



RE/MAX
Fine Properties

Flagstaff Golf Communities

2025 MEMBERSHIPS, DUES & FEES



Flagstaff Golf
Homes

Eileen & Thor Taggart

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www.FlagstaffGolfProperty.com



FOREST HIGHLANDS

2025 MEMBERSHIP, DUES & FEES





FOREST HIGHLANDS GOLF CLUB MEMBERSHIPS

- 1. REGULAR MEMBERSHIP**

This type of membership is attached to a property at Forest Highlands. When you purchase a property at FH the membership is transferred to the new property owner.
- 2. SPECIAL MEMBERSHIP**

A standalone membership is available for \$105,000 + the regular monthly Association dues of \$1410. The entire amount paid for a special membership (\$105,000) can be used towards the New Owner Capital Contribution Fee for a Regular Membership if you are considering the purchase of property at a later date.

For more information, contact Eileen at:

☎ (928) 607-9610

✉ realestateflagstaff@gmail.com



FOREST HIGHLANDS FEES

www.ForestHighlands.site
(928) 607- 9610

INITIAL MEMBERSHIP FEES*

CAPITAL CONTRIBUTION FEE:	\$110,250
MEMBERSHIP TRANSFER FEE:	\$2,500
NATURAL GAS CONVERSION FEE:	\$2,000
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	\$114,750

MONTHLY FEES*

MONTHLY ASSESSMENT:	\$1,165
MONTHLY RESERVES:	\$335

TOTAL MONTHLY FEES*

ALL MEMBERS	\$1,500
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*Please refer to the 2025 Forest Highlands Golf Club dues and fees sheet for all additional fees.



ASSOCIATION FEES

The Forest Highlands Association

New Owner Capital Contribution	\$110,250.00
Membership Transfer Fee	\$2,500.00
Special Membership	\$110,250.00
Special Membership (Legacy)	\$25,000.00
Regular Monthly Assessment	\$1,165.00
Regular Monthly Assessment - Reserves	\$335.00
Monthly Alarm Monitoring	\$30.00
Enhanced Monthly Alarm Monitoring	\$38.00
Natural Gas Tap-In Fee (<i>new build</i>)	\$3,000.00
Natural Gas Conversion (<i>existing</i>)	\$2,000.00
NSF Check	\$35.00

WATER FEES

Forest Highlands Water Company

Forest Highlands Water Company rates are established by the Arizona Corporation Commission, as follows:

<u>Monthly Water Charges</u>	<u>Monthly Meter Charge (no water included)</u>
	¾" Meter \$35.00
	1" Meter \$70.00
	1½" Meter \$140.00
	2" Meter \$224.00
	<u>Residential Commodity Charges (per 1,000 gallons)</u>
	First 6,000 gallons \$2.50
	6,001 - 15,000 gallons \$3.20
	Over 15,000 gallons \$4.50

<u>Installation Charges</u>	Refundable Service Line and Meter Installation Charges*
	¾" Meter \$550.00
	1" Meter \$650.00
	1½" Meter \$900.00
	2" Meter \$1,550.00
	*Refundable 10% annually for 10 years

<u>Service Charges</u>	Establishment \$25.00
	Establishment (after hours) \$50.00
	Reconnection (delinquent) \$50.00
	Meter Test (if correct) Cost
	Re-Read (if correct) \$10.00
	NSF Check \$25.00

SEWER FEES

Forest Highlands Wastewater Reclamation Company

Monthly Trash Service	\$13.25
Base Monthly Usage Charge	\$45.00
Monthly Residential Commodity Charge	\$2.50 per 1,000 gallons

<u>Installation Charges</u>	
Utility Transfer Fee (<i>existing</i>)	\$5,000.00
Sewer Tap-In Fee (<i>new home</i>)	\$5,000.00
Grinder Pump	(call 525-5244 for pricing)



FOREST HIGHLANDS GOLF CLUB BASIC FACTS

- 1.** Established in 1987, Forest Highlands offers two championship golf courses: the Canyon Course and the Meadow Course. The Canyon Course, designed by Tom Weiskopf and Jay Morrish, has been ranked as one of the best in Arizona.
- 2.** Forest Highlands is situated within the Coconino National Forest, offering stunning views of towering pines and expansive meadows. It is a private, member-owned community, offering a luxury, mountain-lifestyle experience.
- 3.** The community is gated and covers approximately 1,100 acres. It offers high-end amenities, including a clubhouse, swimming pools, tennis & pickleball courts, and dining options.
- 4.** Forest Highlands is located at an elevation of about 7,000 feet, surrounded by huge pine trees, providing cooler temperatures during the summer.
- 5.** The Canyon clubhouse is known for its stunning architecture, designed to blend seamlessly into the surrounding forest.



FOREST HIGHLANDS AMENITIES

Clubhouses: Two stunning clubhouses offering dining options, lounges, and social areas.

Dining: Fine dining, casual restaurants, and outdoor dining areas with stunning views.

Family Recreation: An unparalleled offering of activities for children, tweens, teens and adults. Endless camps, sports courts, playgrounds, and family-friendly events.

Fishing & Lakes: Private lakes stocked with fish for members to enjoy catch-and-release fishing.

Fitness Center: A state-of-the-art fitness facility with modern equipment, group classes, and personal training.

Hiking Trails: Scenic trails around the community for walking, running, and biking. Easy access to the Coconino National Forest.

Social Events: A non-stop event calendar with wine tastings, themed dinners, charity events, and holiday celebrations.

Spa Services: Spa and wellness services for relaxation and rejuvenation.

Swimming Pools: Two heated outdoor pools for relaxation and recreation.

Tennis & Pickleball Courts: Outdoor tennis and state of the art pickleball courts for casual and competitive play.



FLAGSTAFF RANCH

2025 MEMBERSHIP, DUES & FEES



FLAGSTAFF RANCH GOLF CLUB MEMBERSHIP

1.

RESIDENT GOLF MEMBERSHIP RESIDENT SOCIAL MEMBERSHIP

Property ownership inside the gates requires the purchase of either a Resident Golf or Resident Social Membership. Membership provides full access to all of the Club's facilities and amenities.

2.

NON-RESIDENT GOLF MEMBERSHIP YOUNG PROFESSIONAL GOLF MEMBERSHIP

Membership provides full access to all of the Club's golf and dining facilities to include unlimited use of the golf course, golf practice facilities, golf shop, dining, clubhouse, golf tournaments, social related events and activities. Access to Community Center amenities available.

For more information, contact Eileen at:

☎ (928) 607-9610

✉ realestateflagstaff@gmail.com



FLAGSTAFF RANCH FEES

www.FlagstaffRanchRealEstate.com
(928) 607- 9610

INITIAL MEMBERSHIP FEES

GOLF MEMBERSHIP:	\$80,000
SOCIAL MEMBERSHIP:	\$40,000

75% Refundable Upon Sale of Membership Acquired Before 10/1/2022
50% Refundable Upon Sale of Membership Acquired 10/1/2022 or Later

MONTHLY FEES

GOLF:	\$894
SOCIAL:	\$465
HOA:	\$233
CAPITAL:	\$100 \$52

TOTAL MONTHLY FEES

GOLF:	\$1,027
SOCIAL:	\$640

*Please refer to the 2025 Flagstaff Ranch Golf Club dues and fees sheet for all additional fees.

Dues & Fees

Membership Type	Golf	Social	Other
Membership Price <i>75% Refundable Upon Sale of Membership Acquired Before 10/1/2022</i> <i>50% Refundable Upon Sale of Memberships Acquired 10/1/2022 or Later</i>	\$80,000	\$40,000	
Membership Dues & Fees <i>Payable Monthly to Golf Club (2020-2025)</i>	\$894.00	\$465.00	
<i>Capital Dues payable Monthly to Golf Club (2020-2025)</i>	\$100	\$52	
Total Membership Dues & Fees	\$994.00	\$517.00	
Association Dues Payable Monthly to Property Owners Association (POA) <i>Paid by all property owners</i>	\$233.00	\$233.00	
Total Minimum Monthly Membership and Association Dues <i>(Not including Sub-Association Dues or Private Utilities - see below)</i>	\$1,227.00	\$750.00	
Annual Food & Beverage Minimum <i>Started 1/1/2013</i>	\$1,000.00	\$1,000.00	
Payable Quarterly to Aspen Shadows Condominium Association (ASC) <i>Paid by all Aspen Shadows Condominium owners in addition to Flagstaff Ranch POA Dues</i>	\$1,001.00	\$1,001.00	
Payable Quarterly to the Golf Cottages at Flagstaff Ranch (CFR) <i>Paid by all Golf Cottage owners in addition to Flagstaff Ranch POA dues</i>	\$270.00	\$270.00	
Payable Monthly to the Aspen Ridge Estates at Flagstaff Ranch (ARE) <i>Paid by all ARE (Townhomes) owners in addition to Flagstaff Ranch POA dues</i>	\$137.50	\$137.50	
Payable Quarterly to Mutual Waste Water Co. <i>Paid by all property owners without sewer connection</i>	\$90.00	\$90.00	
Payable Monthly to Mutual Waste Water Co. <i>Paid by all property owners with a sewer connection, plus monthly usage charge</i>	\$45.00	\$45.00	
Working Capital Assessment: Payable upon Transfer of Property			
Flagstaff Ranch Property Owners Association (POA)			\$1,332.00
The Golf Cottages at Flagstaff Ranch			\$540.00
Transfer Fees: Payable upon Transfer of Property			
Flagstaff Ranch Mutual Waste Water Co.			\$1,400.00
The Golf Cottages at Flagstaff Ranch			\$180.00
Disclosure Fee			
Flagstaff Ranch Property Owners Association (POA)			\$250.00
Reserve Contribution			
Aspen Shadows Condominium Association			\$200.00

FLAGSTAFF RANCH GOLF CLUB BASIC FACTS

- 1.** Flagstaff Ranch Golf Club features an 18-hole championship golf course designed by U.S. Open Champion Jerry Pate. The golf course is known for its panoramic views of the San Francisco Peaks and the surrounding forest.
- 2.** The community is private and gated, catering to golf enthusiasts and those looking for luxury living. The clubhouse includes fine dining. The Community Center offers a fitness center, swimming pool, tennis and pickleball courts.
- 3.** Flagstaff Ranch is located at a lower elevation than Forest Highlands and Pine Canyon, offering a slightly warmer climate.
- 4.** The homes are designed in a rustic yet modern architectural styles, with many featuring stone and timber. Flagstaff Ranch offers single family homes, townhomes and condominiums.
- 5.** Flagstaff Ranch is known for its peaceful, forested setting that spans over 454 acres, and proximity to downtown Flagstaff, making it a convenient and serene place to live.





FLAGSTAFF RANCH AMENITIES

Clubhouse: A luxurious clubhouse featuring a pro shop, dining options, and event spaces.

Community Center: Community Center with Fitness, Swimming, Tennis & Pickleball, Snack Shop, Park

Championship Golf Course: An 18-hole championship golf course designed by Jerry Pate, offering stunning views and challenging play.

Dining: A restaurant and bar serving a variety of meals and beverages, with both casual and fine dining options.

Fitness Center: A modern fitness facility with cardio equipment, weights, and space for group fitness classes.

Tennis and Pickleball: Four tennis courts actively used by a vibrant community of tennis and pickleball enthusiasts.

Heated Swimming Pool & Spa: A resort-style pool with a separate spa for relaxation.

Golf Practice Facilities: Includes a driving range, chipping green, and putting green to help improve skills.

Hiking and Walking Trails: Scenic trails around the community, providing opportunities for outdoor activities and enjoying nature.

Social Events: The club hosts various social gatherings, events, and activities throughout the year, fostering a strong community feel.



PINE CANYON

2025 MEMBERSHIP, DUES & FEES





PINE CANYON GOLF CLUB MEMBERSHIP

1.

SUMMIT MEMBERSHIP

Summit Members are entitled to use of all of the golf, tennis, spa, fitness, swim, clubhouse and other social facilities of the Club.

2.

ALPINE MEMBERSHIP

Alpine Members are entitled to use all of the tennis, spa, fitness, swim, clubhouse and other social facilities of the Club, as well as on limited basis, the golf facilities.

For more information, contact Eileen at:

 (928) 607-9610

 realestateflagstaff@gmail.com



PINE CANYON FEES

www.PineCanyon.club
(928) 607- 9610

INITIAL MEMBERSHIP FEES

SUMMIT MEMBERSHIP

REFUNDABLE:	\$400,000
NON-REFUNDABLE:	\$200,000

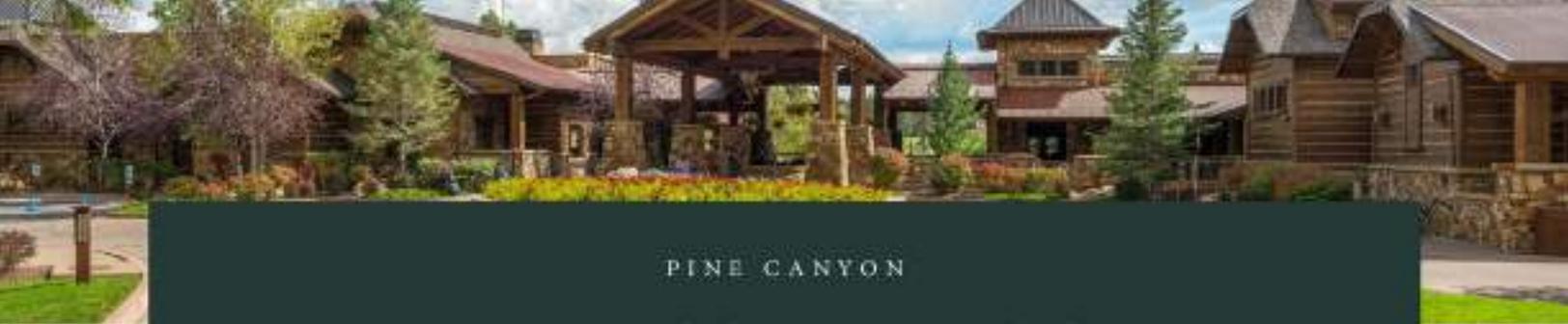
ALPINE MEMBERSHIP

REFUNDABLE:	\$140,000
NON-REFUNDABLE:	\$70,000

TOTAL MONTHLY FEES

SUMMIT:	$\$1,700 + \$275 \text{ HOA} = \$1,975$
ALPINE:	$\$800 + \$275 \text{ HOA} = \$1,075$

*Please refer to the 2025 Pine Canyon Golf Club fact sheet for all additional fees.



PINE CANYON

FACT SHEET

Amenities

- Championship 19-Hole Jay Morrish-Designed Golf Course with CADDIEMASTER® Program
- Driving Range with TopTracer Technology, Practice Chipping Area and Putting Green
- 35,000-square foot Clubhouse
- Boutique-Style Golf Shop
- Private Dining Room
- Mixed-Grill Restaurant with Winter Golf Simulator
- Club Cabin Hospitality Managed Luxury Retreats
- Cocktail Lounge
- 1,700-Bottle Wine Room
- State-of-the-Art Fitness Facility and Group Exercise Room
- Relaxing Full-Service Spa Facility
- Trout Creek Park with Barbecue Grills, Playground, Dog Park, and Fish Stocked Lake for Catch and Release Fishing
- Men's and Women's Lounges with Personal Golf Lockers, Game Tables, Whirlpool, and Steam Rooms
- A Truly Unique Midway Grille, Morrish Station. A 1944 Santa Fe Railroad Caboose
- Snowmaking for Sledding on the 18th Fairway
- Tesla/EV Charging Stations
- Camp Pine Canyon Recreational Facility for the entire family with Tennis Courts, Pickleball Courts, Casual Dining, a Lap Pool with a Water Slide, Kid's Pool with Water Features, a Shaded Toddler Pool, Sand Volleyball Courts, Basketball Courts, Golf Simulator and a 4,000-square foot Ice Rink
- Multi-Sport Athletic Fields

Community Overview

Size

A 600-plus acre private community with over 700 homesites. Dominating the landscape is the Coconino National Forest.

Location

Flagstaff, Arizona, approximately two hours north of Phoenix in Northern Arizona. Flagstaff sits at 7,000 feet above sea level and offers a mild four-season climate, which is typically 25 degrees cooler than Phoenix at any time of year.

Developer

Symmetry Companies is a residential and lifestyle company committed to offering premium, resort-influenced amenities at luxury residential communities, while embracing a core dedication to the pursuit of refuge for the human spirit. Symmetry creates, builds and operates luxury communities where an inspired lifestyle is the central focus. Symmetry purposefully creates communities for their clients, and maintains a long-term relationship with them after the development is complete.

FACT SHEET

Product Offerings

Custom Estate Homesites
 Custom Residences
 Deer Creek Cabins

Mountain Vista Condos
 Elk Pass Townhomes
 Coconino Ridge

Membership Summary

RESIDENT OFFERINGS

Summit Membership Initiation Fee // \$400,000 (refundable) or \$200,000 (non-refundable)	\$1,700/month
Young Professional Members (Reserved for Members ages 23-45)	\$1,050/month
Alpine Membership Initiation Fee // \$140,000 (refundable) or \$70,000 (non-refundable)	\$800/month

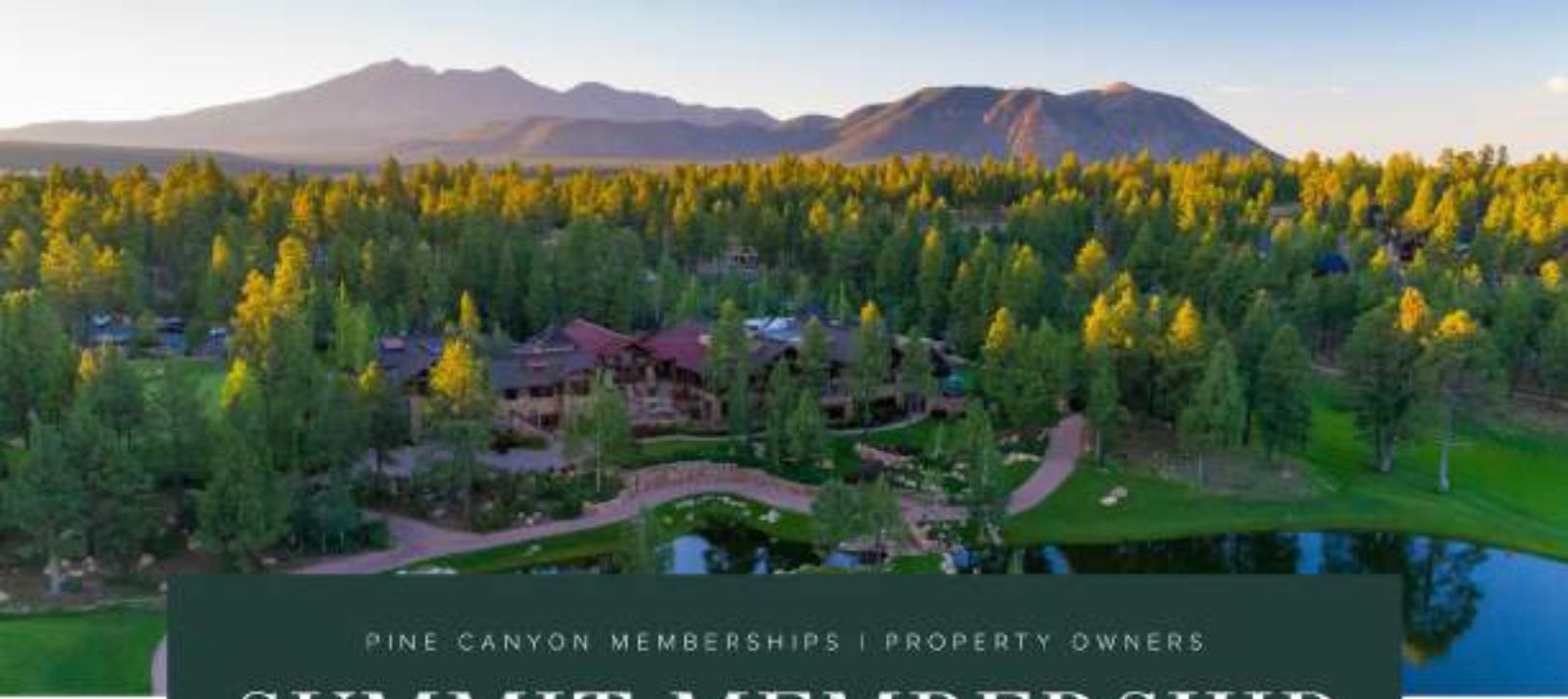
Homeowner's Association Dues

Coconino Ridge / Creekside Village / Custom Residences / Deer Creek / Homesites	\$825/quarter; \$275/month
Elk Pass Townhomes	\$3,309/quarter; \$1,103/month
Mountain Vista Condominiums	\$2,220/quarter; \$740/month



Price ranges and rates are subject to change without notice. Current as of 01/01/2023.
 Complete member privileges and details are outlined in the Membership Plan. Every applicant for membership should read the Membership Plan and all of the referenced documents and should seek professional advice to evaluate these documents.





PINE CANYON MEMBERSHIPS | PROPERTY OWNERS

SUMMIT MEMBERSHIP

The Summit Membership at Pine Canyon represents the pinnacle of services, privileges and access within the club. Members at this level enjoy unlimited access to each area of the facilities, special benefits for family members and the ability to enjoy reservations and tee times ahead of any other class of membership.

Review the benefits on the back and consult the Membership Plan for details.

Membership Initiation Fee

\$400,000 refundable
\$200,000 non-refundable

Monthly Dues

\$1,700 a month;
\$1,050 a month for Young Professional Members (Reserved for Members ages 23 to 45)



Price ranges and rates subject to change without notice. Current as of 01/03/2025.

Complete member privileges and details are outlined in the Membership Plan. Every applicant for membership should read the Membership Plan and all of the referenced documents and should seek professional advice to evaluate these documents.



BENEFITS

Access for Member, Spouse and their Children up to age 25 to the following:

- Championship 19-Hole Jay Morrish-Designed Golf Course with CADDIEMASTER® Program
- Driving Range with TopTracer Technology, Practice Chipping Area and Putting Green
- 35,000-square foot Clubhouse
- Boutique-Style Golf Shop
- Private Dining Room
- Club Cabin Hospitality Managed Luxury Retreats
- Cocktail Lounge
- 1,700-Bottle Wine Room
- State-of-the-Art Fitness Facility and Group Exercise Room
- Relaxing Full-Service Spa Facility
- Trout Creek Park with Barbecue Grills, Playground, Dog Park, and Fish Stocked Lake for Catch and Release Fishing
- Men's and Women's Lounges with Personal Golf Lockers, Game Tables, Whirlpool, and Steam Rooms
- A Truly Unique Midway Grille, Morrish Station. A 1944 Santa Fe Railroad Caboose
- Snowmaking for Sledding on the 18th Fairway
- Tesla/EV Charging Stations
- Camp Pine Canyon Recreational Facility for the entire family with Tennis Courts, Pickleball Courts, Casual Dining, a Lap Pool with a Water Slide, Kid's Pool with Water Features, a Shaded Toddler Pool, Sand Volleyball Courts, Basketball Courts, Golf Simulator and a 4,000-square foot Ice Rink
- Multi-Sport Athletic Fields

Additional Membership Terms:

Extended Family Privileges: The "Extended Family Members" of a Member of the club are entitled to use the Club Facilities in accordance with the Member's use privileges, as more particularly provided in the Membership Plan.

Designate Additional Users: A Member can designate up to two additional users (family or corporate-related) under the Member's membership, who can enjoy Alpine membership use privileges upon payment of applicable dues.

Legacy Transfer: A Member can request a transfer of the membership through the Club to the Member's spouse or adult child without the payment of any additional

membership fee, or a transfer fee, one time.

Premier Reciprocal Access: Access to the Troon Advantage, Troon Privé Privilege, and The Collection Reciprocal Programs.

Preferred Access: Preferred access to golf and tennis clinics; fitness sessions; and preferred pricing on Spa Services and Camp Pine Canyon.

No Assessments: Members are not subject to either operating or capital assessments by the Club.





PINE CANYON MEMBERSHIPS | PROPERTY OWNERS

ALPINE MEMBERSHIP

Alpine Members enjoy a specially designed membership access program centered on all sports activities of the Club, including limited golf access. Members in this category have access to the Pine Canyon Clubhouse, Camp Pine Canyon, tennis facilities, spa and fitness areas.

Review the benefits on the back and consult the Membership Plan for details.

Membership Initiation Fee

\$140,000 refundable
\$70,000 non-refundable

Monthly Dues

\$800 a month



Price ranges and rates subject to change without notice. Current as of 01/01/2025.

Complete member privileges and details are outlined in the Membership Plan. Every applicant for membership should read the Membership Plan and all of the referenced document and should seek professional advice to evaluate these documents.



BENEFITS

Access for Member, Spouse and their Children up to age 25 to the following:

- Limited access to the Championship 19-Hole Jay Morrish-Designed Golf Course with CADDIEMASTER® Program
- Driving Range with TopTracer Technology, Practice Chipping Area and Putting Green during designated tee times
- 35,000-square foot Clubhouse
- Private Dining Room
- Club Cabin Hospitality Managed Luxury Retreats
- Cocktail Lounge
- 1,700-Bottle Wine Room
- State-of-the-Art Fitness Facility and Group Exercise Room
- Relaxing Full-Service Spa Facility
- Trout Creek Park with Barbecue Grills, Playground, Dog Park, and Fish Stocked Lake for Catch and Release Fishing
- Men's and Women's Lounges with Game Tables, Whirlpool, and Steam Rooms
- A Truly Unique Midway Grille, Morrish Station. A 1944 Santa Fe Railroad Caboose
- Snowmaking for Sledding on the 18th Fairway
- Tesla/EV Charging Stations
- Camp Pine Canyon Recreational Facility for the entire family with Tennis Courts, Pickleball Courts, Casual Dining, a Lap Pool with a Water Slide, Kid's Pool with Water Features, a Shaded Toddler Pool, Sand Volleyball Courts, Basketball Courts, Golf Simulator and a 4,000-square foot Ice Rink
- Multi-Sport Athletic Fields

Additional Membership Terms:

Limited Golf Access: Alpine Members are permitted to reserve up to three (3) tee times per year for a greens fee equal to 65% of the accompanied guest rate.

No Assessments: Members are not subject to either operating or capital assessments by the Club.

Legacy Transfer: A Member can request a transfer of the membership through the Club to the Member's spouse or adult child without the payment of any additional membership fee, or a transfer fee, one time.





PINE CANYON GOLF CLUB BASIC FACTS

1. Pine Canyon is home to a private, 18-hole championship golf course created by Jay Morrish.
2. The community spans 600 acres, offering luxury homes and cabins, many of which have views of the golf course or San Francisco Peaks.
3. It has been consistently ranked as one of the top private golf communities in Arizona. Pine Canyon homes blend modern luxury with rustic mountain design, featuring natural materials like stone and wood.
4. The club's amenities include a fitness center, spa, swimming pools, tennis courts, and multiple dining venues. The community has a strong social scene with numerous events, including wine tastings, live music, and themed dinners.
5. Pine Canyon is located at an elevation of around 7,000 feet, offering cooler summer temperatures and mild winters.



PINE CANYON AMENITIES

Clubhouse: A 35,000 square-foot clubhouse featuring fine dining, casual dining, and lounge areas, perfect for relaxing after a round of golf.

Family-Friendly Amenities: A Kid's Camp and playground designed to entertain younger family members.

Golf Course: An 18-hole championship golf course designed by Jay Morrish, surrounded by breathtaking mountain views and forested landscapes.

Luxury Homes & Lodging: Pine Canyon offers luxury homes, custom homesites, and club cabins for residents and guests who wish to stay on the property.

Outdoor Recreation: Access to hiking and biking trails, as well as fishing ponds for outdoor enthusiasts.

Spa & Fitness Center: A full-service spa and fitness center offering massage therapy, personal training, and group fitness classes.

Swimming Pool: A resort-style swimming pool with a poolside bar and lounge area.

Tennis and Pickleball Courts: Well-maintained courts available for tennis and pickleball enthusiasts.

Experience stunning flyovers
of each of our magnificent courses.



Enjoy an intimate flyover of
Forest Highlands - Canyon & Meadow Course,
Flagstaff Ranch and Pine Canyon

FLAGSTAFFGOLFCOURSES.COM

Let's Find Your Perfect Golf Home



Eileen & Thor Taggart

FlagstaffGolfProperty.com

FlagstaffRanchRealEstate.com

FeaturedInForestHighlands.com



RE/MAX
Fine Properties