





# LIFE IS BETTER IN THE STICKS!

## *Meet our Director of Happiness*

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They say that Fiddlesticks is a place that could only happen once. Impeccable amenities, championship golf, and a culture that is second to none. What makes Fiddlesticks Country Club so special are the members that call this community home. They are welcoming, active, and HAPPY! Just take it from me, the club's Director of Happiness! Please contact me for more information on how to find your happy place here at Fiddlesticks.

Sarah Martini-Ricci  
239-210-2775  
smr@fiddlesticksgcc.com



## *What Sets Fiddlesticks Apart*

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- Low density: two courses, 585 members, no lottery system or points for golf
- New Bocce and Pickleball Courts
- Host of the 2022 USGA U.S. Women's Mid-Amateur
- Convenient location close to airport
- No costly Community District Development (CDD) fees
- Large lots: desirable setbacks, privacy, mature landscaping
- Well-established and member-owned
- Active social calendar - more than 100 events a year
- Resort Style Pool and Cabana
- Active ladies with Garden Club, GirlFriends Club, Book Club, Bible Study & more



## *Properties*

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Properties that are for sale or for rent at Fiddlesticks will be posted on our website. The link on the "Properties" page will take you to the Real Estate MLS portal where you can view these listings.

In order to view a property, please reach out to one of our Resident Realtors that call Fiddlesticks home and can share personal knowledge of the Fiddlesticks lifestyle.

Tom Buckley (239-229-2232)- McWilliams & Buckley  
Tina DiCharia (239-340-5636) - VIP Realtors  
Ernie Horvath (239-989-7950) - Re/Max Realty Team  
John McWilliams (239-841-0570) - McWilliams & Buckley  
Kyle Thompson (239-470-4718) - Keller Williams  
Debra Welsh (239-292-8839) - Royal Shell



# RESIDENT EQUITY MEMBERSHIP

## *Equity Fee*

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\$115,000 Initiation Fee

\$1 Equity Refundable Upon Future Sale

\*Equity membership required for all property owners\*

## *Real Estate Transaction Fee*

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One-time real estate transaction fee of \$2,000 due upon closing.

## *Cart Owners*

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Trail fee of \$2,050 per year plus 6.5% tax (\$133.25) for a total of \$2,183.25 per year.

## *Dues*

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Operating dues are \$1291/month as of October 1, 2023

Capital \$290/month

Loch Ness \$80/month

Wastewater Treatment Plant \$44/month

Includes Sewer, Common Areas, 24 Hour Roving Security, Golf, Tennis, Bocce, Pickleball, Clubhouse, Fitness, Cabana/Pool and Littlestix Playground

## *Food & Beverage Minimum*

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\$1,600 per fiscal year

(October 1 through September 30)

All food and beverage (including alcohol) purchased from the snack bar, club social events, a la carte dining (breakfast, lunch, dinner), Cabana/Pool, private parties and carry out are included. Tournaments are not included.



**\*\*All dues & fees in this document are subject to change without notice\*\***

If purchasing a home within the following subdivisions, please contact the appropriate HOA to verify any additional applicable fees: Berriedale, Carriedale, Highlands, Glen Abbey, Turnberry Villas, Enclave or St. Andrews. Please see the last page for more details.



# NON-RESIDENT MEMBERSHIP

## *Non-Resident Golf Membership*

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INITIATION FEE: One-time, non-refundable fee of \$90,000 plus 6.5% tax. Will increase to \$115,000 for memberships that begin after 12/31/2023. May apply portion of the initiation fee toward an Equity purchase as follows:

0-1 year: 100%

4years:70%

2 years: 90%

5years:60%

3 years : 80%

No portion may be applied after the end of the fifth year.

DUES: Operating dues are \$1291/month as of October 1, 2023 Capital \$290/month Loch Ness \$80/month

Includes Common Areas, 23 Hour Roving Security, Golf (incl. Summer Reciprocal Play), Tennis, Clubhouse, Cabana, Fitness, Cabana/Pool/Cafe/Snack Bar and Littlestix Playground. Approval for this membership type is required by the Board of Directors.

FOOD & BEVERAGE MINIMUM: \$1,600 per fiscal year (Oct. 1 - Sept. 30). All food and beverage (including alcohol) purchased from the snack bar, club social events, a la carte dining (breakfast, lunch, dinner), Cabana/Pool, private parties and carry out are included. Tournament food is not included.

No assessment, no voting privileges or cart ownership with this membership. Cap of 25 non-resident memberships may be sold. Available to Equity members upon the sale of their home. Any remaining equity will be refunded and no initiation fee will be required.

## *Annual Tennis*

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This renewable non-equity membership provides the member and their children up to age 25 (if a full-time student or lives at home) to the use of tennis, along with dining in conjunction with tennis activities before 5:00 p.m. Participation in other club sponsored social events is not included. Approval for this membership type is required by the Board of Directors.

Dues: \$1,597.50/yr. indiv. (\$1,500.00 + \$97.50 tax) or \$2,236.50/yr. family (\$2,100.00 + \$136.50 tax)

## *Legacy*

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For Equity members who have lived at Fiddlesticks a minimum of 10 years and are at least 75 years of age. Must reside outside of FCC. Approval of this membership type is required annually by the Board of Directors. \$1,000 deposit required.

Dues: \$7,188.75/yr. operating fund (\$6,750 + 438.75 tax ) plus \$1,740/yr. capital fund for combined total of \$8,928.75. F&B min. \$1,600. Plus \$480/yr Loch Ness Golf Course Renovation.

## *Social Legacy*

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For Equity members who have lived at Fiddlesticks a minimum of 10 years and are at least 75 years of age. Must reside outside of FCC. Approval of this membership type is required annually by the Board of Directors. \$1,000 deposit required.

Dues: \$2,671.02/yr. operating fund (\$2,700 + 175.50 tax ) plus \$696/yr. capital fund for combined total of \$5,571.50. NO F&B min.

# GUEST RATES 2023-2024

(All Rates Include Cart Fees)

## November 1 thru April 30 ~ Long Mean & Loch Ness

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\$152.30 Guest Member  
\$152.30 Guest of Renter  
\$80.08 Immediate Family\* of Member/Renter  
\$238.41 Unaccompanied Guest

## May 1 thru October 31 ~ Long Mean & Loch Ness

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\$62.33 Guest Member  
\$62.33 Guest of Renter  
\$58.09 Immediate Family\* of Member/Renter  
\$147.41 Unaccompanied Guest

\*Immediate Family Members are: Children of Members over the age of 25, Spouses of Children and Parents of Members. Nov-Apr: Immediate Family Members may play unaccompanied at the Family rate after 12:00 noon on either course. Earlier than 12:00 noon, Immediate Family Members must be accompanied by the Equity relative to receive the family rate. May-Oct: Immediate Family Members may play any time of day for the reciprocal rate.

No Immediate Family Members who live within a 50-mile radius shall play more than seven (7) times per season (Nov-Apr), irrespective of which Member they play with. Immediate Family Members' participation in Member-Guest type tournaments are exempt.

Children of Members under age 25 who are either full-time students and/or live at home are considered Equity Members and do not pay greens fees.

Immediate Family Members may be eligible to ride with their Equity relative in their personal cart, without a cart fee. Only one other guest in the group may partner up on the member's trail fee. Family Members riding in a cart without one of their Equity relatives must pay the current cart fee.





# Secondary Association Management Companies

Property Management

Property Management Number

Association Name

Suitor & Associates

239-437-0340

Carriedale Cottages I  
Carriedale Cottages II  
Carriedale Gardens  
Carriedale HOA  
Glen Abbey I Condos  
Highlands

Associa

239-263-1577

Enclave

Century Management

239-277-0112

Turnnberry Villas

Hayden & Associates

239- 489-4890

St. Andrews (Glenisle Way)

C3 HOA Management

239-633-0170

Berriedale

