

Settings

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THE SETTINGS®

Development Companies, LLC.

Fall/Winter 2008

The Settings of Black Mountain

The **Black Mountain** and **Asheville** area have so much going on as the holidays approach — a play called 'Rediscovering Christmas' in Black Mountain on December 19th and 20th, great shopping, as well as candlelight tours of The Biltmore Estate.

The curbing of our clubhouse parking lot has recently been completed and the clubhouse parking lot is prepped for paving. **The Settings of Black Mountain** is located in the city of Black Mountain, only 15 minutes (15 miles) from Asheville.

If you find yourself in the area this season, stop by for a visit, just call **The Settings of Black Mountain** at **866-832-5225**. We know you'll like what you see!



The curbing around The Settings of Black Mountain Clubhouse is complete. Third photo is a view of the pool area.

Asheville, North Carolina was named the #1 retirement town by Topretirement.com in 2007, it has just been named #1 on the list of 25 Best Places to Retire again for 2008!

One of our Property Owners at The Setting of West Point Lake



Joey Mines

This is my 30th year of living in LaGrange, Ga. I have always wanted to live on West Point Lake. **The Settings Of West Point Lake** is exactly what I was looking for to build my dream home for my wife and me. The community docks at The Settings are a great concept that will help protect our shoreline. The Corps of Engineers buffer between the lake and our homesites also protects the lake. When homes are built right on the water, it ruins the lake by causing pollution that runs directly into the lake. Pollution will kill the algae that the small fish feed on, and this will disturb the food chain. This will eventually diminish the fish population. As a guide on West Point Lake, I can assure you that the fishing is outstanding.

The Settings also has many acres that will be preserved as natural green space. A hidden advantage for owning

a homesite at **The Settings of West Point Lake** is the Corps of Engineers property that the property owners can use at no charge. There are hundreds of acres of pristine property that are ideal for walking trails.

My wife Betty and I are building a green home on homesite 131. In the upcoming months I will be doing energy, environmental, as well as conservation tips on my show **Outdoors with Joey Mines** on FOX Sports Net. Hopefully this will give a lot of potential home owners some ideas that will protect our environment. I am proud to be a part of **The Settings of West Point Lake**. Their concept of a green community is exactly what I am looking for in a developer.



*Community Dock
The Settings of West Point Lake*



*Aerial View of
West Point Lake.*

**The Settings of West Point Lake - 866-980-5253 • The Settings of Mackay Point - 888-962-2529
The Settings of Lake Rhodhiss - 866-985-5253 • The Settings of Black Mountain - 866-832-5225**

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Beaufort, South Carolina Receives Accolades!



The streets of Beaufort are lined with Antebellum mansions like this one.

The Settings of Mackay Point is located only 30 minutes (22 miles) away from the town of Beaufort. Beaufort is a charming town which has recently been featured in several publications and on the internet.

- *National Geographic Adventure's* September issue featured Beaufort as a Top 50 Adventure Town, it was ranked 7th in waterfront adventure towns.
- *Southern Living* Magazine readers choose Beaufort as "best small southern town"
- *American Style's* cover story "National Treasures: Top 25 Cities for Art", ranks Beaufort #14. It ranked above Aspen, Co; Laguna Beach, CA and Naples, FL
- *New York Times* describes Beaufort as a town with "scenic beauty, abundant wildlife, remarkable cultural resources and being near both Savannah and Charleston and their own rich cultures makes Beaufort a tough spot to beat."
- *Savannah Now* considers Beaufort a "great escape" American Style's cover story "National Treasures: Top 25 Cities for Art", ranks Beaufort #14. It ranked above Aspen, Co; Laguna Beach, CA and Naples, FL
- *CNN Money.com* named Beaufort one of six terrific towns on the water

The Settings of Mackay Point WHAT OUR PROPERTY OWNERS ARE SAYING:

Debbie and Tim Phipps, who live in Cincinnati with their three sons – came across The Settings after vacationing in Savannah and Hilton Head. They were in the area to look at 'Lowcountry' home designs, which are characterized by wrap around porches, large windows and pitched roofs. It's a style they will use when building on their new homesite. "We just fell in love with the whole area," Mrs. Phipps said. "It's not built up and not in the middle of a big hub of activity. It's accessible to Savannah and Hilton Head" – which is a 40-minute boat ride away. "The landscape, to us, just said "South" – with the live oaks and Spanish moss, marshes and rivers," Said Mr. Phipps, who is an operations manager for a packaging firm. "It puts us in a great frame of mind".

- Debbie & Tim Phipps, Owners of Homesite #117

"I was looking for a new venue in an up-and-coming area to possibly own some land and build. My children, who live in New Jersey, were impressed with the site, so who knows, maybe they will be interested in the homesite one day? I am happy with my decision to purchase at The Settings of Mackay Point."

- Barbara Brunialti owner of homesite #207



Pictured here with her family at the Beaufort Chamber Business After Hours hosted by The Settings of Mackay Point on August 14, 2008. Donna and Mark Carlson with son Matthew, Matthew F. Brunialti, Jr. and daughter Denise and Tom Howard.

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The Settings of Lake Rhodhiss WHAT OUR PROPERTY OWNERS ARE SAYING:

*For years we have looked in Western North Carolina and surrounding areas for the perfect lakefront development in which to build a second home. When we discovered **The Settings of Lake Rhodhiss** it did not take us long to decide that here is where we want to be. The lake is stunningly beautiful, undeveloped and protected, peaceful and surrounded by nature. On our first tour of the property we encountered white tailed deer, wild turkey, a soaring eagle and an abundance of wildflowers and plants. The development site plan showed careful consideration by the developer to preserve these natural qualities with low density larger home sites and community structures set far apart. We were also very impressed with the quality of development at **The Settings of Black Mountain**, and the convenient location of Lake Rhodhiss to Asheville, Charlotte and the ski areas around Boone. In fact we are so impressed with this development that we purchased a second lot.*

*Our experience with the sales force was quite enjoyable. We were provided us sensible advice on lot selection, excellent local knowledge of the area, and zero pressure. The professionalism and enthusiasm for this development has inspired us to recommend **The Settings of Lake Rhodhiss** to others searching for that perfect second home location.*

We expect to break ground on our home within a few months and anxiously look forward to becoming residents in this very special community.

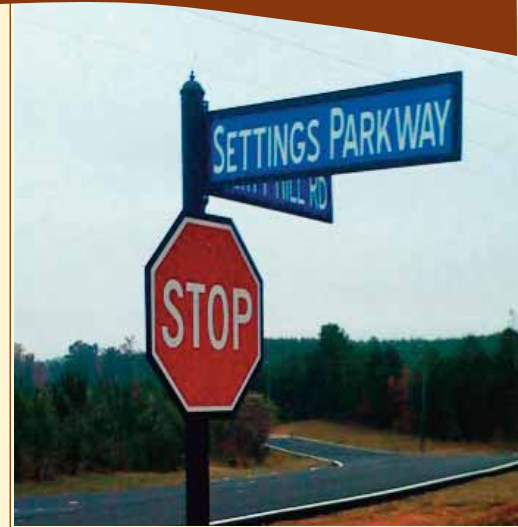
Mr. and Mrs. Ned R. Hickel, Miami Beach, Florida

"We got involved with the Settings because of the reputation they had created in Black Mountain among the land owners and the planning commission. The Valdese planning commission had nice things to say about the work on the Settings of Lake Rhodhiss.

The Settings has a reputation of 'doing what they say they will do'."

Dennis Axelson, Racine Wisconsin
Executive VP/Chief Financial Officer
Johnson Financial Group

Early morning view from a community dock at The Settings of lake Rhodhiss.



FIRST STREET SIGN AT THE SETTINGS OF WEST POINT LAKE!

The first street sign has been installed at The Settings of West Point Lake! It is located at the entrance to the community.

The Settings of West Point Lake is located one hour (60 miles) from Atlanta, just outside of LaGrange, Georgia. It is on the shores of 26,000-acre West Point Lake. You can choose from a lakefront or lakeside homesite — either way, you will have access to the water as **each homesite comes with it's own boatslip!**

UNCROWDED.
UNSPOILED.
UNBELIEVABLE.



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Housing Leaders Team Up To Boost Affordability.

The NC REALTORS® Housing Opportunity Foundation – better known as Homes4NC – partnered with The Settings of Black Mountain and Thomas McClain of Home Sweet Home Land Management Group to promote more affordability through a Homes4NC Dream House at The Settings of Black Mountain.

As sponsors of the Dream House, The Settings of Black Mountain and builder Thomas McClain will donate a portion of the proceeds from the sale of this 2,699 sq. ft. custom-built home to Homes4NC so that it can increase affordable housing opportunities throughout the state. Over the last four years, Homes4NC has given more than \$175,000 to help low- and moderate-income families with their housing needs.

Housing leaders came together October 17 to celebrate the completion of the Dream House and what it means to affordable housing efforts in the area. Homes4NC director Bill Bass of Bass & Royster in Asheville said during the home's dedication, "The entire real estate community thanks Thomas McClain and The Settings of Black Mountain for their leadership and generosity. These are hard times and the needs are greater than ever," he emphasized "but working

together, we will be able to help hardworking families find an affordable place to call home."

McClain, who is set to lead the Asheville Homebuilders Association next year, added to Bass's comments saying, "Making sure that we have quality, affordable housing at all income levels is important to making our community strong. I feel

it's my responsibility to give back to the community and the Dream House program is a great way to do that."

Housing affordability is a key issue for North Carolinians and citizens across the nation. It is a growing problem for moderate-income working families who now make up the fastest growing segment of the

population that is shut-out of the housing market.

That's why this effort by The Settings, Homes4NC, Thomas McClain and Asheville REALTORS® is so important. It demonstrates what can be done when industry leaders come together to focus their collective resources on solving our affordable housing crisis.

More information about Homes4NC can be found at www.homes4nc.org. You can contact Thomas McClain of Home Sweet Home Land Management Group at (828) 242-3465.



This 2,699 sq. ft. custom-built model home is for sale at The Settings of Black Mountain.



L-R: Bill Bass of Bass & Royster, Thomas McClain of Home Sweet Home, Marc Wilson of The Settings Development Companies and Joe Chandler of The Asheville Board of Realtors.