



COMANCHE TRACE

A SHINING EXAMPLE OF GOLF DONE RIGHT

Providing members what they value in life—a clean, safe environment with lots to do.

By Mark Pazdur, Publisher

KERRVILLE, TEXAS: My one-hour drive from the San Antonio airport to Comanche Trace went by quickly. It was a beautiful day in The Hill Country.

As I drove the winding road up to the clubhouse that is perched high above the community, I was impressed by all the activity around the club. It was a Wednesday morning and the practice facility was full. I couldn't conduct my interviews in the meeting room because 12 women were playing mahjongg. We couldn't meet in the mixed grill, there were too many people enjoying breakfast. Comanche Trace is a bustling place.

"Our MGA [men's golf association] and LGA [ladies' golf association] are very well organized," said Trevor Hyde, president of Comanche Trace. "All this activity you see here [Hyde motions his arm in a circle] is a normal day. This is the tenth anniversary of the community and our growth continues."

Comanche Trace is a private club community located two miles from charming downtown Kerrville. The community features three nine hole courses, an active membership, and a lively social calendar.

Amenities include a 24,000 square-foot clubhouse built from Texas native stone, a 15-acre practice facility, two tennis courts, a fitness center and pool, crushed

granite walking trails, a private five-acre fishing lake, and an eight-acre park on the Guadalupe River. The club is an easy two-hour drive to Austin, 50 minutes from the outskirts of San Antonio, and 25 minutes from historic Fredericksburg (known for its antique shops).

HILL COUNTRY GOLF AT ITS FINEST

Comanche Trace has been rated by *Golf Digest* as one of the best courses in Texas for five consecutive years. This year, *Where to Retire* recognized Comanche Trace as one of the 50 Best Master-Planned Communities in the U.S.

"Our 27 holes [18 by Tom Kite and 9 by Jay and Carter Morrish] are highly regarded. The three nines are appropriately named the Valley, Hills, and Creeks," explained Hyde.

The Valley Course sits on the lowest elevation of Comanche Trace. It's flatter and the four finishing holes are some of the best in Texas.

The Hills Course plays through the property's high ridges and flows through the land's bumps and creases.

The Creeks Course opened in 2008 on the south side of Comanche Trace. It's longer and meanders through several natural creeks and native areas.

"Comanche Trace is one of the few communities in

“Kerrville is a very pleasant area with a remarkable climate. It’s atypical from what you’d expect in Texas. It is dryer and about six degrees cooler than other parts of The Hill Country. That’s great for us golfers.”

—TOM KITE, PGA AND CHAMPIONS TOUR SUPERSTAR, AND DESIGNER,
VALLEY COURSE AND HILLS COURSE AT COMANCHE TRACE

Texas with bent grass greens, which I consider the *gold standard* of playing surfaces,” critiqued Hyde. “We are vigilant throughout the year to provide smooth, firm greens for the membership. Fresh off the course, members consistently remark, ‘the course is in peak shape.’”

THE FEEL WAS “JUST RIGHT”

The Hill Country of Texas is affectionately known as the backyard playground for Texans. The area encompasses portions of two major metropolitan areas of Central Texas: San Antonio and Austin.

Fifty percent of Comanche Trace’s residents relocated from outside the area. Tim and Jayne Smith are one of those couples.

“We had lived in California forever,” said Tim Smith,

“and we shopped golf communities all over the country. Most had beautiful golf courses and grand clubhouses, but sadly, they also had rows of empty homesites. The construction activity at Comanche Trace gave us a real boost of confidence. The cost of living was also a big draw compared to California,” added Smith. “Texas has lower building and real estate costs, lower gas prices, and no state income tax. This made it possible for us to build a larger and more livable custom home.”

“We had a couple of pleasant surprises about Kerrville,” chimed in Jayne Smith. “Like it or not, we have to think about the availability of quality medical care. Kerrville’s hospital, Peterson Regional, is brand new.

“It was also refreshing to discover the entertainment options. The Callioux Performing Arts Center in down-



ARCADIA THEATRE PHOTO COURTESY JIM THOREEN. DINNER ON THE LAWN COURTESY JOHNA WADE



PHOTO COURTESY JIM THOREEN

(Opposite) The Creeks Course and clubhouse at Comanche Trace. (Top, from left) In downtown Kerrville: The Arcadia Theatre; dinner on the lawn at the Kerr County courthouse; and, a monthly wine share party. (Above) The Creeks Course and, right, the Guadalupe River.

town Kerrville and La Cantera, with every imaginable shop you could ask for, is less than an hour away.”

A HEALTHY HABITAT

“The paperwork to manage a popular calendar of activities can be challenging,” kidded Sherri Jones, membership director and event coordinator. “Comanche Trace hosts numerous member functions each day. One of our more attention-getting social events,” teased Jones, “is our Topless Club. There are 30 to 40 members who own, or just admire, convertible cars and get together to socialize.

“Every so often, I am reminded Comanche Trace is a



Peterson Regional Medical Center

The community’s name, Comanche Trace, is historically significant. It was originally the name of trails, used by the Comanche Indians, to travel from one hunting area to another. They used the area’s highest point—where the clubhouse is currently located—as a ‘lookout’ site to protect their territory.



The crushed granite walking trail



The private five-acre fishing lake

special place. Last year, one of our longtime members, approached me in somewhat of a panic. His daughter and her fiancé decided to get married. The rush: The fiancé was about to be deployed to Afghanistan.

“I understood the stress the family was facing. My son is an Army medic stationed in Kandahar,” said a proud Jones. “Within thirty days, our staff organized an elegant wedding at the club. Watching the father and daughter dance at the reception was an indescribable moment

that everyone in attendance will never forget.

“There is a secure, comforting feeling here that others look out for your well-being. To me, this is a greater asset than any built amenity we can offer. Here, everyone takes care of one another. Kerrville and Comanche Trace represent the best of small town America.” ■

For more information, please call (877) 467-6282 or visit ComancheTrace.com.

WHEN EVALUATING A GOLF COMMUNITY, REMEMBER, THE CLUB IS A BUSINESS

“MAKE SURE YOU ASK THE TOUGH QUESTIONS. MANY PROSPECTIVE MEMBERS DON’T TAKE THE TIME TO READ ALL OF THE DOCUMENTS.

A GOLF COMMUNITY FACES THE SAME FISCAL CHALLENGES AS ANY CORPORATION. A GOOD WAY TO DETERMINE THE HEALTH OF A CLUB IS BY ASKING TO SEE THE FINANCIALS, THE RESIGNATION LIST, THE ASSESSMENT POLICY, AND ANY TYPE OF MINIMUMS OR OTHER REQUIRED FEES.

IS THE CLUB BETTER OR WORSE OFF? MAKE SURE TO ASK WHAT THE DUES ARE PROJECTED TO BE OVER THE NEXT COUPLE OF YEARS.

CUTS IN MAINTENANCE BUDGETS CAN COME BACK ‘TO BITE.’ ON AVERAGE, GREENS NEED TO BE REPLACED EVERY 20 YEARS AND BUNKERS LAST ABOUT A DECADE. IF THE CLUB HAS AGING INFRASTRUCTURE, ASK IF A FUND HAS BEEN SET ASIDE

TO COVER THESE MAJOR RENOVATIONS.” — TREVOR HYDE, PRESIDENT, COMANCHE TRACE