

*The*  
NEWBERRY  
COUNTRY CLUB  
DALLAS, PENNSYLVANIA



**2017**

**Rules and Regulations**

(Adopted 1992- Amended June 26, 2017)

## 2017 Membership Fee Schedule

	All Privileges	Pool & Tennis Only	Golf Only	Tennis Only	Pickleball Only
Family	\$950	\$675	\$600	\$240	\$75
Single	\$675	\$400	\$375	\$140	\$50
Student	N/A	N/A	\$150	\$75	N/A

### Member Definitions

**All Privileges** – entitles the member(s) to the use of the golf course, swimming pool, tennis and pickleball courts and the recreation area.

**Family** – defined as parent(s) and their dependent children living in the household. Any other family members residing in the same household will require a separate membership.

**Single** – defined as a single adult only. Spouses and dependent children cannot attend as a guest of a single member.

### Guest/Cart Passes

Members must have a guest pass to bring a guest to use the facility. Guest and Cart passes are purchased primarily from the office but may also be purchased from a gate keeper after office hours.

#### Guest Fees:

Swimming and Tennis \$10 per person

Golf \$15 per person

\* No passes are required for children under 5 years of age.

Please refer to Guest section of Rules and Regulations for guest restrictions.

### Cart Rental

A \$15 per cart pass is good for 4 hours or 18 holes. Individuals must be 18 years or older to rent a cart.

## SIGN IN

**All Residents, Members and Guests must sign in prior to using facilities.**

Sign in with the Gatekeeper before using the facilities and turn in any guest passes. If the Gatekeeper is not present, sign in sheets are located at each amenity site along with a collection box for your pass.

**Golf** – Sign in sheet is at #1. Please print one name per line.

**Pool** – Sign in sheets are located on table outside pool gate. Please print members name and indicate the number of members and guests in group. Place guest pass in box with the name of each guest using it.

**Tennis and Pickleball** – Sign in sheets are located in the tennis display board at the tennis courts. Please print member's name and indicate the number of members and guests in your group. Place guest pass(s) in the box in the respective sign in area, with the guest's name printed on it.

**Recreation Area-** Sign in sheets are located on table outside the pool gate. Please print members name and indicate the number of members and guests in group. Place guest pass(s) in the box in the respective sign in area, with the guest's name printed on it.

Children under the age of 13 must be accompanied by an adult or a caregiver at least 16 years of age.

## HOURS OF OPERATION

**Golf/Recreation Area-** April 1<sup>st</sup> through October 31<sup>st</sup> weather permitting - 7am to dusk.

**Pool-** Memorial weekend through Labor Day, 11am to 8pm daily only if lifeguards are on duty and swimmers are under their supervision.

**Tennis and Pickleball-** April 1<sup>st</sup> through October 31<sup>st</sup> weather permitting - 7am to 10pm daily.

## GOLF LEAGUE PLAY TIMES

League play has priority. Present schedules are:

**Ladies League-** Monday 9am – Noon      Course Closed

**Men's League-** Saturday 10am – 12pm      Course closed

**Mixed League-** Wednesday 4pm – 7pm      Course Closed

**Junior League-** to be posted

The **Newberry Country Club closes at 10pm nightly**. Club members must leave the recreation area by 10pm except for a special club function that has been approved by management.

## COUNTRY CLUB and COMMON AREA RULES

The Newberry Estate Country Club is comprised of a portion of Newberry Estate to be used for recreational purposes that include golf, tennis, pickleball, swimming, lounging, playground use, recreation area and banquet facilities. Any violation of these rules will be reported to the Newberry Board of Directors. The Board will review the incidents and reserves the right to discuss the incident with the violator. The Board also reserves the right to impose fines and other penalties if residents, members, or outside guests fail to comply.

### **Any person not in compliance may lose membership privileges**

All members' fees will be due January 1<sup>st</sup> of each year. Payment may be made in three installments: end of February, end of March, and final payment due end of April. Membership fees will be reduced after July 15<sup>th</sup> for new members only.

If a unit owner is not the resident of a unit in Newberry, either the owner of the unit or the resident of the unit will have the privilege to utilize the Country Club Facilities. It is the responsibility of the unit owner to notify the Newberry Office which party will accept the privileges. This does not apply to residents and Unit Owners who are immediate family members.

The entrance area and Ring Road are not part of the Country Club or recreation facility and cannot be used for recreation purposes. It is private property belonging to the Homeowners' Association and can only be used for ingress and egress. The speed limit is 15 mph and will be strictly enforced.

The Appletree Terrace Patio is not part of the Country Club area. This area cannot be used for any activities or lounging other than those approved by management or caterer.

Children under the age of 13 must be under the direct supervision of their parents or host. The staff will not assume responsibility for any child left alone. Children may not bring any bicycles, wagons, rollerblades, skateboards, toys of any type to be used for recreation purposes. Only appropriate equipment pertaining to the area in which it is to be used is permitted.

There is to be no swimming or wading in the streams and ponds. Fishing, by residents only, will be permitted if in compliance with PA Fish Commission regulations.

Any damage to club property will be charged to the responsible member. All members shall be held responsible for the conduct of their respective guests and children.

No noxious or offensive activities shall be carried on in any part of the Country Club or Common Area nor shall anything be done therein, either willfully or negligently, which may be or become a nuisance to the resident homeowner or any part of the Newberry Estate entire property.

No signs, soliciting, advertisements, displays or decorations of any kind will be permitted in the Common Area or Country Club Area without prior approval of the Newberry Estate Homeowners' Association.

The Newberry Country Club and/or Newberry Estate Homeowners' Association will not be held responsible for any theft or for loss or damage to personal property on the premises.

Pets are not allowed in any part of the recreation property. This includes all golf, swimming, tennis, lounging and banquet areas. Pets of Country Club Members are **NOT ALLOWED** on Newberry Property.

**Littering of any kind on Newberry Property is a violation and strictly enforced.**

### **Alcohol Policy**

It shall be the policy of the Newberry Estate Homeowners' Association:

- That beer and wine may be brought and consumed in the pavilion area only.
- That each homeowner, resident and non-resident member must assume the responsibility not only for themselves but also for their guests.
- That no alcohol or glass containers may be brought into the pool area at any time.
- That no individual under 21 years of age shall consume alcohol
- That no individual or organization may serve alcohol to a minor
- That no individual or organization shall charge money for alcohol
- The Association assumes no liability for any injury, wrongdoing, or problem caused by the breach of these rules.

It shall be the policy of the Newberry Estate Homeowners' Association in regard to visibly intoxicated persons:

- That no person shall consume alcoholic beverages to the point of impairment or intoxication.
- That any homeowner, resident, or non-resident member not adhering to these rules will be asked to leave Newberry Estate Common Area property immediately and will be subject to suspension of membership privileges. Any guest not adhering to these rules must leave the property immediately and future access to the facilities will be at the discretion of the Board of Directors.

## **Vehicle and Parking Regulations**

Vehicle Rules and Regulation apply to all vehicles owned and operated by both residents and non-residents that use roads or parking facilities maintained by the Newberry Homeowners' Association. This includes guests, service personnel and patrons of Appletree Terrace and the Highlands.

### **Definition of Motor Vehicle**

A motor vehicle is defined for this regulation as a vehicle that is self-driven, including passenger cars, trucks, motor cycles, mopeds and motor-driven cycles. Excluded are golf carts, tractors and other similar vehicles which are not covered by these rules and regulations.

### **Vehicle Documentation**

Anyone operating a motor vehicle of any type on property maintained by the Newberry Homeowners Association shall have in their possession at all times, a valid operator's license, valid motor vehicle registration, valid motor vehicle insurance card and valid inspection stickers on the motor vehicle. These valid registrations shall be produced or be visible for inspection when requested by Newberry Estate Management or a Newberry Security Officer.

### **Vehicle Decals**

All motor vehicles of Newberry residents, renters and maintenance personnel who work the majority of their time at Newberry Estate must display a valid Newberry Decal on their motor vehicle for identification and security purposes. Vehicle decals can be obtained from the Newberry office upon providing proof of the vehicle owner's valid motor vehicle registration and current insurance.

The Newberry Decal must be prominently displayed on the passenger side of the vehicle, on the inside back window. These decals are for inside use only and must be clearly visible from the outside of the vehicle. The decal includes a specific number which will be assigned to that vehicle.

### **Speeding and Traffic Signs**

The posted speed limit within Newberry is 15 miles per hour. Any resident, guest or vendor operating a motor vehicle is expected to adhere to the speed limit. In addition, all motorists are expected to obey all posted traffic signs throughout Newberry.

### **Parking**

There is no parking on Ring Road or any grassy areas throughout the property. Vehicles that are parked on or alongside Ring Road will be towed at the owner's expense.

The parking lots throughout the Newberry Estate Common Property are for residents, country club members, their guests and guests of Appletree Terrace or the Highlands.

Overnight parking is not permitted unless authorized by the Newberry Estate Homeowners' Association.

## **Guests**

### **Guests of Non-Resident Members:**

- Guests of any member may use the facility only after the member has registered their guest at the office or designated sign in area.
- If a Gatekeeper is not present the Member will complete the sign in sheet.

- Tennis, Pool and Golf guests' names should be printed in appropriate place on sign in sheet.
- Golf Guests should not exceed 3 guests per round of golf.
- The same guest may attend a maximum of 3 times in a one month time period.
- All guests must be accompanied by a member for all activities.
- Babysitters are permitted for members less than 13 years of age at no charge when parents or guardians are not attending. Family members of babysitter are not eligible to attend as guests.
- Pool Guests are limited to 6 or a party must be registered with the office (See Party Guidelines pg.7 )
- Guest fees will be subject to the current fee schedule listed on page 2.

### **Guest of Resident Members:**

- The guest of a resident must be registered at the Newberry Office or designated sign in area for all country club activities.
- Guests **playing with a resident** will not be charged a guest fee.
- Guests of a resident **not playing with a resident** must carry a resident's golf tag and turn in a guest pass unless the guest is an immediate family member. Immediate family members are defined as parents, children, grandchildren, and siblings.
- Guest of a resident not playing with the resident, may play a maximum of three times in a one month time period even if the guest of different residents or members.
- If the number of guests constitutes a group of people being entertained as a party or outing, guests must be registered at the business office at least one week in advance. This will ensure facilities are adequately staffed. Regular guest passes are required.

## **POOL RULES**

(Pool opens 11am to 8pm daily)

### **Use of Pool:**

- The use of the pool is permitted only when lifeguards are on duty.
- All members and guest must sign in prior to using the pool.
- The main entrance for the pool area is located by the playground. The entrance by the Office is for Employee use only.
- Children under the age of 13 must be accompanied by an adult or a caregiver at least 16 years of age.
- Lifeguards or Pool Manager are in charge of the pool area and will enforce all posted rules.
- All accidents, however, minor, are to be reported to a lifeguard.

### **Proper Conduct:**

- No running, no pushing, no horseplay, no dunking. Lifeguards have authority to "bench" repeated offenders, or ultimately revoke the swim privileges for the day or even the season. There will be no refund in the event privileges are revoked.
- Baby pool: No rough play. This area is intended for small non-swimming children.
- No rafts or large floats are allowed. Other floating toys, fins, and masks may be used unless they interfere with the safety of the swimmers. Lifeguards have authority to restrict use of or remove any toy or float.
- Non-swimming children are neither permitted in the deep end of the pool nor use the diving board.
- Children wearing floatation devices of any kind may not leave the 3 ½ foot area.
- Parents or guardians must accompany (in the pool) non-swimming children at all times.

**Proper Attire:**

- Dress: Bathing suits must be worn. Cut-off jeans and Bermuda shorts are not permitted. Toddlers and infants MUST wear swim diapers to ensure cleanliness of the pool.

**Pool Cleanliness and Safety:**

- Nothing shall be taken into the pool which will pollute the water or create a hazard. This includes beverages.
- Persons having skin diseases, sore or inflamed eyes, colds, nasal or ear discharge, or any kind of communicable diseases, open sores, or bandages of any kind cannot be admitted into the pool. Lifeguards or pool manager have complete discretion as to who may use the pool.
- Food will be allowed only at tables in the pool area, the pavilion and snack bar. Non-alcoholic beverages in plastic containers will be permitted in pool area but not in the pool.
- No glass containers are to be brought into the pool area. Non-breakable containers must be used.
- No alcoholic beverages are permitted within the pool area.
- No smoking is permitted within the pool or pavilion areas.
- Members are responsible to dispose of their own garbage into proper containers.
- Pool furniture is for intended purpose only.
- Tables with umbrellas must not be moved from position on the pool decking.

**PAVILION PARTY GUIDELINES**

- All parties must be registered with guest list at the business office at least two weeks in advance.
- Guests are limited to no more than 20.
- A \$10 guest fee will apply to all swimming guests that are not members.
- Parties are limited to a maximum of 3 hours and must conclude by 7pm.
- Outside food and beverages are permitted.
- NO GLASS Containers are permitted
- Party host is responsible for clean up at the conclusion of the party.

**LOCKER POLICY**

- The lockers and a combination lock will be rented for \$50.00 for the entire season
- Each locker and combination lock (no outside locks allowed) will be assigned by the office
- Items permitted: towels, suits, extra clothing, pool toys, goggles, tennis equipment or shower needs
- Items NOT allowed: Food, combustibles or hazardous materials
- At the end of the season all items shall be removed and lock returned.
- All items not claimed by October 1 will be donated to a local charity.

**TENNIS RULES**

(Courts open 7am to 10pm daily)

**General:**

- Proper tennis attire required at all times: shirts, tennis sneakers, no bathing suits.

- No more than 4 players on a court.
- No observers on courts.
- Players are responsible for removal of garbage/rubbish from courts.
- No food or beverages other than water are permitted on the courts.
- All members and guests must sign in.

**Court Time:**

- All players will use sign in sheet with start time or MUST relinquish court upon request by pro or persons waiting.
- Court time will be allowed on a first come, first serve basis. A maximum of ONE hour play time when others are waiting, regardless of score.
- When all four courts are in use, a numerical progression system will be in effect - courts must be vacated according to reserve times listed.
- Doubles have priority over singles with a 10 minute courtesy during priority hours. Singles may complete the hour only by converting to doubles. REMEMBER: the group may only complete the original allotted hour.
- Priority Hours: Weekdays – 6:30pm to 10pm. All day weekends and holidays.

**Juniors (16 years and under):**

- With the approval of the pro, a junior may elect to play in adult activities, but must relinquish participation in any parent/child tournament.
- To be on a court, member children under 13 must be directly supervised by an adult.
- Teaching court will be made available to tennis pro at all times. In addition, the pro may use teaching court weekends and holidays from 7am to 10am. The tennis pro may ask players to relinquish teaching court at any time during the above-mentioned times.
- During priority hours, excluding 7am to 10am weekends, those taking lessons are to follow the same rules as other players and sign up on the board.
- When a court becomes open for a lesson, the pro has the option of asking those using the teaching court to move to the open court.

**PICKLEBALL**

(Courts open 7am to 10pm daily)

**General:**

All members and guests must sign in prior to using the court.

- Proper tennis attire required at all times: shirts, tennis sneakers, no bathing suits.
- No more than 4 players on a court.
- No observers on courts.
- Players are responsible for removal of garbage/rubbish from courts.
- No food or beverages other than water are permitted on the courts.
- All members and guests must sign in.

The pickleball Court is available on a first come first serve basis. A court may also be reserved through the Newberry Country Club website reservation System.

**Tennis and Pickleball Court Reservations**



We ask that members reserve courts for a **maximum of 2hrs** at a time to allow other members the opportunity to play. They may continue to play unless others are waiting.

For weekdays and holidays that fall on Tuesday through Friday, all reservations must be made by **noon the day before**.

For weekends and holidays that fall on Mondays, all reservations must be made **by noon Friday**.

If you need to cancel your reservation, please notify the office as soon as possible. Members who make reservations and fail to show 3 times without cancelling, will no longer have their reservations accepted.

A list of reserved courts and times will be posted daily at the courts. Our Gatekeepers will also have a printed list at the table with them when on duty.

## **HORSESHOE /BOCCE BALL/SHUFFLEBOARD AREA**

### **General:**

- Horseshoe, Bocce ball and shuffleboard are available on a first come first serve basis.
- If other players are waiting, play is limited to one hour total from start time.
- Equipment will be available to rent from the gatekeeper when on duty or through the Newberry Office for a \$10 fee.
- Copies of Rules for play are available at the Newberry Office, on our website or from the Gate Keeper.

## **GOLF RULES**

- To participate in any Newberry Golf League, participants must be a resident or have a golf membership.
- Standard and local golf rules and golf etiquette are to be observed. Players cannot hit more than one ball from each tee if it holds up the play of golfers behind them.
- All resident members must display the current Newberry golf tag on a golf bag or cart. If a person plays as a guest of a resident without the resident, he/she must carry and display the resident member tag. Guests of a non-resident member may play only if accompanied by the non-resident member.
- Golf tags for non-resident members may be picked up in the Newberry Office or from a gatekeeper at the beginning of the golf season.
- All players, including guests, must sign in (print name) on the sign in sheet provided at the kiosk near the #1 tee.
- All golf play should start on #1 tee with two exceptions:
  - (1) Residents who are walking may start on any tee providing they do not interfere with players already on the course and must sign in when reaching #1 hole.
  - (2) Gatekeepers may suggest a group(s) start elsewhere in the interest of speeding up play.
- Children under 13 years of age cannot use the golf course unless they are directly supervised by an adult member over 18yrs of age or a teenage member with a Golf Responsibility Certificate.
- As a courtesy, slower players should allow faster players to play through.
- At no time is the golf course to be used for any other recreational purpose. Children or adults not observing proper etiquette and respect for the golf course will be asked to leave.
- Each player must have his/her own clubs and bag.
- Proper foot wear (no metal spikes) and golf attire is required. Shirts must be worn and no cut offs, tank tops, short shorts or bathing suits are allowed.

- Alcoholic beverages are prohibited on the course.
- League play has priority. Present schedules are:
  - Ladies League Monday 9am to Noon -Course Closed
  - Junior League- to be posted
  - Mixed League- Wednesday 4pm to 7pm -Course Closed
  - Men's League- Saturday 10am to 12pm -Course Closed
- Absolutely NO DOGS allowed on the golf course.
- The golf committee members, office staff, gatekeepers and residents have a duty to report any infraction of these rules and regulations.
- The golf course is not a practice area and should not be used for that purpose. The practice green near #1 tee should be used for putting and the area adjacent to #1 tee for pitching and chipping.
- A golf tee must be used for the tee shot on each tee to minimize divots in the tee area. If a divot is taken, the sand/seed mixture provided should be used. Golfers should also rake sand traps and repair ball marks on the greens.
- The golf course is closed if frost conditions exist. Please contact the management before using the facilities during the off season.
- No other sports will be permitted on the golf course at any time.
- **USGA RULES** govern play except where modified by local rules as follows:
  - **Water Hazards and Lateral Water Hazards** – Holes 5 and 8 have "drop zones" for water hazards; penalty one stroke. For lateral water hazard, as on 6 and 7, one penalty stroke and (a) play a ball from the point of the last shot or (b) drop a ball within 2 club lengths, not nearer to the hole, from the point where the ball last crossed the margin of water. If ball enters water in front of #4 green, ball may be hit out of water with no penalty or drop ball behind where it entered the water with a one stroke penalty.
  - **Ball on cart path #8 or #9** – Free lift, no penalty. Ball may be dropped within one club length of the edge of the cart path in line with where the ball came to rest, but no closer to the hole.

## **MOTORIZED GOLF CART RULES**

### **General Cart Rules**

- Anyone operating a motorized golf cart on Newberry Property (which includes all of Ring Road, Common Area and Country Club Area) must be at least 16 years of age. If there is any question of age, a driver's license must be presented.
- Golf cart use may be limited or prohibited under certain conditions. Changes or restrictions will be posted at #1 tee.
- Carts should be kept at least 25 feet from the greens whenever possible and **MUST** remain on the cart paths where they exist. All wet areas are to be avoided.
- 90 degree rule – if crossing the fairway in a golf cart is necessary, the fairway should be crossed at a 90 degree angle regardless of conditions. 90 degree rule must be observed on fairways 1, 2, 3, 4, and 7. Fairways 5, 6, 8 and 9 should not be crossed in a golf cart.

### **Rental Cart Rules**

- Drivers must be 18 years of age to rent a cart.
- The cart rental pass is \$15 per cart for 4 hours or 18 holes and may be purchased from the office.
- Carts will be available starting in April- weather permitting.
- Carts may be reserved by calling the Newberry Office. People who have reserved carts will have priority.

Gatekeepers will be on site to rent golf carts to golfers. If no gatekeeper is available and the Newberry office is open, carts may be rented directly from the office.

- The Newberry member must sign a Rental Agreement or in the case where a guest is playing without a resident, that person must sign both his or her name and the resident's name and that member is also responsible for any damages caused by the use of the cart.
- When rental agreement signer has completed use of golf cart, it MUST be returned to the gatekeeper. It may NOT be given to anyone else for use.
- Carts MUST be kept on the golf course and not used for any purpose other than golf.
- Only the driver and one passenger are allowed in a single cart.

### **Contact Information**

Maria Lindsey – Association Manager	570-675-5236	<a href="mailto:newberryestate@yahoo.com">newberryestate@yahoo.com</a>
Lynne Pyskoty - Admin. Assistant	570-675-5236	<a href="mailto:newberryoffice@yahoo.com">newberryoffice@yahoo.com</a>
Tom Landon – Pool Manager	570-675-5236	
Jack Monick – Tennis Pro	570-647-8010	<a href="mailto:jacmonique@gmail.com">jacmonique@gmail.com</a>
Brian Llewellyn – Golf Pro	570-814-3859	<a href="mailto:info@pagolflessons.com">info@pagolflessons.com</a>
Fred Di Maria- Appletree Terrace	570-674-5529	<a href="mailto:appletree1@frontiernet.net">appletree1@frontiernet.net</a>