

# HOMEWOOD ESTATES- A RESIDENTIAL COMMUNITY

In Fosterdale, New York © Helen-May Holdings, LLC

## 1.0 Executive Summary

Helen-May Holdings, LLC (HMH) is a New York based real estate company that will offer bench marked residential living, (ownership and rental units) for the western Sullivan county region. HMH will create an operating company for the project in Fosterdale, New York to be known as Homewood Estates Development Corp. The dwellings will be varied in style, and appearance and will service a variety of residential needs. The company will balance safety, eco-friendly and cutting edge features, and will encourage a “whole community” atmosphere for all residents. These owner/rentals will be provided with unmatched levels of continuing residential service and care, with staffing by residents as employers and/or operators of community facilities, similar to those found at Time-Share facilities around the world.



## Background

In meetings with SBDC representatives and other experts in the field, discussions included a range of issues, including the need to secure financing for the development of a real estate project incorporating a “whole community” approach, while providing affordable housing. In a geographically strategic region, providing access to existing and under-utilized schools and recreational resources, an opportunity for such a development exists in Fosterdale, NY. During this meeting, a number of ideas were discussed.

These ideas included:

- The development of an all-inclusive community
- The value in attracting a mixed age population and thus providing for an interdependent community encouraged by reciprocity... i.e. seniors providing child care for working parents. Youth providing care and oversight for seniors, etc.
- Renovate and modify existing tourism based facilities to accommodate a residential life style.
- New structures to include single, duplex and condominium style, residential housing.

In order to address these issues, a market study has been designed to provide a snapshot and detailed study of the local market, national trends and basis for financing. On the following pages, we provide a detailed plan to achieve success in this planned

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development. HMM (the developer) will create a first class residential community located in a beautiful and picturesque area of upstate New York in Western Sullivan County, and just minutes from the scenic upper Delaware River. Located on 60 plus acres of rolling hills and countryside in the historic Catskill Mountains, the aptly named "Homewood Estates" will unite residents in a distinctive community, featuring an attractive combination of activity, culture, entertainment, while encouraging inclusion, and employment opportunities.

The Developers are seeking approval for this comprehensive plan and we believe that it represents an important concept for the existing and surrounding community. Of major consideration to the developer is a focus on community interdependence, with a commitment to eco-friendly, on-site employment and "green" energy production, and emerging technologies. Initially, the facility will utilize existing buildings to be renovated on the sixty-plus acres of a current resort hotel. Although functional, these seven existing buildings will benefit from façade development, architectural accoutrements and landscaping. This will constitute a first phase of a multi-phase development plan. It is foreseen that these buildings will house the "first wave" of employees, workers/contractors who will be "groomed for" and given an opportunity to become permanent community residents. The community will include and feature a number of amenities, services and employment opportunities geared towards today's "whole community" lifestyle. On-site instructors in "green" living for today's communities, exercise classes for a healthy mind-body experience, designated arts and crafts areas, gift shop and convenience stores, beauty and hair salon and food service are all considerations for this development project. Transportation will be provided to other areas of shopping and entertainment venues. (Obviously the Bethelwoods Music and Arts Facility is a major local attraction, as is the scenic upper Delaware river.) Additional features will include staffing by residents as employers and/or operators of community facilities, such as convenience or "General Store", café and/or delicatessen, etc. (Similar to those found at Time-Share facilities around the world.)

Currently the property can be accessed from opposite ends by existing roadways. Future growth is anticipated, and further acquisitions are a definite consideration.

