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CULTURE EDITOR:
Larry Aydlette (561) 820-4436
pb_accent@pbpost.com



BRUCE R. BENNETT/Staff Photographer

'THIS IS WHERE I WANT TO BE': Avid golfers Bob and Catherine McLoud live in a two-bedroom condo complete with a golf course view. The couple loves the active lifestyle at Quail Ridge and the great friendships they've made. **Their story, Page 7D**

NEIGHBORHOOD
OF THE WEEK:

Quail Ridge Country Club

Residents at this championship golf course community aren't afraid to stop and smell the flowers — all 72,000 of them.

■ **Neighborhood and resident profiles, history of home sales, plus homes on the market: 6D and 7D**

QUAIL RIDGE COUNTRY CLUB, UNINCORPORATED BOYNTON BEACH

BOB and CATHERINE McLOUD

THEIR HOME:
A newly remodeled 3-bedroom, 2-bath condo on the second floor with a golf course view in the Mallard neighborhood.

WHEN THEY MOVED IN: 2005
WHAT THEY PAID: \$41,000, then they totally renovated.
CURRENT VALUE (from Zillow.com): \$240,000

WHY THEY LOVE IT: It's hard to describe a gut reaction, really, but that's how Bob McCloud knew he wanted his Florida home to be in Quail Ridge. A retired land developer and general contractor, he'd been living the good life near Charleston, S.C.

But it was still too cold. McCloud bought this place in Florida before he and Catherine were married. (Yes, they're newlyweds.) He knew some folks who had a home in Quail Ridge, but he still wanted to look around at what else was out there in South Florida.

In retrospect, he didn't need to go those extra miles.

"When we drove back in after looking around — with the landscaping and everything — I said, 'This is where I want to be.'"

Their pretty unit on the second floor today "bears no resemblance" to the unit he bought in 2005. It's been completely gutted and remodeled. And while the couple still spends some of the time at their other home, he said they're spending more time at Quail Ridge. Both are avid golfers and love the quality of golfing on the courses.

"We're Florida residents now and we'll be spending more and more time here," he said.

For Catherine, who is retired after 35 years in international hotel sales, it's the perfect place to golf with her new husband. But it's also the perfect place for making new friends.

"Many of the ladies here are golfers," she said. "There's a very, very



BRUCE E. BENNETT/Staff Photographer

active tennis group. A lot of people play really serious bridge.

There's an art guild. A gardening club. A men's and women's chorus. "A lot of people have fun just going to lunch and doing things together," she says.

Most of all, though, they each love the pretty outdoors here — and how everyone takes advantage of the nice amenities.

"Most people at Quail are very, very active," she says. "It's very healthy."

—Emily J. Minor



BRENNAN KING/Staff Artist

2010 home sales in Quail Ridge Country Club

NEIGHBORHOOD	TYPE OF HOME	SALES	MINIMUM PRICE	MEDIAN PRICE	MAXIMUM PRICE	
1	Hibiscus	Condominium	1	\$185,000	\$185,000	\$185,000
2	Coralberry Way	Villas	1	\$550,400	\$550,400	\$550,400
3	Seaholly Terrace	Condominium	0	—	—	—
4	Chinaberry Terrace	Single family	0	—	—	—
5	Limeberry Terrace	Condominium	3	\$312,000	\$425,000	\$660,000
6	Tamarisk Trail	Condominium	2	\$275,000	\$325,000	\$375,000
7	Azalea	Condominium	5	\$185,000	\$199,000	\$275,000
8	Spicewood Trail	Single family	0	—	—	—
9	Green Heron	Condominium	2	\$120,000	\$128,000	\$136,000
10	Royal Tern	Condominium	3	\$195,000	\$380,000	\$385,000
11	Bob White	Condominium	0	—	—	—
12	Partridge Place	Single family	2	\$853,000	\$856,500	\$860,000
13	Kittiwake	Condominium	1	\$105,000	\$105,000	\$105,000
14	Kingfisher	Condominium	0	—	—	—
15	Waxwing Court	Condominium	0	—	—	—
16	Meadowlark Lane	Condominium	2	\$395,500	\$406,500	\$417,500
17	Shell Drake Lane	Condominium	1	\$650,000	\$650,000	\$650,000
18	Sanderling Circle	Condominium	5	\$315,000	\$430,000	\$515,000
19	Sandpiper	Condominium	3	\$130,000	\$145,000	\$148,000
20	Osprey	Condominium	3	\$95,000	\$117,000	\$165,000
21	Egret	Condominium	2	\$172,000	\$233,500	\$295,000
22	Mallard	Condominium	2	\$142,000	\$216,000	\$290,000
23	Blue Heron	Condominium	2	\$150,000	\$161,000	\$172,000
24	Mockingbird	Condominium	1	\$154,000	\$154,000	\$154,000

Mapping and data analysis by William M. Hartnett



BRENNAN KING/Staff Artist

■ **LOOKING TO BUY IN QUAIL RIDGE COUNTRY CLUB?**
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for more listings

ON THE MARKET

A sampling of homes for sale in Quail Ridge Country Club



\$165,000 (10287 Quail Covey Road)

Hibiscus community. Scenic golf and lake views are just a few of the amenities offered in this 3-bedroom, 2-bath, first-floor condominium. Well maintained and conveniently located close to the pool. Listed by Ann Jara, real estate director, Quail Ridge Country Club.



\$449,000 (10551 Coralberry Way)

Coralberry Way community. Ideally located, this 3-bedroom, 2-bath villa has panoramic water and golf course vistas. Many comforts and conveniences, including volume ceilings and a light and bright floor plan. Listed by Ann Jara, real estate director, Quail Ridge Country Club.

THE REAL ESTATE MARKET AT QUAIL RIDGE COUNTRY CLUB



FLOWERS EVERYWHERE: Quail Ridge Country Club has its own horticulturist, Sathena Cabler. Each year, she plants 72,000 flowers, making the community ablaze with color.

Total number of homes: **946**

Homes listed for sale: **112**

Median single-family home sales price last year:

\$856,500

Median condo sales price last year:

\$260,000

**QUAIL RIDGE COUNTRY CLUB,
UNINCORPORATED BOYNTON BEACH**

600 acres, 2 champion courses, 24 communities

By EMILY J. MINOR
Special to The Palm Beach Post

This is one of those places you kind of have to see to believe, and if you happen to meet a few nice people along the way — which you will — then you've captured the essence of everyday life at Quail Ridge Country Club.

"There's always a happy hour, somewhere, at 6:30," says Ron Grove, who persuaded his wife, Patty, to give up the gray Raleigh, N.C., winters after he beat prostate cancer and decided life was just too short.

"And if you get a cold, first thing you know is somebody's at your door with chicken soup," he says.

Located just west of Congress Avenue off Boynton Beach Boulevard, this 600-acre community isn't small, but residents swear it's intimate. With 946 "doors" — 549 condominiums, 334 free-standing villas and 63 custom homes — there's a tennis center, a fitness center — Pilates anyone? — 32 swimming pools and ... A little something called golf.

"Golf is the big deal here," says Gary Spiegel, who just finished his term as president of the Property Owner's Association. "Most people are snowbirds and they go back up North in the summer. We play 60,000 rounds of golf in a very short period of time."

Says Ann Jara, the Realtor who runs the member-owned real estate company that sells property within the gates: "Golf is definitely king here."

It was built in the early 1970s by developer John Dodge, and Spiegel believes it was Dodge's early attention to big detail that makes Quail Ridge so open and inviting, not to mention green and beautiful. Spiegel said after Dodge bought the property and got permission to build, he sent ahead his horticulturalist to "figure it out." "It was all pine trees and white sand," Spiegel says.

Sathena Cabler is still on staff, tending to every leaf, every bloom, nearly every blade of grass. Each year, she plants 72,000 flowers — You heard right! — which makes Quail Ridge ablaze with color.

In a survey of residents done not too long ago, homeowners ranked the things they most love about Quail Ridge.

The results? Security, golf and flowers — in that order.

Jara, who as the real estate director knows Quail Ridge like the back of her hand — says people "tend to stay once they move here." About 25 percent of their sales are residents moving from one place to another, she says, usually because they want to upsize a bit.

Right now, there are 112 units or homes on the market and the asking prices range from \$80,000, for a one-bedroom apartment that hasn't been updated, to a custom home that's selling for \$1.1 million. All told, there are 24 communities, each of them named after birds or flowers.

While it's affordable to buy here, there is a mandatory country club membership, Spiegel said, and the fees break down like this:

Golf membership is \$40,000 to start, with a \$5,000 equity fee that's refunded if you ever leave. Annual golf renewal is \$7,140.

Social membership — everything but golf — is \$25,000 at the beginning, then an annual renewal fee of \$4,150. The refundable equity fee for a social membership is \$1,000.

Homeowner fees vary, depending on the type of residence. Condo and villa fees are \$2,000 quarterly. That includes lawn and pool. Fees on the 63 homes are \$813 quarterly, but homeowners have to ar-



BRUCE R. BENNETT/Staff Photographer

'GOLF IS DEFINITELY KING HERE,' says Ann Jara, the Realtor who runs the member-owned real estate company that sells properties within the gates of the Quail Ridge Country Club. It has two, 18-hole championship golf courses that are perfectly groomed. Golf club memberships cost \$40,000 to start and \$7,140 annually. Social memberships — everything but golf — cost \$25,000, then have annual fees of \$4,150.

range for lawn and pool service. All fees include cable TV.

While you have to be a resident to join the club, there are about 20 golf memberships awarded by exception and held by nonresidents, Spiegel said.

Most residents here tend to be older, with grandchildren rather than school-age kids. But there are some families enjoying this lifestyle. For those, the local public schools are: Crosspointe Elementary School, Congress Middle School and Boynton Beach High School. They are rated by the state B, A and B, respectively.

Jara says the kind of buyer is changing, and has been for a few years. She's finding couples — mostly from the Northeast, Midwest and Canada — who are buying a second home earlier in life. They can telecommute, often spending a week here, a week there.

"They go back and forth because they're still working," she says.

And while golf here certainly isn't mandatory — the clay tennis courts are also a great source of pride — the two, 18-hole championship courses are pretty much the cat's meow. So good is the golf here, that there are 132 single-digit handicaps.

The country club is the headquarters for the Society of Seniors, which comprises the best amateur golfers in the country, many of whom compete in tournament play.

Still, while golf might be king, so is friendliness and fun.

"People love the grounds, the flowers, the way things are kept," Jara says. "Beyond that, the secret ingredient here is the people. There's just a certain friendliness."

Says Ron Grove: "It's not unusual here to say, 'See you later. Love you.'"

And you can't beat that.



BRUCE R. BENNETT/Staff Photographer

BRIAN and JAN McGARRY

THEIR HOME:

A 3-bedroom, 2-bath condo on the second floor in the Blue Heron community. When they bought, it had already been redecorated.

WHEN THEY MOVED IN: No-

verember 2006
WHAT THEY PAID: \$307,000
CURRENT VALUE (from Zillow.com): \$250,000

WHY THEY LOVE IT: For this Canadian couple, it came down to East Coast vs. West Coast.

For years, they'd been escaping small pieces of the Toronto

winters by renting a place over on Marco Island, on Florida's Gulf Coast. Indeed, they did that for 17 years, until one of their friends talked them into at least visiting Quail Ridge Country Club.

"I really wasn't interested in the Atlantic side," says Brian McGarry, who is semi-retired but still works as an investor in real estate and start-up companies.

'It's not just friendly. People really look out for each other.'

— BRIAN MCGARRY, resident since 2006

**History of home sales
in Quail Ridge Country Club**

Condominiums

YEAR	SALES	MINIMUM PRICE	MEDIAN PRICE	MAXIMUM PRICE
1995	37	\$62,500	\$100,000	\$225,000
1997	43	\$60,000	\$103,000	\$209,000
1999	37	\$60,000	\$165,000	\$295,000
2001	53	\$62,000	\$135,000	\$280,000
2003	63	\$61,500	\$125,000	\$292,500
2005	69	\$75,000	\$187,500	\$490,000
2007	41	\$160,000	\$295,000	\$540,000
2009	50	\$71,000	\$196,500	\$600,000
2010	39	\$95,000	\$260,000	\$660,000

Single-family homes

YEAR	SALES	MINIMUM PRICE	MEDIAN PRICE	MAXIMUM PRICE
1995	1	\$394,700	\$394,700	\$394,700
1997	5	\$310,000	\$575,000	\$730,000
1999	6	\$370,000	\$422,500	\$700,000
2001	4	\$475,000	\$518,200	\$675,000
2003	0	—	—	—
2005	4	\$565,000	\$670,000	\$700,000
2007	4	\$630,000	\$770,000	\$1,232,500
2009	3	\$525,000	\$595,000	\$1,300,000
2010	2	\$853,000	\$856,500	\$860,000

Mapping and data analysis by William M. Hartnett

But when he and his wife — she also golfs — saw the amenities at Quail Ridge, the wheels started turning. "Being pretty active, when I saw the two golf courses and the wonderful tennis facility, that sure got us thinking," he said.

Goodbye, Gulf of Mexico. Hello, Atlantic Ocean.

That first peek into this place in central Palm Beach County was back in 2005. By that next fall, they'd bought a place and were visiting for longer periods.

Brian McGarry loves the 2,000 square feet of living space they have. He's tall — 6 feet-2 — and his sons are even taller, "We don't feel cramped here," he said, talking about their visits. The couple often plays tennis in the morning, stop for a light lunch, then plays golf in the afternoon. McGarry figures he gets out on the course about four times a week, and his wife is right behind at about three times each week.

"We basically commute," he

says. "We still don't live full-time here. But every year, we spend more and more time."

And the McGarrys represent a growing trend at Quail Ridge: the community is getting more popular with Canadian residents. The folks they used to visit on the west coast also moved to Quail Ridge about the same time they did, he said.

Still, like everyone else here, McGarry can't do a newspaper interview without mentioning the community spirit. The morning fellowship prayer groups are well-attended. There's one for men and one for women.

Indeed, after the January 2010 earthquake in Haiti, the Quail Ridge membership paid for two of its employees to go to their native Haiti and check on their family members, and the families of other Haitians who work at the country club community.

"It's not just friendly," Brian McGarry says. "People really look out for each other."

— Emily J. Minor