PROGNOSIS FROM THE OPEN DOCTOR

"I have dealt with hundreds of developers over the years, and the Drummond Company is one of the 'best of the best.' Many developers faltered using borrowed money. Andalusia carries no debt, providing a certain level of security in your buying decision. Andalusia has the best internal views [of the golf course] and external views [of the mountains] in the desert. The area has a reputation for golf courses with tight fairways and

homes lining the holes from tee to green. At Andalusia, the generous setback of real estate ensures an errant golf ball won't end up in your backyard. It is evident the community was developed by a group of people who do things right."



- REES IONES, GOLF COURSE ARCHITECT WHO HAS DESIGNED OR RENOVATED SEVEN U.S. OPEN VENUES

ANDALUSIA a private sanctuary in the Coachella Dalley

A community **built** around cohesiveness and camaraderie.

LA QUINTA, CALIFORNIA: "The advantage of joining a new, private club is we all get to know one another at the same time," expressed Susan Oberlink, member at Andalusia. "Steve [Susan's husband] and I enjoyed coming to the desert for weekend getaways. When he retired a couple of years back, we knew this was the club for us."

"During my three-decade career in commercial construction, I have seen my fair share of quality and sub-par building," said Steve Taylor. "That was a major selling point for me at Andalusia. The Drummond Company understands the importance to 'build it right,' so it lasts."

Set among nine lakes, Andalusia offers a modern clubhouse and a Rees Jones golf course. Its Racquet Club & Fitness Center includes eight lighted tennis courts, four pickleball courts, a 25-meter lap pool, and spacious sun decks.

Susan and Steve bring an expert eye when it comes to golf course design. They are both past club champions.

"Andalusia can stretch out as long as you want. Rees

provided so many different tee boxes, it's easy to match the proper distance to your game," detailed Steve. "It's visually beautiful with vistas all around."

"The bunkers are dramatic, and at first intimidating," expressed Susan. "But, you soon realize, many are set far enough back that it takes a *really bad* shot to find its way into the sand."

THE CONSTRUCTION GUY

Nolan Sparks, project director at Andalusia, has a long history of completed projects. "I started my career building hospitals in the Southeast," said Sparks. "When I joined the Drummond Company, my expertise was put to the test developing golf communities. Our portfolio of projects includes Grasslands in Florida, Old Overton in Alabama, and Rancho La Quinta, here in the desert.

"Even after all these years, I still get an immense sense of gratitude when we move from blueprints to construc-

ANDALUSIA AT CORAL MOUNTAIN is named after Andalusia, Spain—a rocky, sun-baked region along Spain's southern coast. Set among nine lakes, the private club offers a new clubhouse, a Rees Jones golf course, a four-and-one-half mile hiking/biking trail, and the Racquet Club & Fitness Center with tennis, pickleball, and bocce ball courts.

tion," smiled Sparks. "Developing a golf community from scratch isn't for the faint at heart, particularly in a fragile desert ecosystem. As you would expect, water rights play a big part in the entitlement process. There are several other issues that are unique to our area. The Low Desert of California has many ancient Indian settlements. Before heavy equipment can start grading the site, an archeological review must be completed. Mitigation methods must be incorporated into the work to protect or successfully relocate some indigenous animals. We make sure we follow all guidelines to safeguard the existing ecosystem."

Architects and construction crews worked side-by-side at Andalusia. "Our constant communication created a better end product," explained Sparks. "We were careful to angle each homesite toward the green to maximize views.



Then, we positioned most of the trees between resi-



dences to ensure the views were not blocked—something a member will appreciate a decade later when the tree is 10 feet taller! These subtleties enhance the lifestyle and create greater value.

"I predict it will be many years before another private golf community will be built in our area and, when that time comes, their scope and beauty won't match Andalusia's," explained Sparks. "At Andalusia, we average 13 acres of grass per hole, much more than other typical private clubs in our area. The upside is two-fold. First, the natural beauty of lush grass, desert terrain, with the rugged Santa Rosa Mountains as backdrop is eye-catching. Second, your errant tee shot is likely to be in play versus under a rock in a waste area."

For information on real estate and membership, please call (760) 777-1000 or visit AndalusiaAtCoralMountain.com.

"WALKING THE TRAILS around Andalusia is a favorite pastime. We have become birders. Our quiet surroundings have become a wonderland for migrating flocks going south for the winter." – STEVE TAYLOR & SUSAN OBERLINK, MEMBERS

CONSTRUCTION COSTS are influenced by the site and developer's vision. Land plays a major role in the total cost to build a golf course. Sandy sites tend to be less costly because soil for tees and greens doesn't have to be shipped in. About 50 percent of costs are associated with grading and construction while the other 50 percent covers permits, architecture fees, and buildings and equipment.