



ON THE MOVE

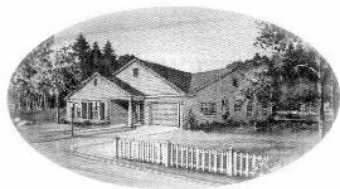
Reporting Activities at Highland Green, Maine's First Active Adult Community

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Our New Active Adult Community: A Masterpiece of Maine Living!

Active adults and empty nesters now have the opportunity to fulfill their dream of carefree living in a spectacular natural setting. At **Highland Green**, a unique community designed to appeal to discriminating adults, residents will enjoy a variety of stimulating activities — playing golf on a naturally scenic nine-hole course, hiking and biking on miles of natural trails, or simply enjoying the tranquil beauty and dramatic landscape of the 250-acre nature preserve at their doorstep.

Located at the very cross-roads of Midcoast Maine in Topsham, **Highland Green** is next door to Brunswick, home of Bowdoin College, Maine State Music Theatre, and all the other educational and cultural events it has to offer. And with the metropolitan city of Portland only



An artist's rendering of a Highland Green home nestled in the woods.

30 minutes away, there's easy access to everything available there — a symphony, museums, shopping, fine dining and more.

Customized Homes

The spacious single homes and duplex residences at **Highland Green** are nestled among natural ridges throughout the 600-acre woodlands to offer striking views. All the homes have two bedrooms, including a master bedroom, and two baths with large walk-in closets.

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Two Founding Owners Look Forward to Life at Highland Green

Carole Willard knew she wanted to move from her home in New Jersey, but when she began looking at adult communities, none seemed just right for her needs. After searching extensively both in Maine and on Cape Cod, she heard about **Highland Green**.

"I couldn't believe it," she says now. "It had everything I

was looking for!" The location, for instance, is just ten minutes from her daughter in Bowdoinham. Because she's a hiker, the nature preserve with its walking trails offers a perfect setting in which to exercise. And since she's a beginning golfer, she plans to make good use of the nine-hole course just outside her door.



Carole Willard and Craig Reynolds, Highland Green sales manager, review the plans for her new home.

Carole says she likes the rural setting and is pleased that she will have an individual home rather than a condominium or

townhouse. "I know I don't need the enormous house I'm living in now. My new two-bedroom

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Masterpiece of Maine Living *(Continued from page 1)*

ets. Lofts with third bedrooms, a sun room, daylight basements, and patios and porches are just some of the other optional features available.

Many Amenities

At **Highland Green**, residents will enjoy the widest array of services and amenities offered at any residential community in Maine. It starts with preferred access to the **Highland Green** Golf Course, including priority tee times and membership discounts. Then there's the lodge-style Clubhouse, with its stone fireplace, the perfect setting

for recreational and social activities with neighbors in the community.

There's also the **Highland Green** Community Center, featuring a pool, tennis courts, exercise facilities, business center and social gathering spaces. And thanks to the professional property management services — including external home maintenance, lawn care, snow removal, rubbish removal, home security program for absentee owners, and more — life really will be easier.

Residents can also take advantage of nearby beaches, sailing, fishing, skiing

and all the other leisure pursuits that beckon.

With the best of virtually everything Maine has to offer, **Highland Green** offers owners the chance to design a lifestyle the way they want it. Call today for more information or to arrange a personal visit: 207-725-4549.

Highland Green, offers the widest array of services and amenities offered at any residential community in Maine.

A Community with a Nature Preserve in its Backyard

Highland Green's developer, John Wasileski, has always been sensitive to environmental concerns. After all, he majored in Environmental Studies in college and has long appreciated the beautiful natural assets of Maine. That's why he worked hand-in-hand with local conservationists to assure **Highland Green** would be environmentally friendly.

Protecting the Land

The land on which **Highland Green** is built consists of approximately 600 wooded acres punctuated by streams and expanses of wetland, including a large circular heath, or fen, centrally located to the north. Along the northern border flows the Cathance River, used by townspeople who live on its banks for swimming and recreational boating.

To help protect the acres of woodlands, wetlands and wildlife that surround **Highland Green**, Wasileski

placed some 250 acres of the land into a conservation easement. This land includes a 1,000-foot buffer along the Cathance River, as well as the heath in the center of the community. Including the environmentally sound golf course, more than half of the community is devoted to conservation and open space.

As a result, **Highland Green** will offer residents miles of hiking, biking and skiing trails to enjoy. In addition,



its ecologically rich land will be used as a working laboratory for local students

The Education Alliance

In a neighborly partnership, Wasileski and members of a citizen conservation group, Topsham's Future, co-founded the Cathance River Education Alliance (CREA). The organization is dedicated to promoting environmental awareness and education about the Cathance watershed. As part of its activities, CREA is developing an outreach program to help students to learn more about the Cathance River preserve and its habitat.

In addition to taking advantage of the scenic beauty of the conservation area, **Highland Green** residents will also have a variety of volunteer opportunities to help CREA promote the improvement and management of the preserve.

This Golf Course is Really Green

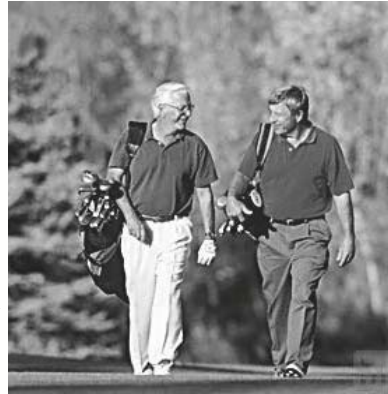
Because **Highland Green** developer John Wasileski is concerned about conservation, it was only natural that the golf course he included in his active adult community would be environmentally sound. Set like a jewel in the very heart of **Highland Green**, the nine-hole course offers the perfect blend of nature and design. Woven in among the residential home sites, the course takes advantage of the varying terrain to assure a visually attractive and challenging course while protecting the environment.

Jim Dodson, a local resident and columnist for *Golf Magazine* who provided input for the design of the **Highland Green** course, says it will be as spectacular as those built a hundred years ago in Great Britain and Scotland. "These courses involve very little moving of earth and capitalize on the natural features of the land, such as natural grasses, rock outcroppings and wetlands. There's a premium on shot making and being able to hit the ball to the right spot."

Getting Certified

The **Highland Green** course will be certified by Audubon International using standards from its proprietary Audubon Signature Cooperative Sanctuary Program for golf courses. The Audubon Signature Program (ASP) encourages participating members to manage their land as a sanctuary — a safe place where people and wildlife can thrive together and where natural resources are conserved.

Under ASP, the **Highland Green** golf course will operate "organically," using only environmentally friendly herbicides and pesticides. Preservation of wood stands is a priority, and there will be little wetlands disturbance. The design of the course will allow adequate sun light on both tee and green sites to minimize turf diseases with less inten-



Play nine holes of golf right outside your doorstep.

sive maintenance and use of chemicals.

In addition, greens and tee boxes, which tend to require more maintenance applications, are situated away from streams and other water sources. Runoff is diverted along a winding three-mile route that will help to naturally

filter the water before it reaches the river. There are several "wet ponds" incorporated within the design to collect runoff and minimize the impact on streams and wetlands from both golf and housing construction.

In addition, the **Highland Green** golf course staff and grounds keepers will receive training from representatives of Audubon International in how to effectively manage the course using as little fertilizer, pesticides and water consumption as possible.

Meet Carole and Chester *(Continued from page 1)*

home will be more than spacious enough for all my needs." She says she's looking forward to taking courses when she moves to Maine, and may even do some substitute teaching.

Getting Back to Maine

A graduate of Bowdoin College, Chester Cooke is no stranger to Maine and owns an oceanfront cottage in Round Pond where he has summered for 47 years. When he learned **Highland Green** would soon be opening near his alma

mater, he was delighted.

"Moving to Maine seems natural to me," he says. "My college roommate, along with probably 100 classmates, friends and fraternity brothers, all live in the Brunswick area."

Chester, who majored in the Classics, is looking forward to the opportunity of taking classes at Bowdoin and enjoying many of the local cultural events. Because he likes to entertain, he may also make use of the catering services avail-

able at **Highland Green**. And with music a serious hobby, Chester is designing his new 3,000 square-foot home to accommodate a grand piano, as well as an electronic organ.

A lifelong bachelor, Chester says he walks two to three miles a day and anticipates using the trails in the nature preserve regularly. He says he will continue to spend summers at his cottage, and may even keep an apartment in Connecticut, where he now resides.



A Masterpiece of Maine Living

Highland Green *On the Move*
Volume 1, Issue 1

Highland Green
P.O. Box 550
Topsham, Maine 04086
Phone: 207-725-4549

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Become a Founding Owner at Highland Green!

You are cordially invited to become a Founding Owner at **Highland Green** and to be among the first residents of this outstanding community for active adults. Not only will you have the chance to help shape the future of the community through participation in the **Highland Green** Owner's Advisory Board, you'll also be able to participate in the Cathance River Education Alliance (see page 3) in collaboration with the Brunswick-Topsham Land Trust. Best of all, Founding Owners benefit from a 10% discount on the purchase price of their **Highland Green** home.

As a Founding Owner, you'll be able to select the site and layout of your residence, as well as the options and amenities that your elegant custom home will

include. You'll work closely with our architect, beginning with one of our eight attractive home plans, to design the home of your dreams.

Access to Maine's premier active recreational community is extremely limited, with less than 30 homes still available during our first phase of Founding Ownership. So don't put off the chance to become a part of this exciting opportunity. Our "limited priority reservation program" gives you the opportunity to work closely with your sales representative now to select the home at **Highland Green** that is sure to meet your needs for years to come.

Call today to set up appointment: 207-725-4549.

Highland Green Summary of Phase One Pricing*

Model Home	Base Price
A	\$209,000
B	\$239,000
C	\$241,000
D	\$260,000
E	\$305,000
F	\$291,000
G	\$310,000
G with loft	\$357,000
H	\$328,000
H with loft	\$381,000

*Additional Home Site Fees and Monthly Maintenance Fee Apply.