only Sun Cities course regularly open to public play.

But, with Webb completing the community late in 1996, and wanting to move on to other things,

the developer has offered the golf course for sale. A deed restriction requires that it remain a golf course for 20 years, because course-side residents paid Webb tens of thousands of dollars extra for those choice lots.

The recreation centers has a right of first refusal on any Hillcrest sale, said Jack O'Connor, governing board treasurer.

On Oct. 26, Webb gave the centers formal notice of the availability of the course, in accord with that agreement. That triggered a 120-day period in which the centers could evaluate its interest in the course, and perhaps negotiate a purchase.

Webb spokesman John Waldron said last week that "we have had a number of requests from outside buyers about the availability of Hillcrest.

"There is some interest from places other than the recreation centers," which is why the letter was sent, he added.

O'Connor told a governing board workshop session on Nov. 10 that "Webb doesn't intend to hold us to that time period as long as we still have

► See Centers considers, A5

■ From A1

active work under way toward making a decision."

But, he said in an interview last week, "our target is to come to some decision by the end of the year."

A 10-member committee appointed by Schoggen, and headed by golf committee chairman Allan Grossman, "is really working hard at collecting information on which to base a decision," O'Connor said. Grossman is currently out of town.

Among the data collected are all the budgets and income and expense statements for Hillcrest for the last four years. "Webb has been very good at giving us whatever we want or need," in the way of numbers, O'Connor said.

The evaluation committee meets every two weeks, he said, but much of its work is done in smaller sub-committees looking into everything from the taxes to the cost of water and whether the irrigation system works properly.

Other groups are studying the mechanical gear — mowers, tractors, trucks and pumps — to see how much they might be worth and how well they work.

Still other people are look-

ing at the income side: how the course could generate cash from non-recreation centers members, for instance, or whether it would be worth a premium to play it as opposed to Grandview, for instance. Hillcrest is all green, while later courses have state-mandated desert landscaping.

While no one has specifically mentioned a price tag for the course, \$6.1 million or so has often come up. At last week's governing board meeting, for instance, member Bob Kelley said "we were offered the course for \$6.5 million," citing Webb spokesman Waldron as his source for the figure.

O'Connor said that was not an official number, "only something near the \$6.1 million that's been bandied about."

In announcing the centers' interest in the course — which certainly would relieve the overcrowded situation at other centers courses — Schoggen said Webb "informally has indicated a willingness to sell (the course) for less than they spent on the construction of either the Deer Valley or Desert Trails golf courses" owned by the recreation centers.

Trouble is, no one outside

Webb seems to know what Webb spent on those courses. The tax bills for those courses, however, show their appraised values as about \$1,040,000 each, said centers controller Lee Kirtley.

Webb also has indicated a willingness to finance the purchase, presumably after some down payment, so that the centers wouldn't need to borrow from a bank or other lender.

But governing board members aren't even sure if they want to go into debt at all, should they seek to buy Hillcrest. A special assessment might be the right thing — or at least ought to be looked into, some say.

One thing is certain though: Any purchase of Hillcrest will require the approval of the membership, Schoggen said in September, and repeated earlier this month.

"If this special committee concludes that there is a feasible way to do this, the proposal will be put to a vote of the members."

Thus, even if the committee, and full board, decides to go ahead, working out financing and getting membership approval, would take additional time.

Webb Ponders Privatization of Hillcrest Golf Course

In anticipation of eventually divesting itself of ownership of the Hillcrest Golf Course in Sun City West, the Del Webb Corp. is currently surveying SCW golfers on their usage of SCW golf facilities and, in particular, their reaction to converting Hillcrest to a private, equity golf club.

According to John Waldron, Webb manager of public and community relations, it will be a couple of years before anything happens and in the meantime, Hillcrest will be used in conjunction with sales efforts at Sun City Grand until its own courses are operational.

Under the proposed Hillcrest plan, membership would be tentatively limited to 500 members. There would be a one-time initia-

tion fee of approximately \$12,500 per member household, and monthly maintenance fees of approximately \$150-\$200 per month. The initiation fee would be transferable should a member wish to leave the club for any reason. Members would be entitled to unlimited use of the course, subject to availability. Guests would be allowed, subject to the payment of guest greens fees. The proposed Hillcrest Golf Club would be similar to a country club in that it would offer the opportunity for private, unlimited golf for members and their guests. Unlike a country club however, the proposed Hillcrest Golf Club would not offer dining or other facilities.

SCW Rec Centers considers buying Hillcrest Golf Course

By PATRICK O'GRADY
Sun Cities Independent

The Recreation Centers of Sun City West, Inc., is once again looking into adding Hillcrest Golf Course to its roster in hopes the course may help with overcrowding.

The move is in response to a Del Webb survey seeking opinions on what should be done with the course once the developer leaves the community.

Allan Grossman, a board member and Golf Committee chairman, says the board is in the initial stages of looking at making the course the eighth in the community.

"We're looking to see under what circumstances it makes sense to go into something like this," he says.

John Waldron, manager of public relations for Webb, says the company recently surveyed residents on what should be done with Hillcrest. The company asked for opinions on three options: turning the course into a private club, selling the course outright to a private company or selling it to the Rec Centers.

Hillcrest, built in 1979, was Sun City West's first golf course and continues to be the only public golf course in the Sun Cities. The course once served as host to several Senior PGA and LPGA tournaments, as well as a number of public fund-raisers.

The board originally looked into purchasing the course in 1994 at the urging of Director Bob Kelley. The plan was to help accommodate extra golfers who were at the time not getting onto the community's six other golf courses.

Plans to buy the course were abandoned after Webb

See ■ HILLCREST, Page 3



The Hillcrest Golf Course, owned by the Del Webb Corp., is the only public golf course in the Sun Cities. The Rec Centers of Sun City West is looking into adding the course to its roster to ease overcrowding on its courses, and the board plans to vote later this month on whether to lease the course one day a week.

■ HILLCREST

From Page

announced it would keep the course as a tool to help market and promote Sun City West.

Hillcrest has several features that make it attractive to the Rec Centers, Mr. Grossman says. Its central location adjacent to the R.H. Johnson Recreation Center and its ability to lighten the load on other golf courses are two major points.

Mr. Grossman says Rec Centers courses are seriously overcrowded. Adding Hillcrest would be one pos-

sible solution to the problem, he adds.

"It's very central and would be a benefit to the community," he says. "I think most golfers would like to have it."

Mr. Grossman says, however, that Webb has indicated the course would not be available for sale until at least the first quarter of 1997.

Mr. Waldron says, for the time being, the corporation will keep the course as a marketing tool for Sun

City Grand, a new retirement community under construction in Surprise. Some homes in the new development will be completed before the first golf course is finished.

"We've decided, in the short term, to hang onto it," he says.

"But in terms of long range, we have to look at what the residents would like to see."

In the master agreement between Webb and the board, the corpora-

tion does not have to offer the course to the board first before accepting outside offers. If a developer does decide to sell, however, they must notify the board in writing 120 before offering the course for sale.

The master agreement is the document that details the acceptance and maintenance of the golf course and other items donated by Webb to the Rec Centers.

Hillcrest like courses back home

By Bill Huffman

The Arizona Republic

There was a time when Hillcrest Golf Club in Sun City West was the home to the LPGA and Senior PGA tours.

The women arrived first in 1980 and spent three years at Hillcrest. The tournament was known as the Sun City Classic, and the champs were Jan Stephenson, Patty Hayes and Beth Daniel.

The Arizona Senior Roundup was played at Hillcrest from 1984-88. The champs were Billy Casper, who captured the first and last events; Don January; Charlie Owens; and Al Geiberger.

At 6,960 yards, Hillcrest still offers a championship test of golf. The course, which was designed by Greg Nash for the Del Webb Corp. in 1979, is plenty challenging from the back tees.

That is somewhat surprising when you consider that most of those who frequent Hillcrest are senior citizens from the Sun City West and Sun City areas.

IF YOU PLAY

Hillcrest Golf Club

WHERE: 20002 Star Ridge Drive in Sun City West.

PAR/YARDAGE: 72, Championship: 6,960 yards; Regular: 6,421; Red: 5,880.

GREENS FEE: \$56 (includes cart).

TEE TIMES: 584-1500 (pro shop) or 975-1000 (computer).

But I guess it's like Jack Palance says: "Getting old. It's not for sissies."

Despite the course's length, "it's still very friendly," according to Gary Balliet, the director of golf at Hillcrest for the past six years.

"It's a driver's course," Balliet said. "You can just tee it up and let it rip without having to worry about spraying the ball into trouble."

"That's a nice contrast to the tightness you find on today's desert courses."

He's right. The fairways are super-wide and you only have to worry about going out of bounds on six holes.

That doesn't mean you'll tear apart Hillcrest. Quite the contrary.

There is a lot of sand and about 20 acres of water to negotiate. But there is also a lot of grass for your ball to nestle in. *Lots.*

"That's one of the things golfers enjoy about this course," Balliet said. "We've got 180 acres of turf, so in a way, it's a lot like the courses they left behind."

If it wasn't for the exotic palms that dot Hillcrest's terrain, the course would almost pass for a Midwest municipal.

Hillcrest's 180 acres of grass is exactly twice the amount you'll find on most courses in Arizona. Hillcrest escaped regulations that limit courses built after 1980 to 90 acres of turf. Hillcrest was "grandfathered."

I recently played the course during the Fiesta Bowl Media Classic. Despite being paired with KMLE radio's irreverent comedian, Tim

Hattrick, I enjoyed Hillcrest.

Actually, Hattrick taught me things about the game that I never knew.

For instance, "course management" actually means "grabbing two beers from the drink lady instead of one, because you never know when she'll be back again." And that the rough "is just a terrible job of mowing by the grounds crew."

Hattrick also thought I had an easy job — "Hey, you're a golf writer. That's not work."

So I asked him to critique Hillcrest. "First, it's moist," joked Hattrick, who plunked a few shots in the water.

"Second, watch out for the satellite dish just off the 16th fairway."

Yeah, he hit that, too.

Some of the other media types, such as Channel 10's Bud Wilkinson, also gave Hillcrest a "thumbs up."

"I love this course because you can't get in trouble," said Wilkinson, whose foursome, well, got in trouble. (When was the last time you heard of a team shooting 1 over in a scramble?)

But let's get back to Hillcrest,

where the key to a good round means taking a few chances.

According to Balliet, "You've got to cut the corners if you're going to shoot a number out here."

His reference was to the Nos. 4, 7 and 13 holes, the latter named "Jaws." All are dogleg par 5s over water that tempt you to go for the green in 2 shots.

Of course, that means your drive must carry over water. And it must be "pure," in the 250- to 275-yard range.

"That's what makes those holes such a great test of golf," Balliet said. "Golfers just love the risk-reward factor."

It certainly keeps them coming back to Hillcrest, one of eight 18-hole tracks in the Sun City area.

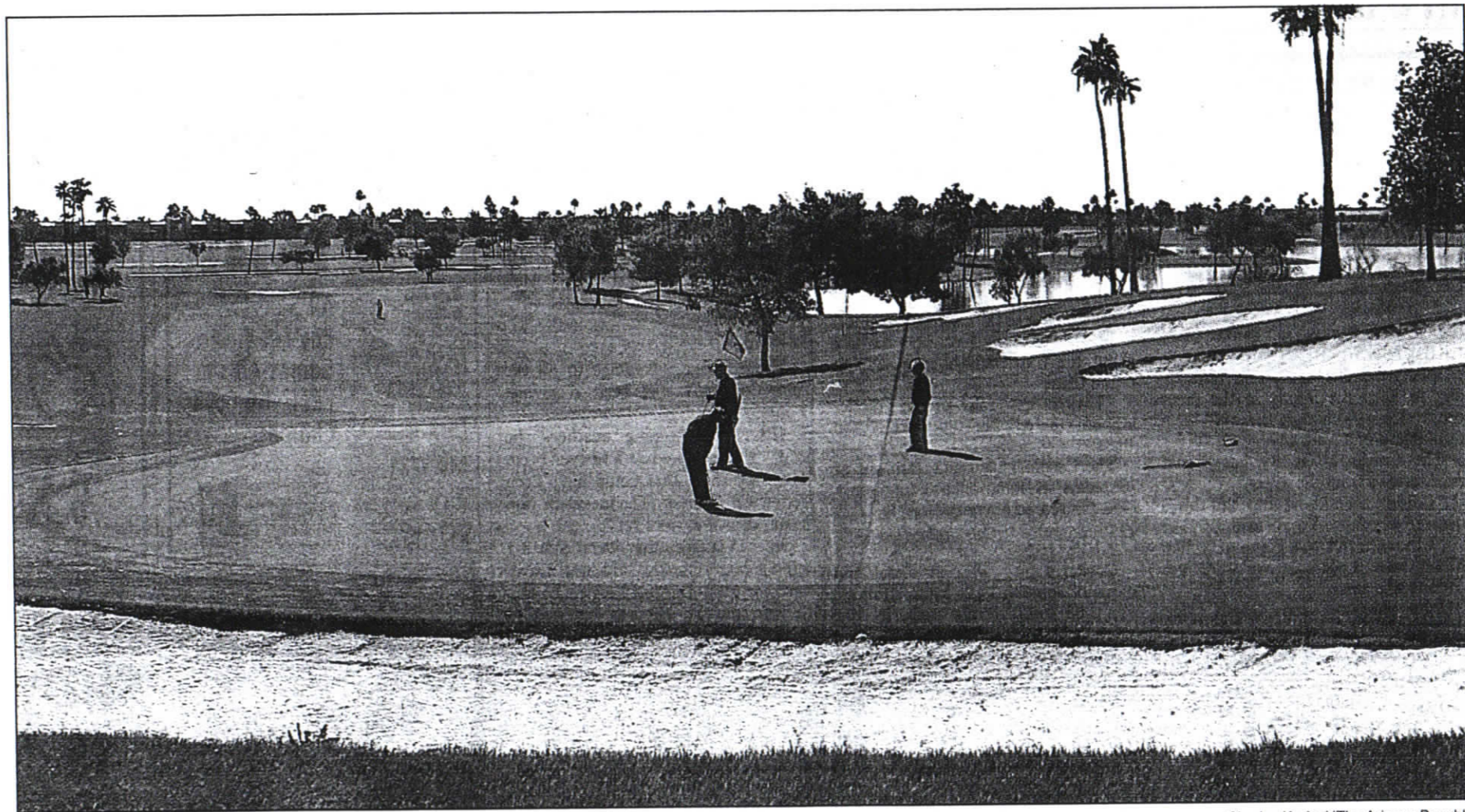
"I don't think there's a more popular course in the Sun City area," Balliet said. "It's very playable and very affordable."

It also explains why Del Webb, who died in 1974, made a fortune. He knew what retirees wanted to do.

Play golf.

+

The 13th hole at Hillcrest Golf Club is one of four challenging par 5s in the Sun City West course, which, if not for the exotic palms that dot the ample turf, would almost pass for a Midwest municipal. "That's one of the things golfers enjoy about this course," said Gary Balliet, Hillcrest director of golf. "We've got 180 acres of turf, so in a way, it's a lot like the courses they left behind."



Charles Krejcsi/The Arizona Republic



John Votaw hits balls on the practice range before playing a round at Hillcrest Golf Course at Sun City

West. Del Webb Corp. is considering selling the golf course. Mark Henle / Staff photographer

Del Webb yells, 'Fore'

Rec centers win over possible sale of golf course

"We were surprised that we don't have the right of first refusal."

Bob Kelley
Rec centers board

By Lori Baker
Staff writer

Sun City West

Hillcrest Golf Course, flagship course of Sun City West, may be sold.

Del Webb Corp., which owns Hillcrest, has used the course as a marketing tool since the retirement community was launched 16 years ago. Model homes are adjacent to the course, 20002 Star Ridge Drive. Hillcrest is often in the spotlight, hosting 90 outside tournaments annually, including the Senior PGA and LPGA tours as well as charity events.

Hillcrest is the only course open to the public in Sun City West. "Hillcrest brings people into Sun City West who might not otherwise visit," said Martha Moyer, Del Webb spokeswoman.

But with Webb nearly finished with con-

struction of Sun City West, the developer is considering what to do with Hillcrest.

Bob Kelley, a rec centers board member leading a committee that is considering buying Hillcrest, said he would like to see Hillcrest become part of the Recreation Centers of Sun City West. In that case, the course would be open to rec centers members and their guests.

"We were surprised that we don't have the right of first refusal. Everyone thought that was so," said Kelley. The rec centers' existing courses are overcrowded, and about 400 to 500 people daily are turned away, Kelley said. "There really is a big demand for golf," he said.

Hillcrest is valued at about \$6 million, but no asking price has been set. "We could take out a loan and run the Hillcrest Golf Course as a separate course from the other courses," Kelley

See **HILLCREST**, Page 3

HILLCREST

From Page 1

said. A portion of the greens fees at Hillcrest would go for the maintenance of the course and repaying the loan.

"We have to figure out how much that would be, because if the cost would be too high, we couldn't do it," Kelley said.

He plans to present a report on Hillcrest at the Feb. 24 board meeting.

Moyer said her company has received inquiries from other groups besides the rec centers regarding Hillcrest. "We haven't entered any formal negotiations," Moyer said. "We have no time frame."

Besides having Hillcrest for rec

centers members, other ideas are to have it as a private country club, have Webb hire a company to run the course or Webb could decide to keep it.

The 18-hole course can accommodate up to 280 players a day. The cost is \$52 per 18-hole game for nonresidents. Sun City West residents can play for \$23 with their own carts on weekdays. On weekends, everyone pays \$52. Golf carts are mandatory to play.

About 55,000 rounds of golf are played at Hillcrest annually, said Gary Balliet, Hillcrest director of golf. "A lot of people have offered to buy Hillcrest over the years," he said.

Groups interested in buying Del Webb-owned golf course

By ANNE RYMAN
Sun Cities Independent

The Recreation Centers of Sun City West is interested in purchasing the Hillcrest Golf Course owned by the Del Webb Corp. in order to ease crowding at Rec Center-owned courses.

A Governing Board member says he has asked Del Webb officials for the course's operating costs to determine whether the association could afford maintenance of the 18-hole

championship golf course.

"We'd like to buy it," Governing Board member Bob Kelley says. "We have 300 or 400 golfers a day who don't get to play now."

The Hillcrest Golf Course, located at 20002 Star Ridge Drive, was the first course to open in Sun City West in February 1979. It is the only course owned and operated by Del Webb and the only public golf course in the Sun Cities.

The Rec Centers are not alone in its interest.

Although Del Webb has no firm offers to buy the course, another resident organization in Sun City West has approached the company and expressed interest in Hillcrest, says Martha Moyer, Del Webb's Sun City West manager of public and community relations.

She declined to name the organization.

"One of them suggested they would be willing to pay a certain price which is one-third of our

See ■ HILLCREST, Page 3

asking price so we don't consider that a serious offer."

The organization offering a price was not the Rec Centers, she says.

Del Webb has not determined what it will do with Hillcrest, nor has it set a timetable for that decision.

Options include selling the course for operation as a public course, selling the course for operation as a private country club, selling the course to the Rec Centers or keeping the course and continuing to operate it.

At this time, Del Webb is not considering giving the course free of charge to the Rec Centers, she says.

"That is an asset of Del Webb. You don't just hand over your

assets."

The course is worth \$6 million to the company. Del Webb uses the course, which holds 90 outside tournaments annually, for marketing its Sun City West development.

"It's one of the few opportunities where people who are not residents can come into Sun City West and use the facilities," Ms. Moyer says. Rec Center golf courses, on the other hand, are not open to the public.

Del Webb is under no obligation to sell the course to the Rec Centers, according to the master agreement, the document that details the Rec Centers' acceptance and maintenance of golf courses and recreation facilities constructed by Del Webb. Nor must it offer the

course for sale to the Rec Centers first.

If Del Webb does decide to offer Hillcrest for sale, the developer must notify the association, in writing, of its intent at least 120 days before offering the course for sale, according to the master agreement.

If the Governing Board decided to purchase the course for the association, Hillcrest would have to stand on its own financially, Mr. Kelley says. People who played the course would pay extra.

"We (the association) didn't pay any money to buy the other courses. I would guess it would be about \$10 or \$12 every time they play," he says.

Residents pay a \$2 user fee each

time they play a Rec Center course in addition to a \$670 annual green fee and a \$165 annual cart fee. The Rec Centers now operate six courses — two executive courses and four championship courses.

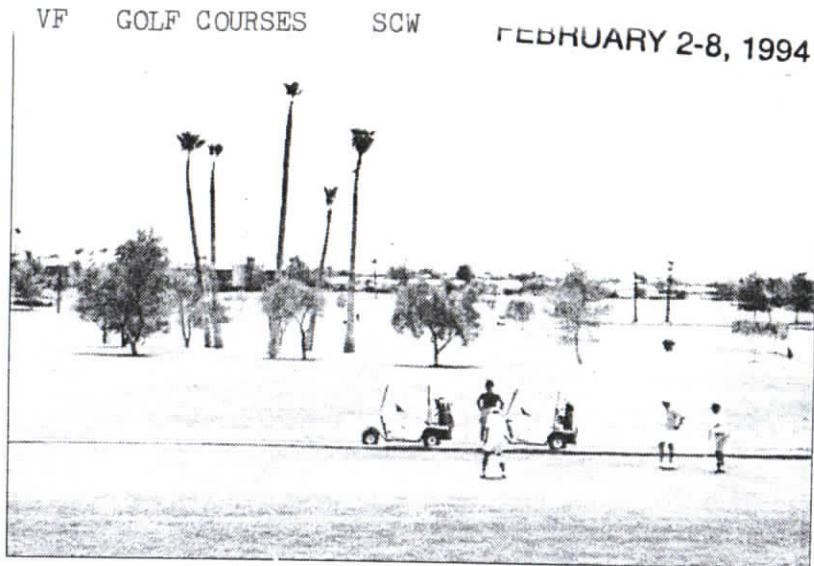
Del Webb recently broke ground on an 18-hole executive golf course expected to be completed in early 1995.

That course also will be turned over to the Rec Centers.

The community also has Briarwood, a private country club, in addition to Hillcrest.

Mr. Kelley says he believes the Rec Centers can afford to buy and maintain Hillcrest.

"What we really have to do now is think about what price we want to offer."



Independent file photo

The future of Hillcrest Golf Course in Sun City West, the only public golf course in the Sun Cities and at one time home to Senior PGA and the LPGA tournaments, has yet to be determined but company officials say selling the course to a private entity is an option under consideration.

Webb changes plans for SCW golf facility

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Del Webb Communities has bowed to the unified voice of some Sun City West residents and changed its plans about moving its golf course maintenance facility.

Last month, some 48 Sun City West condominium resident-owners living along Star Ridge Drive bordering Hillcrest Golf Course unanimously protested by petition and voice Webb's decision to relocate its golf maintenance yard and building to a site at the far south end of Hillcrest's driving range.

They said the site, some 400 feet from their residences, would obstruct their view of the golf course and White Tank mountains, would be an early-morning noise disruption and would lower their property values.

Four weeks later, Webb came up with an alternative Hillcrest site that appeased most if not all the remaining 24-unit Hill-

crest Condominium Association and 24-unit Starcrest Condominium Association owners who attended Thursday's meeting at Hillcrest.

Milt Jensen, who owns a Star Ridge unit and headed the petition drive, said he was happy with the new site and others he talked to were also pleased.

"Charles Donley, who has been one of the most active in our group, told me he has walked the entire course and said he felt the site (along No. 10 fairway) was as good a place as he himself could suggest," said Jensen.

The new site, according to Chuck Roach, Sun City West general manager, and Dick Mastin, Webb vice president of land development, is west of the No. 10 fairway between two grassy mounds near the Nos. 9 and 11 greens.

Mastin and Roach said the new building site is about 400-600 feet farther from the condominium units, is smaller than originally planned, is out of the

residents' direct sight line of the course and will be built as aesthetically pleasing as possible. Webb planners also eliminated employee parking at the site.

Roach drew a round of applause when he said Webb had completely abandoned the original planned site.

Several months ago Webb decided it needed to relocate the yard so it could build new model homes on the current yard site north of the Hillcrest pro shop. Those models will be used to sell new homes in Webb's proposed 880-acre expansion area northwest of current SCW boundaries.

"We certainly heard your concerns and we went back to the drawing board and revisited all of the site considerations to see if there was something that would work better for everybody concerned," said Roach.

Dimensions of the new maintenance yard will be 120 feet by 150 feet and the building will be 120 feet by 40 feet.

Roach said the low-profile



WALKING THE SITE — Hillcrest and Starcrest Condominium Association members walk the site west of the 10th fairway where Del Webb Communities has proposed building its new Hillcrest Golf Course maintenance yard.

building will have masonry-stucco walls and a tiled roof.

Webb land developer Dan Powers said the building will be recessed into the mound area so the actual roof would only be approximately 4 feet above the top of mounds and 12 feet above the grade on the building's back side.

Besides the building, which is scheduled for completion by

November, the No. 10 fairway cart path will be improved and widened to access the building, Mastin said.

Roach said Webb may eventually convert Hillcrest to a country club and build a major clubhouse structure to replace the current pro shop.

He also said Webb regularly gets calls from people interested in buying Hillcrest. "The start-

ing price is in the \$6 million range. We also want to manage and operate the course until we're gone from the community. That usually stops all the callers."

Webb's exit from the community may not take place until the year 2000, assuming its board of directors approves SCW's proposed expansion May 15.



THE WESTER

"Every Community, no matter how large or small, needs its own voice." —Anon.

A New Hillcrest GC Maintenance Building Yes or No?

by Stan Steciak

On March 4, the Vice President of Land Development for the Del Webb Corporation, Richard Mastin, sent a letter to condo owners along Hillcrest Golf Course, on Star Ridge Road. His first sentence was, "In line with our policy of keeping our residents abreast of events which shape Sun City West, Del Webb wishes to inform you of a project proposed for Hillcrest Golf Course."

The Webb Corporation owns the golf course, an open-to-the-public facility. The change would remove the present maintenance building to make room for a new Model Homes Sales Pavilion. The new maintenance building (150' by 200') would be built at the far end of the driving

range, some 400 feet in back of the homes on Star Ridge Road. Mr. Mastin invited them to a meeting, held March 12, 1991, to get information about Webb's proposed project.

The meeting, attended by at least 100 homeowners, heard Richard Mastin describe the new building and its site. The questions fired at Mastin were logical from the homeowner's standpoint, but also the answers were logical from Mastin's standpoint. The main objection from homeowners, it seems, is the new building would obstruct the beautiful view now enjoyed by homeowners. They pointed out that the loss of this view would cause substantial deterioration of property values

because, they claimed, the scenic appeal would be gone. When questions and answers were over Mr. Milton Jensen, property owner, presented Mr. Mastin with a petition signed by 56 owners objecting to Webb's proposal and asked Webb to abandon its plans for the relocation of the maintenance building.

The Vice President of Land Development said that every effort was made to choose an alternate spot. The site chosen was the best because it could be depressed so the loss of scenic value was minimal.

Mr. Mastin thanked the residents for their attendance and input. He told them they would be notified of any action and when that action would take place.

COURSE REVIEW

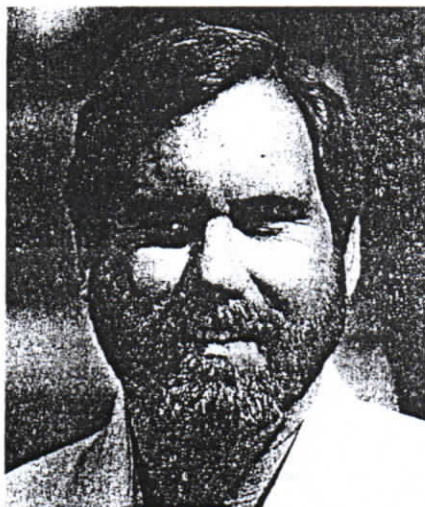
by Bud Wilkinson

HILLCREST GOLF CLUB (Public)
20002 Star Ridge Dr., Sun City West
Par 72; Yardage 6960 (blue tees)

For a critic, it's unwise to get too close to a performer. Familiarity can tend to temper one's opinion when it comes to reviewing a play, a movie or a TV show. That's also true when it comes to a golf course, and Hillcrest was one of the first courses I was introduced to when I moved here more than a decade ago. I still love it. It may no longer claim the spotlight as host for a Senior PGA Tour stop, but it still maintains a crack greenskeeping crew and an efficient, ever-ready-to-please staff.

For the first-time visitor, the first three holes may raise questions as to the course's degree of difficulty. Holes one and two are straightaway par 4s of 341 and 332 yards, respectively; short and easy. And No. 3 is a par 3. Ho-hum; that is, until No. 4, a 533-yard par 5 with water along the left side and a multi-leveled green. I hesitate to say tiered because it's built on a hill with only about three level spots on the entire thing.

What makes Hillcrest a top-notch experience are the conditions (inevitably excellent), the variety of holes and the views. At other courses, the setting often provides the visual appeal — green grass pasted amidst ragged desert and canyons bordered by saguaros. But at Hillcrest, it's the holes that catch the eye, especially No. 13. The green is nestled in a hollowed-out portion of a hill and ringed by tall palms — as pretty a hole as you'll find in the state. One word of advice: make sure your approach shot lands below the hole. The green tilts heavily back toward the fairway and if your shot lands beyond the pin, your first putt may scoot back onto the fairway.



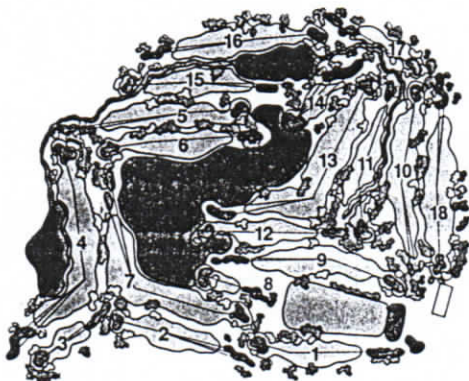
What Hillcrest lacks in difficulty at the outset, it more than makes up for at the end. The par-3 17th hole stretches 197 yards (from the white tee marker), and reaching the green for any of the guys in my regular Saturday group is a rarity, myself included.

Give Hillcrest bonus points, too, for the fact that play rarely bogs down, and for its splendid snack bar/bar. Great breakfast sandwiches and even better burgers. As I said, I just love it.

Layout: ★★★★★ Condition: ★★★★★ Fun Factor: ★★★★★
Courtesy: ★★★★★ Pro Shop: ★★★
Value: ★★★★★
Price: \$47 (non-residents, cart included)

Star values equal: ★ poor; ★★ fair; ★★★ good; ★★★★★ excellent.

ARIZONA GOLF **70** JOURNAL • 1991



Gary A. Balliet
P.G.A. Professional/Director of Golf

PLEASE REPLACE DIVOTS.

RAKE TRAPS.

REPAIR BALL MARKS.

KEEP CARTS ON PATH

SCWesters hear golf plans

By BEN HUDSON
Staff Writer

The fate of Sun City West's Hillcrest Golf Course — whether it will be private or restricted to play by Sun City Westers — will depend on the wishes of resident 10 years from now.

Until then Hillcrest will continue to be available for residents' play on a greens fee basis with every other starting time for vacations. That's what John Meeker, president of Del E. Webb Development Co., told an audience of more than 800 at Sun City West's Property Owners and Residents Association meeting Monday.

"Hillcrest was designed to be operated and supported by Webb and to confine tournaments and vacationers to the one

course," Meeker told the PORA audience.

"WHEN OUR sales activity is completed, 10 to 12 years from now, Hillcrest will be made a private club or turned over to your rec centers, pending the desires of residents at that time," Meeker said.

Because of demand, Meeker said, annual memberships for Hillcrest will cost \$307 or eleven-twelfths of the customary \$335 rate.

(The reduced rate for Hillcrest is because the course will not be available for membership play approximately one month each year when there are tournaments, a Webb Co. spokesman explained after the meeting.)

MEEKER said Monday that greens fees for Hillcrest will be the same as for Sun City West's Pebblebrook Golf Course. Nine holes of Pebblebrook are completed at present and in exclusive use by Sun City West residents.

"Golf cart permits will cost \$115," Meeker said, "and while we are operating the rec centers golf courses, we will allow reciprocity for golf cart permits."

Meeker said the second golf course for the exclusive operation of Sun City West's future rec centers — Pebblebrook is the first — will be called "Stardust."

NINE HOLES of "Stardust" will be completed and opened this winter, Meeker said.

He reported that construction of a Mobil gas station at Johnson Boulevard and Camino del Sol is soon to begin, with an opening late this year; negotiations are underway for Guadalaharry's Restaurant at Johnson and Meeker; and studies are being made for the construction of a PORA building on the west side of Camino del Sol.

In response to audience questions, Meeker said:

— DEVCO is studying whether golf play on Sun City West courses by a person whose home is under construction might be permitted.

— Tables and chairs are on order for the tennis area.

— Devco will continue its insect-control programs and attempt to have construction crews be tidier.

The "Briarwood" course, construction to begin soon, will be a private country club, Meeker explained. "We will allow public play of this course on a greens fee basis until the country club has been formed as we have done in Sun City," Meeker said.

He said Webb Co. would operate the R.H. Johnson Rec Center facilities for approximately a year and a half or until Sun City West's population is 15,000. Then, he said, the facilities could be turned over to residents and operated on a "break even basis."

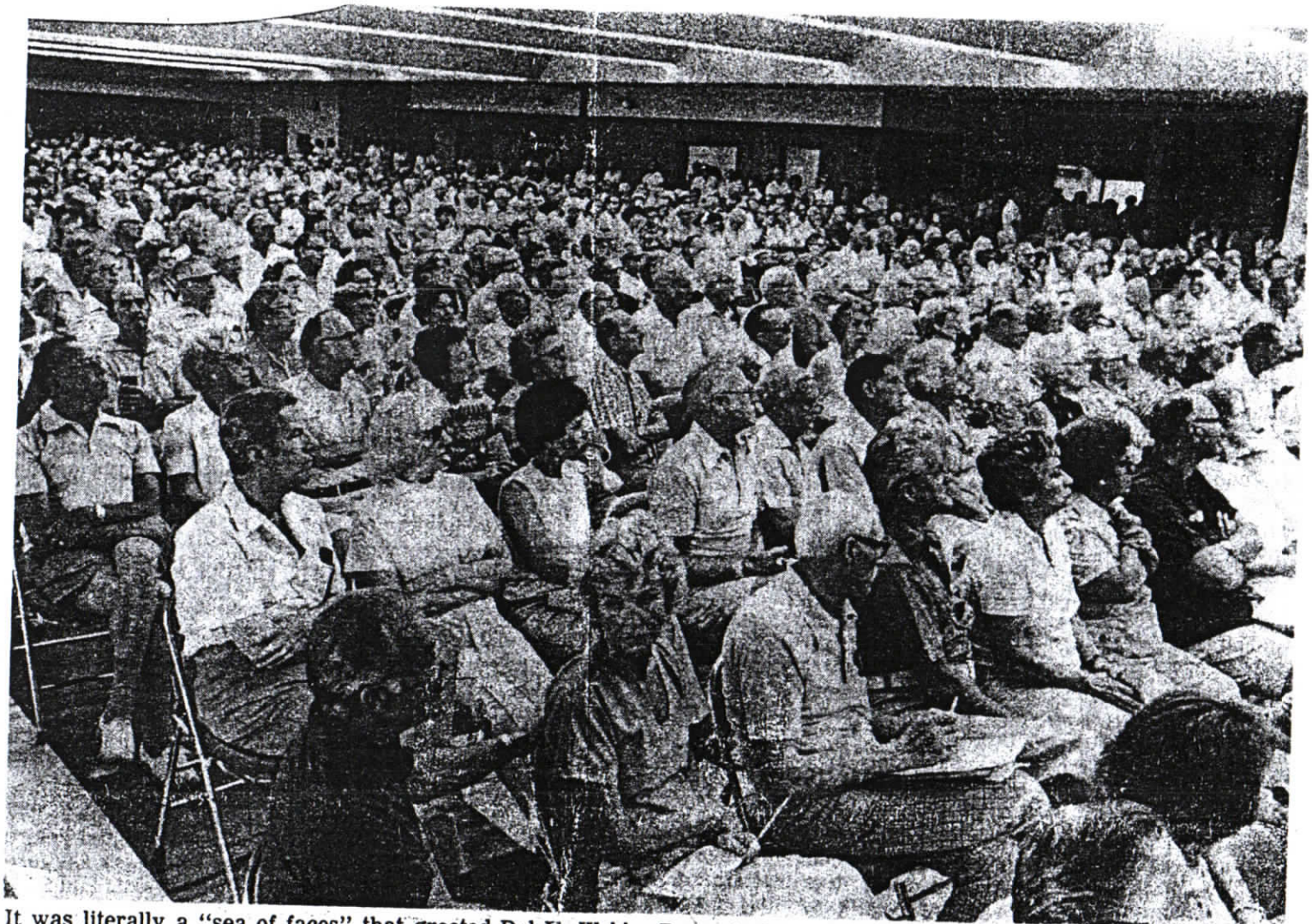
REGARDING guest privileges at Sun City West recreation facilities, Meeker said Devco would continue the policy of allowing 24 free guest punches on each rec membership card, which can be used cumulatively. Sun City West residents may purchase a card with 20 punches for \$5. Also available for \$5, Meeker said, will be a weekly card for the unlimited use of a guest.

Commenting on the huge audience at Monday's meeting, Meeker, dapper in a gray pin-striped suit, drew applause when he said it appeared Devco would have to hasten work on Sun City West's Sundome auditorium to accommodate future PORA meetings.

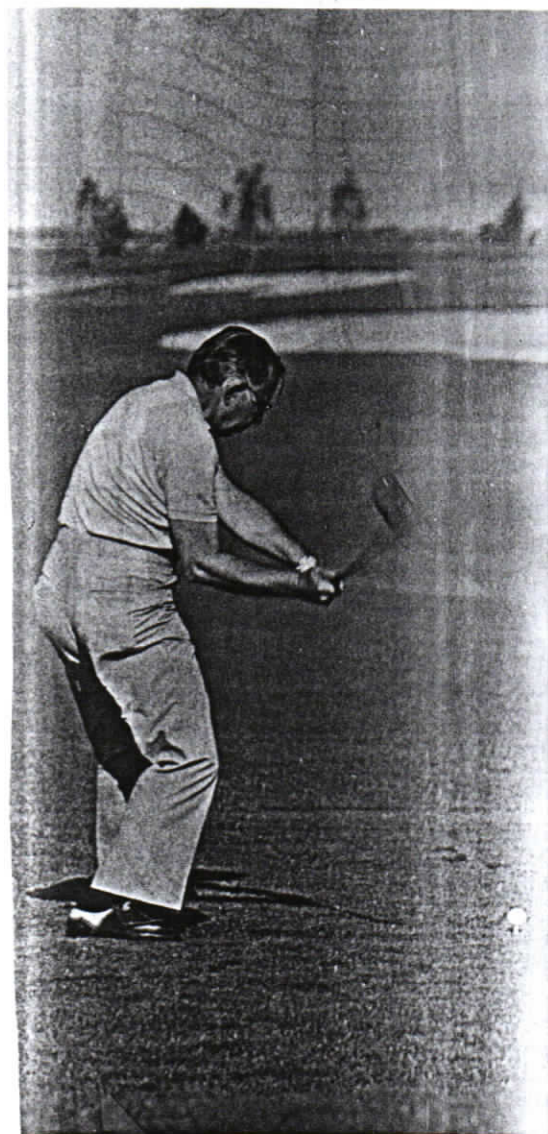
Meeker told Sun City Westers Camino del Sol shopping center would open the first of the year.

"WE ARE working on leases to Lucky's and Longs in the second center at 128th and Beardsley, with construction set to begin the second quarter of 1980," Meeker said.

(over)



It was literally a "sea of faces" that greeted Del E. Webb Development Co. president John Meeker at Sun City West's Property Owners and Residents Association meeting Monday. More than 800 attended. (News-Sun Photo)



Sun City West's beautiful Hillcrest Golf Course officially opened for play February 17. Since then, Sun City Westers, Sun Citians, vacation special visitors and the general public have been enjoying the new layout, which has already been called one of the three most challenging courses in Arizona. Hillcrest measures 6,960 yards from the championship tees, 6,411 from the regular tees and 5,909 from the women's tees. It plays to par 72 for men and 75 for women. Dominating the course landscape is a 20-acre lake that comes into play on eight holes. Two smaller 3-acre lakes and a pair of meandering creeks bring water into play on six more holes. Sand traps — 78 of them — dot the course and are positioned to play a factor whether a golfer is a six or a 26-handicapper. All traps feature white marble sand. Among the most challenging holes is the 546-yard par-5 13th. The hole doglegs left around the large lake, then rises to a green at the course's highest point. The hole is made even more demanding by seven traps around the green. Enhancing Hillcrest's oasis image are more than 1,000 trees, including pine, olive, willow, palm, eucalyptus, carob, sour orange, evergreen ash and evergreen elm. The course has a putting green, chipping green and driving range. Golf carts are available, as are pull carts. Hillcrest is the first of six golf courses planned for Sun City West's first phase.



FEES AND REGULATIONS

.. Effective October 1, 1980

.....
All Rates and Prices are subject
to change without notice
.....

.....
All Quoted Rates are subject to 4%
Arizona State Tax
.....



HILLCREST GOLF COURSE
20002 Star Ridge Drive, Sun City West, Arizona 85375
Telephone 584-1500

GREEN FEES: (Cash Only)

Non-Resident:	9 Holes, Any Day	\$ 8.00
	18 Holes, Any Day	\$12.50
Resident:	9 Holes, Any Day	\$ 5.00
	18 Holes, Any Day	\$ 8.00

RESIDENT ELIGIBILITY REQUIREMENTS: For Daily Rates Only

Current Resident Activity Cards from the Recreation Centers of Sun City and Sun City West, Inc. (Must be presented to establish Proof of Residency and to receive Resident Rates.) All other golfers must pay Non-Resident Rates.

STARTING TIMES:

Starting times to be obtained through the Golf Shop in person or by telephone. The Reservations will be accepted from 7:00 a.m. every day of the week for the next day's play.

ANNUAL PREPAID GREEN FEES: Single Limited Only - Hillcrest and/or Del E. Webb Development Co. reserve the right to designate thirty (30) days per year on which days ordinary play on the golf course will be eliminated. Hillcrest and the Del E. Webb Development Co. additionally reserve the right to assign every other starting time to users of the vacation apartments.

Hillcrest Golf Course only, any day \$375.00 (Effective September 1, 1980)

Eligibility Requirements for Annual Prepaid Green Fees:

Must be a resident of Sun City West with a current Sun City West Recreation Center Membership Card.

NOTE: Prepaid Annual Green Fee cards are issued in good faith and are not subject to transfer or assignment by member for any reason except death of the card holder. Upon the occurrence of death, 100% refund is made if within 30 days of purchase - 75% refund if within 30 to 60 days of purchase - 50% refund if within 60 to 90 days of purchase - after 90 days no refund is given.

USE OF RESIDENT'S PRIVATE GOLF CART:

- . Annual Golf Cart Permit (Hillcrest Only) \$120.00 (Effective September 1, 1980)
- . Per Round Use of Cart 9 Holes: \$5.00 . 18 Holes: \$7.00

- 1) Until further notice is given, Hillcrest Golf Course cart permits shall be honored on all Sun City West Recreation Center Courses and Recreation Center cart permits will be honored at Hillcrest.
- 2) All resident's private golf carts must be inspected and approved by the Resident Golf Professional before use on Hillcrest Golf Course. Residents can loan carts to their guests only. Only two bags and two people per cart. Carts will be inspected for appearance, noise factor and tire size.

(over)

CART RENTALS: (Available through Golf Pro Shop)

Gas or Electric Golf Cart Rental:	9 Holes \$7.00	18 Holes \$10.00
Pull Cart Rental:	9 Holes \$1.50	18 Holes \$ 2.00

GOLF LESSONS:

Private Lessons are available from PGA Professionals: \$10.00 per 1/2 hour
Playing Lessons - 9 Holes Only: \$30.00

DRIVING RANGE:

Large Basket ... \$2.00 Medium Basket ... \$1.50 Small Basket ... \$1.00

GOLF COURSE RULES:

1. Register: All persons must register in the Golf Shop before playing.
2. Starter shall have absolute control of play on the golf course at all times.
3. Fivesomes: No Fivesomes allowed at any time (exception - Special Permission from Starter in slack summer period).
4. Players must have valid green fee tickets to be shown on request.
5. 10th Tee: All players will start on 1st Tee unless permission is given by the Starter to start on 10th Tee.
6. Practicing: No practicing is allowed on Golf Course at any time. Driving Range and Putting Greens around the Golf Shop area will be utilized for all practicing.
7. Range Balls: Range Balls are rented by the basket for use in practicing - driving range only.
8. Lagoons and Lakes: No swimming, fishing or entering lakes for golf balls.
9. Position of Play: Every Foursome must endeavor to hold their position of play. Groups falling one hole behind must allow the following group to play through. This also applies to undue delay by stopping between Nines.
10. Children: Children under 12 years of age will not be permitted on the Golf Course at any time with or without parents.
11. Electric or Gas Carts: All electric and gas carts must be kept on cart paths at all times due to the immaturity of the Golf Course. Electric, gas and hand carts must be kept off Tees.
12. Dogs: Dogs will not be permitted on the Golf Course at any time.
13. Apparel: Men must wear a shirt at all times around the Golf Shop and Snack-bar area. Tank Tops are not considered shirts.
14. Hillcrest Golf Course is not responsible for injury to player or damage to equipment and reserves the right to eject any and all players from the golf course and all surrounding premises for violation of regulations.