



The Villages Golf and Country Club

Celebrating 50 Years!

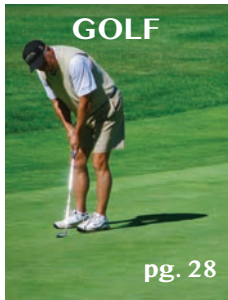
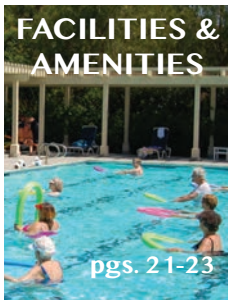
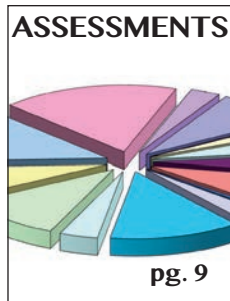
The Villages
50th
ANNIVERSARY

Since 1967

RESOURCE GUIDE 2017

The Villages Resource Guide

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The Villages Golf & Country Club Community Resource Guide is published by The Villages Golf and Country Club, an active 55-plus community.

The Villages Golf and Country Club
 5000 Cribari Lane
 San Jose, CA 95135

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 Visit the Villages web site at <http://www.theVillagesgcc.com>





The Villages Golf and Country Club



San Jose's "Best Kept Secret in 55-plus Communities"

The Villages Golf and Country Club, an active 55-plus community, is situated in the beautiful Evergreen foothills of San Jose, California.

The Villages is a private, secluded, gated community, which is part of the exciting San Francisco Bay Area, in the tenth largest city in the United States: San Jose—Capital of Silicon Valley. Established 49 years ago on the site of a former hillside vineyard and winery, the 2,309 condominiums and 227 single-family homes nestle into 1,200 acres of lush landscaping and sparkling lakes set against a picture-perfect background of natural beauty.

The focal point of The Villages is its spectacular championship golf course, Pro Shop, elegant Clubhouse and Restaurant, and Bistro & Bar. In addition to golf, there are four swimming pools and spas, six tennis courts and a new fitness center.

But the fun doesn't stop there. The Villages has something for every one of its roughly 4,000 residents. There are more than 100 social organizations, a full calendar of activities, fine arts,

personal gardening plots, stables, bocce courts and numerous facilities designed to encourage community life.

Near shopping, public transportation and the Bay Area's cultural community, The Villages has been rated among the top 20 senior communities (for persons aged 55 and older) in the United States by *New Choices for Retirement Living Magazine*.

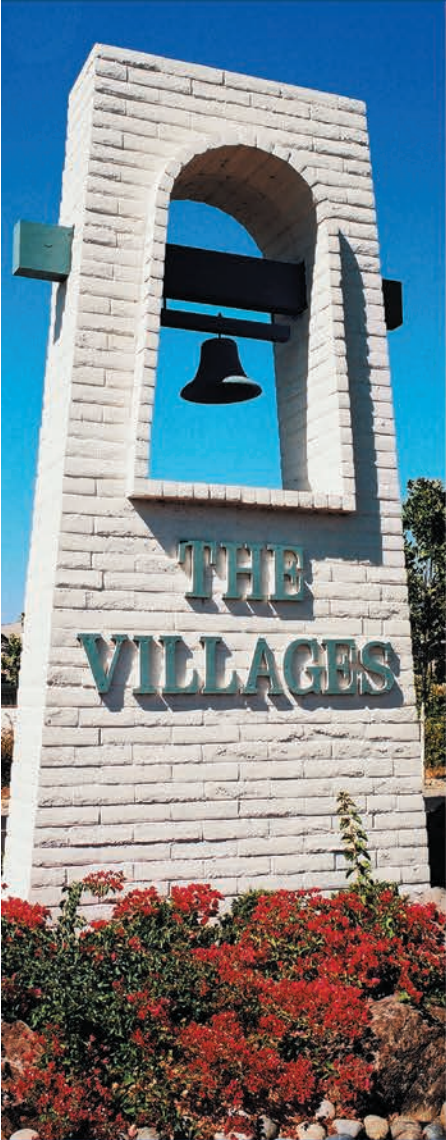
In addition to the Pro Shop/Clubhouse complex with its full-service restaurant, lounge and banquet halls, there are four, fully equipped and furnished community centers ready to host just about any event. Controlled gate access and a 24/7 Public Safety presence provide Villages residents with the assurance of privacy.

Villages residents are active and engaged in their community, whether it be participating in community organizations, physical activities or cultural and artistic endeavors. Residents can stay in shape at their fitness center or by walking miles of pedestrian-friendly streets and well-marked hiking trails in the foothills, all within the property's

boundaries. And when it's time to relax, there's a well-stocked library with a nice selection of periodicals, videos and books. Residents can also stay in touch with the community's weekly newspaper, *The Villager*, and other electronic and televised media.



Enjoy Resort-Style Senior Living at The Villages Golf & Country Club



Voted among
the top 20 active
adult communities
in America

Active Adult Community 55 years+

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- Riding & hiking trails
- Tennis & fitness centers
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Celebrating 50 years

Historical Highlights



1971 Cribari Center originally housed the business offices (There was even a doctor and nurse on the staff)



2017 The current staff assembled at the Bistro Patio at the Clubhouse



1972-2013 The Clubhouse was constructed along with the Pro Shop and was dedicated in 1996. The Bistro addition to the Clubhouse opened in January of 2013. Two tennis courts were built in 1972, then two more added in the early 80s, with the last two being dedicated in 1998.



1968 Aerial view of Cribari Village while it was under construction (note the presence of orchards and vineyards)



1990s A picture of the old winery barn before its demolition in 1994. The present Corporation Yard office and shop buildings were constructed in 1994 on this site.



1972 Aerial view of Cribari Center (note the fountain in front). As the original community center, it housed the business offices and included an auditorium, arts and crafts rooms, a restaurant and a bank.



2015 The Fitness Center opened



2002 Bocce courts opened

The Villages is set against a backdrop of open hill-sides where residents can hike or ride their horses.



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Boards of Directors

The Villages Corporations

The three California corporations that are responsible for the governance of The Villages are listed below. All members belong to the Club corporation; members are then either a part of the Association or Homeowners' corporation.

The Villages Golf and Country Club ("The Country Club")

The Board of Directors of The Villages Golf and Country Club, a California corporation, is responsible for the management of Club operations. The Country Club is responsible for all recreational, social, and cultural events in operation at The Villages. The Country Club maintains streets, the community centers and adjoining swimming pools, the Clubhouse/Pro Shop complex, the two golf courses, tennis courts, and more. The Country Club manages, operates, and maintains these many facilities.

The Villages Homeowners' Corporation and The Villages Association have authorized The Villages Golf and Country Club to act as management agent for those two corporations.



Left to right: Howie Blumstein, Mike Poellot, Rick Casey, Debbie Champion, Wayne Weiler, Jim Neill and Bob Wilk.



Left to right: Brooks Fuller, Frank Veloz, Garry Ashby, Sherry Benz, John Campbell, Matt Giordono and Peter Nicholls.

The Villages Association ("The Association")

The Board of Directors of The Villages Association, a California corporation, is responsible for the management of the 2,309 condominiums and associated common areas. The Association is responsible for maintenance of the condominium common elements, such as exterior walls, roofs, and landscape. The Association carries property damage, earthquake and liability insurance for all buildings within the condominium area.

The Villages Homeowners ("Homeowners")

The Homeowners' Corporation consists of 227 single-family homes dispersed throughout The Villages. The 75 units collectively known as "The Estates" share some landscaping maintenance costs, and consequently have a different assessment basis compared to the other 152 homes.

The Board of Directors of The Villages Homeowners' Corporation, a California corporation, is responsible for governance of the single-family homes.



Left to right: Teddy Morse, Mike Kane, Jeannie Omel, Greg Stewart and Julian Rodriguez



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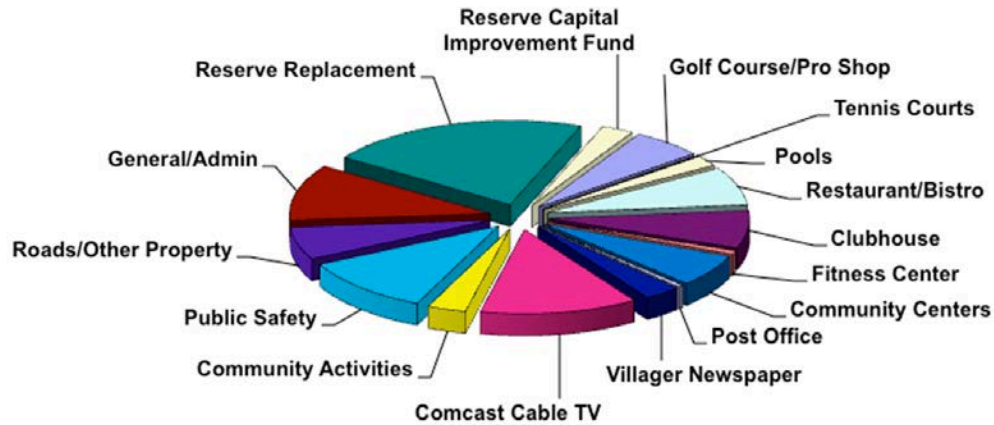
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Assessments

2018 Club Assessment Cost Components Total Monthly Assessment = \$309.78



Breakdown of Monthly Club Assessments:

Golf Course/Pro Shop: \$17.79	Community Centers: \$19.12	Fitness Center: \$1.91
Clubhouse: \$22.25	Community Activities: \$9.62	Reserve Capital Improvement Fund: \$8.00
Restaurant/Bistro: \$22.64	Reserve Replacement: \$65.81	Villager Newspaper: \$9.15
Comcast Cable TV: \$39.39	Swimming Pools: \$6.22	Roads/Other Properties: \$19.38
General/Admin: \$33.50	Post Office: \$1.25	
Tennis Courts: \$0.31	Public Safety: \$33.44	TOTAL: \$309.78

The pie chart above only reflects the Club's assessment components and not the Association or Homeowners' Corporation. Assessment information provided is accurate through June 30, 2018.

The Villages Golf and Country Club/Association Dues and Services

At The Villages, you are automatically a member of The Villages Golf and Country Club and either The Villages Association or The Homeowners' Corporation, when you purchase a condominium or single-family home. For one reasonable monthly fee (which includes both the Club and Association operating and reserve assessments), the Club and the Association provide a number of very important services you would pay for separately if you did not live at The Villages.

Your VGCC and Association (Condos) fees include:

- Golf/Country Club membership (18 hole and 9 hole courses, driving range, Pro Shop)
- 4 swimming and hydro-massage pools
- Tennis courts (6)
- Bocce courts (2)
- Weekly community newspaper
- Comcast Cable TV (expanded package)
- Dedicated community information television channels
- Post office
- Fitness Center
- Library
- Maintenance of 4 community centers
- Maintenance of private roads
- 24-hour Public Safety service
- 550 acres of open space with hiking trails
- Community Activities Director
- Taxes for recreational centers, golf, etc.
- Common area gardening/landscape service
- Exterior and street lighting
- Building maintenance—roof repair, building maintenance and exterior painting (Association only)
- Trash collection (except for curbside service)
- Water
- Property, commercial general liability insurance, and earthquake coverage
- Full-time property management
- Pest control

The Individual Villages



- **Village Cribari**
- Condos (villas)
- Built in 1967 (First village built)
- 94 single and two-story buildings with 576 villas
- Average square footage: 1,233
- Current range for monthly assessments: \$581 to \$662



- **Village Sonata**
- Condos (villas)
- Built in 1998
- 42 single-story buildings with 102 villas
- Average square footage: 1,770
- Current range for monthly assessments: \$634 to \$694



- **Village Fairways**
- Condos (villas)
- Built in 1996
- Eight single-story buildings with 22 villas (Smallest village)
- Average square footage: 1,557
- Current range for monthly assessments: \$739 to \$820



- **Village Glen Arden**
- Condos (villas)
- Built in 1989
- 25 two-story buildings with 120 villas
- Average square footage: 1,800
- Current range for monthly assessments: \$628 to \$755



- **Village Montgomery**
- Condos (villas)
- Built in 1971
- 75 single-story buildings with 351 villas
- Average square footage: 1,203
- Current range for monthly assessments: \$531 to \$990



- **Village Verano** (Built in 1980)
- Condos (villas) and single family homes
- 86 single and two-story buildings with 207 villas
- Average square footage: 1,578
- Current range for monthly condo assessments: \$668 to \$943; Single-family homes assessments: \$332



The Individual Villages



Village Heights

- **Village Heights**
- Condos (villas)
- Built In 1978
- 23 single and two-story buildings with 72 villas
- Average square footage: 1,584
- Current range for monthly assessments: \$734 to \$875



Village Hermosa

- **Village Hermosa**
- Condos (villas) and single-family homes
- Built in 1975
- 146 single and two-story buildings with 196 villas; 74 single-family homes
- Average square footage: 1,286
- Current range for monthly condo assessments: \$552 to \$1,116; Single-family homes assessments: \$332



Village Olivas

- **Village Olivas**
- Condos (villas)
- Built in 1992
- 165 single-story buildings with 207 villas
- Average square footage: 1,967
- Current range for monthly assessments: \$757 to \$1,064



Village del Lago

- **Village del Lago**
- Condos (villas)
- Built in 1985
- 55 single and two-story buildings with 174 villas
- Average square footage: 1,522
- Current range for monthly assessments: \$696 to \$903



Village Highland

- **Village Highland**
- Condos (villas) and single-family homes
- Built in 1987
- 115 single-story buildings with 210 villas; 49 single-family homes
- Average square footage: 1,650
- Current range for monthly condo assessments: \$735 to \$997; Single-family homes assessments: \$332



The Estates

- **The Estates**
- Single-family homes
- Built in 1995
- Enclosed by Village Olivas
- 75 single-story single-family buildings
- Single-family homes assessments: \$499



Village Valle Vista

- **Village Valle Vista**
- Condos (villas)
- Built in 1999
- Last village to be built
- 29 single-story buildings with 72 villas
- Average square footage: 2,165
- Current range for monthly assessments: \$682 to \$732

Assessment information provided is accurate through June 30, 2018.

(See pages 12 & 13 for a map of The Villages)

The Villages Golf and Country Club

to
US Highway 101
via Yerba Buena Rd



SAN FELIPE RD

Village SONATA

VILLAGES PKWY

FOLLE BLANCHE DR

CARIGNAN WAY

CULMDEL DR

FOLLE BLANCHE DR

LAKE ALBANO CIRCLE

BRACCIANO CT

LAKE TRASEMINDO DR

MAGGONIE CT

LAKE GARDA DR

LESINA DR

LAKE LAVERNUS CT

BOLSENA CT

LAKE ALBANO CIR

MATARO WAY

Village DEL LAGO

LAKE ALBANO CIRCLE

LAKE GARDIA DR

LAKE ALBANO CIR

LAKE ALBANO CIRCLE

Village MONTGOMERY

MONTGOMERY CORNER

North MONTGOMERY BEND

South MONTGOMERY BEND

BLAUER LANE

WHALEY DR

RV LOT

Village FAIRWAYS

PUBLIC SAFETY PLAZA

Gate

FAIRWAY DRIVE

WIMBLEDON CT

CLUBHOUSE CT

CLUB DRIVE

DRIVING RANGE

Pro Shop

Putting Green

18

Village CRIBARI

CRIBARI GLEN

CRIBARI HEIGHTS

CRIBARI CORNER

CRIBARI CREST

CRIBARI HILLS

CRIBARI DALE

CRIBARI KNOLLS

CRIBARI BLUFFS

CRIBARI PLACE

CRIBARI VALE

CRIBARI COURT

CRIBARI GREEN

CRIBARI BEND

CRIBARI CIRCLE

CRIBARI POOL

CRIBARI CENTER

CRIBARI BLUES

CLUBHOUSE RESTAURANT

SHORT NINE COURSE

9

10

15

The HEIGHTS

MONTGOMERY CENTER

MONTGOMERY LANE

GERDTS DR

BLAUER CT

BLAUER LANE

WYETNER WAY

TRAMINER CT

FUME BLANC

RIESLINGWAY

CHENIN BLANC LANE

BEAUJOLAIS CT

16

17

LEGEND	
	building/site
	open space
	golf cart path
	walking path
	parking
	restroom
	tennis court



- Trails:**
- Meadow — Red
 - Oak — Orange
 - Rawhide — Yellow
 - Bay — Green
 - Skyway — Blue
 - Tower — Purple
 - Richter — Pink
 - Turkey — Brown
 - Others — Maroon



Detailed maps are available in Building B



© 2006 The Villages Golf and Country Club
Map by Eureka Cartography, Berkeley, CA

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Public Safety

The Villages Public Safety Department provides a wide variety of services on a 24-hour basis, with the goal of providing a safe and well-regulated community for all residents, guests and employees.

Residents will find a friendly and professional staff located in the Public Safety Plaza (at the entrance to The Villages). Uniformed Public Safety officers ensure that only those individuals who have been cleared as guests, or have official business in The Villages, are allowed entry. The Public Safety Department has a program to clear Villages' guests and contractors. Our improved system will be another effective measure in helping to keep The Villages more secure.



Public Safety's Administration Office is located in Building C near the tennis courts. Office hours are Monday through Friday, 8:30 a.m. to 11:30 a.m. and 1 p.m. to 4 p.m. The office number is 408-239-5246.

Public Safety officers routinely patrol The Villages and quickly assist residents in need. They regularly enforce traffic laws within The Villages. Officers are trained in CPR, first aid, and certified in the use of Automated External Defibrillators (A.E.D.s). For those accidentally locked out of their homes, Public Safety maintains a set of keys for condominiums. Public Safety officers can also assist residents with minor maintenance problems occurring after normal business hours.

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Cribari & Foothill Centers



Cribari Center

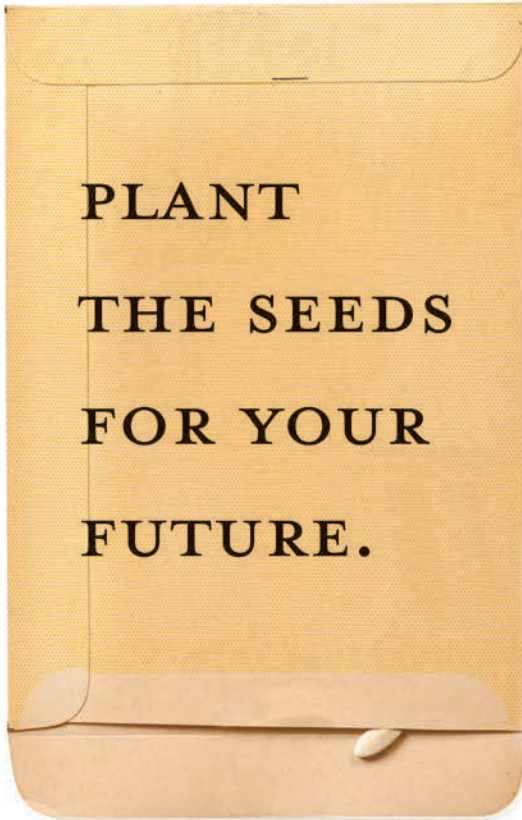
Located in Cribari Village on Cribari Lane, this is the keystone of the four community centers. The facility hosts a multi-use auditorium, fitness center, several meeting rooms, dedicated card rooms, a boutique featuring resident hand-crafted items for sale, a post office, a community library, guest rooms, a woodshop, arts and crafts room, billiards, a ceramics room, and Wi-Fi service.



Foothill Center



Foothill Center is located at the intersections of Fairway Drive, Village View Drive and Olive Grove Way. The facility hosts a pool, spa and social hall with kitchen. The social hall accommodates up to 100 people for dining, or up to 125 people for meetings. There is a barbecue area near the main entrance to the facility. The social hall is equipped with a public address system, projection screen, and Wi-Fi service.



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Vineyard and Montgomery Centers



Vineyard Center



Vineyard Center is located at the intersection of Villages Parkway and Fairway Drive. The facility hosts a pool, spa and social hall with kitchen. The social hall accommodates up to 70 people and is equipped with a public address system, projection screen, and Wi-Fi service.

Montgomery Center



Montgomery Center is located in Montgomery Village off Montgomery Lane and Wehner Way. The facility hosts a pool, spa, multi-purpose room, and social hall with kitchen. Adjacent to the kitchen is an outdoor barbecue area. The social hall accommodates up to 50 people. Wi-Fi service is also available.



I have lived in The Villages since 1995, am available via phone anytime and our office is open 7 days a week from 10am til 5pm .
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For Prospective Buyers:

I am pleased to show you all the wonderful amenities in The Villages Golf & Country Club with a Guided Limousine tour of each Village including Golf Course, Pools, Tennis, Stables, New Exercise Facility, Lakes plus Clubhouse, Bistro and Pro Shop.

From our tour and package of information you'll learn all you need to about this magical paradise.

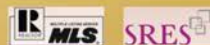
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The Villages Realty Team

2925 The Villages Parkway, San Jose, CA 95135
(2 doors down from Bank of America)

Email: Dee@DeeRamirez.com

Website: www.DeeRamirez.com





Facilities & Amenities



The Fitness Center

The Fitness Center is open from 5 a.m. to 10 p.m. daily, but is closed for cleaning between noon and 1 p.m. Only personal trainers contracted through The Villages are permitted to provide training services in the facility. It is strongly suggested that residents consult their physicians prior to engaging in any type of exercise.

Residents must attend a one-hour class prior to using the Fitness Center. Register in the Community Activities office. After completion of the class, return the certification form to Community Activities and sign a liability release.

Pools and Spas

Cribari Pool and Spa: The heated pool and spa are open for use April 1 through October 31. The swimming pool and spa are available 5 a.m. to 10 p.m. Children's swim hours are from 10 a.m. to noon.

Montgomery Pool and Spa: The heated pool and spa are open April 1 through October 31. The swimming pool and spa are available 5 a.m. to 10 p.m. Children's swim hours are from noon to 2 p.m.

Vineyard Pool and Spa: The heated pool and spa are traditionally open year round, 5 a.m. to 10 p.m. Children's swim hours are from 2 p.m. to 4 p.m.

Foothill Pool and Spa: The heated pool and spa are open for use April 1 through October 31. The swimming pool and spa are available 5 a.m. to 10 p.m. This is an adults-only pool.



The Villages Hiking Trails

There are more than 500 acres of open space, which include seven hiking trails offering recreational opportunities ranging from easy to challenging experiences. Trails offer hikers vistas overlooking Santa Clara Valley, wildlife and beautiful scenery.



Facilities & Amenities



Gazebo Park

Available for use by residents and their guests, Gazebo Park is a picnic and barbecue facility. It features mature shade trees, electricity and running water. There are picnic tables to accommodate up to 150 people and two large charcoal barbecue pits. A small group of four tables and two small charcoal barbecue pits are available without reservations (adjacent to the bocce courts).



The Villages GCC Library

The Villages Library is a volunteer-run, community-based library. It is open seven days a week, Monday to Saturday, 9 a.m. to 5 p.m. and Sunday 2 to 5 p.m. The library has hard-back, paper-back, and large-print books. The library also has books on tapes, CDs, and a limited number of movies. The library has reference books, daily papers and periodicals. A community computer is available for residents to use. Complimentary wireless internet access is available, as well as at several community centers.

RV Storage

The Villages offers fee-based, on-site storage for resident-owned and registered recreational vehicles, boats and trailers. The storage lot has a dump station and a limited number of electrical outlets.



The Villages Stables

Residents may board horses at the community stables for a rental fee. Stable facilities include a barn, paddocks and exercise area. There are also seven bridle paths available in the hill lands.



Community Garden Plots

For those who find gardening relaxing as well as productive in providing fresh vegetables for the table, The Villages provides two separate gardens. The first and oldest has 60 individual garden plots and the second has 37 garden plots. These are located in between the Stables and Foothill Center and at the top of Village View Drive.



Facilities & Amenities

Tennis

The Villages has six USTA regulation tennis courts. They are available for use by Villages' residents and their guests. The Tennis Club offers opportunities for recreational and tournament play. No matter your skill level, there is an opportunity for you to enjoy The Villages' tennis courts.



Bocce

Two bocce courts are available for residents and their guests by reservation. Courts are located adjacent to Gazebo Park's picnic area. There are Bocce Bashes most Fridays throughout the year, and with Gazebo Park nearby, you can have a great time with your family at Gazebo Park and the bocce courts.

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Villages Resident



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EQ1 Evergreen Estates is a full service agency and we represent buyers, sellers, and investors. We also offer relocation services, and have a notary available during business hours to serve The Villages and Evergreen communities.

EQ1 Evergreen Estates continues to serve the local community through our regular e-waste collections, paper shredding events, and annual holiday toy drives. We have partnered with local charities, Tailchaser Rescue and Sacred Heart, to help those in need in our community.

Stop into our office, or call 408-270-5555 to speak with one of our team members. We have been serving The Villages community for over 20 years, and together, we have over 150 years of real estate experience!



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San Jose, CA 95135
408-270-5555



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	Postcards & Flyers (est. \$235-700)	
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The Villages Golf and Country Club offers an excellent venue to hold your next corporate or tournament outing. Along with the Par 72 championship course, and the always fun and enjoyable 9-hole par 3 course, we can offer your company or golf group, meeting and dining accommodations for up to 300 people, depending on your needs. If you would like to have your pre/post-golf activities outside, the Bistro and Bar patio area or the tree-shaded area at Gazebo Park (next to the golf course) are great places available to you. For golf tournament inquiries, please contact PGA Director of Golf, Scott Steele at 408-754-1331 or sssteel@the-villages.com



Banquet facilities for up to 300 persons



Hold your activities at Gazebo Park



Hold your tournament banquet at the Clubhouse and Bistro & Bar



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at The Villages

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For Clubhouse Information Including Menus Please Visit Us On The Web

www.thevillagesgcc.com

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The Clubhouse



The Villages Golf & Country Club



Weddings

Golf Tournaments

Corporate Events

Birthday and Anniversary Parties



Bar/Bat Mitzvahs, Quinceañeras, and Cotillions

Specialty Holiday Events

Easter, Mother's Day and Thanksgiving

Personalized Banquet Menus



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Catering to Other Villages Facilities

Party Pick-Up Platters

Take-Out Orders

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www.thevillagesgcc.com



Bistro and Bar

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Breakfast Served from 7:30am-10:45am

Grill Items Served from 11am-8:30pm

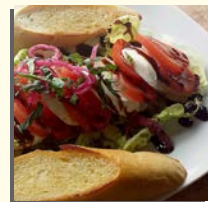
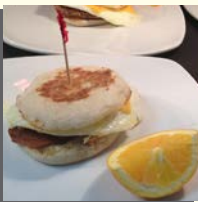
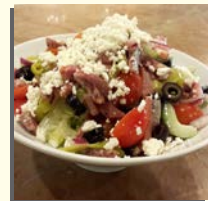
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A Host of Activities

The Community Activities Department helps enhance the social pulse of the community. Villages residents choose from a host of opportunities and pursue numerous on-site and off-site recreational, cultural, and entertainment activities.

With more than 60 chartered clubs, 40 informal social groups, and numerous special-interest and neighborhood groups, members can easily fill their schedules.

In addition, the department fills the community's communication needs by offering a weekly newspaper—*The Villager*. The paper is hand-delivered to every residence and is available in digital format on The Villages' website. The community's electronic media includes two community television channels, a website—www.thevillagesgcc.com—and Fast Lane (The Villages weekly e-mail news blast). A team of media service technicians offers groups audio/visual support services for their meetings and



events. The department also provides an in-house janitorial service for keeping the community's many facilities clean.

All community events are scheduled through the Community Activities Department—10,000 such events

are expected in 2017!

The Villages is a vibrant community, filled with active and involved people, and it is the mission of the Community Activities Department to offer something for all of them.





Board-recognized Clubs & Organizations



- The Villages Amateur Astronomy/Radio Astronomy Club
- Amateur Radio Club
- The Villages Amateur Theatre
- The Villages Arts & Crafts Association
- Bandini Patrol
- Bocce Club
- Brandeis National Committee Club
- Bridge/Duplicate
- Bridge/2nd & 4th Intermediate
- Women's Lunch & Bridge
- Bridge Club at the Villages
- Camera Club
- Catholic Group
- Community Chapel
- Crimson Charmers' Red Hat Club
- Deer and Wildlife Club
- Democratic Club
- Dippy Dolphins
- Dog Club
- Trinity Chapel at The Villages Episcopal Group
- Evergreen Villages Foundation
- Ethical Humanist Club
- Fairweather Social Group
- Flower Ladies Arranging Guild
- Folksters, The Villages
- Foothill Garden Club
- Friends of San Jose State
- Garden Club
- Genealogy Club
- German Club
- Global Village Community
- The 18-Hole Men's Club
- The 18-Hole Women's Golf Association
- The Nine Hole Men's Club (The Pinseekers)
- The Nine Hole Ladies Club (The Swingers)
- Ladies Par 3 Club (The Shonis)
- The Ironmen (Men's Par 3 Club)
- Hadassah
- High Twelve
- Hiking Club
- Investment Resource Club
- Italian Club, The Villages
- Jazzercisers
- Jewish Group
- Korean Club
- Library
- Macintosh Users Group
- The Villages Medical Auxiliary
- The Villages Mexican Train Dominoes
- Music Society
- P.E.O. Club
- Pickleball Club
- Quilters' Club
- The Villages Readers
- The Villages Recreational Vehicle Club
- Republican Club
- Riding Club
- Scarlet Sirens (Red Hat Society)
- Search the Scriptures
- Senior Academy for Education
- Senior Resource Services
- SIR Branch 114
- SIR Branch 38
- Table Tennis
- Tennis Club
- Ukulele Club
- Veterans Club
- The Villages Putting Club

Maintenance Services



- Billable services
- Asset management.
- Compliance management.
- Risk management
- Utilities management
- Pool and spa management
- Pest and wildlife management
- Project management
- Construction management

For the Association's 12 districts, we manage building components (including roofs, decks, siding, trim, plumbing, electrical), site components (including concrete, bridges, lighting and retaining walls) and landscape features (including trees, plants, turf, irrigation systems and water features).

For the Club, we manage components and features at Cribari Center, Montgomery Center, Vineyard Center, Foothill Center, Fitness Center, Clubhouse, Pro Shop, Business Offices, Entry Plaza, Corporation Yard, Stables, RV Lot, Gazebo Park, Bocce Courts, Cart Barn, Tennis Courts, Gardens, Hill Lands and Streets.

For the Homeowner's, we manage site and landscape maintenance at common areas at the Estates (including concrete, bridges and water features).

For assistance, call 408-223-4670.

The Maintenance Department's Mission Statement:

"To provide exceptional customer service while striving to maintain the many assets of the community."

Maintenance Services oversees building and grounds maintenance and improvements for common areas on behalf of the Association, Club and Homeowner's. Maintenance Services handles over 13,000 work orders and 30,000 inquiries a year.

We oversee the following:

- Customer service
- Architectural control service

Accounting Department



One of the conveniences of living in The Villages is an on-site Accounting Department. Villages residents have complete access to the Accounting staff.

The Villages delivers an account statement to your villa each month. This statement simplifies your life by including assessment charges, green fees, restaurant charges, etc. You may mail your payment or have your payment automatically transferred from your checking or savings account.

Assessments, or HOA fees, are important factors to consider when choosing where to live. At The Villages, assessments provide a great value, allowing you to live the country club lifestyle with access to the golf courses, Clubhouse restaurant, pools with spas, tennis and bocce courts, hiking trails, etc. See page 9 for a breakdown of the assessments. For more detailed information, please call 408-223-4639.



Employees



The Villages community is serviced by 177 part-time, full-time and on-call employees (70 job classifications), working in various departments.

Coming from very diverse professional backgrounds, our employees enjoy working with one another, appreciate sharing perspectives, and collectively strive to make a positive impact at The Villages. They take pride in their contributions and in the quality of service they provide to the community and its residents. As such, the company's employee turnover is low. The average employment longevity is seven years. Some of our employees

have surpassed the 20, 25 and even 30-year marks of service.

The Villages management team is committed to maintaining a safe and productive work environment, free of harassment and discrimination—an environment where proper training is available for the employees to maintain and enhance their level of professional skills.

Our senior team is comprised of eight managers and directors. Five are state certified Association Managers, achieving the CACM designation. One has also earned national designations; the prestigious Professional Community Association Manager (PCAM), and

the Association Management Specialist (AMS) from Community Associations Institute and the Certified Manager of Community Associations (CMCA) from the National Board of Certification for Community Association Managers. As an employer, in addition to labor-law-compliant employment policies, our employees appreciate the positive comments and support they receive from residents; this makes for a great relationship. That relationship, coupled with working in such a beautiful place, makes The Villages Golf and Country Club a top workplace.



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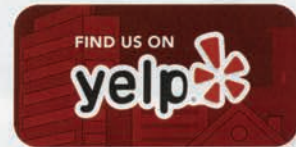
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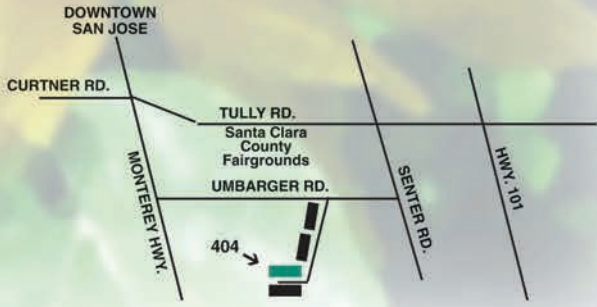


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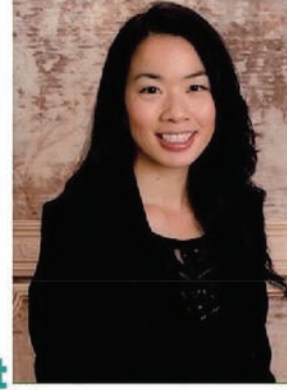
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Welcome to The Villages Ambassador Program

Thinking about a move to The Villages?

Interested in viewing the community and getting a resident's perspective?

The Community Activities department offers community tours led by residents to those interested in re-locating to The Villages. The tour is a wonderful opportunity to get a first-hand perspective of life here at The Villages with a general overview of the community, such as amenities, samples of architectural styles, activities and lifestyle.

Tours are offered at times that are convenient for you and the assigned volunteer. Please contact the Community Activities Department at 408-223-4643 several days in advance of your desired tour date. We look forward to sharing this great community with you.

Property and/or real estate tours are also available through real estate agents.

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The Villages

Past and Present

The vibrant community of active adults, known as The Villages was established in 1967 on the spectacular site of former vineyards and ranches.

A great place to live

“This is The Villages, with its backdrop of lush, green hills and towering trees...its inviting fairways, courts and pools...its trim villas ringed by lawns and lakes...its virgin uplands welcoming hiking and contemplation.

This is The Villages, with clubhouses for arts and crafts, for study and recreation, for gracious dining. But aside from the amenities, The Villages is much, much more. From far and wide the Villagers have come, bringing with them a diversity of mores. Here they have blended into a unique community of friendship and goodwill, evidenced in the greetings among the stroller, waves from cars and carts, the camaraderie at the business offices, the Villager sanctum, Post Office, Pro Shop...in the dedication of directors and managers to the general welfare, in security, speeding to aid the stricken, in volunteers ministering to the ill and bereaved. This is indeed a blessed spot, a haven of nurturing for the body as well as repose for the spirit.

Truly a place apart...This is The Villages.”

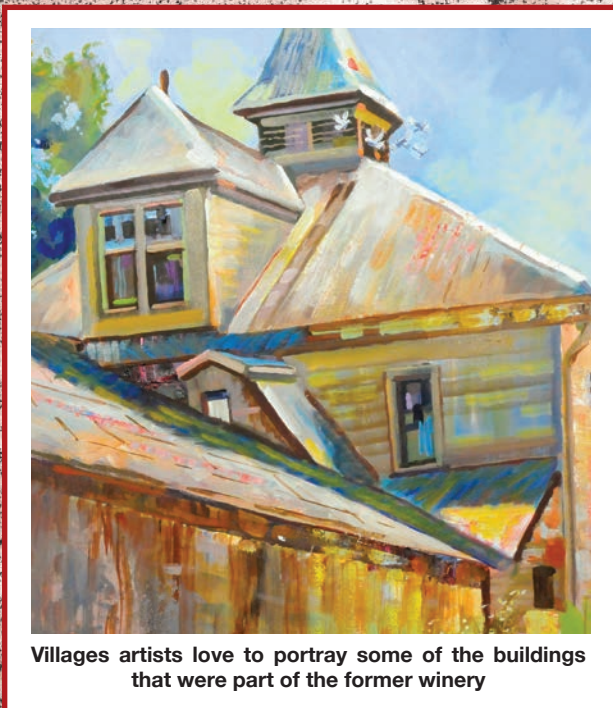
—Jessie Levine, 1987

With a colorful history

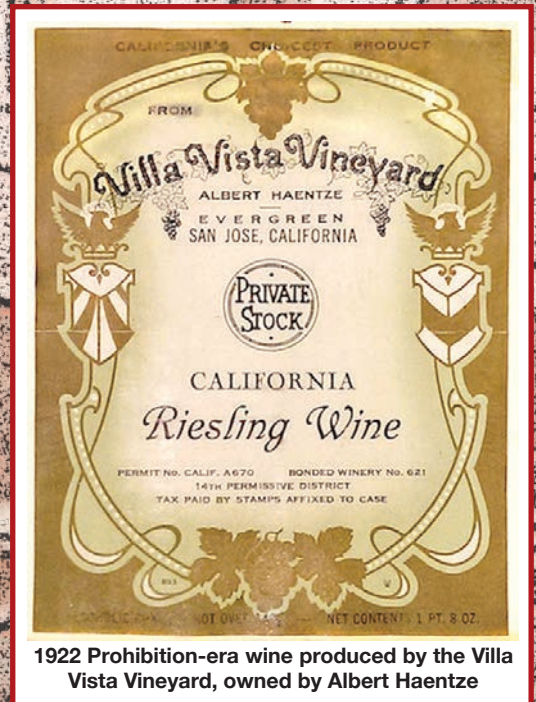
Some wines produced by the Cribari Family winery produced in the 1940s, 1950s and 1960s



1970s Table wine produced by the Cribari Family winery established by Benjamin Cribari



Villages artists love to portray some of the buildings that were part of the former winery



1922 Prohibition-era wine produced by the Villa Vista Vineyard, owned by Albert Haentze