

# RESIDENTS FORCED TO SUBSIDIZE HALF PRICE NON-RESIDENT MEMBERSHIPS ALL MEMBERS SHOULD PAY THE SAME

## Compare cost of Resident vs. Non-resident Memberships

	Resident	Non-Resident
5 Year Total Cost	\$281,550	\$109,465
10 Year Total Cost	\$484,100	\$218,930

[Click here for backup proof](#), obtained from Delaire's website. Our calculations do not factor in any increases in dues or assessments and are based solely on 2019 figures remaining stable.

To add insult to injury, you will find it **next to impossible to sell your home** when you want to leave Delaire. Who wants to become a resident when you can become a member for less than half of what a resident member pays? Plus you can quit anytime you please without the burden of trying to sell your home with such an onerous burden.

Another Delaire house is in the process of being foreclosed. The long process of not collecting dues including legal entanglements, become the responsibility of the remaining **"mandatory members"**. It begins with the club filing a lien and the Bank "not foreclosing on the property" their way out not having to pay dues while trying to sell their "failed asset". Such properties are never sold to full dues paying members. Once owner/members lose their ability to pay dues, taxes and upkeep, amounting to \$50,000 a year, abandonment is their only way out. Mandatory Membership has decreased due to that process resulting from membership cost increases **"282 from 326"**. The remaining members are left with the responsibility to pay the debt of fleeing members: **A new encumbrance added to Mandatory Membership**. Abandonments will continue and increase as dues increases.

### [Read: Another Builder goes Belly-up](#)

The property referred to above is less than 3000 sq. ft., located on an inside lot. Such properties become **"worthless"** over time due to the Mandatory rules. The price points on properties ranging from \$100,000 to \$400,000 are **"valueless"** in "Mandatory Membership Clubs". Adding **\$80,000** initiation fee, **\$40,000** yearly club and POA dues, encumbering the investment, rules out new ownership no matter where they are located. That said, in a community **"without mandatory rules"** such properties would be very appealing for those that want to downsize and are no longer interested in golf. In Delaire such properties became a glut. They will remain underwater as long as the **mandatory rule exists**. Non-resident members were hyped as a source for selling homes during board

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itches to get members to vote in favor of non-resident membership. Quite the opposite turned out to be true. Buying homes in Delaire makes no economic sense for non-residents. Having their dues increased adding, POA charges and encumbering their investment **discourages** buying in Delaire. **“GREENHORN”** Boards never realized the fallacy of giveaways to non-resident memberships will **“encourage”** them to remain non-residents. Potential buyers, not wanting to become **“suckers”**, to subsidize such events are turned off. Combining mandatory members with non-resident members who are free to walk any time, plus half price memberships for non-residents, creates problems. The advantage always turns to the **“members that can leave”**. They are never disciplined. Made happy with enticements, the combination exposes the inequities between the two classes. **Mandatory membership has reduced itself to 282 from 326, while non-residents swelled to 109.** 44 full paying dues members were lost due to increased dues to pay for enticements to enlist more half paying non-resident members. **The proposed “5 year Strategic Plan” to cost \$8 million dollars and increased debt is all about new enticement.** The mid-term financials **forecast operational deficits at the end of the year!!** With an increased membership of over 400 the bottom line is **bleeding red ink.** Formerly with 326 members the club ran profitably, property values remained high. That says it all! **Resident members must bring an end to “Mandatory Membership” and bargain dues.** The time has come. Failure to act will destroy us. [Read: Mandatory Membership Decimates Property Values](#)

**Our dues and operating deficits increased due to enlisting non-residents.** The board’s hype that non-residents at half dues will keep our dues low was an **“outright lie”**. **A 50% decrease in dues per “NR” member without initiation fees and giving freebies makes it impossible to operate profitably! The more we solicit the more we lose!!!**  
[Read: Interpretation of the Finance Committee of June 26, 2019.](#)

20 years ago the Delaire membership voted for mandatory rules to maintain our club and exclusiveness for 326 member’s profitability in **“perpetuity”**. Things have drastically changed since then. **Golf is on a decline. Country Clubs with mandatory rules are overbuilt and failing.** **Mandatory membership which was voted in 20 years ago can just as easily be voted out.** **A Petition by Mandatory Members asking for a meeting to vote out Mandatory Membership is all that is needed.** It’s happening at clubs all around the country. It has recently been done in Florida. [Read: February 11, 2018 Fountain Club votes out Mandatory Membership.](#) Once Mandatory Membership is voted out, property values will skyrocket. **HAMLET and FOUNTAINS proved that.** Delaire will remain viable without Mandatory Membership. New and full paying dues members will be attracted by removing Mandatory rules. They will purchase homes once the non-resident and mandatory **“hindrances”** are removed, making investments in homes safe again. The abandoning of homes will cease and selling a home will again be back on a fast track. **Everybody gains! Step-up Mandatory Members especially those selling houses, what have you got to lose?** Start the process like **“Michelle Howard’s”** petition for **“Rickey”**. The law states you have a right to circulate a petition to **VOTE OUT Mandatory Membership.**

**MAKE DELAIRE GREAT AGAIN**

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