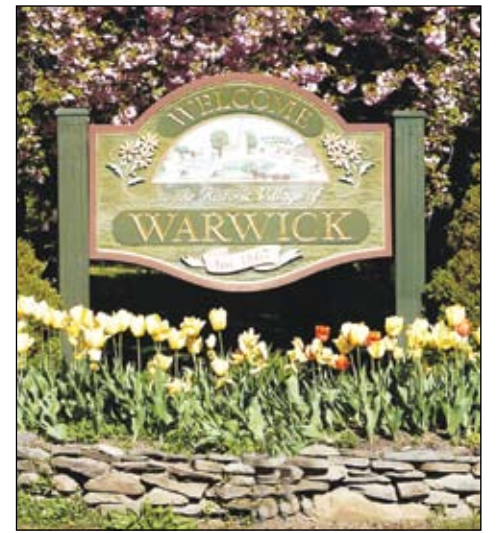




Warwick Grove

A RETURN TO VILLAGE LIFE



WWW.WARWICK-GROVE.COM

A VISION FOR WARWICK GROVE

VOLUME III



Residents of Warwick Grove enjoy living in a pedestrian-oriented neighborhood just a short distance from Warwick's historic Main Street and close to recreation, cultural and educational activities. Single family homes, town homes and condominiums are classically designed and constructed using innovative building technologies and highest quality of craftsmanship and materials.

Welcome to a Neighborhood You'll Want to Call Home



By Michael Watkins, Duany Plater-Zyberk & Company

Warwick Grove takes its cues from the Village of Warwick and from the

countless other villages across America that boast a vibrant Main Street flanked by quiet residential streets. Warwick Grove was designed to be a seamless extension of the social, cultural and architectural mix that already thrives in the village.

This new neighborhood draws its residents from the Village of Warwick, from neighboring counties, from New York City, and from far-flung locations to live here, to work here, to come together in the Neighborhood Center, to enjoy its beautifully landscaped parks, and to mingle on the streets of the village. In this way, Warwick Grove is woven into the fabric of the existing village.

Warwick Grove was planned according to the principles of traditional neighborhood design, an approach that emphasizes people,

not just cars, includes a variety of dwellings instead of cookie cutter houses, and a network of narrow, interconnected lanes instead of collector roads and cul-de-sacs.

In designing Warwick Grove, our firm, Duany Plater-Zyberk & Company, studied the "big picture" — the Village of Warwick, the surrounding towns, and the fertile Bellvale Valley which, despite its proximity

to New York City, boasts an agricultural heritage. We watched activities at Memorial Park. We walked the neighborhoods, browsed at the local stores, and ate at the local restaurants.

We wanted to find a way to make Warwick Grove not only an addition to the charming traditional Village of Warwick, but a vital contributor to the well-being of

the area. Working with Warwick Grove Company, we devised a neighborhood with a mix of housing types, community buildings, squares, greens, parks, sidewalks and other amenities. With its architectural and aesthetic references to the village, this neighborhood is comfortable for its active

Continued on page 11

Visit the Warwick Grove Showcase

The Warwick Grove Showcase & Design Center is located at 4 Hudson Street in Warwick Grove off of Forester Avenue. At the Showcase, you'll learn about life in this unique neighborhood, conceived by some of the brightest minds in neighborhood planning and design. You'll find a scale model, architectural drawings and detailed information about the classic, thoughtfully designed homes, town homes and condominiums.

But the real treat is to walk through the streets, public spaces and model homes of Warwick Grove. Only by experiencing Warwick Grove first hand can you fully appreciate the care that goes into creating this exceptional place. The architecture of the civic buildings and homes is beautiful and finely detailed. The homes are very livable and energy-efficient, too. Most have first floor master suites and delightful private courtyards for entertaining and relaxation.



Sales Associate Johanna DeSanto, Director of Sales Carole Rogers, and Sales Associate Patti Drennan welcome you to Warwick Grove.

The Warwick Grove Showcase and professionally decorated model homes are open daily from 11 a.m. – 5 p.m. except major holidays. Appointments are recommended and may be scheduled by calling 845-988-5274. We hope you'll visit soon.

WARWICK, NY: THE VILLAGE WE LOVE



“There’s a rhythm to village life. It has intimacy and vibrancy; people are connected to the street, the stores, and each other. There is a diversity of people and interests, and that makes us rich.”

By Michael Newhard,
Mayor, Warwick, N.Y.

Everyone feels love and pride for the place they choose to live. And everyone expresses that love a little differently. They might write a book about it or put a bumper sticker on their car informing all where they are from. They might volunteer for the local historical society or they might run for office. Some will work at a community garden while others pick up the trash they see during their daily walk.

Warwick is a village that thinks a lot of itself. Those who live here are happy they are here, and they want to make the village even better. They appreciate the care people have taken so far in nurturing this community, with its solid, historic structures and its sound Main Street. And they want to make it even better.

In many ways, Warwick is the quintessential small town.

We have a parade on Memorial Day and fireworks on July Fourth. The Warwick Historical Society opens its museum homes to the public in July and August and, nearby, the Farmers’ Market thrives. On Christmas Eve, there’s caroling at the Old School Baptist Meeting House and a wassail party at Baird’s Tavern.

Warwick’s Main Street is like a spine, the central support of the village. Secondary streets radiate outward, becoming progressively less dense. When you get to the edge of the village you know it. There are open fields — places to sled in the winter and picnic in the summer. And there are farms, real work-

ing farms, that connect us to the rural history of the Bellvale Valley.

There’s a lot of living that gets done on Warwick’s Main Street. It begins as Maple Avenue, becomes Main Street, then turns into Oakland Avenue. All along the way, it is flanked by a diverse and healthy range of businesses — antique stores, banks, professional offices, video stores, bakeries, beauty salons, cafes, bed and breakfast inns, and shops selling everything from carpeting to paper clips to pipe wrenches.



In many ways, Warwick is the quintessential small town.

The St. Anthony Community Hospital, at one end of our downtown, brings us into the world and takes care of us when we are sick. There are parks and civic buildings. There are small gardens in which to ponder, churches to attend, historic houses to study, and restaurants to enjoy with friends on a cold winter night. There are private homes here and many apartments located above the retail spaces.

Because Warwick is a state and federal historic district, there is also a spectrum of history that’s as visible as the geological layers of an exposed cliff. There are buildings from the early Colonial period and the Modern age and

a lot in between.

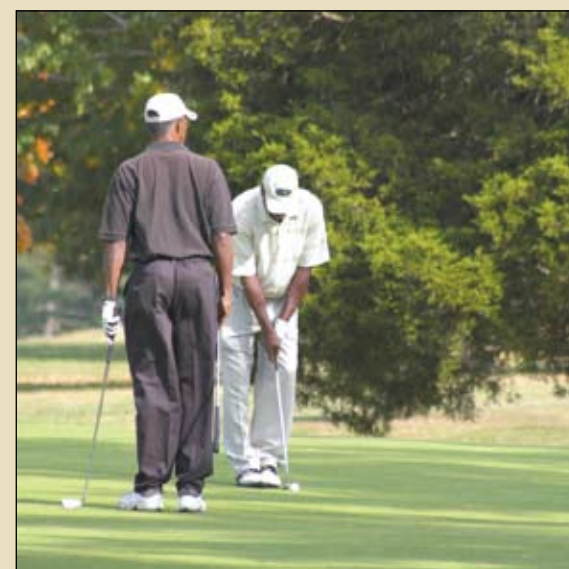
Remarkably, there are no malls here, no outer ring of strip centers or big box stores. Sometimes you have to go to the mall, and I’m happy to report that there are several in nearby Middletown. But in Warwick, there is only local, convenient, pleasurable shopping.

Warwick won the America In Bloom contest in 2003, a nationwide beautification project. We received special mention for our community involvement. The judges said, “Warwick is blessed with an enormous pool of proud and caring residents and businesses willing to work together to improve their community as a place to live, work, shop, play, and raise one’s family. The Railroad Green Project [a newly built park in Warwick’s downtown] symbolizes the enormous civic pride found in Warwick. The creation of a professionally designed park area adjacent to the historic railway station and across from a development featuring restored heritage buildings is a joy to see.”

We have a diverse population with a broad range of ethnicities, ages, and income levels. The new neighborhood of Warwick Grove helps protect this diversity, providing those who are 55 and better with a new place to call home. We have many people of this age who are returning to Warwick, who never left, or are discovering the village for the first time.

Each person has a role in their community, something to offer. We enjoy sharing our community with the residents of Warwick Grove and are already seeing their positive impact as they become involved. I know they love it here as much as I do.

A GREAT PLACE TO LIVE



The Hudson Valley village of Warwick, New York, is just 55 miles from Manhattan. The historic Main Street community features quaint shops, restaurants, galleries and concerts. Ample sports activities, including golf, tennis, hiking, skiing and boating are available, as are a multitude of civic and cultural offerings.

FACES OF A VILLAGE

“Warwick’s Farmers’ Market is a community gathering place, drawing people to the center of town and letting them experience everything from artisan breads to floral vinegars, locally made goat cheeses to home-made chutney, and of course, morning-picked produce.”

— Cheryl Rogowski
Farmer, chef and merchant, 2004 Recipient,
“Genius award” – MacArthur Fellows Program

“I could have my studio anywhere, but the beauty and peace of the rural landscape has become quite an inspiration to me. Like many of the local artists, I expand on what is right before my eyes. And when you see the environment these pieces of art were made in, you understand their beauty better. We often have open studios here just for that purpose, and people love it.”

— Gary Genetti
Warwick resident and artisan

“Warwick is a tapestry, a weaving of past and present. The names of people whose ancestors were the founders of this village are still in the phone book. These people and the historic buildings we see all around us help us embrace the past and shape our future.”

— Michael Bertolini
Warwick historian

FROM FARM TO TABLE

Every Sunday, from spring ’til fall, Warwick’s Farmers’ Market is busy selling regionally produced vegetables, fruits, perennials, organic produce, herbs, baked goods, cut flowers, preserves, mushrooms, goat cheese, honey, baked goods and much more.



Warwick’s market is good for farmers, good for the local economy, good for the environment, and, best of all, good for consumers. It offers fresh, healthy and delicious produce at competitive prices, and food travels a shorter distance from field to table and is less packaged. Also, Warwick shoppers have a place to buy organic and less intensively produced food.

What may be a more subtle benefit of the farmers’ market is how it strengthens the community. Everyone is there! You can count on running into friends, neighbors and a whole range of people you might never encounter otherwise — all of them comparing the varieties of plums, toting a bag of greens, or sampling the delicious fall apples.

W. Rogowski Farm is a fourth generation family farm, growing more than 250 varieties of produce — much of it heirloom — using natural techniques. They offer a farm kitchen that serves fresh foods and is available for catering, cooking classes and dinners in the garden. The farm offers a community supported agriculture program.

WILD ABOUT THE ARTS

A community without the arts is not really a community. Warwick is home to a growing population of writers, painters, performers, musicians and sculptors — approximately 100 at last count. Some impressive national and international representatives of the arts world live here, including writer, sculptor and painter Frederick Franck, author of “The Zen of Seeing.”



The village offers something unique: proximity to New York City, rural character, and a growing connection to other artists in the area. It also supports artists with “Arts Week,” an annual open studio tour combined with seven days of performances, music, parades, and special projects for children. Combined with impromptu studio tours and shows at a downtown gallery, Warwick offers fertile creative ground for established and budding artists of any age.

Gary Genetti is a glass blower whose work emphasizes natural imagery. He has had his own studio in Warwick since 1980. His work has been featured on the cover of Smithsonian Magazine. Learn more about him at www.genettiglass.com.

FOCUSED ON THE PAST

Founded in 1906, the Warwick Historical Society is one of oldest in New York State. The Society operates three completely furnished museum houses: the 1810 House, the 1760 Shingle House and the Ketchum House. There is also Baird’s Tavern, which was built in 1766 and features an 18th century tavern room where George Washington, John Adams and many of the other early Colonialists stopped in.



But perhaps the focal point of Warwick is the Old School Baptist Church, built in 1810. This beautiful old structure, with its wine-glass pulpit and barrel ceiling, sits like a jewel in Lewis Park on Main Street. It was purchased in the 1950s when, believe it or not, people were trying to tear it down and put up a parking lot. After being lovingly restored, the church is open for visits, weddings and once-a-year religious services.

It’s hard to believe that this small community offers so much of historic interest, including a 19th century doctor’s office complete with an old operating room, an Erie-Lackawanna caboose set on its original tracks, and the Sly Barn, an 18th century barn filled with old farm equipment and carriages. There are plenty of events as well, including the George Washington Day Picnic and a winter lecture series. In Warwick, you are face to face with history every day.

Michael Bertolini is curator and a board member for the Warwick Historical Society. The society meets monthly and is always interested in new members. Learn more at www.warwickhistoricalsociety.org.



Warwick Grove is a new neighborhood in the beautiful Village of Warwick.





The front porch plays an integral role in the traditional neighborhood design of Warwick Grove, facilitating the kind of community interaction already enjoyed in many parts of the Village of Warwick.

WARWICK, ITHACA, OLD WESTBURY AND SARATOGA SPRINGS, N.Y. WHAT DO THESE TOWNS HAVE IN COMMON?

WHAT SETS THEM APART FROM THE OTHER SMALL TOWNS IN NEW YORK STATE?

These towns, with their thriving main streets, and others like them in New York, New Jersey and all across the Northeast were planned in a similar fashion. Their downtown is thriving. The narrow streets near the center of town are laid out in a grid-like pattern. The blocks are short, with lots of cross streets and intersections providing multiple routes of travel. Prominent civic sites were reserved early on for important buildings, such as the town hall, places of worship, and educational institutions.

Parks are interspersed throughout. A town green with a meetinghouse is a typical focal point. The town center offers a variety of shops and restaurants, along with offices and apartments, often located above the Main Street retail. As one travels away from the heart of the town, a variety of different housing types are available to residents, many on small, intimate lots set close to the road.

As the years pass, these cities and towns improve in function and aesthet-

ics. Care is taken to preserve many of the civic and residential buildings. Main Street bustles with activity. Parks are enhanced with artwork and landscaping. Historic architecture frames the town greens. People enjoy walking through their town, socializing with their neighbors. They appreciate the sense of place and connection.

The planning techniques used to build these cherished towns fell into disfavor after World War II, as planners and municipal officials, reacting to the pervasiveness of the automobile, encouraged the development of single-use pods — building clusters comprised solely of one land use, such as single-family homes, office parks or shopping centers.

The mixing of uses and building types was not only discouraged during these post-war years, it was made illegal when municipalities across the country adopted zoning ordinances that mandated segregation of uses. As a result, people had to travel far from their suburban homes to get to their office park or shopping center. This trend continues, with McMansions consuming the countryside and roadways cutting broader, wider and deeper slices through the landscape. The result is suburban sprawl, which has had the effect of isolating Americans as we have become ever more dependent upon the automobile.

Rediscovering What Works

About 20 years ago, two young archi-

tect/planners, fresh out of Princeton and Yale, toured the country to try to find a better way to live. These architects, Andrés Duany and Elizabeth Plater-Zyberk, made discoveries that would have a profound effect on how some planners approach the design of new towns and neighborhoods. Duany and Plater-Zyberk used the successful towns from the past as models to plan for a better future. Their research evolved into a plan for a town that became one of the most celebrated in the country: Seaside. Located in the Florida panhandle, Seaside was the first new town based on the principles of Traditional Neighborhood Design (TND).

Seaside was a success from many standpoints. It proved that mixed-use, walkable towns can still be built and that people want to purchase homes in them. In fact, home prices in Seaside have soared as demand far exceeds supply. Many more traditional neighborhoods have followed Seaside, including Kentlands, Md., Celebration, Fla., and I'On, S.C. All of them use the planning principles embodied in traditional old towns like Saratoga Springs, Old Westbury and, of course, Warwick.

Making the Right Connections

Warwick Grove emphasizes connections — to the Village of Warwick, to the conservation areas surrounding the neighborhood, to nearby Memorial Park,



Warwick Grove is located in the Hudson Valley, a picturesque region that has made history, inspired artists and lured people to its hills and valleys for centuries. Pictured above, a view from Warwick Grove's Overlook Park showing the beautiful valley and Hickory Hill, an Orange County golf course.

and to the neighbors who share this fresh and wonderful new community.

Inspired by the principles of traditional neighborhood design, Warwick Grove is a cohesive community in which recreational activities, services and community functions are just a short walk from home. The master plan emphasizes a street grid pattern as opposed to cul-de-sacs, tree-lined streets with sidewalks, many small parks, and clusters of houses near attractive public spaces.

Tall, straight white oak trees signal the entrance to Warwick Grove. A broad lawn in front of the neighborhood center provides an inviting entrance and overlooks Memorial Park, a place for Little League games, family picnics, cookouts and quiet morning walks.

Residents can pop into the neighborhood center for a workout in the fitness center, a swim in the outdoor pool, or a few quiet hours reading in the library in front of the fireplace. Meeting rooms provide space for card games, club meetings, classes or informal

get-togethers. The gathering room is ideal for dinners, parties, maybe even an intimate wedding.

From here, interconnected streets and lanes radiate outward, throughout the neighborhood. These narrow roadways slow traffic and give priority to pedestrians. Many garages are accessed from lanes and courts located behind the homes, thereby creating streetscapes unmarred by driveways and garage doors.

Townhomes and condominiums are carefully designed to require minimal care and single-family homes are manageable. All are built with the best-quality and easy-to-maintain materials. Inviting outdoor rooms can be beautifully landscaped for private space and entertaining. Residences with front porches provide places to read, chat with neighbors, or languish on a moonlit evening.

The neighborhood is bordered by a broad conservation area, home to many species of birds and amphibians, as well as a range of vines, flowers and shrubs. Hiking along the network of trails threaded through this area,



The public realm evolves when streets, architecture and landscape are thoughtfully combined to create a comfortable environment for pedestrians.

visitors might catch a glimpse of a chestnut-sided warbler, a four-toed salamander, or a mink.

The main street of Warwick is just a short distance away, along the paths that lead through Memorial Park. In the village,

Warwick Grove's residents can shop, look at antiques, sample the many restaurants and cafes, visit the historic buildings and house museums, or simply stroll the vibrant Main Street and say hello to friends, neighbors and

shopkeepers.

Warwick Grove is an ideal place to make connections — to the beautiful countryside, to the warm and welcoming village, and to new neighbors who will soon become old friends.



Warwick Grove
A RETURN TO VILLAGE LIFE

Total land area:
130 acres

Residences:
215 altogether, including 154 detached single-family homes, 30 condominiums and 31 townhomes — four of which are live/work units.

Amenities:
Neighborhood center with swimming pool, fitness center, meeting rooms, gathering hall, library and kitchen. Neighborhood greens and parks, community garden, post office and surrounding conservation areas.

Developer:
Warwick Grove Company, LLC, an affiliation of LeylandAlliance LLC and Tarragon Corporation.

Master Plan Architects:
Duany Plater-Zyberk & Company, Washington, D.C.

PRESERVING WARWICK'S NATURAL ENVIRONMENT

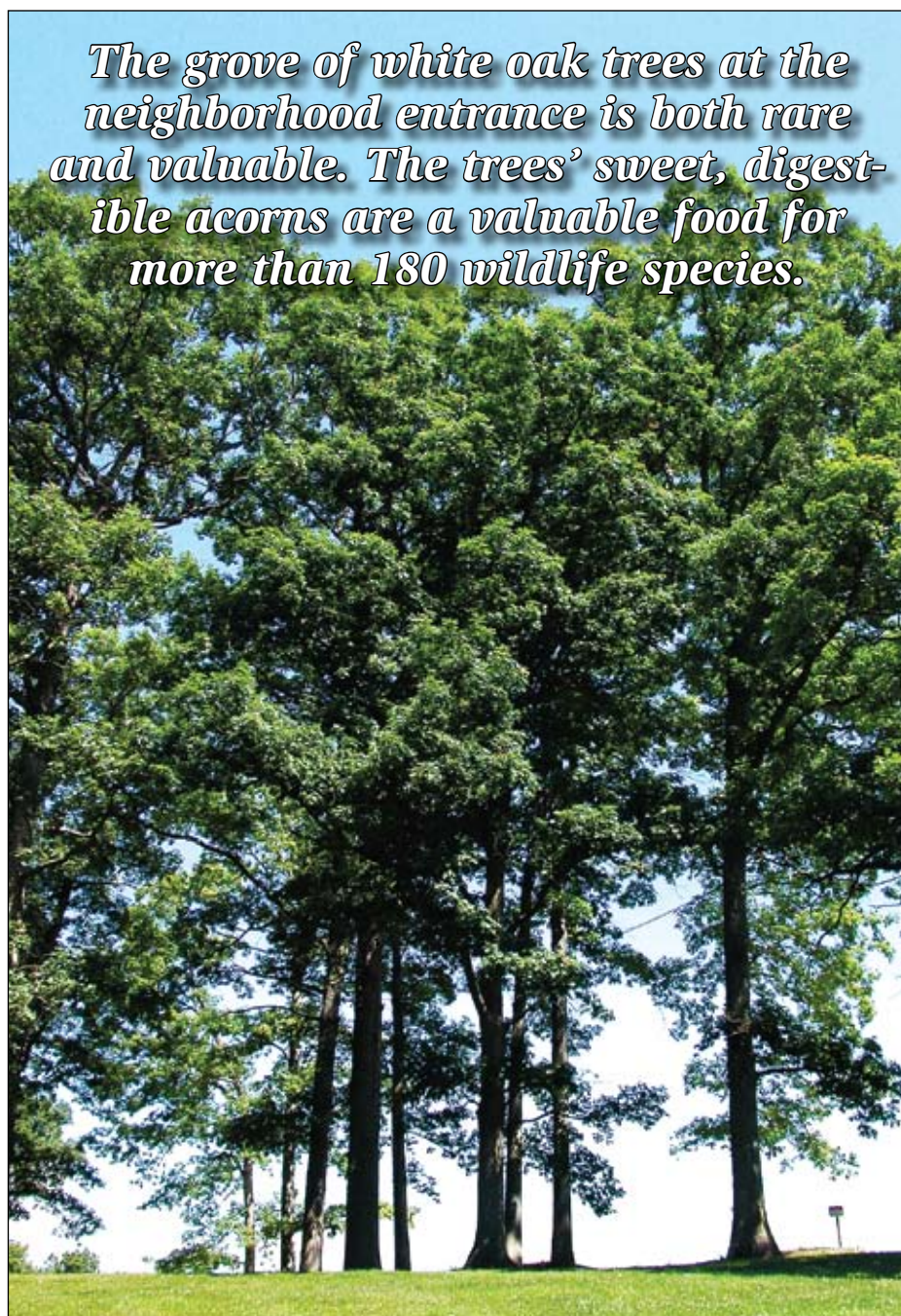
By Michael Klemens, Ph.D.

If you are still and quiet for long enough, the animals that inhabit Warwick will show themselves. You might see the beautiful blue and aptly named Cerulean Warbler or any of the other dozen or so warblers who fly through the area. If you get on your hands and knees and are really patient, you'll be rewarded by the appearance of a Wood Turtle or maybe a Blue-Spotted Salamander. And if you lie on your back and look skyward, you might catch a glimpse of a Sharp-Shinned or Cooper's Hawk wheeling overhead, searching for prey.

If you walk through the pristine conservation areas at the edge of Warwick Grove, you'll be rewarded with expanses of spring flowers, including white nodding trillium and yellow marsh marigolds. You'll see Virginia creeper and grape fern. Some of the shrubs present include witch hazel, partridgeberry, staghorn sumac, and tall bush blueberry.

Towering above them all, and the most stunning natural feature in Warwick Grove, is the lovingly preserved stand of white oak trees at the entrance. These trees, which can live for centuries, grow to a height of 80 feet. These majestic, wide-spreading trees provide sweet, digestible acorns that are preferred by many wildlife species. What makes this stand even more valuable is the fact that it is still in existence; the tree's wood is so beautiful that it is often used in the construction of boats and hardwood floors. Warwick Grove is part of a distinctive area known as the Bellvale Valley. Once the basin of a great shallow lake, the valley boasts exceptionally rich limestone underlain soil and a rich diversity of wild-life and plant life.

The Warwick Grove Company, an affiliate of LeylandAlliance LLC and Tarragon Corporation, approached the development of its community in this area with patience and attention to detail. Together, we devised



A magnificent stand of 100-year-old White Oak trees graces the entrance to Warwick Grove.

a plan that preserves vital passageways through the community for the federally threatened Bog Turtle (see "Make Way for Turtles"). We've identified the various

species that thrive in the area, and we've preserved a large area of vital ecologically sensitive wetlands. Management of this land will include keeping out invasive,



The diminutive Bog Turtle is protected by the "Leyland Bridge," a new structure designed by LeylandAlliance and Dr. Michael Klemens.

passage, thanks to a unique bridge/tunnel designed by LeylandAlliance that conducts them beneath the community's roadways. Most impressive, this "Leyland Bridge" has become the new standard design requested

MAKE WAY FOR TURTLES

Consider the Bog Turtle. At a full-grown length of four inches, it is the United States' smallest turtle, but this handsome little creature is distinguished by the bright orange patch on each side of its head and its dark brown shell.

Feasting on beetles, insect larvae, snails, and seeds, Bog Turtles make their homes in swamps, marshy meadows—anything with a soft, muddy bottom. They travel from one wetland patch to another as the seasons or their needs change. And therein lies the problem. Bog Turtles need room to range and their habitat is often crisscrossed with such dangers as horses, mown yards, and, worst of all, roads.

The Bog Turtles lucky enough to live near Warwick Grove are guaranteed safe

The grove of white oak trees at the neighborhood entrance is both rare and valuable. The trees' sweet, digestible acorns are a valuable food for more than 180 wildlife species.

exotic plants, mowing certain areas once a year to keep woody shrubs down and meadows open, and educating homeowners.

This enlightened approach to development looks at the community as part of the environment. Concentrating the buildings and dwellings in one area is ecologically efficient; it leaves open space—meaningful open space—around the perimeter. This open space keeps the valley, and the species that roam within it, biologically interconnected. Ecosystems don't rearrange themselves around development. Rather good design uses nature as a centerpiece. It's a simple concept and one whose time has come.



Dr. Klemens works with municipalities and innovative developers to plan communities in accordance with large scale ecological patterns. He is the founder and director of the Wildlife Conservation Society's Metropolitan Conservation Alliance, a land-use planner, and a biologist with the Wildlife Conservation Society in the Bronx, N.Y.

by the New York State Department of Environmental Conservation for developments in similar sensitive areas.

How did LeylandAlliance come up with the idea for this bridge? The team asked many questions about the travel patterns and habits of the turtles, consulted wildlife experts and the culvert manufacturer, and developed a creative engineering solution to accommodate the turtle and the future residents of Warwick Grove. Typically, developers install inexpensive culverts beneath roads over wet areas, often filling sections of wetland and disturbing wildlife movement patterns that have existed for centuries. However, to accommodate the wide-ranging reptile, who has the dubious honor of a spot on the federal list of threatened species, the developer has committed additional funds at Warwick Grove to install two of the specially designed bridges.

The first bridge is 63 feet long with a

20-foot span. The second, 30 feet in length and also with a 20-foot span, is adjacent to the larger bridge. Both have walls that fan out from either side of the opening that the turtles will bump into, guiding them in the right direction.

Since the turtles don't want to enter a dark tunnel, a series of street grates serve as "skylights" and are installed across the top of each bridge to light the way. These skylights are supported by steel grids, permitting cars to safely cross the span.

What is perhaps most remarkable about these bridges is they are state of the art and expensive, yet they were mandated by the community's developer.

Instead of doing the bare minimum for the environment, LeylandAlliance, with its partner at Warwick Grove, Tarragon Corporation, made the effort to do things right. In doing so, a standard for responsible ecologically sound development has been set.

THE SIGNIFICANCE OF CIVIC SPACE



The Warwick Grove Post Office.

In days gone by, the role that civic buildings played in community life was of utmost importance to planners, architects and town fathers. They knew that these buildings and the surrounding spaces between the buildings – the public realm – had a major impact on community life. It was here where the important activities of daily life occurred – business transactions, ceremonies, celebrations, religious traditions and simple casual encounters with friends, associates or neighbors. These important structures were typically the most architecturally significant buildings within a town center, and were situated in the areas most visible and accessible to the community – often on the best parcels of land so that all could enjoy. The rhythm of community life was enriched by these wonderful public places.

In Warwick, we are fortunate to have several examples of great civic buildings, including the Village Hall and the Old Baptist Schoolhouse. These buildings are beloved landmarks and are vital contributors to an inviting public realm within the village of Warwick.

At Warwick Grove, we have returned to traditional architectural principles to inspire our own civic structures. From the stately Greek Revival Post Office to our welcoming Neighborhood Center, these buildings provide a civic anchor and meeting place for life within our neighborhood.

The Warwick Grove Post Office

The Warwick Grove Post Office is a classic Greek Revival building. Dubbed America’s “National style,” Greek Revival architecture peaked in the decades between 1830 and 1850. It is inspired by neoclassical forms suggestive of Greek temples, with prominent Doric columns and pediments. In the village, the Warwick Village Hall located on Main Street is the historical precedent for the design of our post office.

Our own Warwick Grove Post Office features the classic Greek Revival exterior architecture and inside, boasts traditional details such as high, coffered ceilings with deep crown moulding, substantial light-filled windows with wide wood casings and heavily trimmed doors. A bulletin board is accessible for notices, special events or neighborhood messages. A sorting table and convenient postal supplies make it easy to prepare your mailings.

Best of all, the seeds of community are sown as our residents come to collect their mail and bump into friends and neighbors, exchange greetings and news of the day, and begin to build a history together. Thus, a sense of community is fostered.

The Neighborhood Center

With a deep porch looking over the neighborhood green to Memorial Park beyond, Warwick Grove’s Neigh-

borhood Center offers a warm welcome to residents and visitors alike. It is the center of neighborhood life.

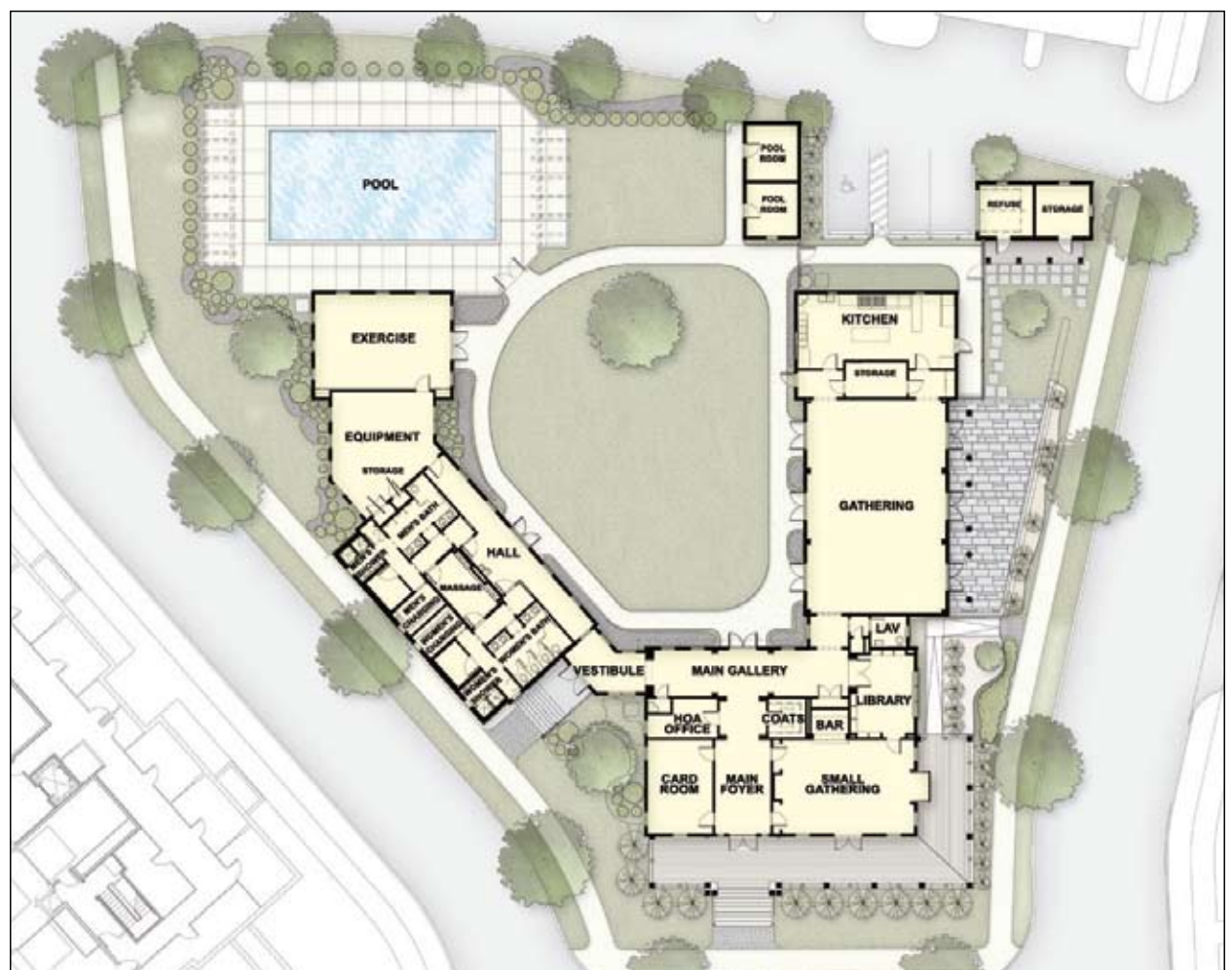
Physically, the Neighborhood Center joins with its nearby single family houses, townhouses, condominiums, and the diminutive Greek Revival post office to define and anchor the neighborhood green. Its design speaks of both the “high architecture” of the area and the simple farm structures that animate the countryside. The main structure, with its steep gable, mix of cedar shingle and clapboard, and broad, welcoming porch, recalls the best local examples of Queen Anne and of nearby Tuxedo Park. With its warmly furnished sitting room and library, small meeting rooms, and gracious entry “gallery” it is perfect for intimate gatherings. A card game, a Superbowl party, or a book club will all find a perfect setting in the

main house.

Expressed by separate buildings, yet attached by glassy galleries, are the Gathering Hall and the Fitness Center. Stylistically, these structures take their cue from the wealth of beautiful farm buildings in the area. They are handsome in their simplicity and proportion. Inside, the Fitness Center offers a well appointed exercise room, a separate, high-ceilinged hall for yoga, aerobics or dance, and a comfortable locker area complete with shower facilities and a massage room. To the south, the Gathering Room can accommodate close to 100 people for weddings, performances, and other large events. Large French doors open on both sides to a garden terrace on the south and a grassy lawn and swimming pool on the north.



The Warwick Grove Neighborhood Center features a large gathering hall, catering kitchen, fitness center, library, and outdoor swimming pool, among other amenities. The floor plan is pictured below.





The living and dining rooms in this model home are subtly delineated by varied ceiling heights and architectural features. The feeling is open and airy but also traditional. The home features a downstairs master suite.

Herbert Studios

Homes Designed with Attention and Care



By Donald Powers, AIA

The new homes of Warwick Grove somehow feel like old friends. No wonder; they are inspired by the best of Warwick itself, a village blessed with fine examples of traditional American architecture. Dutch Colonial, Georgian, Federal, Greek Revival, Queen Anne, Shingle Style — Warwick displays an impressive parade of architectural styles that come together to form beautiful streets of surprising harmony.

How could such a variety of fashions cooperate to make such a dignified and unified place? The answer is the common “language” in which all these styles express their individuality.

If you look closely at your favorite Warwick homes, you will start to see similar details, materials and proportions that appear regardless of the broader style of the home. A cornice at the edge of a roof eave, a porch column with an elegant base and capital, a curving bracket supporting a vertically proportioned bay — these elements appear again and again in Warwick and other older neighborhoods, often on houses of very different styles

and time periods. These details are the “words” of the classical language of architecture, a language used for centuries to express even seemingly opposite stylistic intents. This commonality of language gives traditional neighborhoods an exciting variety balanced by a pleasing harmony. The result is that most pre-war architecture — built during a time when the classical tradition was unquestioned — has an enduring appeal regardless of the particular fashion of its time.

The new homes for Warwick Grove speak this common “language.” And since it is a language we understand, even if at a subconscious level, the homes feel right and familiar. They continue the tradition of exciting variety tamed by a harmony borne of common details and proportion.

Perhaps the most distinctive features of traditional architecture in this area are the strong, simple roof forms and the preponderance of the front porch or elaborated entry portico. Both of these “patterns” of building express a civic and neighborly attitude. The simple volumes of traditional architecture arranged along a consistent setback from the street and the welcoming porch or proud portico speak of a deference to and respect for the neighborhood and the community as a whole. These elements contribute to the life and interest of the street and the sense of the overall neighborhood as much as they do to the enjoyment of the individual homeowner. In this respect the houses themselves are fitting neighbors in a community where

neighborliness is the goal.

The interior spaces of these homes are designed with the same amount of attention and care. Traditional house plans were built with discreet, box-like rooms, while modern floor plans have tended towards the completely open and undefined. The Warwick Grove homes combine the virtues of both approaches. Rooms are well-proportioned and clearly defined while offering a sense of openness, light and connectedness.

While the home plans offer different arrangements and sizes to suit varied tastes, there is a consistent design attitude. The plans offer a range of spaces — from comfortable dens, dramatic living rooms and dining areas, second-floor studies, and, especially, centrally located “outdoor rooms” or side yard court areas.

With careful attention to the different scale, character and mood of each space, the homes offer a variety of settings for the different moments of one’s day. The carefully connected living, dining and kitchen areas, for example, invite entertaining, while the separation of the master bedroom wing from the main living spaces assures privacy. By organizing the plan around elegant, centrally located courtyards, we were able to provide a bright backdrop to many of the first-floor rooms. In several of the plans, the living and dining rooms, kitchen, and master bedroom share the view into this outdoor room. In this way, the courtyards extend the life of the house outdoors.

All of the home designs for

Warwick Grove reflect the lifestyles and requirements of the active adult market. An option for one-story living, exterior materials that require minimal maintenance, easily tended outdoor spaces — all of these features are a careful response to the tastes and requirements of the active adult. The result is a home grounded firmly and happily on the best traditions while responsive to the needs of a contemporary lifestyle. Plans range from small to large, one-story to two-story, attached to

detached, and very open to more traditional floor plan designs. The variety of the homes reflects the range of personalities who will live here, the street’s pleasing harmony suggesting the sense of community we hope they will inspire.

Donald W. Powers has over 12 years of experience in all aspects of architectural practice. His completed work includes historic restoration of landmark buildings, single-family residences, institutional building, and urban and town planning.



The homes at Warwick Grove speak the same architectural language as the Village of Warwick. At the home shown here, the side porch is a private area perfect for surveying the beautiful garden and taking in the breezes.

Warwick Grove: Where Tradition Meets Innovation

Warwick Grove Company believes that great places for people can still be created. It means that we have to learn from the best of what history and new technology offer. And it means that we have to value our environment — particularly the way we understand and use our land and conserve our natural resources — to create a livable, sustainable community.

We assembled planners, architects, engineers and ecologists to define sustainable strategies for this site and to develop guidelines that dictate Warwick Grove's strategy towards the use of natural resources. These guidelines included input from environmental planner Dr. Michael Klemens and Steven Winter Associates and provide an adaptable framework of development standards that apply to every aspect of the project from

land use and stormwater management to green building practices.

Perhaps the most important step in creating a smart, sustainable community was to create a compact neighborhood on 30 acres at the edge of the large village park, known as Memorial Park. The remaining 100 acres will be conserved. Within the new buildings, the guidelines will provide complete standards for the use of green building practices, including water management, energy conservation, and indoor environmental quality and materials. Highly durable designs and materials on the traditional housing facades and use of the best available technology are resulting in lowering energy consumption to a level that even exceeds Energy Star guidelines.



By Steven Winters



Advanced Technologies

It is the goal of the U.S. Department of Housing and Urban Development's Partnership for Advancing Technology in Housing (PATH) to accelerate the development and use of technologies that radically improve the quality, durability, energy efficiency, environmental performance, and affordability of America's housing market. Warwick Grove features several of these technologies, carefully planned and implemented to yield performance and cost benefits to both the builder and the homeowner. Highlighted in this case study are the PATH technologies used in this project.

PATH technical advisors consulted with LeylandAlliance, the project architect, and key construction partners on code issues, costs, and benefits of using advanced technologies. One strategy was the use of unvented insulated crawlspaces to enclose mechanical equipment in semi-conditioned space and to replace floor insulation. To implement the new technology, PATH consultants first demonstrated the associated benefits through modeling and real-life examples. They then analyzed the builder's standard practice, trained crews on the new technique, resolved code issues, and examined costs. Through the process, the project team was able to apply a number of PATH technologies to homes throughout the community.

Tight Building Envelope

All of the homes in Warwick Grove meet ENERGY STAR Home standards. Homeowners will benefit from long-term energy savings offered by a tight building envelope. Home performance tests were conducted to verify that the design goals for efficiency were met.

Energy Modeling: Modeling performed by PATH engineers was used to optimize the building envelope and insulation. Modeling helped to identify which energy saving technologies would have the greatest impact at Warwick Grove.

Building Insulation: Performance of the building envelope was improved through use of R-38 roof insulation and R-19 wall insulation.

Conditioned Unvented Crawlspace: Leyland's standard practice for homes built over crawlspaces is to insulate

the floor and leave the crawlspace uninsulated. PATH consultants recommended insulating the crawlspace with foil-faced polyisocyanurate insulation called Thermax, or other foam board products as code allows, on the crawl walls to keep mechanical equipment located there within semi-conditioned space. Mechanical equipment located within conditioned space performs much more efficiently, resulting in energy savings for the homeowner.

Air Sealing: Applying urethane foam around windows, doors, and other breaks in framing helps prevent air infiltration and loss of conditioned air.

Low-e Insulated Windows: High performance glazing provides daylight without sacrificing energy efficiency. Thermal modeling showed that the use of low-e windows allow the builder to downsize cooling equipment for the homes, offsetting the total cost of the low-e coating.

Efficient Mechanical Equipment

Consulting engineers designed the HVAC system and made recommendations regarding equipment and sizing to achieve maximum efficiency for project conditions. Home performance tests were conducted to verify that the design goals for efficiency were met.

Manual J Sizing: Engineers calculated room-by-room loads and air flow requirements for the first model home, providing comments on duct layout and zoning. Heating and cooling equipment was carefully sized using ACCA Manual J guidelines to maximize efficiency.

Efficient Furnace: A Carrier direct-vent condensing furnace. Annual fuel utilization efficiency (AFUE) of the furnace is an impressive 90+ percent.

Air Conditioner with Puron: A high SEER air conditioner uses Puron, an environmentally preferable refrigerant. SEER 12 and above air conditioners frequently qualify for energy rebates.

Programmable Thermostat: When used properly, programmable thermostats save heating and cooling energy when the house is unoccupied.

Tankless Water Heater: Technical advisors recommended Rinnai tankless gas water heaters. A tankless gas unit heats water on-demand, eliminating standby losses and conserving a third of the gas used by conventional tank heaters.

Durable Design and Materials

Attention to detail during specification and construction can reduce future maintenance and repair needs. Durable materials used at Warwick Grove are designed to reduce solid waste, save money, and distribute the environmental impacts of product manufacturing over a longer time

period.

Water Protection Details: Properly detailed wall sections, quality flashing, drip edges, and generous overhangs can prevent water intrusion at the windows, roofs, walls, doors, porches, and overhangs.

Ceramic Floor Tile: Ceramic lasts far longer than the vinyl flooring that it often replaces. Ceramic is inherently low toxic, low maintenance, and waterproof.

Fiber-Cement Siding: Hardiplank lap siding has the look of wood and the easy maintenance of vinyl. The fiber-cement product has superior resistance to rotting, cracking, rain, or hail damage, and fire (backed by a 50-year warranty).

PEX Plumbing: Cross linked polyethylene (PEX) tubing used for piping is more resistant to chemical damage than copper. The flexible material requires fewer of the joints where leaks often start.

Superior Indoor Air Quality

Most pollutants come from sources inside the home, including building materials. Warwick Grove homes use less toxic materials and finishes, including ceramic tile in place of vinyl. A central vacuum system* removes household dirt without adding contaminants to the indoor air. Air sealing techniques restrict air infiltration and limit the introduction of outside pollutants to the home environment. Ultra quiet, ultra efficient bath fans exhaust humid air to protect indoor air quality.

Conclusion

Designed for residents age 55 and older, Warwick Grove features 215 units on a 130-acre wooded site in Warwick, New York, within an hour's drive of New York City. This active adult community emphasizes a compact layout, pedestrian-friendly neighborhoods, shared open space, nearby shops and services, and a variety of architectural styles. The developer, LeylandAlliance, wanted to add energy efficiency and sustainable building practices to its expertise with Traditional Neighborhood Developments. PATH support to this highly visible project includes energy efficiency, specification, and implementation training and media outreach. Technical advisors worked with Leyland Alliance to analyze their standard practices and identify areas for PATH innovations. Conditioned and unvented crawlspace, high efficiency mechanical equipment within conditioned space, tankless water heaters, and durable design and materials complement the site design by creating healthy, comfortable, and high-performance homes.

*Upgraded Enhancement

WARWICK GROVE ALLIANCES

Strong Alliances, Successful Neighborhoods

Warwick Grove Company recognizes that alliances make our communities strong. Our consultants and partners share and support the vision to build extraordinary new neighborhoods and to set new standards for environmental responsibility.

MASTER PLANNING: Duany Plater Zyberk & Company (DPZ), Washington, D.C. www.DPZ.cm



Mike Watkins

Andrés Duany is an architect and town planner whose work focuses on the creation of community. He and his wife, Elizabeth Plater-Zyberk, founded their practice in 1980. Their firm employs about 40 people and has offices in Miami, Charlotte, N.C., and

Washington, D.C.

Their work began with the design of Seaside, selected by *Time* magazine in 1989 as one of the ten "Best of the Decade" achievements in the field of design. Seaside's design began an ongoing debate on the alternatives to suburban sprawl.

Since then, DPZ has completed more than 250 new and existing community plans in the United States and overseas. These projects have received numerous awards and widespread publication. They have also exerted a major influence on the practice and direction of neighborhood planning.

Both partners teach traditional town planning at the University of Miami, where Plater-Zyberk is dean of the School of Architecture. They are founding members of the Congress for the New Urbanism.

Michael Watkins, project manager for Warwick Grove, is the director of town planning in the Washington, D.C., office of DPZ. He has more than 20 years of experience in architecture and town planning and served as town architect for Kentlands, a 350-acre traditional neighborhood near Washington. He has served as a project manager, town architect, and design team member for more than 70 new traditional towns and neighborhoods throughout the United States and abroad. He is a member of the Congress for the New Urbanism, the American Institute of Architects, and the American Institute of Certified Planners.

ARCHITECTURAL DESIGN: Donald Powers Architects (DPA) Providence, R.I. www.donaldpowersarchitects.com

Donald Powers Architects, founded in 2000, uses its architectural and urban design skills to make a civic contribution to existing and new communities. DPA's completed work includes historic restoration of landmark buildings, single-family residences, institutional buildings, and urban and town planning.

Donald Powers is a graduate of the



Donald Powers

University of Virginia and Harvard Graduate School of Design.

At Warwick Grove, DPA is the design architect for the Neighborhood Center, the "Traditional Series" of single-family homes and the live-work units.

John Reagan Architects Columbus, Ohio www.johnreaganarchitects.com

John Reagan Architects was formed in 1986 to focus on town planning and residential design. Since that time, the scope of work has expanded to include civic, recreational and commercial projects within planned communities and existing urban neighborhoods.

A graduate of Columbia University's School of Architecture, John Reagan practiced in New York and Princeton, N.J., before becoming an assistant professor of architecture at Ohio State University. While teaching, he focused on studies of American urbanism and the history of town planning. His work at Warwick Grove includes the beautiful condominium buildings and town homes.

Harry N. Pharr Architect & Planner Warwick, N.Y. www.hparchitect.com



Harry Pharr

Harry N. Pharr/Architect & Planner, LLC of Warwick is the designer of the "Cottage Series" homes at Warwick Grove. Harry N. Pharr received his formal training in fine art as a painter and a sculptor at the University of Texas in Austin. He has 30 years of experience in the fields of construction and architecture, seven of which were spent in the construction trades as a carpenter and furniture maker. Harry has headed his own architectural firm since 1985 during which time the firm has designed a broad range of residential, commercial and institutional projects throughout the lower Hudson Valley. The firm is known for its passionate commitment to design and professionalism and to the role of architecture in strengthening the sense of community.

DeGraw & DeHaan Architects Middletown, N.Y. 845.343.8510

Partners Jeff DeGraw and Chris DeHaan, natives of New York's Hudson Valley, formed DeGraw & DeHaan Architects in 1987. They focus on buildings that are respectful of and blend with the commu-



John Reagan

nity in which they are working. These structures have a sense of timelessness; the houses they design seem as if they have always been there. The firm's work has received many regional awards and was recently featured in *Colonial Homes* magazine. Jeff Degraw, who designed the Post Office at Warwick Grove received his training in classical architecture at Notre Dame.



Jeff DeGraw

TECHNOLOGY:

Steven Winter Associates Norwalk, Ct. www.swinter.com



Steven Winter

responsible design/construction. The firm is comprised of architects, engineers, and building scientists, many of whom are at the forefront of sustainable design and their field of expertise. SWA personnel are actively involved in organizations ranging from the U.S. Green Building Council (Steven Winter is the former chair, Adrian Tuluca is active on the LEED energy committee), to ASHRAE, the AIA, and ASTM.

SWA's multi-disciplinary skills allow the firm to approach sustainable design from a whole building perspective. The ability to evaluate multiple aspects of a building and to consider the inter-relationships between various building components allows SWA to be highly effective in supporting the design team.

ENVIRONMENTAL RESEARCH AND DESIGN: Michael Klemens, Ph.D. Rye, N.Y. wcs.org/sw-around_the_globe/northamerica/mca

As founder and director of The Wildlife Conservation Society's Metropolitan Conservation Alliance and a biologist with the Wildlife Conservation Society in the Bronx, N.Y., Michael Klemens develops innovative local environmental strategies that tackle ecosystem loss and urban sprawl. It is his belief that preserved habitat for wildlife is also beneficial to people. Clustered communities that re-create the ideals of small village living can connect to the open spaces that surround them to give wildlife a better chance to survive.

As a private consultant, Klemens works to combat sprawl — jammed highways leading to more and more isolated cul-de-sacs.

In place of these, he suggests communities thoughtfully situated according to large scale ecological plans. These allow species migration, preservation of significant flora, and natural flows of waterways to coexist with roads, houses and comfortable habitation by people. He works with developers to help them understand these large-scale patterns and collaborates on the creation of appropriate solutions.



Michael Klemens

DESIGNERS: Patricia Stadel Interior Design East Petersburg, Pa. 717.560.5050



Patricia Stadel

Patricia Stadel is responsible for the interior design and furnishings for the Warwick Grove Showcase, neighborhood center and model homes. With more than 30 years of experience in designing interiors for residential builders and light commercial sectors, Patricia Stadel Interior Design has had projects published in *Builder*, *Residential Architect*, *Architectural Digest* and *Metropolitan Home* magazines. The firm has won awards from the National Association of Home Builders.

The Red Shutters Warwick, N.Y. www.theredshutters.com

This third-generation design firm focuses on helping its clients understand interiors as they relate to history. As colorists and architectural consultants, The Red Shutters helped set the exterior color palette for Warwick Grove by matching the hues on historic homes and buildings in the Village of Warwick. The firm is a member of the Appraisers Association of America, the Orange County Citizen Foundation and the Warwick Historical Society.



Marina Alario



Michael Bertolini

THE NEIGHBORHOOD FOUNDERS

Warwick Grove Company, LLC, is an affiliate of LeylandAlliance LLC and Tarragon Corporation.



LeylandAlliance LLC

LeylandAlliance LLC, based in Tuxedo, N.Y., is a developer of new residential communities based on the principles of traditional neighborhood design. Communities built upon these principles represent the most innovative and exciting design trend in residential real estate, and LeylandAlliance is at the forefront of this movement.



www.tarragoncorp.com

Tarragon Corporation

Tarragon Corporation, based in New York City (NASDAQ: TARR), is a 30-year old publicly traded homebuilder specializing in the development of residential communities and commercial properties in Florida, Texas, Connecticut and New York.

With a portfolio of more than 15,000 apartments and 1,500 homes, Tarragon's philosophy is to create and realize value for its stockholders and residents alike by developing innovative, high-quality properties.

PRODUCT ALLIANCES

Best Plumbing, Tile & Stone
Blooming Grove Stairs
Bruce® hardwood floors
Carrier®
Daltile™
GE®

Georgia-Pacific Engineered Lumber® (Distributed exclusively by BlueLinx)
Harvey® Home Entertainment
HB&G
James Hardie®
JB Fireplaces
Kohler®
Mariotti Building Products
Merillat® (Distributed for over 30 years by L.I.S. Custom Designs, Inc.)
Orange County Sheet Metal
Petro Plumbing and Heating
Shaw™
Tri-State Roofing & Siding Corp.
Weather Seal Contracting
Wells Fargo Home Mortgage
Windsor Windows & Doors

Warwick Grove Earns National Recognition

Warwick Grove was a multiple 2006 Award Winner for home design in both "The Nationals" New Home Sales & Marketing Awards and the NAHB Best of Seniors Housing Design Awards. In addition, Warwick Grove has been featured in numerous books and magazines, including *Fine Home Building*; Taunton Press' latest book, "The Face of Home," by Jeremiah Eck; *Women's Day* Special Publications; *Where to Retire*; and *Professional Builder*.

Some of the building industry's most prestigious awards have been earned by Warwick Grove since work on the neighborhood started in 2004.

- The Grand Award in *BUILDER* magazine's 2003 "Builder's Choice Design and Planning" competition in the category of single-family production home: 2,000 - 3,000 square feet.
- The Platinum Award in *Professional Builder* magazine's 2004 "Best in American Living" competition for the Best Single-Family Detached Home: 1,801-2,400 square feet.
- The Platinum Achievement Award in the NAHB Se-



niors Housing Council 2004 "Best of Seniors Housing Design" competition in the category of Active Adult Home Design: over 2,100 square feet.

- The Gold Achievement Award in the NAHB Seniors Housing Council 2004 "Best of Seniors Housing Design" competition in the category of Active Adult Housing Model Home Merchandizing: over 2,100 square feet.
- The Merit Award in *Residential Architect* magazine's

2004 Design Awards in the category of Single-Family Production Housing: detached.

- The Gold Achievement Award in the NAHB Seniors Housing Council 2004 "Best of Seniors Housing Design" competition in the category of Active Adult Community "On the Boards."
- The Regional and Silver Awards in the National Sales & Marketing Council's 2006 "Nationals" competition in the category of Best Single-Family Detached Home \$400,000 - \$650,000.
- The Silver and Innovation Awards in the NAHB Seniors Housing Council 2006 "Best of Seniors Housing Design" competition in the category of Active Adult Home Design: 1,701 - 2,400 square feet.
- The Regional and Gold Awards in the National Association of Home Builders and *Professional Builder* magazine's 2006 "Best in American Living Awards" competition for the Best Single-Family Detached Home: 1,801 - 2,400 square feet.

These annual awards are considered among the most prestigious in the home building industry and are awarded based on architectural design, layout, choice of building materials, and suitability to the site and local community. The judges are selected from prominent architectural firms and leaders in the building industry.

A NEIGHBORHOOD YOU'LL CALL HOME

Continued from page 1

adult residents, while encouraging a healthy lifestyle and strong relationships among neighbors.

Officially, a walking tour of Warwick Grove should start by following the softly curving McFarland Road. Along the way, you'll see the site, donated by the Warwick Grove Company, for the Village of Warwick's new Albert Wisner Memorial Library. When completed, the new facility will be a wonderful asset to Warwick Grove

and much needed by the village. The Warwick Grove Company also donated 12 acres to Memorial Park.

The Neighborhood Center is immediately visible as you enter Warwick Grove, signaling its importance as the central civic structure. Designed by Donald Powers Architects of Providence, Rhode Island, its Shingle Style references the stately homes found in the Hudson Valley. The pool, set in a courtyard space, offers plenty of private and peaceful deck space for reading or lounging in the sun.

Inside, the center has two meeting rooms, a large gathering hall, and fully equipped fitness center. After exercising you can enjoy a good book in the library.

Like a community that has evolved over time, Warwick Grove includes a mix of residential types — condominiums, live-work units, townhomes, and a variety of single-family homes. All are a comfortable walk from the neighborhood center.

Front yards in all areas are relatively shallow so front porches are within talking distance of the sidewalk. This facilitates the kind of community interaction already enjoyed in many parts of the Village of Warwick.

Side and back yards are also modest, providing "outdoor rooms" on a scale that requires minimal maintenance but provides space for gardening, cookouts and other activities. Our conversations with active

adults indicate most don't want large yards to maintain. They also want homes that are easy to keep up, so the dwellings here are designed accordingly.

The community is edged on three sides by a conservation area. Though it seems quiet, a slow walk along the hiking trails in this area reveals plenty of wildlife and some rare plant life, including white Nodding Trillium and yellow Marsh Marigolds.

Once you've finished exploring, I think you will agree that Warwick Grove is not a typical subdivision or project, but rather a traditional neighborhood that feels as if it has always been a part of the Village of Warwick, New York.

RESIDENTS REMARK



Jacqueline and Michael Johndrow



Nancy and Stan Taylor



Simon and Yong Byun



Sherrie DeBergh



Pat and Linda McGinley

“Michael and I love new construction with a timeless appeal . . . Warwick Grove suits us perfectly!
 – Jacqueline Johndrow

“We are delighted with the neighborhood concept. Having come from a quiet country setting surrounded by wildlife, we were not sure about how we would feel living in close proximity to our neighbors. We absolutely love it! Our neighbors are becoming good friends and we are enjoying the social aspect of Warwick Grove.”
 – Ron and Donna Genovese

“I am so pleased with my house, the construction and all the basic finishing. It is better than I anticipated. I did not get involved in too many upgrades as I was happy with what the builder was offering. That was a pleasant discovery.”
 – Elaine Dwyre

“We loved our home and never imagined leaving it. We changed our minds the moment we saw Warwick Grove and experienced what living here would be like. From the stately postal center to the old stone walls, we love the unique charm that is Warwick Grove. The sense of neighborhood and community is beyond anything we could have hoped for.”
 – Frank Atkins

“We love living here at Warwick Grove. The architecture of our new neighborhood is breathtaking. Warwick Grove proves there are alternatives to the typical hi-ranches and two story colonials that dot the countryside. Here we are taken back to an earlier era in our nation’s history where front porches are an integral part of the landscape and where neighbors really do count.”
 – Stan and Nancy Taylor

“Besides loving our home, Warwick Grove has proven to be more than a neighborhood – the people here are like family.”
 – Pat and Linda McGinley

“We are very happy at Warwick Grove. People are nice and we love our home and new neighborhood. It’s great to be able to enjoy the beautiful Hudson Valley and be so close to New York.”
 – Simon and Yong Byun

“After leaving a home that was my dream house, I thought no other could make me feel the same. Was I in for a wonderful surprise! I love my new home, gardens and porch. People here are so friendly I feel like I’m surrounded by family. What more could I ask?”
 – Marge King-Porter

“All it took was one look and I knew I had found my new ‘neighborhood.’ The gracious models exuded a warmth and quality of construction that brought me back the very next day to purchase my home. I am so happy that I followed my instincts, as everything in Warwick Grove is just as I had envisioned it – cozy, warm, and wonderful!”
 – Barbara Rothschild

“My husband, Fred, and I decided it was time to seek a more enriching environment. We investigated several communities, but were unable to find exactly what we were looking for. Then we decided to consider Warwick. During the past few summers, Fred and I patronized the Warwick Farmers’ Market, listened to music at the community center and Warwick Valley Winery, discovered local artists, dined in local restaurants, shopped in the lovely village, and explored the pristine scenic country roads on our bikes. Fred and I realized that Warwick could be just the right place. After one visit, Fred and I realized that Warwick Grove was exactly what we were looking for, and in a matter of a few weeks, we purchased our townhome. It is a dream-come-true.”
 – Sherrie DeBergh



Marge King-Porter



Ron Genovese



Elaine Dwyre



Frank Atkins



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Published by:
 The Town Paper
 309 Main Street
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Kindly note that renderings are conceptual representations and are subject to change. The complete terms are in an offering plan available from the sponsor. File numbers H04-0008 and CD05-0205.

Wells Fargo Home Mortgage is the preferred lender for Warwick Grove.