



## **Future Homeowner Guide 2024**



Heritage Oaks Golf & Country Club  
4800 Chase Oaks Drive  
Sarasota, FL 34241  
(941)926-7602

[www.heritageoaksgcc.com](http://www.heritageoaksgcc.com)



# Welcome

Welcome to Heritage Oaks Golf & Country Club, a community where you will enjoy a rich and fulfilling lifestyle. Here, we offer a way of life where you can make lifelong friends, stay active, and create an abundance of memories.

Our members are friendly, welcoming, and socially and physically active. Whether you are working or retired, living here provides a tranquil environment in which you can enjoy as many exciting and fulfilling activities as you choose. From golf to tennis, swimming, fitness classes, book clubs, card groups, and more, our community has something for everyone.

We hope your visit to Heritage Oaks surpasses your expectations and leaves you with thoughts of purchasing a home here. As many of our members say:

“I came for the golf but found so much more!”

Sincerely,

***Greg Hurst***, General Manager

***Kelly Troche***, Director of Membership Services

Please visit our website at [www.heritageoaksgcc.com](http://www.heritageoaksgcc.com)  
or contact us at 941-926-7602, for more information.

[generalmanager@heritageoaksgcc.com](mailto:generalmanager@heritageoaksgcc.com)

[membership@heritageoaksgcc.com](mailto:membership@heritageoaksgcc.com)

## *The Details*

Heritage Oaks is a private bundled community where all homeowners are automatically Members of the Club when purchasing a property. We do not have initiation or equity fees, or categories of membership. All homeowners have use of all the common areas,



which include the golf course, tennis courts, fitness center, swimming pools, dining and all social activities.

Our annual fees also include bulk basic Frontier Cable. Additional phone, internet and prime channels, may be added for an additional fee.

Heritage Oaks has a very reasonable required Food & Beverage Minimum of \$700.00 per household, per year.

There are also several individual Homeowner Associations — based on type of housing — which have quarterly fees. Depending on which HOA, items that might be included in the fee are such things as landscaping, roof replacement, exterior painting, and driveway repair and maintenance. Most of the individual associations prepare budgets and divide the cost by the number of units within that association. The amounts vary depending on if that association fully funds its reserves.

Single Family homeowners are responsible for all of their own individual costs and pay \$100 annually.

# *Heritage Oaks Home Styles*

HOGCC offers 850 Homes with five styles

**Single Family Homes** - Single Family Homes range in size from 2,150 to 3,000 square feet. With light, airy kitchens, spacious master suites, welcoming family/media rooms, two or three car garages and beautiful pool and patio areas.

**Patio Homes** - Patio Homes range in size from 1,798 to 2,100 square feet. There are three different style homes with either preserve or golf course views and include a two-car garage. Some have pools and large lanais.

**Golf Villas** - Golf Villas range in size from 1,500 to 2,200 square feet and include a two-car garage and serene golf course or pond/preserve views. Many have pools and large lanais.

**Club Homes** - Club Homes are just under 1,600 square feet and feature a two-car garage, serene golf course and/or lake views. None have their own pools, but most have expanded lanais.

**Verandas** - Veranda Condominiums range in size from 1,200 to 1,600 square feet with exceptional views and a detached one-car garage. Verandas come in three different styles and are either on the ground or second floor.



# *General Membership Information\**

Membership at Heritage Oaks Golf & Country Club requires home ownership, as Heritage Oaks is a Homeowner Association Country Club.  
No public memberships are sold.

## **\*Fees are as Follows:**

Master Association 2024 dues \$7,636  
(\$3,818 Due in Dec. & \$3,818 Due in Apr.)

Annual Capital Reserve Contribution of \$1,730  
(\$865 Due in Dec. & \$865 Due in Apr.)

Annual Cable Fee of \$621.00  
(\$273 Due in Dec. & \$348 Due in Apr.)

Food & Beverage Minimum \$700  
(Nov.1 through Oct. 31)

Capital Contribution at closing of \$8,000  
Estoppel Fee \$299, Expedited w/in 3 Business Days Additional \$119.00  
Fees Subject to change



# Home Owner Association

Fee information associated with each individual Homeowner Association may be obtained through:

**Real Manage, Resident Services - 866-473-2573**

Club Homes, Verandas 1-4, 6 & 8

**Capstone Property Management — 941-554-8838**

Patio Homes & Golf Villas, Veranda 5 & 7

**C&S Management Services - 941-758-9454 Ext 124**

Single Family Homes

Heritage Oaks has NO CDD (Community Development District fees)

- Fees subject to change

**NOTE:** Any Fee information provided in this document is for buyer convenience only. Heritage Oaks Golf & Country Club documents, as well as other Association/Home Owner Association documents prevail at all times.





## *Amenity Improvement Plan* *Plan Overview*

The plan delivers on amenity improvement priorities specific to the Clubhouse as identified by members in the June 2022 Survey:

- 19th Hole Bar & Grille remodeling and expansion
- Multi-use room
- Covered outside dining
- Kitchen upgrades
- Dining room, lobby, hallway, Heritage Room & Oaks Room refurbishing
- Parking



## *Cost Overview*

- Total project cost \$8,592,250 which includes Club funds:
- Total *assessment* to owners not to exceed \$7,285 per household.
- Owners have option to pay one-time lump sum or in five equal Payments of \$1,457 due:
  - May 2023
  - September 2023
  - January 2024
  - May 2024
  - September 2024
- Heritage Oaks remains debt-free with no bank financing.





## *The Benefits of living at Heritage Oaks*



- Award-winning, Professionally staffed Pro Shop
- Championship Golf
- Clay Hydro-grid Tennis Courts
- Golf and Tennis Clinics
- Well equipped Fitness Center
- Full-time Fitness Director
- Water Aerobics
- Personal Training Available
- Five Heated Pools
- Casual & Fine Dining
- Certified Executive Chef
- 180+ Seating Event Room
- Private dining seats up to 50
- Gated Community
- Guard Service 24/7
- Audubon-Certified Preserve
- Well-Maintained
- An Active Social Calendar
- Ample Reserve Funds
- Financially Sound

## **LOCATION**

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HOGCC is located 3.7 miles East of I75 and within 60 minutes to the following attractions:

Sarasota/Bradenton Airport

Siesta Key Beach

Lido Beach

St. Armand's Circle

Marina Jack

Selby Gardens

Sarasota Opera House

Ringling Museum

Van Wezel Performing Arts Hall

Mote Marine Aquarium

University Town Center Mall (UTC)

Pop Stroke Golf

Nathan Benderson Park

Sarasota Polo Club

Sarasota Art Museum

Sarasota National Cemetery

Sarasota Circus w/The Wallenda's at UTC

Ed Smith Stadium, home of the Baltimore Orioles

Charlotte Sports Park, home of the Tampa Bay Rays

Cool Today Park, home of the Atlanta Braves

Lecom Park, home of the Pittsburg Pirates

**SO MUCH MORE!!**

# BY THE NUMBERS

## 2023



January 2024



HERITAGE OAKS  
*Golf & Country Club*

Revised June 2024