

## **Island West Golf Course History**

The Clyde Johnston & Fuzzy Zoeller designed course first opened in 1992. The Island West community grew up along side the privately owned course. We were essentially just good neighbors for many years.

This changed when the course closed in April 2020. Shortly thereafter the course owner partnered with a developer to propose developing a large portion of the golf course. Commercial buildings were going to be built facing Route 278 and residential was to be developed on some of the interior golf holes.

Faced with the negative impact it would have on the community, homeowners staged a campaign to combat rezoning of the property that would have allowed development to proceed.

Ultimately the best solution was to purchase the golf course. On October 28, 2020, Island West homeowners overwhelmingly voted to authorize the Homeowners Association to purchase the golf course for \$1,375,000. Homeowners were assessed \$5,825.00 to fund the purchase. The HOA completed the purchase in late December 2020.

The HOA owns the golf course. Individual homeowners have no equity stake in the course. New homeowners are not assessed for the golf course when purchasing a home nor do home sellers receive any equity payout when selling.

In July 2021 the HOA leased the golf course for an annual fee to Joe Walter, owner of TGC at Island West, LLC. It is the responsibility of the lessee to maintain, operate and improve the golf course. The HOA invested monies as well as the lessee to bring the course to playability condition and will continue to support certain capital infrastructure maintenance.

Island West Golf course is open to the public. Island West residents do enjoy discounts extended by TGC at Island West.

Bar 19 is a sublease tenant of the lessee operating the club house restaurant. Bar 19 is currently open various hours Tuesday thru Sunday.