

Let's Go...

News & Views from the Trace



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Volume 1, Issue 1

WELCOME

Welcome to Carolina Trace Real Estate's Newsletter. Published once a quarter – November, February, May, August – and distributed to everyone living within our gates, we want to inform and entertain you.

Carolina Trace Real Estate (CTRE) used to be like a "City Hall"; a source of information – what's going on – a place to drop by for a conversation and a cup of coffee. Our newsletter is part of that effort to return to our roots.

Focusing on Trace as a whole and as a part of our greater community, Sanford, we will be highlighting topics both within and outside our gates. We welcome your suggestions on subjects to highlight. In this issue we are asking you to send us your positive experiences with your friends and neighbors. We are creating new marketing ideas for the Trace and since you are the best marketers for our community, please give particular attention to the section titled: People At The Trace: Tell US.

So, read and enjoy...



CTRE UPDATE

On October 1, 2003 Tana Boerger and Alana Davidson reported to you that by January 1, 2004 specific actions would be completed. Here is the progress report as of November 3, 2003:

- **Cleaning and beautifying the CTRE grounds and office:** We hope you have noticed the new plantings and "sprucing up" of the outside and the inside. If you haven't, stop by – Now, we haven't transformed our office into a Biltmore look alike, but, we trust you will approve of the changes. In addition, we expect Tim Mercer and his team at Mercer and Company to begin work replacing the roof, painting and making repairs in early November.
- **Building the roads and utilities on The Pointe and in the Village:** On Monday, October 27, the building of the road began. Bids for the utilities are being evaluated during the week of November 10, 2003..
- **Designing and installing the entrance to Cottage Village and The Pointe:** Logos and designs are being developed during the first three weeks of November.

We're making progress...keep watching and listening...



The Pointe offers some of the best views within Trace.

PEOPLE AT THE TRACE: TELL US

As we have been listening to you during these first few weeks of our new leadership of CTRE, we have been struck with the unanimity of response to the question, "What do you believe is the best asset of the Trace?" "The people"... is the resounding response.

So, as we create our new marketing approaches to bring new people through our gates, we ask you to tell us your stories about the people at Trace. We know...you could "write a mini-novel" about all of the nice things that people do but we are not writing a book. We are, however, collecting these specific stories to weave into the messages we send out to tell people what is so special about Carolina Trace.



Displaying sportsmanship and camaraderie both on and off the courts, Tracers agree that the people are what makes Carolina Trace so special.

For any of you who want to, would you please send us a short paragraph on a particular positive experience you have had; or maybe it is a couple of sentences summing up the supportive attitude that permeates your relationship with your friends at the Trace. You can send these brief comments anonymously (unmarked envelope through the mail slot); by email (alana@wave-net.net or tana@wave-net.net); or any other mode of communication. We will never use your story with your name unless you give us written permission.

IS IT TRUE?

Ah, rumors...what's the latest you have heard? We thought it would be fun to write about a few rumors that were circulating at press time and find out...Is it true?

Rumor: The road through The Pointe will be paved within two weeks after the gravel was applied.

TRUTH: False. The gravel that was applied on October 27 is the first of several loads; the ground needs to settle over time and the road will be in various states during construction. However, there is a road and it is and will continue to be navigable – and, eventually, it will be paved.

Rumor: CTA will pay for the renovations to the Carolina Trace Real Estate building.

TRUTH: False. Only the owners of the Carolina Trace Real Estate building will pay for its renovations – now, if someone wants to start a "CTRE Renovations Fund", we certainly would not object – *Just Kidding...*

The Carolina Trace Real Estate Team wishes you and your family a very Happy Thanksgiving!!

IS IT TRUE? *Continued...*

Rumor: CTRE will decorate a 10 foot tree as part of the second annual Festival of Trees in downtown Sanford on November 21-22.

TRUTH: True. So, come see our tree – Christmas in Scotland – and many more beautiful trees and decorations. CTRE, along with other local businesses, and artisans will be decorating Christmas trees, wreaths and gift baskets to be sold during a silent auction opening November 21 from 6 to 8 pm and continuing on November 22 from 10 am to 8 pm. Entrance to see and/or bid on the trees is a new, wrapped child's gift. A holiday gala with food and drinks will be held from 7 to 10 pm on November 22 and the silent auction will close at the end of the gala. To purchase tickets for the Holiday Gala, call 774.7747. See you there?

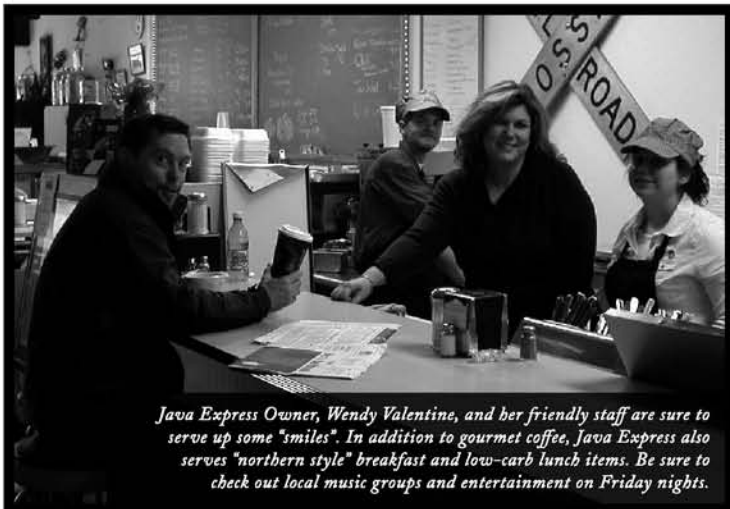
TRACERS REVEAL BRAVERY

For those of you who came to CTRE for your flu shots on Thursday, October 15, we want to pass on a compliment from our renown LPNs, Denise Boyer and Dellena Nicholson. They voted you the "Bravest" of the 600 people they have vaccinated so far this year. Congratulations. Not one of you fainted from fright! Now, let's hope you don't get the flu this season.

JAVA EXPRESS OWNER CONNECTS WITH TRACE

Have you "Java Expressed" today? You have at least two opportunities to enjoy a "Really" good cup of coffee – either at the Carolina Trace Real Estate office or at Java Express at 120 South Moore Street, Sanford.

Java Express is one of Carolina Trace's new corporate partners, so when you drop into our office to do business or just to say "Hi" and have a chat, please enjoy a cup of Java Express coffee on us.



Java Express Owner, Wendy Valentine, and her friendly staff are sure to serve up some "smiles". In addition to gourmet coffee, Java Express also serves "northern style" breakfast and low-carb lunch items. Be sure to check out local music groups and entertainment on Friday nights.

Wendy Valentine, the owner of Java Express, is no stranger to Carolina Trace. In the 80's she worked for Carolina Trace Real Estate and her father, John Buchanan, a finish carpenter, has added beautiful bookcases and corners in many a house in the Trace.

Wendy has picked out her own blend of beans which is roasted and delivered to Java Express within 24/48 hours. "We are the only place in town where drinks are made from "scratch," Wendy explained. "We don't use any mixes in any of our cappuccino, espresso or frozen coffee drinks."

And you can get more than drinks. Wendy serves breakfast – northern style (bagels and cream cheese, muffins, & quiches) and lunch. "We continue to offer Jenks' family recipes (the former owner) at lunch plus we have expanded the our selections to include Low Carb and Weight Watchers menu." So, all of you on the South Beach Diet or Atkins, you have a place to go for lunch....

If you are looking for something to do on a Friday evening, stop by Java Express to listen to a musical group perform, poets presenting readings, or other local talent being showcased. With all of the talent in the Trace, maybe some of our readers would like to talk to Wendy about performing.

Wendy would like to extend an invitation to each CTRE family to come into Java Express, present this newsletter, and get a free cup of coffee. Happy drinking...



Java Express is conveniently located in downtown Sanford at 120 S. Moore St.

WOW! I DIDN'T KNOW THAT...

We hope this feature will surprise you – and sometimes amaze you. And, we ask you to send us "memorable" information on Tracers and the Trace that others will enjoy for this column.

- How many homes do you think we have within our gates?
1,202 – according to our Carolina Trace Association
- How many home sites (sites with no houses) do you think we have within our gates? *1,293 – according to our Carolina Trace Association*
- How many homes are under construction within our gates in November, 2003? *32 – according to our survey of the architectural committee of each POA; 5 additional permits have been issued.*
- How many acres are in Carolina Trace? *2,500 acres*
- How large is Lake Trace? *315 acres*
- How many fish (bass, crappie, bream, channel catfish, etc.) were caught in Lake Trace in 2003 as of November 1?
We have no idea – and if we asked the fishermen/women, we couldn't believe their "fish stories", anyway....smile.



Barry Butzer and his furry companions enjoy a beautiful fall afternoon of fishing.

CAROLINA TRACE ASSOC. PRESIDENT'S CORNER

The Carolina Trace Association (CTA) has, as one of its purposes, "To provide an organization through which the property owners of Carolina Trace may be represented to discuss and act upon matters of community interest." For each issue of this newsletter, we will invite CTA to bring you news.

The Carolina Trace Association (CTA) is an organization of volunteers. It consists of 18 voting members (one Director from each property owners association [POA] and numerous committees. The only talent required to serve is a desire to work and serve your community. If you are interested in serving, please contact your POA Director and tell him/her what you would like to do – and we do have vacancies on many committees. Your name and area(s) of interest will be provided to all committee chairs at the next monthly meeting. Our current committees include:

By-Laws	Communications	Infrastructure
Safety/Security	Community Affairs	Trace Beautification
Roads/Grounds	Legal Affairs	Water Preservation
Architectural	Long Range Projects	

We look forward to hearing from you.

WHO DO I CALL?

We get several calls a week from people asking "Who Do I Call About..."

Security / Front Gate - 499.2339

Lee County Sheriff - 775.5531

Fire - 911

Medical Emergency - 911

Carolina Trace Country Club

Main office - 499.5121

Pro Shop - 499.5611

Maintenance - 499.5941

Electric Service (Progress Energy)

New - 800.452.2777

Repair - 800.419.6356

Water / sewer service (Carolina Trace Utilities)

New - 800.348.2383

Repair - same

Telephone service (Alltel)

New - 800.843.9214

Repair - 774.8311

Cable TV service (Charter Communications)

New - 800.672.2545

Repair - 774.3700

Garbage removal service (Anthony's Trash Service)

New - 910.497.1121

Complaints - same

Local newspaper service (Sanford Herald)

New - 708.9000

Complaints - same

You might want to put this on your refrigerator...

WHY DO I NEED TO CHECK MY HEATING UNIT? IT WORKED JUST FINE LAST WINTER...

King Heating and Air's Vic Ansley has shared with us some information that may come in handy before cold weather arrives. Most of us here at Trace use a heat pump for our heating and cooling needs and we all have a tendency to forget just how much this piece of equipment runs. "Very few people turn their heat pumps off, so even if they are not running, they are still on call," Vic says.



There are three things that you should check before cool weather arrives:

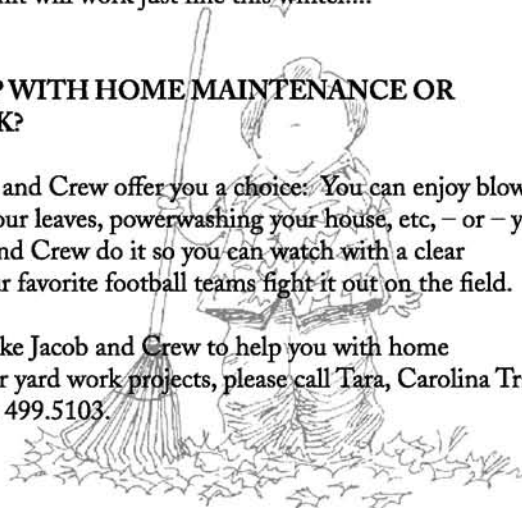
- 1. Filter:** If your filter isn't clean, your system has to work that much harder, resulting in higher operating costs." According to Vic, your individual lifestyle determines how frequently your filter needs to be replaced. "Some homes have more dust than others," Vic politely explained. Such factors as pets, children/grandchildren and amount of time that the house is open effect the level of materials that clog a filter.
- 2. Burners and heat exchange unit:** Any crack will reduce the burning of fuel and will increase the release of carbon dioxide – not a healthy situation. The good news, Vic said, is, "most manufacturers have a 10 to 20 year warranty on parts replacement if the heat exchanger does crack."
- 3. Area around heating unit:** This idea is so simple that it can be easily overlooked, we were told. Remember that touch up painting project last spring? Remember where you put the cans of unused paint and the clean up supplies? Make certain you have no flammable materials near your furnace or heat pump.

If you follow these three "to do's" (or probably even if you don't), your heating unit will work just fine this winter....

NEED HELP WITH HOME MAINTENANCE OR YARD WORK?

CTRE's Jacob and Crew offer you a choice: You can enjoy blowing and bagging your leaves, powerwashing your house, etc., – or – you can let Jacob and Crew do it so you can watch with a clear conscience your favorite football teams fight it out on the field.

If you would like Jacob and Crew to help you with home maintenance or yard work projects, please call Tara, Carolina Trace Real Estate, at 499.5103.





Open House!!

**ALL TRACERS PLEASE COME TO CAROLINA
TRACE REAL ESTATE'S CHRISTMAS OPEN HOUSE**

Where: 3 Lakeview Drive

When: Monday, December 25, 2003 4:00 – 6:00 p.m.

~ Drawings for Gifts from our Corporate Sponsors:

**Antique Chic
&
Java Express**



~ Music, Laughter, Fun

CAROLINA TRACE COUNTRY CLUB'S COMMUNITY ACTIVITIES

Historically, Carolina Trace Country Club provides special activities for those residents of Carolina Trace. These activities within each calendar year are designed for the enjoyment of Trace residents and their families. Activities include Easter Sunday Sunrise Service, Children's Easter Egg Hunt, Street Fair arts and crafts, and a Santa Party for all children ages 12 and under.

Sunday, December 14th, Santa will arrive at the Clubhouse to entertain and present Christmas presents for each child from within our Trace community. This special holiday event is scheduled from 3-4:30 PM. An assortment of sweets and soft drinks will be provided for the special children of Trace.

Please call the Club office to make arrangements for this Special Holiday Event.



*Santa arrives early this year at the Club House. Come join in the fun Dec. 14.
Please call the Club office to make arrangements for this Special Holiday Event.*

