



spring
2015



A pileated woodpecker at Highland Green

THE
SUSTAINABILITY
ISSUE

Lifestyle

News, Personalities and Perspectives from

HIGHLAND GREEN

A masterpiece of Maine living for those 55 or better

SEEN AROUND
HIGHLAND GREEN

Page 6

FEATURED CUSTOM
BUILT HOMES

Page 6

CONCEPT &
CARTOON MAPS

Page 7

INTRODUCING
ROCK MAPLE

Page 7

SAVE THE DATE!

Cathance River
Education Alliance
15th Anniversary
Celebration
Back Cover

At Highland Green, It's Only the Beginning

Conservation and community service support genuine Active Adult Living

Spring 2015 has sprung and Highland Green teems with activity. Following record years in 2013 and 2014 and despite an unusually snowy January, February and March, the first quarter of 2015 had more new friends execute agreements to move to Highland Green than any other first quarter since 2003.

169 current households continue to enjoy Maine's only comprehensive master-planned 55+ Active Adult Lifestyle community. Meanwhile, excitement builds as the construction of custom homes commences for folks from Maine, New Hampshire, Connecticut, New York, Pennsylvania, Indiana, Texas, and California on ten of eleven home sites in the new Basswood Neighborhood.

The archive of Lifestyle newsletters available on the Highland Green website tells a unique story of the many reasons why new friends from 28 states and counting have made Highland Green home. Local ownership, location, low-maintenance living, custom homes, dynamic activities, financial strength and stability, unparalleled sales success, and national awards are just some of the tangible subjects that are explored. Intangible concepts such as quality of life, value, wellness derived from active living, health through interaction with nature, and a unique sense of community are a few of the meaningfully depicted themes. Digging deeper, it can be said that *Sustainability* is an underlying motif of each installment of Lifestyle.

Sustainability is the ability to endure. It is of or relating to a lifestyle involving the use of sustainable methods. In development, sustainability refers to meeting the needs of the present without compromising the ability of future generations to meet their own needs. In ecology, sustainability is how biological systems remain diverse and productive.

At Highland Green, sustainability means an unprecedented preservation of ecology and nature and an ever increasing practice of discovering sustainable building methods and energy efficient options. It means an affinity among many of its residents for community service and connection with

Continued on Page 2

HIGHLAND GREEN

7 Evergreen Circle, Topsham, Maine
1-866-854-1200 / 207-725-4549
highlandgreenlifestyle.com



the Maine outdoors and environmentally responsible living. It means a pervasive spirit for education of future leaders.

One-third of Highland Green's vast 635-acre campus is forever preserved open space. The 230-acre Cathance River Nature Preserve features five miles of trails, a combination of forested and wetland areas, vernal pools and the dramatic Cathance River. At the center of Highland Green is the unique 30-acre Heath Sanctuary, a prime bird watching area. This open space allows residents to enjoy magnificent natural beauty just outside their backdoor within the security of New England's premier master planned community.

The Brunswick Topsham Land Trust (BTLT) was provided a conservation easement on the 230-acre Cathance River Nature Preserve as part of the initial development of Highland Green in 2000. Their mission is to "preserve, protect and steward the cherished landscapes and rich natural resources of our communities."

At Highland Green, BTLT primarily provides management of the extensive trail system and counts many Highland Green residents as members. They also provide volunteer trail maintenance and monitoring opportunities for those Highland Green residents so inclined. Many signed up for a BTLT volunteer monitoring workshop in April.



The Cathance River on the Preserve at Highland Green

The Cathance River Education Alliance (CREA) is a non-profit environmental and educational organization co-founded in 2000 by Highland Green Developer John Wasileski and Bowdoin College Professor John Rensenbrink. CREA operates the Cathance River Ecology Center on the Preserve at Highland Green, an independent learning center and nature museum. CREA's mission is to foster the wise use of the Preserve and, with the Ecology Center as a base, provide nature and science based

education for adults as well as local school children.

A high percentage of Highland Green residents are CREA members. CREA encourages their members and non-members alike to not only attend their programs, but to volunteer as docents for the Ecology Center and Preserve and to serve on boards and committees to educate and provide organizational support.

Highland Green resident Ed Lovely serves on the CREA Board of Directors and also on the Development Committee. "I volunteered to be active in CREA because of its mission to educate adults and children in the ecology and natural history of the wonderful preserve that surrounds us in Highland Green. Also, because it's so important to Highland Green residents as both a well thought-out network of hiking trails and a center for ecological awareness right on our doorstep," says Ed.

The synergistic relationship between Highland Green Management Company, Highland Green residents, the Brunswick-Topsham Land Trust, and the Cathance

Continued on Page 3

Cathance River Ecology Center at Highland Green

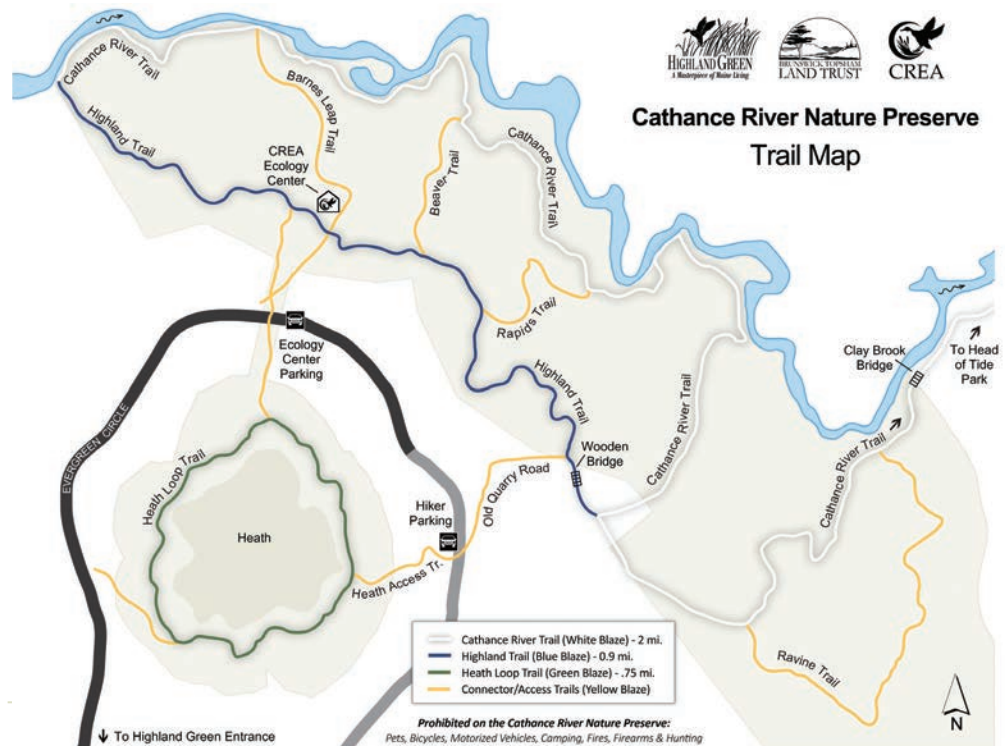


River Education Alliance provides endless opportunities. This alliance is in full display with the ongoing reconfiguration, maintenance, and enjoyment of the extensive trail system on the Preserve at Highland Green.

Last year the Brunswick-Topsham Land Trust reconfigured the existing trails and created new blaze markers in order to enhance continuity and make the trails even more user-friendly. Highland Green Marketing team member and graphic designer Brina Stairs produced a new map. In May, Ed Lovely and future Highland Green resident and BTLT member John Berry will walk the trails to develop new descriptions for the map. Also in May, BTLT Associate Director Caroline Elliot, Highland Green Director of Marketing and Sales Will Honan, resident and environmental Educator Lisa Durrell, and resident and longtime CREA volunteer Ann Nelson will survey the Heath Trail to assess maintenance items.

John and Jane Berry are looking forward to the start of construction of their carefully planned Highland Green home that will back onto the Heath Sanctuary. Their decision to relocate to Highland Green from just twelve miles away in Harpswell, Maine mirrors the lifestyle choices of many of their fellow future Basswood neighbors who are moving from as far as 3,200 miles and distances in between. The move is a culmination of their increasing parallel interests in volunteerism, conservation, nature, environmental responsibility, and energy efficiency. John grew up in Machiasport, Maine while Jane was raised in Lancaster, Pennsylvania. They met when both worked for AT&T and John attended a systems class taught by Jane, a computer programmer for the company. John's work slowly brought them from Manhattan to the Boston area, and eventually "home" to Maine.

John worked for AT&T's Operation Research Group, then for First National Bank of Boston in finance. In 1976 they moved to Scarborough, Maine. John worked for a public accounting and consulting firm, as Chief Financial Officer of Oakhurst



The newly configured and marked trails on the Preserve at Highland Green

Dairy and subsequently with two other well-known Maine companies, Stinson Seafood and Sebago Shoes. Finally, he moved to independent financial consulting, which he continues now on a limited basis.

While at home with their two sons, Jane became passionate about volunteerism, a passion that continues to this day. After the boys were in school full time, her computer skills led Jane to a job in systems at Sun Savings Bank and, through acquisitions, to TD Bank in branch management, mortgage lending, then back to mortgage systems work.

John and Jane are moving just a dozen miles. After 18 years in Harpswell, they find that home and yard maintenance gets in the way of things they would rather do with their time and energy. Highland Green's lower maintenance package and sense of community are a perfect fit. "We feel that it is ideal to move to the next stage while we are active. Moving to Highland Green allows us to make more connections with a community of similarly active residents," says Jane. "We look forward to making new friends while keeping old ones, and we will

be even more active as a result."

Highland Green's location will also give them easier access to Portland to take advantage of theater, museums, concerts and restaurants. Moving to Highland Green will also allow them to be right next door to the college town of Brunswick where they can take better advantage of all that Bowdoin College offers. Jane will find it more convenient to regularly volunteer at both Midcoast Hospital and Midcoast Hunger Prevention Program's Food Bank. John will have less travel to his various volunteer commitments with Maine Audubon and United Way of Midcoast Maine.

Highland Green's integration of nature and preservation also appeals to the Berrys' high interest in conservation and the outdoors. They are members of several land trusts. John is a Board member and former Treasurer of Maine Audubon. He is also an avid birder who has led bird hikes on the Preserve at Highland Green and recently delivered a talk on their experiences birding in Belize.

When deciding about Highland Green,

Continued on Page 4



it was important to John and Jane that they could custom build with efficiency and sustainability in mind.

“We feel that we have a responsibility to future generations to build in an environmentally friendly manner,” says John.

John says that there was never an “ah hah” moment that caused them to have a deep interest in and understanding of energy efficiency; it was a “gradual process.” When they lived in Scarborough, Maine in the 1970’s, energy prices were high and their house was electric. At the time they conserved as a cost savings measure. They tracked electrical usage, had wood and then pellet stoves, and added insulation. When the Berrys built in Harpswell in 1997 they used a passive solar orientation, radiant heat, and six-inch walls with extra insulation, which was not standard at the time. They later added solar hot water through Revision Energy.

At Highland Green, John and Jane’s attention to efficiency details and Highland Green’s affinity for sustainability combined with custom building was a great combination. “Highland Green’s willingness to break the mold and work with us was a contributing factor in our decision to be here and allowed us to make a significant up-front investment for energy savings down the road,” says John.

The Berry house will be the first at Highland Green with no natural gas furnace. They will rely on their solar electric panels to power heat, air conditioning and all other electrical needs with possible expansion for a future plug-in hybrid car. Roxul insulation, made from recycled material, air-to-air heat pumps, radiant floor electric heating in bathrooms, bamboo and cork flooring from sustainable



John and Jane Berry are interested in nature, conservation, environmental responsibility, and energy efficiency

materials, and a gas fireplace for back-up heating are other elements of their home. “Essentially, the gas cook top will be our only fossil fuel use,” says Jane.

John and Jane’s increasing interest in conservation was influenced by their son, Mark, who holds bachelor’s and master’s degrees from Dartmouth and University of Colorado in ecology and environmental fields. He is now the President and CEO of Schoodic Institute, a nonprofit organization “committed to guiding present and future generations to greater understanding and respect for nature by providing research and learning opportunities through its outstanding Acadia National Park setting and unique coastal Maine facilities.”

Marks’s best friend from Scarborough, now principal of a Topsham elementary school, is the son-in-law of current Highland Green residents Bob and Pat Allen. A poignant moment in the Berry’s process came when the Allen’s six year old grandson Finn said to the Berry’s seven year old grandson Asa: “You’re going love it when your grandparents live at Highland Green!”

Dave Mosley and Andy Masland from Bridgewater, New Hampshire have a new custom home underway in the Basswood neighborhood of Highland Green, two doors from the Berrys. “We knew that we wanted to live at Highland Green but didn’t know how to get here,” says Dave. “With Highland Green’s process, and its in-house staff and its vendors, we have never felt out there on our own. We can be excited without much of the angst that can come with home building.”

One of the first things that Dave and Andy asked was whether or not Highland Green had a solar vendor. A long term relationship between Highland Green and Revision Energy’s solar expert Fortunat Mueller told them a lot about the community. “We wished to minimize our impact on the environment and take one of many little steps to do our part,” says Andy. “Fortunat’s expertise is extensive and he along with the Highland Green staff made it easy to incorporate solar.” They will have a solar electric array with 42 modules producing 12.6 KW of energy.

Continued on Page 5



“We hope to provide 100% of our electrical needs with solar, including a plug-in hybrid vehicle that can remain totally electric within a 25 mile radius,” says Dave. “It makes all of the sense in the world as Andy travels so much and everything we would ever need including hospitals, restaurants, entertainment, and an airport are all well within that range.”

Dave and Andy met in Seattle, Washington where Andy worked for NEC, a technology company that facilitates relationships with Microsoft facilities around the world. Dave had worked in book selling in Tahoe, California for ten years and in publishing for Random House in Seattle for seven years. They eventually moved to a lake front home in New Hampshire from where Andy telecommuted and traveled (and still does) for work in Japan, Seattle and Houston up to 23 weeks a year.

Later on they decided to search for a community where they could live a lower maintenance lifestyle and be less isolated than they were in their more remote lakefront location. Since Dave was originally from Bethel, Maine and Andy attended Bowdoin College, they considered Midcoast, Maine and found Highland Green. “We love the fact that Highland Green has such an extensive infrastructure,” says Dave, referring to the roadways, piped-in natural gas, and other underground utilities including public water and sewer that were unavailable to them at their previous home.

Dave and Andy decided to build at Highland Green but sold their house in New Hampshire quicker than expected. Highland Green staff found them a place to live temporarily in the community while their neighborhood and house was prepared. Living at Highland Green has allowed Dave and Andy to get involved in the community, get to know the residents and staff, and for Dave



Dave Mosley and Andy Masland's custom home is under construction

to start connecting with his passion for volunteerism.

Says Dave: “We love the fact that Highland Green is a planned community with individual homes but is lower-maintenance similar to a condominium, has a strong neighborly feel, and has resident driven organized activities. Most importantly, the people living here are connected to the outside community as well, and the conservation land is accessible to the public. We would not have moved to Highland Green if it was a gated community.”

Lauren Grant is a senior at nearby Mt. Ararat High School and is the daughter of Highland Green Marketing Team member Amber Grant. Over her last semester of high school, Lauren has been required to work on a Capstone Community Service Project in order to graduate. Having studied Environmental Biology on the Cathance River Nature Preserve through science class, having been a camp counselor in the summer for the Cathance River Education Alliance, and having a mother who works here, Lauren knew she wanted to involve Highland Green.

She came up with the idea of developing a community garden. “I know everyone has beautiful plantings around their homes here, but thought a central community garden would be something that would work,” says Lauren. “I’ve learned that Highland Green is about nature, volunteerism and has a strong sense of community.”

Required to have one or more mentors for the project, Lauren picked Highland Green Director of Marketing and Sales Will Honan and resident Dave Mosley. Over a four month period they met regularly and Lauren put together a comprehensive plan. She marshalled landscape design services, materials and labor resources to ensure that the project could be completed and financed. Highland Green Management and vendors gladly volunteered.

On April 14th Lauren presented her project to over 50 very interested residents at the Highland Green Community Center. She succinctly laid out the location of and sustainable materials for three large raised garden

Continued on Page 7



Seen around Highland Green...



Highland Green Grounds Services Barn



Highland Green Grounds Services crew



Highland Green is proud solar partners with Revision Energy



Highland Green resident Nick Poulton voices the new video for our website



Highland Green's newly enhanced signature color palette by Sherwin Williams



Bailey loves his Highland Green hat!

Featured Custom Built Homes

There are a limited number of beautiful Highland Green homes for resale and immediate move-in.

3 GOLDFINCH DRIVE *Custom Design*

The right combination of form, function, an open layout, and flexible space in 1,860 square feet with designer finishes; easy access to the Cathance River Nature Preserve from a friendly neighborhood setting. Enjoy a bright sunroom, a private office, corner gas fireplace, custom granite counters, hickory floors, central air conditioning, and a two car garage. \$425,000



5 GOLDFINCH DRIVE *Light & Breezy*

This 1,485 square foot Highland Green home was designed with openness and brightness in mind. Extra windows and a custom cottage screened porch make this the spot to sit back and enjoy the summer breezes and bright landscapes in the winter. Its elevated site sits nearby conservation land and trails. \$360,000





Lauren Grant with her mentor Will Honan at the site of the Highland Green Community Garden

beds complete with side seating, landscape boulders, decorative plantings of blueberries and roses, and an irrigation plan. She also suggested the formation of a resident Garden Club that would grow vegetables for use at the Wild Duck Pub at Highland Green and for a community farmer's market. She suggested that the proceeds of the market could be donated to the Midcoast Hunger Prevention Program. She secured soon-to-be Highland Green resident Jane Berry's agreement to be liaison to the MCHPP's Food Pantry.

Lauren's presentation was enthusiastically applauded and the Highland Green Community Garden is underway. One Highland Green resident summed up the reaction in the room when she exclaimed: "You should get an A on your project!"

"Lauren did a terrific job putting this initiative together," says her mentor Will Honan. "Not only should her parents and school be proud of her, the project perfectly reflects Highland Green. It is about a strong sense of community, active living, embracing nature and the outdoors, volunteerism, service to the greater community and to the next generation. It is about sustainability."

Local Highland Green founder and developer John Wasileski says:

"The significance of community; the love and the complexities of families; the profound influence of our natural environment; and the importance of community service; all these must be taken into consideration when you are creating a place that people can call home." ■

Introducing... Rock Maple

14 home sites on terrific elevated terrain abutting the Heath Preserve
Secure a plan now for move-in in 2016 or 2017

"We've had our eye on the Rock Maple neighborhood for years and are happy it worked into our long term plan. Come join us."

*— Don and Judy Auten
Wallingford, Pennsylvania*



Highland Green's vast 635-acre campus includes the 230-acre Cathance River Nature Preserve and the 30-acre Heath Sanctuary (both shown above in dark green).

Portland, Maine writer and artist Ed King has created a cartoon of the Highland Green campus (shown below). Ed's rendering captures the scope, spirit, and fun of Highland Green.

Limited edition cartoon posters will soon be for sale to benefit the non-profit Cathance River Education Alliance.



Save the Date!

Cathance River Education Alliance 15th Anniversary Celebration

*Help CREA celebrate 15 years of connecting
our community with nature!*

Tuesday, May 19

5:30 – 7:30PM

Buffet, music, silent auction

Highland Green Community Center
7 Evergreen Circle, Topsham, Maine

For more details and to RSVP:

1-866-854-1200 | info@highlandgreenlifestyle.com

*Celebrating
15 Years*

Learn about CREA on page 2.



7 Evergreen Circle
Topsham, ME 04086

Explore Highland Green's award-winning
low-maintenance lifestyle combining custom
homes, ecology, nature, neighborly ambience,
endless possibilities, strength and stability - all
directly at the crossroads of Midcoast Maine.

www.HighlandGreenLifestyle.com
1-866-854-1200 / 207-725-4549



Copy and photography by Will Honan, Graphic design by Brina Stairs

