

What's Important to You?

COMMUNITY OWNERSHIP/FINANCIAL STABILITY

1. How long has the community been in existence?

Forest Highlands opened in 1987 with sales in the Canyon. In 1997, additional property was purchased for the Meadow and sales began in 1998. The community is completely sold out.

2. Is the community financially stable/strong? Can it sustain itself?

Forest Highlands Golf Club (the Association) has 820 full members and as of January 31, 2018 has 28 Special members; all are responsible for payment of the monthly dues. FHGC has no short or long term debt, has over \$4,000,000 in its capital reserves, and over \$45 million in total member equity – financially, it is one of the strongest private golf clubs in the Southwest if not the entire U.S.!

3. What assurances are there that it won't go into bankruptcy or receivership?

FHGC operates on a balanced budget, proposed by the Leadership team and approved each year by the Board. It is well funded and holds over \$4,000,000 in its capital reserves. The Board also maintains an ongoing Five Year projection of expenses and required Capital Improvements.

4. What is the community ownership history?

Established in 1987, Forest Highlands Golf Club was initially developed as a master-planned residential golf community by the Bailey-Bartlett Group. Completed in 1988, the original "Canyon" course was designed by Tom Weiskopf and Jay Morrish.

Following a smooth transition from the developer to the homeowner's in 1997, the HOA partnered with DMB Development to build a second 18-hole championship golf course, the "Meadow" along with the Meadow clubhouse. FHGC is wholly owned by its members.

5. What type and number of memberships are there currently?

Unlike many communities, every property owner is a member. There are 820 full memberships, which at the time of sale of a property, transfer to the new owner. A New Owner Capital Contribution fee, currently \$46,200, is paid by each new owner. There are a limited number of Special and Legacy memberships available. Details are available from the HOA.

6. What assurance can I be given that there will not be an assessment for operating financial shortfalls or capital expenditures?

As stated above FHGC operates on a balanced budget and has substantial reserves to cover any short term operating deficits and maintains a significant capital improvements fund. It is always possible the membership may vote for an assessment in the future for some currently unidentified need.

Capital improvement assessments require a vote of the membership to be approved. Dues increases from year to year are required to be approved by the Board of Directors during the annual budget approval process, and do not require approval by the membership.

COMMUNITY

7. How many acres is the community?

There are 1,110 acres, 650 in the Canyon and 460 in the Meadow.

8. How many home sites are there?

There are 820 home sites in Forest Highlands of which approximately 723 are completed or under construction.

9. Who owns and maintains the roads and golf courses?

FHGC owns and maintains the golf courses, parks, roads and other amenities of the community.

10. Is access “controlled” or “monitored”? Can the public legally access the property?

Entry to Forest Highlands is controlled by the Security gatehouse, located at the entry gates. There is no public access. Guests must be registered with the gatehouse prior to entry. The Association has an agreement with the owner of adjacent property to the southwest, to allow access to their property via the Forest Highlands Security gatehouse and community roadways as they are landlocked with no other access available.

11. How does airplane noise affect quiet enjoyment? Is the community in the flight path to the airport?

Forest Highlands is located approximately 2.5 miles from Pulliam Airport and planes can be seen and heard. Flagstaff Pulliam airport does not offer Red eye or overnight flights.

LIFESTYLE

12. How active is the club?

During the summer season, May – October, it is very busy with Members enjoying the community facilities. There are numerous activities for all ages and interests. During the winter season, dining is offered during the weekend at the Meadow Clubhouse and the Recreation department offers programs including kids camps, craft nights, sledding, a cross country ski trail, and shuttles to the Arizona Snowbowl Ski and Snowboard resort. The Spa is also open year round, including a hot tub, steam room, and massage and facial services.

13. What are the amenities offered?

Forest Highlands offers two championship golf courses, two clubhouses, two dining rooms, two lounges, two swimming pools, a Hot tub, a Spa, three snack bars and two golf practice facilities. In addition there are four tennis courts, a fitness facility, hiking and biking trails, fishing ponds, basketball courts, volleyball, soccer, children’s play areas, parks and extensive childcare programs.

MEMBERSHIP / HOA FEES

14. What are the monthly fees?

2018 dues are \$815 per month, inclusive which gives the member access to all of the FHGC amenities. The dues are broken down into Dues for Operations of \$665.00 per month and Dues for Reserves of \$150.00 per month to provide funding to support the long-term repair and replacement of infrastructure and facilities.