

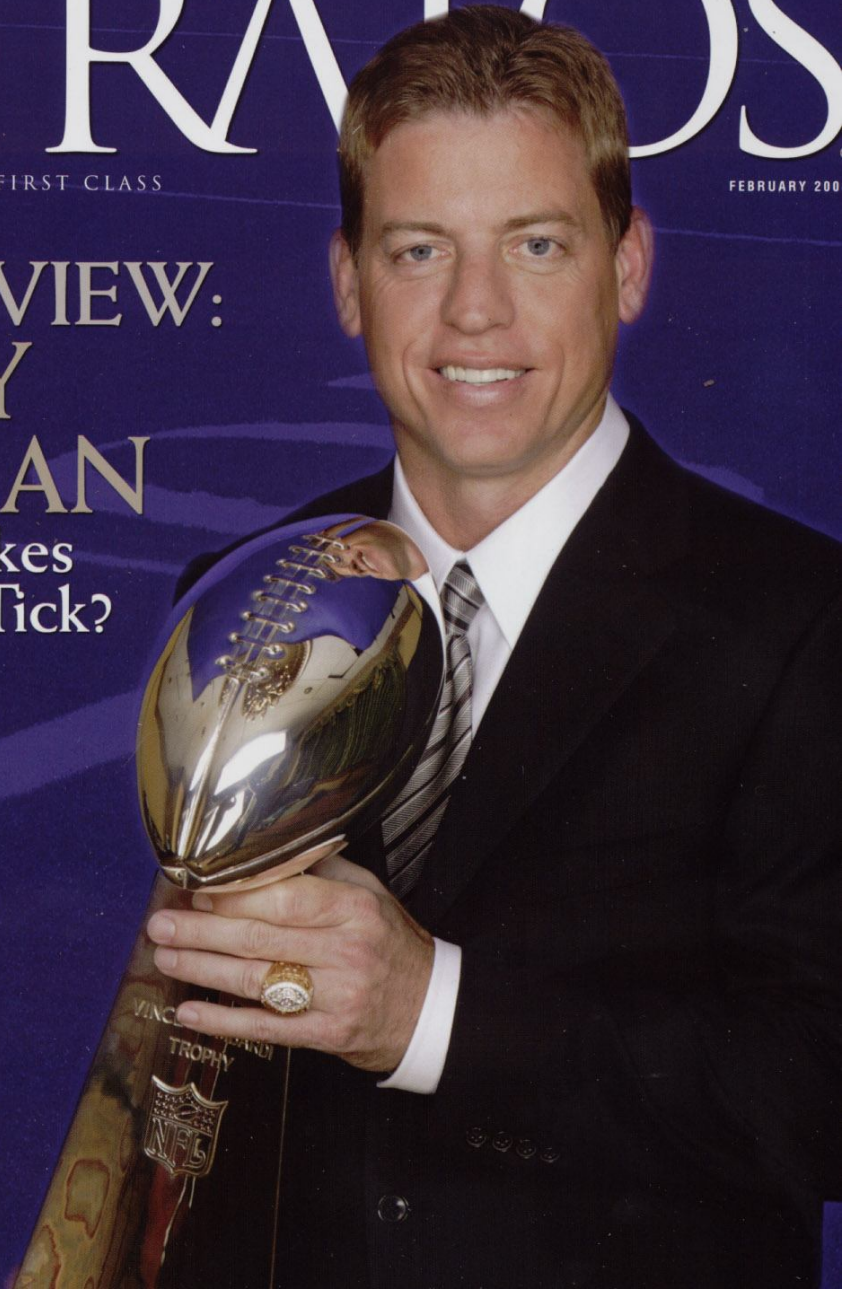
COMMUNITIES GO GREEN • BRIGADOON LODGE • ON SAFARI IN BOTSWANA

# STRATOS

JOURNEY BEYOND FIRST CLASS

FEBRUARY 200

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# Communities Go Green

*Cacique is the first community by Revolution Places, which was started by AOL co-founder Steve Case.*

*STRATOS explores vacation residences that do their part to lessen environmental impact.*

If you're looking for a color to symbolize hot these days, think green. With Al Gore's recent Nobel Prize, Ed Begley Jr.'s television show and every celeb under the sun going green, eco-awareness has definitely hit the mainstream. And as more people try to live their beliefs, green building techniques and products are being incorporated into more mainstream communities. According to the Green Building Council, the residential market for green building will reach \$33 billion by 2010, up from just \$4.5 billion in 2007.

Ed Brink, a retiree who lives in northern California, exemplifies the trend. When the BelleHavens Equity Destination Club member and his wife built their home in 2000, they installed solar panels that have allowed them to

reduce their annual electric bill to just \$129. "Our home is also super-insulated," Brink says, "so our gas bills are very low, too." He's motivated by a desire to reduce our dependence on foreign oil. "Ultimately you have to start someplace; we want to get the ball rolling."

Better, more efficient building materials are becoming available all the time, and home buyers are coming to see that green doesn't have to mean living in a log cabin or shivering in heavy sweaters. The communities profiled in this issue of *STRATOS* certainly demonstrate that green and luxury can co-exist in

harmony. By protecting the natural environment, these communities ensure the continued sustainability of the beautiful areas that make them great places to live and vacation.





*Corales has four miles of pristine white sand beaches and opening in 2008, a Tom Fazio-designed golf course and private clubhouse. Residents are part of the PuntaCana Resort & Club, which has over 15,000 acres of spectacular amenities.*

### **Balsam Mountain Preserve** Sylva, North Carolina, near Asheville

**Why it's green:** Created with the commitment to preserve its natural surroundings for future generations to enjoy, Balsam Mountain Preserve will have only 354 homes on its 4,400 acres. Developer Chaffin/Light Associates has created the Balsam Mountain Trust to maintain and manage the nearly 3,000 acres set aside in a permanent conservation easement. In addition, two full-time staff members manage the trust and the Preserve's nature center, where owners and guests have access to a library and a museum, as well as working labs and wildlife. The developers have approached this community in a way that may seem counterintuitive to some. "Instead of a minimum size for houses, we have a maximum," says Jim Chaffin, a partner in the development firm.

**Why it's great:** "It's just gorgeous up there," says Sam Belfore of Ormond Beach, Florida, a retired financial advisor who's

currently building at Balsam Mountain. "Most home sites are surrounded by trust property, so I won't even see my neighbors."

But when he's ready to greet some neighbors, Balsam Mountain offers 38 miles of streams, 50 miles of trails, a nature center and on-site naturalists, clubhouse, 18-hole Arnold Palmer signature golf course, equestrian facilities, Har Tru tennis courts, swimming and fitness center, and multiple dining venues. "The amenities are just spectacular," Belfore says. "The vistas on the new Arnold Palmer golf course are prettier than any I have seen."

**Real estate offerings:** Options here run the gamut. In addition to custom-built homes with large covered decks and outdoor fireplaces, you can purchase one- to two-acre home sites from \$400,000 to \$950,000 or buy into the fractional-ownership program called "The Boarding Partnership" at about \$250,000. Under the program, up to 40 owners will share 10

mountain cottages. The flexible use plan allows members to use one or two cabins, which each sleep two to four, when in residence.

## Cacique

### Guanacaste, Costa Rica

**Why it's green:** Cacique is the first community by Revolution Places, which was started by AOL co-founder Steve Case to develop sustainable destination resort communities. The aim is to provide the highest-end services and amenities with a focus on intelligent, environmentally friendly designs that reduce energy and water demand and take advantage of spatial, wind and solar patterns to maximize natural ventilation, shade and daylight, says Philippe Bourguignon, the CEO of Revolution Places. The community is establishing a comprehensive recycling and solid waste management program and creating on-site treatment facilities to re-use wastewater and will purchase its electrical power for the community from renewable sources.

"Eventually, people will hold this up internationally as a model of super-efficient building practices," predicts Jim

Tinson, CEO of Hart Howerton, which is serving as the master planner and architect for the project.

Owners here will have access to eco-programming by Philippe Cousteau Jr., the grandson of oceanographer Jacques-Yves Cousteau. "This will link the ocean and the land to make people understand what nature is all about," Bourguignon says.

Respect for local residents is also a core value. Revolution Places will help create small companies owned by local people to whom they will outsource excursions for diving, hiking and zipline tours. "Instead of a gated community, you'll have a local village for people to meet and co-mingle and go to restaurants," Bourguignon says.

**Why it's great:** Cacique is set on a peninsula that juts into the Pacific Ocean, creating spectacular scenery that ranges from mountain to jungle to rolling ranch land. It will bring together world-class brands, including One & Only Resorts, Mirival: Life in Balance Spa, Exclusive Resorts and Agassi-Graf Tennis and Fitness Centers. The 18-hole golf course will be designed by Tom Doak, who created the acclaimed Pacific Dunes golf course in Oregon for Chicago greeting card magnate Mike Keiser and the dramatic Cape Kidnappers Golf Club in New

*Balsam Mountain offers 38 miles of streams, 50 miles of trails, a nature center and on-site naturalists, clubhouse, an 18-hole Arnold Palmer signature golf course, Har Tru tennis courts and top equestrian facilities.*



Zealand for "Tiger Fund" founder Julian Robertson. Both seaside courses are ranked among the world's top 100. Doak is planning a shorter front nine for the steep jungle site, with a more challenging back nine, so that the first few holes will be free in the evenings for family play and for the people who aren't so interested in what score they post, while the challenge builds steadily for those playing the full 18 holes.

**Real estate offerings:** Real estate will be limited to 300 properties in the 650-acre community and will include estate sites, custom and semi-custom whole-ownership residences, resort-loft living and an enclave of 30 homes for Exclusive Resorts club members. Sales will begin in 2008, and the community is set to open in 2010.

## BelleHavens Equity Destination Club

### Multiple locations

(14 homes in the United States and Mexico, plus access to homes in Europe)

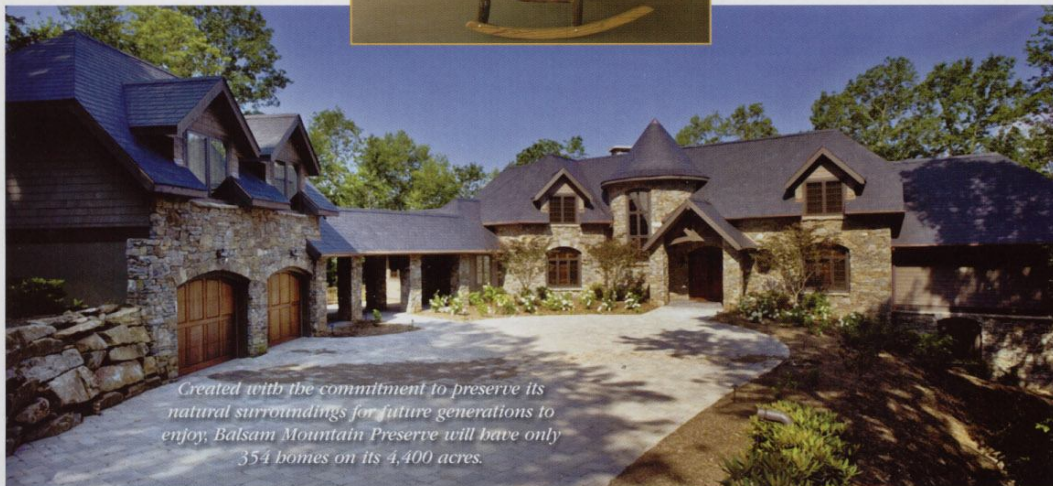
**Why it's green:** In 2007, BelleHavens launched GreenHome, an energy-conservation program for its portfolio of private homes, making it one of the first destination clubs to undertake such an initiative. Under the program, homes are being outfitted with compact florescent bulbs, solar heating for swimming pools, recycling containers, front-loading washers and dryers, tankless water heaters, waste-saving liquid soap

dispensers for bathroom vanities, kitchens and laundry rooms, and LCD televisions and computer monitors. Also, landscaping around homes uses Xeriscaping, a landscaping approach that uses native and drought-resistant plants, resulting in erosion prevention and 50 percent less water use. The company is also looking into installing windmills, solar power or geothermal power at various homes in the future.

In addition to the steps taken at the homes, it can be argued that the destination club concept itself is green. "The shared home concept, even at the luxury, multi-million dollar level, is more environmentally sensitive than other second- or third-home alternatives," explains Kevin Aruda, vice president of member services. "With this concept, fewer homes will need to

be constructed, saving more open space and using less utilities and materials."

**Why it's great:** Instead of owning just one home, members have access to homes in prime vacation destinations around the world. The homes average \$2-million to \$2.5 million and 3,000 or more square feet and come equipped with a cook's kitchen outfitted in professional grade equipment, an expansive living area, plasma television and other high-tech gadgetry. Not to mention marble bathrooms, 800-thread-count linens and daily housekeeping. Each home has a guest experience manager who is a local expert with excellent contacts for making anything possible.



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## Isla Saboga The Pearl Islands, Panama

**Why it's great:** This 1,200-acre island is being preserved in its pristine state, says Jocelyn Carnegie of Grupo del Sol, the project's developer. "We don't clear cut anything, and we generally don't bulldoze," he says. "Instead, we build the community into the environment." Fresh water will be

conserved, and four desalination plants will provide additional fresh water. Recyclable materials are being collected and shipped back to the mainland, and organic materials will be composted onsite. No cars are allowed; instead people will get around on electric golf carts. Alternative energy forms, such as solar power are being encouraged.

**Why it's great:** With 10 main beaches, Isla Saboga offers tropical serenity with all the extras. The community will have a spa, sunyata yoga and

wellness center; a marina and fishing center; a commercial village; and in-house property management. A golf course and other necessities, such as a hospital and airport, are on nearby Contadora Island. The company is also negotiating with a five-star resort developer for a boutique hotel project.

"The kind of people who are attracted by the hideaway aspect of this community will probably also be enthused about

its eco-aspects, too," predicts Carla Rayman of Cloud Nine Realty, who is handling sales for Isla Saboga. "Really, it's all about the natural beauty of the island."

**Real estate offerings:** Isla Saboga will feature unique Tree Top Villas built into the tropical dry-forest environment. Offered on a condo-hotel type program, they start at \$200,000, and include extras such as Balinese showers and gardens. Traditional beachfront residences begin at \$500,000.

## STRATOS Details

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[www.balsammountainpreserve.com](http://www.balsammountainpreserve.com)
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[www.revolution.com/places](http://www.revolution.com/places)
- **SAWMILL VILLAGE AT SNOWSHOE MOUNTAIN**  
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