

Long Range Issues to Be Addressed 10 Years and Beyond

1. RCSCW owns seven golf courses. Over the next 10 years interest in golf will continue to drop.

Questions:

- Do we need 7 courses?
- How many do we need?
- What are the alternate uses for the property?
- What are the legal issues?
- How would we make such a change?

2. Water is a precious resource and will become more valuable and more regulated over time.

Questions:

- Will new regulations impact our ability to maintain our golf courses?
- What operational changes can we take to mitigate this impact?
- Can we/should we influence future legislation/regulation? How?

3. Our facilities are aging and will begin to look outdated. A “facelift” will be expensive.

Questions:

- We are planning to “modernize” our image.
- To what extent should we fund this effort?
- How extensive should this effort be?

4. Most Planned Communities have a single set of CC&Rs. We have many and wording is not consistent.

Questions:

- Do we need to consolidate or amend our CC&Rs?
- What advantages/disadvantages are there if we do?
- Is it even possible?
- What steps do we take to accomplish this?

5. Golf courses are failing nationally in unprecedented numbers. SCW has two private courses that are struggling financially.

Questions:

- What happens if one or both fail?
- What effect will this have on our image?

- What possible uses are there for these properties?
- How should we be involved if this were to happen?
- Are there financial impacts?

6. There is a 53-acre parcel in the northwest corner of SCW owned by Maricopa County. The County plans to sell this property, and its future use will affect us.

Questions:

- How do we get involved in this sale/development of this property?
- What steps do we take to ensure that the new development is a good fit with our community? Can it be incorporated into SCW? How?
- Can we influence the amenities that might be developed?
- What about age restrictions, CC&Rs, traffic impact? What amenities might be developed?