Proposed Golf Initiation Fee / Effective April 1, 2027

Property Owner Frequently Asked Questions

Proposing to begin April 1, 2027, new golf amenity memberships will be subject to a $5,000 initiation fee. Existing golf members are not required to pay this fee while maintaining their memberships.

Purpose and funding

Why is an initiation fee being introduced?

The initiation fee is being introduced to provide an additional source of funding for future golf-related capital expenditures, including course improvements, equipment replacement, and long-term infrastructure needs. Over the next 10 years, golf-related capital expenditures are projected to average approximately $1.5 million annually, including the renovation of the Cherokee Golf Course. The initiation fee is expected to generate $250,000 annually. Home purchases are assumed to be 165 annually with a 30 percent join rate or 50 members annually.

This additional revenue will supplement existing capital funding sources, help maintain the quality and long-term sustainability of Big Canoe's golf facilities, and reduce reliance on future property-owner assessments to fund golf-related capital needs.

Why now?

Recommendation from the Finance/Audit Committee with support from the Golf and Greens Committee. Big Canoe anticipates future golf capital needs and is introducing an additional funding source tied to new golf memberships.

What is the alternative?

The capital assessment for all property owners would need to increase.

Where will the money go?

Initiation fee revenue will be deposited into the existing Capital Replacement Fund and designated for golf-related capital needs.

Eligibility and timing

Who must pay?

Anyone joining the golf amenity as a new individual or full member on or after April 1, 2027, across all golf membership categories.

Do current golf members pay?

No. Existing golf amenity members are not charged an initiation fee while maintaining their memberships.

What if I join before April 1, 2027?

Members who join before April 1, 2027 are not subject to the initiation fee and continue paying the standard dues applicable to their membership level.

What if I cancel and rejoin later?

A member who drops golf membership and later rejoins is treated as a new member and must pay the initiation fee in effect at that time, except as provided for approved medical leave.

Does the fee transfer when a property is sold?

The initiation fee is not tied to a property so it would not transfer to a new property owner. The initiation fee is tied to the golf amenity membership.

Payment and membership changes

How much is the fee and when is it due?

The 2027 initiation fee is $5,000. It is due in full at sign-up before the membership becomes active. It may be charged to the member's lot account.

Can it be paid in installments?

No. The fee is due as a single upfront payment; charging it to a lot account does not establish an installment plan.

Is it refundable?

No. The initiation fee is non-refundable.

How does it work for a household?

If only one person joins golf, they can purchase an individual membership. A full membership covers the spouse and all dependents. The initiation fee is $5,000 for individual and full memberships.

What if I upgrade/downgrade from full to individual?

Upgrading or downgrading an active membership does not trigger another initiation fee. Dropping the membership entirely and later rejoining does.

Can the fee change?

The fee may be reviewed annually by the Board based on capital needs and market conditions. Changes will be communicated in advance through standard POA channels.

Is there a minimum membership commitment?

The existing twelve-month dues requirement applies. The initiation fee does not establish an additional minimum commitment period.

Exceptions and capacity

What if I sell my home and purchase a home within 12 months?

If a member purchases a new home within 12 months and rejoins the golf amenity, the initiation fee would be waived.

What if I take approved medical leave?

A member in good standing returning from approved medical leave does not pay a new initiation fee if the membership has not been dropped. Medical leave requires a doctor's notice and must last at least three months. After more than one year of medical leave, the member is automatically dropped and would owe the then-current fee upon rejoining.

Are there other exceptions?

The policy identifies a member purchasing a new home with in 12 months and approved medical leave as the only exceptions for members who drop and later rejoin.

Will there be a waiting list?

Not at this time.

Questions about enrollment or billing should be directed to the POA through its standard member service channels.