

The Porch and Breeze

Quarterly News From Carlton Landing

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www.CarltonLanding.com

Winter 2012

NEW COMMUNITY, NEW SCHOOL

Announcing the Carlton Landing Academy

Grant Humphreys and Kirk Humphreys, Founders of Carlton Landing, along with Rodney Karch, Superintendent of Canadian Public Schools, hosted a public meeting on November 13th to present initial plans for the Carlton Landing Academy. The Academy will be a public magnet school with a classical curriculum located in the heart of Carlton Landing and operated as part of the Canadian Public School District. The meeting was a great success attended by parents, educators, and prospective students and was the first time plans for the Academy were presented to the public after the Canadian School Board voted to approve the plan on November 8th.

Scheduled to open in August, 2012, the Carlton Landing Academy will initially include Pre-K through 5th Grade. The Academy will add additional



Students at the Academy will be able to walk to school, a rarity for post WW2 America.

grades as student demand warrants. As the school is a public school, there is no cost for tuition. Students from outside Carlton Landing or outside Canadian Public School District may attend as space is available. During the 2012-13 school year, openings in the school will be limited to the first 60 students.

The school will be located in Carlton Landing, across the street from a public park and within walking distance from hundreds of planned home sites. This location allows for children to walk to school and for the school facility to serve a broader civic function. "We want Carlton Landing to be a complete



The Academy will be the first constructed example in the nation of 'The Learning Cottage' concept designed by Tom Low of Duany Plater-Zyberk.

community with a great quality of life for its residents," said Grant Humphreys. "The Carlton Landing Academy will help us accomplish that goal."

The architectural design of the Academy will be handled by Carlton Landing's Town Architect, Jim Hasenbeck, and Tom Low, Director of the Charlotte office of Duany Plater-Zyberk & Company, the urban planners of Carlton Landing. The design, conceived by Tom Low, is called 'The Learning Cottage' and offers public schools a way to expand their campus in a way that is green, durable and efficient. The Academy will be the first of the Learning Cottages built in the nation. The buildings will feature an Oklahoma vernacular design reminiscent of schoolhouses built in the territorial days.

"Carlton Landing is an ideal community to introduce the 'Learning Cottage' initiative," said Tom Low. "Carlton Landing is a complete community offering with quality of life for all of life's stages, starting with the children."

"We look forward to working with Canadian Public Schools in this exciting project," said Kirk Humphreys. "The district's academic success under Rodney Karch has been impressive." According to the 2011 Oklahoma Academic Performance Index, which ranks schools and districts based on standardized test scores, Canadian School District is in the top 10 percent of the state's school districts and has the highest test scores of any district in Pittsburg County and all surrounding counties. Rodney Karch is pleased with the progress, stating, "This is a team effort. Our teachers are committed to academic excellence. Our students are dedicated to work hard and raise the bar of academic achievement."

For more information and to enroll your child today,
please visit www.carltonlandingacademy.com



Taking the Hassle Out of Boat Ownership

by Grant Humphreys

As a family, we've owned boats at Lake Eufaula for almost 40 years. Some of our best memories are from times out on the water – teaching kids to ski, laughing at the big air caught on the tubes or taking a picnic out for a sunset cruise around the lake. Those times are priceless. No TV noise in the background. No distractions. Great memories.

As with any equipment, boat ownership requires some work. After the engine maintenance, spiderwebs, boat covers, dead batteries and bent props, who has time for family fun? It's been said that the best days of a boat owner's life are the day they buy the boat . . . and the day they sell the boat! Sounds pretty gloomy . . . but it doesn't have to be.

The Carlton Landing Boat Club will let you enjoy the upside of boat ownership without the hassle. We do the work so that you have more time and more money at the end of the day. But why own just one boat? With membership, you'll have access to a fleet of first-class boats including Cobalt ski boats and Harris Flotebote pontoons.



The fleet will be updated on a regular basis, so that new boats replace those with light wear and tear. An online reservation system will allow you to select a boat, pick the date and time of your use and manage your preferences. When you arrive to the dock, you'll find a clean boat waiting for you – complete with a full tank of gas and a stocked ice chest. We'll even provide you with life jackets, skis, tubes, and the gear you need. So no more lugging 200 pounds of gear to the boat or requiring a 3-car garage just to store your lake toys. After you enjoy a few hours on the water, just bring back the boat, drop off the keys and be free to go on with your day!

Our new boat dock is constructed and in place at Carlton Landing. We've purchased Cobalt 200 ski boats and Harris Flotebotes so that the Boat Club will be fully operational in 2012. Membership is open to the public, but will be in limited supply. Rates vary from \$400-700/month depending on the level of membership and require a one-year term.

The Boat Club is but one of many ways we plan to provide a world class lake experience without the hassle. Homeowners at Carlton Landing will enjoy a menu of concierge services including housekeeping, landscape maintenance and linen service. We'll do the work so that your time at Carlton Landing can be consumed with fun, rest and enjoying the Oklahoma lake life.

If you'd like to reserve your spot on the membership list or learn more about the Carlton Landing Boat Club, feel free contact me directly at grant@carltonlanding.com. I look forward to seeing you on the water!

CARLTON
LANDING

Why NOW is the Time for Carlton Landing

by Grant Humphreys

It's not uncommon for someone to ask the question, "In light of the global economic downturn, why move forward with such an ambitious project as Carlton Landing? Why not wait until things recover?" That's a fair question, and I wanted to let everyone hear my (now standard) response.

First, while the national economic picture is looking for daylight, we are blessed to be located in a strong Oklahoma/Texas economy that has weathered the recession better than any other region in the country. Our healthy energy sector infuses our local economy with jobs, dollars and optimism about the days to come.

Second, Carlton Landing is a long-term development project with a 25-30 year buildout. We expect the economy to go through several cycles of ups and downs while the vision of Carlton Landing is realized. Such a long-term project isn't dictated by seasonal shifts or economic cycles, but has the ability to weather those downturns

A third part of my response is that Carlton Landing is appropriate for the new economy. I don't expect that things will return to 2006 as we recover. (At least I hope they don't!) As the national economy recovers, we need to find a "new normal" that is built on conservative consumption habits which are sustainable for the long term. I believe that Carlton Landing fits well into that model and can be a place to create long-term value. Instead of owning a vacation home on the Florida Coast or in the Rockies (10-16 hours drive from home), families can now enjoy a comparable lakefront retreat just 2-3 hours from home and at a portion of the price. (Less cost of real estate and less gas expense!) Some of our home plans have been



The "Harper" nears completion as the perfect lake cottage getaway.

built in world-class resort communities on the Atlantic Coast and have sold for almost 3x our asking price at Carlton Landing. I believe the value found at Carlton Landing makes good financial sense in this new economy.

Also, I think it's important to note that we're blessed to have a unique financial situation with Carlton Landing. Leading up to the capital crisis of 2008, Americans grew more and more leveraged and real estate led the charge. Development deals were depending on appreciation to make the numbers work and, when property values corrected, the house of cards collapsed. Carlton Landing is the opposite. Our land development company has NO DEBT. We own more than 1,600 acres of land and have completed all the planning, design, engineering, and construction of paving and utilities without

incurring one cent of debt. So while we are excited to move forward quickly with Carlton Landing, we are able to move at the pace of the market. If the market is slow to respond, we can be patient, cut the grass and we'll still be here next year.

The last and most important reason to move forward with Carlton Landing now is that LIFE GOES ON. My kids aren't getting any younger and the days for making memories slip by faster each year. We want to enjoy a life of memories at the lake. We could wait forever for things to be perfect again . . . and our kids would grow up and those moments would be lost forever. We're choosing to LIVE LIFE TODAY, because today is all we've been given.

Bourbon Pecan Pie Bars

Some great winter comfort food from our Town Founder's kitchen!

by Jen Humphreys

Crust

1 1/2 c. unsalted butter, room temperature
1 c. brown sugar, firmly packed
4 c. flour
1 tsp. salt

Filling

8 eggs
6 c. brown sugar, firmly packed
1/4 c. bourbon
6 T. unsalted butter, melted
2 T. vanilla extract
1 c. flour
1 tsp. salt

2 c. sweetened flaked coconut
2 c. pecan halves

1. Preheat oven to 350 degrees and grease a 12x17 baking pan.
2. Beat the butter and sugar in a large bowl until fluffy. Add the flour & salt; mix on low until evenly incorporated but still crumbly.
3. Press mixture evenly over the bottom of the prepared pan.
4. Bake crust for 15-20 minutes, until it has darkened to a deep golden brown. Leave the

oven on at 350 degrees. (I find that it takes longer to get to golden brown)

5. Whisk the eggs & sugar in a large bowl until blended. Stir in the bourbon (opt.), butter, vanilla, flour, & salt. Then add the coconut and pecans.
6. Pour the filling over the crust, spreading evenly. Bake until set, around 30 minutes. Cool thoroughly. (If it is too runny, you can throw them in the freezer for a little while.)



FIND YOUR PLACE

at **CARLTON LANDING**



THE HARPER

3 Bedrooms, 2 and 1/2 Baths
1,787 Square Feet
Wrap around and screened-in porches with outdoor fireplace.



THE WOODWARD

2 Bedrooms, 2 Baths
1,080 Square Feet
Bunk room loft in main home
170 square foot guest house.



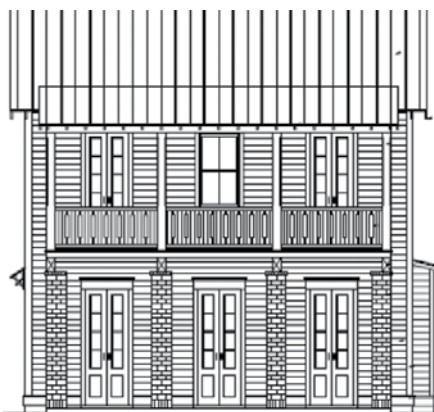
THE ROGERS

3 Bedrooms, 3 Baths
1,790 Square Feet
Covered wrap-around porch convenient to Pavilion and Firefly Park.



THE PAYNE

3 Bedrooms, 2 and 1/2 Baths
1,870 Square Feet
Covered balcony, grand courtyard with elevated lake view.



THE GREER

2 Bedrooms, 1 and 1/2 Baths
981 Square Feet
Covered balcony, grand courtyard convenient to courtesy dock.



THE CHOCTAW

3 Bedrooms, 2 and 1/2 Baths,
1,998 Square Feet
Two beautiful porches, near to community pool.

CARLTON LANDING

Please contact us for current home pricing.
LAKE EUFAULA • 918.617.7688

www.CarltonLanding.com

Homesites available from the 30's to the 110's.

Homes available from the 140's to the 360's.

Homes depicted are under construction and may vary slightly from artist concept.

