



SPRING UPDATE

There is a lot of activity out at Serosun Farms this year. After a successful 2010, some of our buyers have started working with our architects & green building team in designing their dream homes. The collaboration & synergy has been very exciting & we're eager to share this unique & refreshing experience with other future buyers or those interested in learning more about sustainability, passive design, architecture, new products & technologies, or our design process in general. We have seen a lot of media attention lately about our community; our healthy homes; our land conservation, habitat restoration & farm preservation; our equestrian options; & Serosun being an idyllic & ideal setting for all, including those raising a family, retiring, or wanting a country retreat destination as a second home or who just want a healthier, higher performing home.

We have also been able to go through the design process ourselves in planning for our model home that we will be unveiling in the coming months. We'll be asking for your help too in the design & will be having a design session with the architects to get your ideas & to give you a better idea of what goes into designing a very sustainable, custom home. We hope to complete these plans for groundbreaking later this year.

We've got a lot planned for this spring & summer as the farm comes to life. We'll be hosting events with many of our partners & friends, including the Conservation Foundation & the Chicago Wilderness hosting events for them, or opening up the opportunity for them to partake in some of our events & activities. We have begun a portion of our habitat restoration, clearing the way (literally) - removing some of the invasives that have taken root in our Savannah woodlands or prairie areas - & restoring the land back to what it was before it became farm land. Our community members will have an opportunity to learn about & get involved in our habitat restoration programs getting out in the fields & actually clearing & planting. They will also be participating in building & placing nest boxes, shelter boxes & other habitat elements as part of our wildlife management practices. We will be trying to encourage blue birds, wood ducks, owls & many other birds to settle in & make a home at Serosun too. We'll be inventorying our wildlife species in order to monitor & share our progress.

Some of the 300 acres of open space is allocated for our organic farming plans. Currently, most of the farmland is used for hay, corn & soybeans but we have begun the transition to our market farming program. We have set up our first greenhouse & are starting seedlings in anticipation of the spring planting coming up. We'll continue planting our first greenhouse seedlings over the next month & we are preparing the first few acres of our test gardens. Our test gardens will allow us to try out many new ideas in sustainable farming as well as try out a lot of interesting & unusual varieties of heirloom & specialty vegetables & fruits. Some of our vegetables as well as fair from other local farms will be featured in our cooking parties as we try out new ideas for preparing local foods. We hope you can come out & join us for a day at the farm, have fun & maybe learn a few new things too.

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THE GOOD LIFE

Serosun Farms Newsletter



GREETINGS

We are excited to share some of our news & events planned for this Spring out at the Serosun Farms Estate in our first newsletter of the year. Lots are selling & we are nearing our ground breaking goal, we've begun to engage our "founding members" in designing their dream homes, we are putting plans together for our model home, & we have many events & activities planned for you, our Serosun Farms Friends & Family.

Please be sure to check out all of our upcoming (free) events & celebrate community, food, & nature with us; & learn more about sustainable design, architecture, healthy living, gardening, cooking, organic & market farming, wildlife & our environment, & incorporating a more sustainable way of living into your everyday life.

Our events are for all ages & we would even like to engage you as we further develop our community, from giving you the opportunity to help us design our model home to seeking your input for our community amenities. Whatever we have going on, we would love to have you out to the farm.

Check out our website for more information & details on our upcoming events & activities. I hope this newsletter finds you well & we hope to see you out at the farm soon!

One last thing, for regular updates you can also follow us at: [f](#) [b](#) [t](#) [g](#)

NATURE ON THE FARM

Its spring & though on the surface it may be hard to tell, nature at the farm is getting ready. We already have hordes of Robins in the hayfields, & flocks of redwing blackbirds in the oak trees as they head to their summer homes. The chorus ducks are out singing & preparing to lay eggs & we are seeing some of our duck friends in the pond. The lilacs near the horse barn are full of buds & should put on a good show in May. If you have the opportunity you'll want to make it out in late April & early May when the wild plum, crabapple & hawthorns are in bloom. They provide great displays along the paths & fence rows.

This is the time of year to see spring ephemerals - the flowers that show up in spring & then quickly go away. The woodlands are full of trilliums & may apples & a number of other varieties of flowers. As we begin to clear out & improve the savanna woodlands as part of our habitat management program we hope to see many more. With grazing & fire removed from this area for many years the buckthorn & multiflora rose have created thickets that prevent a lot of these flowers from thriving. We have begun a program to start clearing these invasive species out & started to seed & introduce some of the missing species & we have started to prepare to add fire into the mix. By this fall/winter we hope to start regular burns & so in the coming years hope to have an even greater show in the spring. We hope you can come out & help us & if you're lucky meet some of the local experts in wild lands restoration. Check our website for these events.



DESIGNING YOUR HOME

One thing that sets Serosun Farms apart from traditional developments is that each & every home will be individually designed & constructed to meet the owner's lifestyle & the unique elements of the site that the home is built on. In creating a conservation oriented development, we are preserving the land, trying to create minimal disturbance to the land forms & key resources such as our 40 acres of woodlands; the home sites are laid out with this in mind & so each lot has unique topography orientation & views.

As a direct result, buyers will have the opportunity to work with architects & our building team to incorporate their lifestyles & ultimately build their dream home that fits the site & the community like a glove. Each home will be unique & of architectural significance. Each home will have a story & name that relates to the owner & the site & will be commemorated as a part of the Serosun Farms' story.

With traditional custom developments, a home buyer has a chance to "customize" their home, typically selecting from a small handful of site plans & looks that can "fit" on any of the standardized lots. The buyer has a limited amount of choices, rearranging a few walls & choosing from an array of finish options but the homes often lack in soul.

At Serosun Farms our homes will be in touch with the community, the land & their inhabitants - they will have soul.

BRINGING YOUR HOME TO LIFE

There is an increased consumer demand for sustainable buildings & homes. Good building techniques & simple details, such as smart framing or proper caulking, are essentially low or no cost - high value differences that significantly increase the efficiency of the home as well.

The traditional trades or areas of construction are becoming more & more integrated & having the right building team on board, included as a part of the design process, & understanding how their trades interact with others & the new technologies is not only beneficial but necessary.

As a result, we are bringing our homes more & more to life. And at Serosun Farms, we have ensured the very best product & highest performing home by assembling the very best building team & most sophisticated & tested sustainable elements, products & technologies.

The options with the latest technologies are vast: cross collaboration & integration with various elements including: heating & cooling systems, lighting controls, A/V, motorized window treatment. There are now monitoring systems to track, measure, & quantify resource, & utility consumption to reduce consumption, costs, & environmental impacts. There are water efficiency controls with irrigation system sensors & real time atmospheric data to determine if watering is needed or not...of course, through our rain harvesting systems.

At Serosun Farms, you have the opportunity to influence your home's overall energy performance & even harvest energy during the daytime. Serosun Farms has the expertise, products & technologies available, & the right team to help you build your dream home, optimize its sophistication, & contribute to the ease & comforts of your lifestyle.

Our team can also provide the paperwork & guidance for all the available tax credits & other support programs. Call our sales office today to learn more about our design process, our high performance homes, & how we can help you get there.



EQUESTRIAN UPDATE

We are getting ready to start our show season for 2011 that will start at Lamplight in Wayne the first weekend in May.

Camilla & Sea Breeze have been working hard this winter under the careful watch of Mariano Bedoya, an experienced, talented horseman from Argentina. Mariano has competed in many Pan Am Games, Nations Cup & various competitions throughout Europe.

The equestrian training & management programs are precisely tailored for each horse to be at their optimum condition, mentally & physically. The horses are treated as professional athletes by utilizing the benefits of both Eastern & Western medicinal methodologies. We take the proactive stance to support the physical demands of jumpers by providing acupuncture, chiropractic & massage therapies.

In the spirit of the organic & sustainable practices of Serosun Farms, we take a holistic approach to nutrition. We grow our own fresh, organic hay & feed in smaller amounts many times per day. We take consult from Nutritional expert Tigger Montague of Biostar EQ. We use various Biostar organic products based on the needs of each individual horse.

Nutrition is the basis for overall horse health & our horses performance & soundness have improved dramatically by simply feeding the appropriate natural whole foods. Camilla & Sea Breeze & all of the horses at Serosun Farms are happy, healthy athletes. We hope this translates to some big wins this year in the show ring! Come out to the show or come to the farm to watch the horses & riders!

CONSTRUCTION FINANCING

The perception these days is that nobody is lending or doing new construction in this market & that is truly not the case. Construction financing is readily available & we are at historic lows with our interest rates. Banks are becoming more & more favorable to sustainable homes as they carry better resale value & require less marketing time. Banks are even factoring energy savings on utility bills into their gross monthly income & lending qualifications. So now is the time to take advantage of this.

Guaranteed Rate is Serosun Farms' Sustainable Lender & we can help you identify the right strategy for you with your construction financing.

Here are some things to consider when thinking about financing a new home or second home at Serosun or how to get your lot reserved today:

Our construction loan programs feature flexible timelines & repayment terms to allow completion of the construction project & conversion to end long-term financing; interest only payments during the construction phase; the ability to pay off existing mortgage liens to free up cash flow during the construction project; & again, available low interest rates.

Programs designed to finance the purchase of a residential lot for future construction can be structured with interest-only or amortizing payments & can easily be converted to Construction financing when you are ready to begin construction.

Alternative Financing Programs & Wealth Strategy are designed to allow our buyers to tap equity in a current residence or alternative collateral such as equities, bonds or certificates of deposit to help fund the purchase of a new lot or start construction of a new residence.

When identifying what to look for in your lender you should consider their experience in construction & understanding the building process; one that will have the very best options & products for your specific needs & the most competitive & lowest rates available; & one that brings trusts & will guide you through the process & options to make your new home buying experience the very best. These are all the reasons Serosun Farms has selected Guaranteed Rate as their preferred sustainable lender. Call us today for details on how we can get you into your new dream home out at Serosun Farms.