

# Let's Go...

News & Views from the Trace



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## NEW OWNERS...CONTINUED ENERGY

*Exciting corporate changes have just occurred with both Carolina Trace Gated Properties and Village at the Trace. We wanted you to know some of the specifics, but it is tedious reading...our apologies.*

On Monday, August 16, 2004, Tana Boerger and Alana Davidson, through our newly organized Carolina Trace Gated Properties LLC (CTGP), successfully completed our planned purchase of the business, real estate, and property management assets of Carolina Trace Real Estate Co. (CTRE) and succeeded it as the only real estate and property management company operating within the gates of Carolina Trace.



Boerger and Davidson co-own and manage CTGP (it will take a little practice to get these letters to roll off our tongues); Al Rushatz is Broker-In-Charge. Boerger and Davidson are also pleased that (in alphabetical order) Billie Gagnon, Pat Hattler, Bill Kracker, Janet Russell, Harry Shaver, Todd Spofford and Bette Sucher joined CTGP. We believe they are the most outstanding group of agents/brokers around. Linda Ray, director of operations; Tara Hopkins, property manager, Carol Martell, technology advisor, Jacob Garcia, head of building and grounds and Luis Eduardo, grounds crew, joined as well, rounding out a team that is hard to beat. If you haven't met our team, stop by to say hello.

Despite the numerous changes, Davidson described one important constant that remains, "CTGP will continue working aggressively to get potential customers to come through our doors to discover that Carolina Trace is The Place for the next phase of their lives."

At the same time CTGP purchased CTRE, Boerger and Davidson, through their other newly organized Village at the Trace LLC (VT) purchased all of the

properties previously owned by Cottage Village, Inc. Boerger and Davidson are VT's co-owners and managers as well. Village at the Trace LLC is committed to developing its properties to further enhance the Trace.

Boerger, Davidson, CTGP, Village at the Trace LLC, our agents/brokers, and employees pledge their energy to making Carolina Trace an even better place to live...after all...*Life Begins at the Trace.*

## IS IT TRUE?

Ah, those rumors again....Here are some rumors that are circulating at press time that we researched to find out...is it true?

**Rumor:** CTGP's tag line, "*Life Begins at the Trace*" came from a famous high-priced advertising firm.

**TRUTH:** False. This wonderful tag line was the inspiration of one of our own Trace families. Bill and Connie Green sent their daughter, Tracey, pictures of their raucous Halloween costumes and antics. Tracey with great humor, suggested to her parents that, "Life does not begin at 40, 50 or 60. Life begins at the Trace." Connie and Bill shared this story with us and our tag line was created. Thank you, Tracey!

**Rumor:** If you need a document notarized you must go into Sanford.

**TRUTH:** False. CTGP has three notaries: Bette Sucher, Al Rushatz and Linda Ray. All three will be pleased to notarize your documents.

**Rumor:** When you work with a CTGP agent, you have access to a book showing every MLS listed home and lot available for sale within our gates--regardless of whose listing it is.

**TRUTH:** True. Our Operations Director, Linda Ray, is responsible for keeping two of these books up-to-date. They are placed on two different tables in our office and are used in the discussions with customers.

**Even as summer ends, we're just getting warmed up at Carolina Trace Gated Properties!!**

## THE POINTE: A HAPPENING PLACE

After telling you things were going to happen on The Pointe, we thought you would enjoy seeing some of the events actually happening.



We told you the roads would be created:

Lonnie Johnson instructs Tana Boerger on the finer points of track hoe operation. Although she did manage to knock down a couple of trees (nearly hitting her husband/photographer, Tom, with one of them), Lonnie will not be offering her a full-time position as a track hoe operator.



We told you the sewer and water would be installed:



The crew from Sandhills Grading and Pipe are masters at this work.

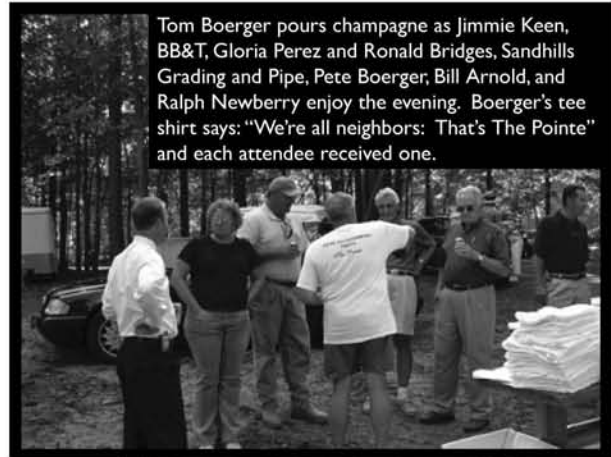
We also alerted you that, since the sewer had to cross the cart path during a short period of two days, golfers would be taking a little detour for a few hours.



Tana Boerger directing a golf cart driver on the detour. Rumor is that there was lots of banter between Boerger and Linda Ray, our two traffic directors and the detoured golfers.

But we didn't tell you about The Party with The Pointe's neighbors and friends. Any excuse for a party.... party goers donned their sturdy shoes to tromp through the dirt at The Pointe where champagne flowed, hors d'oeuvres were consumed, and laughter filled the air.

Who said you couldn't have food and drink in the middle of construction?



Tom Boerger pours champagne as Jimmie Keen, BB&T, Gloria Perez and Ronald Bridges, Sandhills Grading and Pipe, Pete Boerger, Bill Arnold, and Ralph Newberry enjoy the evening. Boerger's tee shirt says: "We're all neighbors: That's The Pointe" and each attendee received one.



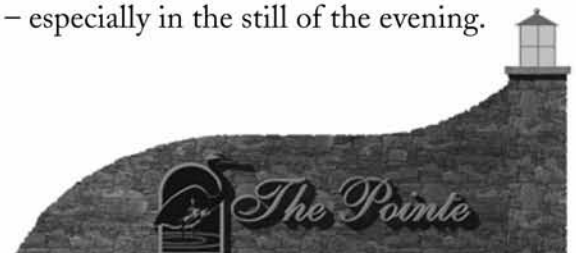
Jim Reeder shares a thought with Tana Boerger as Dottie Toleski looks on.



Even boaters didn't want to miss the activities at The Pointe..

As we know, weather influences all schedules, but Geri and Bill Guwang's house as well as Heide and Fritz Smith's are scheduled to break ground in mid-September followed by Tom and Tana Boerger's house in mid-October.

Now that the road has been cut, you may want to take a leisurely stroll through The Pointe....it is a beautiful place – especially in the still of the evening.



## CAROLINA TRACE COUNTRY CLUB SPONSORS COMMUNITY EVENTS

By Jim Horne, Club General Manager

Carolina Trace Country Club is looking forward to the fall season with anticipation in providing the entire community special activities. Our next community event is scheduled for Sunday, September 19th, with our Annual Street Fair event. There will be approximately 21 arts and crafts vendors and 14 community organization booths located around the Club's ellipse.

The Carolina Trace Volunteer Fire Department will be present, blood pressure screening and a special treat for the kids, with the Carolina Animal Rescue and Adoption Agency in attendance. The Strolling Lee County Symphony will be entertaining everyone as well as a special presentation by the Woman's Club Spring Musical Group. There will be soft pretzels, hot dogs, ice cream, beer, wine, and soft drinks available for purchase. Be sure and enjoy the free popcorn. This year there will be a boot sale behind the Club with members offering their used and non-needed items for sale. Sound like fun? Then pack up the kids and enjoy the day with us on September 19th from Noon until 5 pm.

## CAROLINA TRACE ASSOCIATION PRESIDENT'S CORNER

By Conrad McCracken

At the June 7, 2004 CTA meeting the Board approved funding to hire personnel who will prepare the final plans for the new gatehouse and its environs. These plans will include a widening of the road, at and beyond the Gatehouse to accommodate a visitor's lane and a separate resident's lane. The visitor's gate will be located so that unauthorized vehicles can be turned around prior to passing through the gate. The visitor's lane will also be long enough to accommodate a number of vehicles without delaying residents. These changes will provide for increased security and more convenience for residents.

## SO WHERE CAN WE GET TAKE OUT?

Does This sound familiar...it is late afternoon/early evening...you are tired from the fun you have been having all day...there isn't anything interesting in the refrigerator...you don't want to go out to a restaurant...after all, your favorite book awaits you...So, where can you get take out?

CTGP did an unscientific survey of area restaurants that are in the Yellow Pages, or new ones we know about, that deliver to the Gate.

- Domino's (Woodland Ave.) 774-4448  
\$10.00 min. day/night
- Oriental Palace 776-7311  
\$10.60 min. day/night

Another option is to order from a restaurant that has take out and call Ace Delivery (777.2859) to deliver your order to your door.

- Bay Breeze Seafood 708-6911
- Café Dino Subs 774-4438
- Li'l Dino Subs 774-4438
- Sagebrush Steakhouse 774-8143
- Smithfield Chicken & Bar-B-Que 777-0202
- Tony's Seafood 774-6744
- Yamato Japanese Steak & Seafood 777-5222

Ace delivers from 5 am (for early breakfast take out aficionados) to 7 pm, Monday – Thursday, 5 am to 8 pm, Friday & Saturday. For all restaurants listed above except Bay Breeze Seafood, the delivery to your door is \$7.00; Bay Breeze Seafood is \$10.00.

For Club members, you can order and pick up your food at the Club from 11 am to 8 pm.

*Disclaimer: This is not an exhaustive list but at least it will get you started in that never-ending search for your next meal....*

**Happy dining!**





WOW! I DIDN'T KNOW THAT....

**Security Force Needs Our Help:** In July our security force admitted 2,912 vehicles that had some type of Carolina Trace permit. However, in addition, 254 times unscheduled vehicles arrived at the gate and a call had to be made to a resident to get approval for admission – friends visiting; children arriving; etc. Were you one of the guilty? I was (Alana Davidson). Let's make a pact to do better – to remember to alert the gate before our visitors arrive, okay?

**N.C. Symphony/Lee County Chapter Bring Music & Student Education To Sanford.** Next time you hear the N.C. Symphony perform at the Dennis A. Wicker Civic Center, give a special thanks to the Lee County Chapter for their work in bringing the concert to Sanford. In addition, give them a silent applause for the work they do to enable children from the Sanford schools to attend the special concerts at which the children are presented the instruments and given a chance to learn about the orchestra first hand. Members of the Trace are beginning to get active in the Chapter, lead by president Dr. Dean Kessler and Martha Oldham. If you are interested in learning more, call Jackie Nordhoff at 499.2898.

## HOLD THIS DATE: DECEMBER 13, 2004 FOR CHRISTMAS OPEN HOUSE

Although we will have another newsletter before December 13, we invite you to hold that Monday from 5:30 to 7:30 p.m. for our "back by popular demand" Christmas Open House. Tracers' calendars get full very fast, so save a spot for us!



## OH NO.....FLU SHOTS....AGAIN

Carolina Trace Gated Properties is offering flu shots again this year on October 19, from 9 am to 2 pm in our office for \$15.00. Our favorite nurse, Denise Boyer and her team are coming back again this year because they said, "Tracers were so nice, even when they were getting a shot."

So, be brave, come get a flu shot, and then have a shot of orange juice and a dose of good conversation.

# You're Invited...

CELEBRATE THE END OF SUMMER...

WALK THROUGH THE SCULPTURE GARDEN...MEET THE ARTISTS

- Meet the Sculptors
- Micki Mills on the Steel Drums  
(He Opens for Jimmie Buffet)
- Margaritas
- Food Catered by Mazatlan
- Wear Your "Walking" Shoes

*All Tracers and Special Invited Guests*

**September 20, 5 – 7 pm**

**in the Sculpture Garden  
Corner of Lakeview and Greenside Lane  
Village at the Trace  
(It IS going to be a beautiful evening)**

*Sway to Micki Mills' Steel Drum Music... Sip a Margarita...and Sample Mazatlan's Cuisine.*