



Dear Sterling Hills Residents,

Camarillo has been our home for more than 20 years. We are proud to be a part of this community, and we are especially proud to serve you as the owners of the Sterling Hills Golf Club. But every day, keeping a golf course afloat becomes increasingly challenging.

The golf industry just isn't what it used to be. Fewer people are playing, and golf courses are closing left and right. Meanwhile, in California, the costs of operating a golf course continue to rise. When we purchased Sterling Hills, we knew it wouldn't be easy — the course had declined and business was far from booming, however, we couldn't stand to see our community's championship golf course disappear.

Despite the current obstacles, we firmly believe Sterling Hills — the only championship course in Camarillo — can remain sustainable. With SHIP, the golf course will not only be able to thrive for many years, but also continue to deliver even greater benefits for you as a community resident.

We look forward to working together to take Sterling Hills to new heights!

Respectfully,

John and Linda Zaruka
SHIP Captains

Board Our **SHIP!**

Sterling Hills
Improvement Plan

For more information, visit:

sterlinghillsgolf.com

SHIP

Sterling Hills
Improvement Plan

*Building a Better
Sterling Hills*

Here's the PLAN

Lately, things haven't been easy for golf courses.

Revenue is down, operating costs continue to increase, access to water is limited and we can barely keep up with maintenance, let alone think about improvements.

But we have a plan!

RECENT COURSE CLOSURES

Goals

To improve our financial outlook, we need to elevate the quality of the Sterling Hills golf experience and inspire new golfers to fall in love with the sport.

Our plan is to...

- Maintain Camarillo's **only championship golf course** by investing in renovation and improvement
- Provide a **new, more playable course** that appeals to a wider variety of golfers
- Add **sustainable, drought-tolerant landscaping** to help conserve water
- **Eliminate debt** to ensure financial stability for decades to come

To execute this plan we will partner with acclaimed golf course architect Forrest Richardson, ASGCA

Funding

How can we get the funding we need to preserve the golf course and make the improvements necessary to support its future success? After extensive studies, we determined the best option is to develop a small area (20 acres) of the property. With this small development, we will be able to prevent Sterling Hills from slipping back into its previous conditions or falling into the hands of others who may wish to close the course entirely in favor of more extensive development.

How You Benefit

With the Sterling Hills Improvement Plan (SHIP) in place, Sterling Hills will be legally required to remain a golf course or open space forever — no future development will be allowed. In addition to preserving the golf course, SHIP benefits homeowners, like you, in a variety of ways:



Championship golf course that's sustainable in the long term, with **improved landscaping** for more beautiful views than ever



Opportunities for many homes to have **backyards expanded** by up to **30 feet**



Maintain **property values**



New amenities for residents (to be determined by your input)



Reduced **HOA fees**

What's Next?

Be Our Mates

To move forward with SHIP, we need your help and feedback. Please make your voice heard by sharing your opinions about the project, including any new amenities for residents.

Sailing Our SHIP

With support from our community, we can begin to plan our project. Our top priority will be to ensure the satisfaction of residents, as well as the golf community. Should we determine that the small development option is the best path, we will select a building partner who is experienced in golf course development, well respected in the Ventura County area and committed to listening to your needs. And we'll continue sharing concepts and seeking your input every step of the way.

Alternative Options

It is our opinion that this small development is the most prudent way to ensure a permanent, high quality golf experience at Sterling Hills. There are alternative options to pursue for the golf course free from development that would require investment from the homeowners. Alternative options would likely be unfavorable and much less attractive.

