

Chase Recreation Society and the Sunshore Golf Course

The property was family owned for 45 years prior to selling it to developer. The land was dual zoned (golf course and / or recreation use) A petition to support the zoning of land as a golf course was taken to 17 zones in the Village and 850 eligible voters out of 1150 people signed it. The developer was shamed into selling it after this citizen campaign to block any development on the golf course. The developer did sub-divide some land off the course and left the course with only six holes. The course was reconfigured to 9 holes in 2006

The Society also went door to door and had 52 people contribute \$10,000 each as unsecured loans to the society (in Trust) with the understanding that they may never be paid back unless the society was successful in saving the golf course. The money would have been returned to the loan holders if the purchase was not successful. These people were offered free golf as long as the loan was outstanding. Then each year a lottery was held to pay back \$10,000 to one or more one contributor (but only if there were funds to do so). Twelve years later, due to the success of the golf operations, all 52 people have had their money returned.

The Society put down \$200,000 cash which was raised in 10 days and convinced the developer to take back a mortgage for \$700,000 for two years at 8% interest (with the understanding that if the society was unable to secure a bank loan then the property would return to the seller and the \$200,000 would be forfeited) In those two years, the Society was able to get a bank mortgage for the \$550,000 with the Village of Chase as guarantor. Today, they are only \$350,000 in debt.

It is 37 acres in size with 16 acres for tees, greens, and fairways. The course is 1900 yards long. It is owned and operated by a Society that has 8 board members. There are 60 members who pay \$840 per year for unlimited golf privileges.

Paid staff on the grounds include 1 full time grounds man who gets \$2750 per month and there is another full time greenskeeper who makes \$15.00 per hour. In addition there is one half time person who makes \$15.00 per hour.

Equipment includes one rough mower, one fairway mower, one greens mower, one tee box mower and one tractor and chipper. There are 8 golf carts that the course owns for rent and they bring in \$20,000 per year. Members have 25 private carts and they pay \$200 per year trail fees.

In the Pro Shop there is one person paid \$17 per hour and another one and half positions that get paid \$15.00 per hour.

The actual manager of the Course is covered by a volunteer at no cost.

In total, wages are \$85,000 per year and with benefits, this comes out at \$100,000.