



**Forest Highlands Golf Club
A Financially Strong Community**

History. - Established in 1987, Forest Highlands Golf Club was initially developed as a master-planned residential golf club community by the Bailey-Bartlett Group. Completed in 1988, the original "Canyon" course was designed by Tom Weiskopf and Jay Morrish. The course conforms to the dramatic surrounding topography and complements the dramatic canyons, natural springs and rich forest.

Following a smooth transition from the developer to the homeowners in 1997, the HOA partnered with DMB Development and course designer, Tom Weiskopf, to build a second 18-hole championship golf course, the "Meadow" along with the Meadow clubhouse. The Meadow course surrounds a large meadow that encompasses lakes, wildflower areas, and scenic wetlands where it derives its name.

Ownership and Operation of Common Facilities. - The Forest Highlands Association owns and operates the Forest Highlands' golf course, clubhouses and all related property, facilities and equipment through a nine member elected Board of Directors, their assigned committees and Leadership Team.

Association Dues. - Each Forest Highlands owner or Member, whether or not he has built on his lot is obligated to pay assessments to the Association, including a regular monthly assessment. This regular assessment is subject to adjustment as provided in the CC&R s and covers greens fees, the cost of common area landscaping, security, maintenance of roadways and other common facilities, and all operating costs of the Association and the Golf Club. It combines the typical "club dues" and "HOA fees" into one rate. The rate for 2025 is \$1,500 per month, which includes \$335 that is specifically allocated to funding the Reserve Fund.

Capital & Reserves. - During the transition from developer to the homeowners, the Board of Directors established a Reserve fund to provide monies for future replacement of permanent assets owned by the HOA. The HOA engages an outside firm to periodically prepare an analysis of the assets to be funded, estimate their lives until required replacement, and determine the amount necessary at the end of each year to provide for the required funds when needed. It is the policy of the HOA to maintain the Reserve fund at a minimum of \$6,000,000, while continuing to maintain a minimum \$1,000,000 contingency held in a Capital fund. As of December 31, 2024, there is \$6,017,820 in the Reserve Fund and \$4,178,276 in the Capital Fund.

Financial Stability. – Forest Highlands has an operating bank line of credit in the amount of \$1,000,000 to assist in covering operating cash flows when needed and a \$5,000,000 capital line of credit for funding unanticipated capital expenditures when needed. Forest Highlands is in the enviable position of having no short or long-term debt at this time.

Master Plan. – In September 2014 the members of Forest Highlands approved a \$6.5 million renovation and expansion plan for the purpose of enhancing the amenities of Forest Highlands. The Master Plan included enlarging the fitness facility, adding massage and steam rooms, enlarging and adding multiple amenities to the Recreation & Pool facilities, updating and enlarging the lounge, dining and patio areas of both clubhouses, and renovating the kitchen facilities at both clubhouses. The Master Plan renovation was completed in May 2016 and has received outstanding reviews from both members and their guests.

In November 2024 the Board of Directors approved a three-year partnership with Club Benchmarking to begin a long-term strategic plan based on the projected future needs of the Association and to evaluate the financial impact of operational changes on the monthly assessment.

Master Plan projects currently under consideration and/or construction include set-aside funding for Roads/Overlay and Utility Infrastructure improvements, the addition of another Effluent Wastewater Tank and renovating and enhancing 6 community restrooms, including adding comfort station features. All these projects will be funded using existing capital and reserve funds.

Memberships. - Memberships are provided for in the Declaration of Covenants, Conditions, and Restrictions for Forest Highlands (the CC&R's). A Regular Membership is appurtenant to each single-family lot or cluster homesite in Forest Highlands. Owners are entitled to a Regular Membership upon becoming an owner of a residential unit. Memberships pass to the new owner upon sale of the lot or other residential unit. Each new property owner shall be responsible for a Capital Contribution Fee and Membership Transfer Fee payable upon close of escrow. For 2025, the Capital Contribution Fee is \$110,250 and the Membership Transfer Fee is \$2,500.

Special Memberships are available for purchase. Special Memberships have the same privileges, rights and obligations as Regular Memberships. The only differences are (1) Special Memberships are not transferable except upon the death of the original Special Member; and (2) Special Memberships may be terminated at any time. More detailed information on purchasing a Special Membership and current pricing is available upon request. Please contact membership@fhgc.com or call 928-525-9014.