



*Hot Springs Village*  
**Fact Book**



# *Welcome to the*

The natural beauty is reason enough, with the rich hues of four distinct seasons played across Arkansas' Ouachita Mountains. But Hot Springs Village is more than just pleasing to the eye. Here you'll discover a community full of possibilities.



Residents enjoy an environment like no other, with 9 outstanding golf courses and eleven lakes totaling 2,000 acres of water, all of which can be used for boating, fishing, swimming, or enjoying sunsets. All this fun is spread over 26,000 breathtaking beautiful acres, securely tucked behind private gates.

Cooper Communities, Inc. (CCI) and the Property Owners Association have developed the infrastructure and created the facilities of Hot Springs Village with an investment of nearly \$79 million.

# Village

## ABOUT THE DEVELOPER

Hot Springs Village was started in 1970 by Mr. John Cooper, Sr., who was a beloved developer. As people return to Hot Springs Village, they say: "He did what he said he would do." The futuristic thinking of Mr. Cooper has served us well. Hot Springs Village is the largest gated community in the U.S.



## VILLAGE AT A GLANCE

### SIZE

Acreage 26,008  
Distance East to West 15 miles  
Distance North to South 6 miles

### POPULATION

Property Owners 34,044  
Resident Population 16,000 approx..  
Homes Built 7,530 approx..  
90% Individual Homes  
10% Townhomes & Timeshares  
Businesses 86  
Banks 6 (8 locations)  
Shopping/Business Centers 8  
Churches 21  
Fire/Ambulance Stations 5

### OCCUPATIONAL MIX

Retired 80%  
Employed 20%

### AMENITIES

Golf Courses 9 (18 hole)  
Country Clubs/Pro Shops 9  
Total Acreage of Lakes 2,014  
Boat Ramps 11  
Marinas 2  
Swimming Complexes 2 (1 indoor)  
Tennis Courts 17  
Recreation Centers 3  
Performing Arts Center 1  
Multi-Purpose Trails 24 miles

## ABOUT THE PROPERTY OWNERS ASSOCIATION

The Hot Springs Village Property Owners Association (POA) is a non-profit corporation organized under the laws of the State of Arkansas. The Village's roads, amenities, water and sewer system are owned and maintained by the POA. Day-to-Day operations of the Village are under the direction of the General Manager who is selected and appointed by the Board of Directors. Funding for the POA is by a \$36 monthly assessment fee, plus the nominal user fees at most of the facilities, clubs and courses.

# *Golf is a Life of its Own*

Residents enjoy nine superb golf courses designed for every type of play.



## **DESOTO GOLF COURSE**

1973 - 6,733 yards  
Championship Course

## **CORTEZ GOLF COURSE**

1977 - 6,610 yards  
Championship Course

## **CORONADO GOLF COURSE**

1982 - 3,892 yards  
Executive Course

## **BALBOA GOLF COURSE**

1987 - 6,725 yards  
Championship Course

## **PONCE DE LEON GOLF COURSE**

1991 - 6,946 yards  
Championship Course

## **DIAMANTE GOLF COURSE**

(Members Only)  
1995 - 7,560 yards  
Championship Course

## **MAGELLAN GOLF COURSE**

1996 - 6,494 yards  
Championship Course

## **ISABELLA GOLF COURSE**

2001 - 7,061 yards  
Championship Course

## **GRANADA GOLF COURSE**

2004 - 7,115 yards

## **ISABELLA II GOLF COURSE**

2006 - 3,600 yards  
Championship Course



## ***Facts of Nature***

Approximately 25% of our 26,000 gated acres is dedicated to common property (green belt).

The environment is the foundation of all of our community. In Hot Springs Village, we pride ourselves on our record of conservation. This philosophy enhances our life and contributes to the enjoyment and value realized by all our property owners.

### **Land of Lakes**

With eleven recreational lakes, you're never far from the water.

#### **LAKE BALBOA**

944 acres,  
20.6 miles of shoreline

#### **LAKE CORONADO**

380 acres,  
9.92 miles of shoreline

#### **LAKE CORTEZ**

245 acres,  
10.5 miles of shoreline

#### **LAKE DESOTO**

200 acres,  
6.5 miles of shoreline

#### **LAKE PINEDA**

62 acres,  
3.05 miles of shoreline

#### **LAKE SEGOVIA**

11 acres,  
.9 miles of shoreline

#### **LAKE ISABELLA**

25 acres,  
1.6 miles of shoreline

#### **LAKE GRANADA**

53.6 acres,  
2.9 miles of shoreline

#### **LAKE ESTRELLA**

21 acres,  
1.6 miles of shoreline

#### **LAKE SOFIA**

36 acres

#### **LAKE MARIA**

27 acres

# *Clubs, Pro Shops & Recreation Centers*

**DESOTO CLUB AND RECREATION CENTER:** Golf pro shop, pool, restaurant and bar, locker rooms, tennis, basketball, miniature golf, pickle ball and playground equipment.

**CORTEZ PRO SHOP:** Golf pro shop and restaurant.

**CORONADO PRO SHOP:** Golf pro shop and sandwich shop.

**ISABELLA CLUBHOUSE:** Golf pro shop and snack bar.

**BALBOA CLUBHOUSE AND PRO SHOP:** Lounge and pro shop.

**PONCE DE LEON CLUBHOUSE:** Pro shop and restaurant.

**MAGELLAN PRO SHOP:** Pro shop, sandwich shop, driving range and practice putting green.

**DIAMANTE CLUBHOUSE:** Private club for Diamante owners, includes restaurant, lounge, pro shop, swimming pool and tennis courts.

**GRANADA CLUBHOUSE:** Pro shop, patio, restaurant and bar.

**CORONADO RECREATION COMPLEX:** Tennis courts, tennis pro shop, covered boat storage facility, library, conference room, kitchen facilities, a dance floor, arts and crafts room.

**CORTEZ, DESOTO, AND BALBOA BEACHES:** Bath house and gazebo, sand beach and protected swim area.

**CORONADO NATATORIUM AND FITNESS CENTER:** Strength training & cardio equipment, exercise rooms, 25-meter indoor pool, sauna, whirlpool and massage therapy facilities.

**PONCE DE LEON PERFORMING ARTS CENTER:** 650-seat auditorium, performing arts center and duplicate bridge facility.

**DESOTO & BALBOA MARINAS:** Full service marina offering boat rentals, tackle and bait.

**CORTEZ & BALBOA PAVILLION:** Lakeside parks and pavilions with fireplaces, grills, tables, chairs and restrooms.

**DESOTO PARK:** Lawn bowling, RV storage and nature trails.

**TRAILS:** Over 25 miles of multi-purpose trails for hiking and bicycling.



# ***Property Owners Association Dues and Recreational Fees***

Property owners currently pay a monthly assessment of \$36 . The assessment contributes to the upkeep and maintenance of the amenities, infrastructure and other assets owned by the Hot Springs Village POA. POA fees, state taxes, utilities and other figures used in this brochure were current at the time of printing and may be changed without notice.



## **FEES**

## **PROPERTY OWNERS**

## **GUEST**

### **BOAT RENTALS**

*Balboa Marina*

Pontoon Boats Available for Rent.

*DeSoto Marina*

Pontoon Boats Available for Rent.

### **TENNIS COURTS**

\$4/2hrs.

\$7.35/2hrs

### **FITNESS**

### **CENTER/POOL**

\$4.75/day

\$7.50/day

### **GOLF**

*18 holes*

\$11.50-\$14.10

\$32.50-\$71.50

*Cart*

\$7.90-\$9.50

\$12.60-\$13.75

*Annual Unlimited*

\$1,434.00

\*Green and cart fees vary depending on course played. Fees reflect prime time play; lower fees are charged during twilight and afternoon hours.



## REAL ESTATE VALUES

Prices available from 2009 inventory

### AVERAGE HOMESITE SIZE:

90' X 160' (.3 acres)

### INTERIOR HOMESITES:

\$10,000 - \$20,000

### GOLF FRONT HOMESITES:

\$15,000 - \$65,000

Apprx. \$35,000

### MOUNTAIN VIEW HOMESITES:

\$15,000 - \$50,000

### DIAMANTE HOMESITES:

\$15,000 - \$89,000

### LAKE FRONT HOMESITES:

\$50,000 - \$229,000



## *Home Construction Facts:*

All construction must be approved by the Architectural Control Committee (ACC).

No mobile homes are allowed. Square footage requirements may vary according to the location of the home site. We can recommend multiple builders that can turn your blueprint into your dream home.

### WEATHER SUMMARY

**Average High/Low**

**Temperatures by Month**

<b>January</b>	<b>51/30</b>
<b>February</b>	<b>57/33</b>
<b>March</b>	<b>65/41</b>
<b>April</b>	<b>74/49</b>
<b>May</b>	<b>81/58</b>
<b>June</b>	<b>89/66</b>
<b>July</b>	<b>94/70</b>
<b>August</b>	<b>94/68</b>
<b>September</b>	<b>87/62</b>
<b>October</b>	<b>76/50</b>
<b>November</b>	<b>63/40</b>
<b>December</b>	<b>53/32</b>



Source: Weather.com

# *Average Living Expenses & Utilities*

## **WATER, SEWER & SANITATION:** (Approx. Bimonthly)

Water	\$21.32	\$10.66 per 3,000 per gal mo.
Garbage	\$27.16	
Sewer & street lights	\$34.06	
Ambulance	\$13.50	
Safe Drinking Water Act	\$ .60	
Street light fee	\$ 2.70	

## **ELECTRICITY:** 10 cents per kilowatt hour (KWH).

Average home usage is 1,500 KWH/mo.

## **TELEPHONE:** \$28.24 for basic monthly service.

## **CABLE TV:** \$25.00 for basic monthly service.

## **SATELLITE NETWORK:** \$29.99 per month for basic service.

## **AUTOMOBILE REGISTRATION:** \$19.95 for 3,000 lbs. or less; \$27.75 for 3,001-4,500 lbs.; \$32.75 for over 4,500 lbs.

## **DRIVER'S LICENSE:** \$20 + \$5 transfer fee for regular non-commercial.



**HOMEOWNERS INSURANCE:** approx. \$471 on a \$175,000 home with \$1,000 deductible in Garland County.

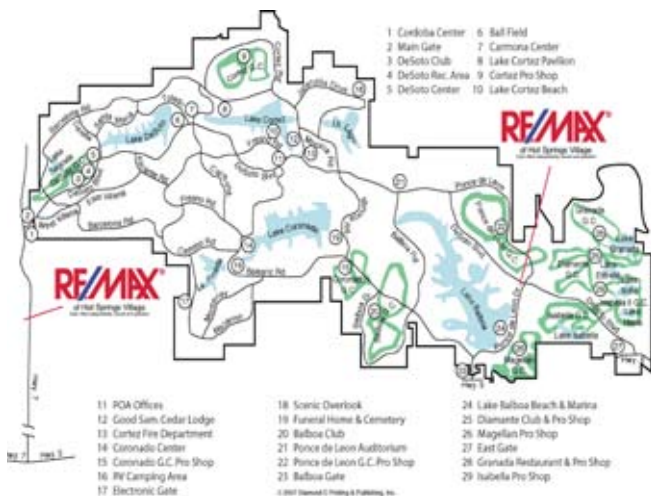
**STATE AND LOCAL TAXES:** State income tax is pro-rated up to 7% over \$25,000 per year, however there are several exemptions such as social security benefits and the first \$6,000 received under a public or private employer sponsored retirement plan.

**ARKANSAS SALES TAX:** 8.5% in Garland County; 7.5% in Saline County; 6.5% Hot Springs Village.

**PROPERTY TAXES:** Assessed at 20% of appraised valuation. Taxes in the Jessieville School District (Garland County ) are assessed at 37.60 per \$1,000 of assessed value (\$752.00 for a \$100,000 home). Taxes in the Fountain Lake School District are assessed at \$38.40 per \$1,000 assessed value in Garland County (\$768 on \$100,000 home) and \$44.50 per \$1,000 in Saline County (\$890 on \$100,000 home).

*Tax information and living expenses are provided for information only and are subject to change.*





*Hot Springs Village's West Gate is 12 miles north of Hot Springs, Arkansas on Hwy 7. The East Gate is 31 miles from the intersection of I-30 and I-430 in Little Rock, the state's capital.*

**\* CALL in advance for Gate Entry Pass.**

# RE/MAX

## of Hot Springs Village



1400 Desoto Blvd  
 (501)-922-3777  
 (888)-828-9478



3901 N. Hwy. 7  
 (501)-922-9997  
 (888)-501-4242

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