

the Grapevine

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Spring 2004

Models Now Open at Three Morgan Hill Neighborhoods



Hundreds of potential homebuyers lined up to view the three new neighborhoods at Morgan Hill's grand opening. The festive atmosphere was complemented by a beautiful sunny winter day in the Temecula Valley.

Model homes are now open at three neighborhoods within Morgan Hill, The Corky McMillin Companies' newest master-planned community in the Temecula Valley.

Artessa and Cristal by McMillin Homes and Olde Orchard by K. Hovnanian all celebrated grand openings on Saturday, Jan. 10. Hundreds of people showed up for the first glimpse of these highly anticipated model homes. Olde Orchard was the first neighborhood to debut when sales got underway in late October and a total of 21 homes were sold without the benefit of model homes.

Artessa, Cristal and Olde Orchard are three of five distinct

neighborhoods in Morgan Hill's initial phase, which also includes Ventana by Pacific Scene and Sommerset by Shea Homes.

Ventana sales will commence in March when model-home construction gets underway and a grand opening is anticipated in mid-summer. Shea Homes opened its temporary sales trailer for Sommerset in March. Models are slated to open in May.

Amenities at Morgan Hill will center around a 10,000-square-



foot community center on approximately three acres, complete with swimming/lap pools, spa, tennis courts, gym and outdoor patio with fireplace. A full-time activities director will oversee operations at the community center and coordinate community events. The 478-acre Morgan Hill community will eventually comprise 1,121 homes on a variety of lot sizes. ●

Temecula: From Wild West to Modern City

SECOND IN A THREE-PART SERIES
The Mexican-American War

Rancho Temecula was granted to Felix Valdez, a Mexican army officer, in 1845 by Alta California Governor Manuel Micheltoreno. Shortly thereafter, in 1846, the Mexican-American War began and Valdez decided to sell Rancho Temecula to his attorney, Luis Vignes, who was a pioneer California winemaker and cultivator of both grapes and oranges from Los Angeles. Vignes is considered by many to be the father of California winemaking.

Temecula was the site of one of the fiercest battles of the Mexican-American War that took place in a canyon just below the present site of the Vail Lake Dam in 1847. Seeing the nearby fighting, the Temecula or Lisueño Indians decided to jump in on the action, capturing 11 Mexican soldiers and executing them at the present day Warner Springs. The Mexicans decided to retaliate and devised a scheme against the Temecula Indians with the nearby Cahuilla Indians. Pretending to be weary and ill, the Mexicans lured the Temeculans out of the canyon they were hiding in and into the hands of the Cahuillas. The Temeculans were killed and buried in a common grave that is still visible from Highway 79.

Mexico's Alta California (present-day California) became a part of the United States when the war ended in 1848, which brought

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Morgan Hill Clubhouse to be the Hub of Social Life

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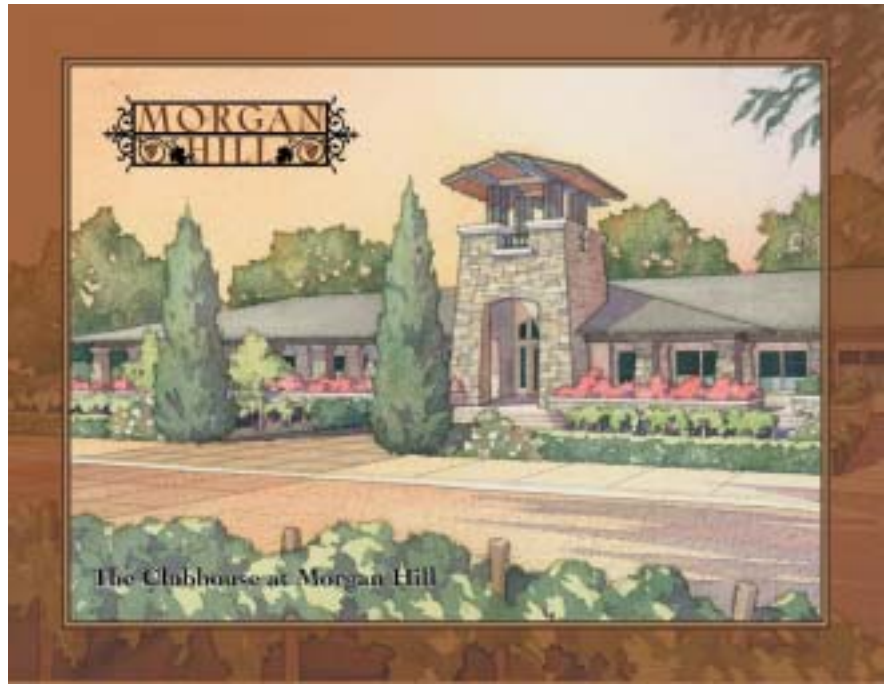
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Morgan Hill Residents to Receive Redhawk Memberships



Plans Announced for Morgan Hill Clubhouse



A grand 10,000-square-foot clubhouse is planned at Morgan Hill and, according to project manager Wade Hall, construction is set to begin in the summer with completion slated for spring 2005.

Situated on approximately three acres with panoramic views of the Palomar Mountains, the nine-room

Arts and Crafts style of architecture so often associated with California wine regions. According to architect Bob Bowlus, the design of the clubhouse was inspired by the panoramic beauty of the surrounding area as well as by the types of architecture often seen in the



Morgan Hill clubhouse, along with its many outdoor spaces will be the focal point of community social activity.

"This facility is where residents can host a wedding and a reception, have birthday parties or go to relax in luxurious surroundings," said Hall. "The clubhouse will be the hub of social life at Morgan Hill."

Hall went on to say that the clubhouse will be staffed with a full-time activities director who will assist the community in planning events and utilizing the available resources. Eventually a variety of classes and enrichment activities will be held on the grounds.

In celebration of the rich wine country heritage of the Temecula Valley, the design of this spectacular amenity will be reminiscent of the

great wine-producing regions of the world.

"When we looked at the site for the clubhouse, we were so struck by the sweeping views of the mountains that we went back and worked with the planners and landscape architect to reposition the building to take full advantage of the view," said Bowlus. "Now, from the moment people enter the building they will experience the full effect, looking through the structure to the magnificent view of the surrounding land and the mountains beyond."

Among its spaces, the clubhouse boasts two large meeting rooms each with professionally equipped

demonstration kitchens that can be used either for catering of events or for cooking demonstrations or classes, a billiards and game room, an arts and craft room, a grand lounge with mesmerizing mountain

views, a conference room and staff office space as well as a complete workout room. Terraces, including one with an outdoor fireplace, run along the front and back of the clubhouse, providing ample opportunities for outdoor entertaining.

Much more than just a meeting place, the facility will also comprise a large swimming pool with space enough for simultaneous lap swimming and free play, a spa, two tennis courts, a playground and an overlook gazebo with views of the valley and mountains beyond. A large grassy area that might host concerts or other events is also planned.

Much as with the overall

community, the Morgan Hill clubhouse will utilize a variety of plants and trees



The Grapevine

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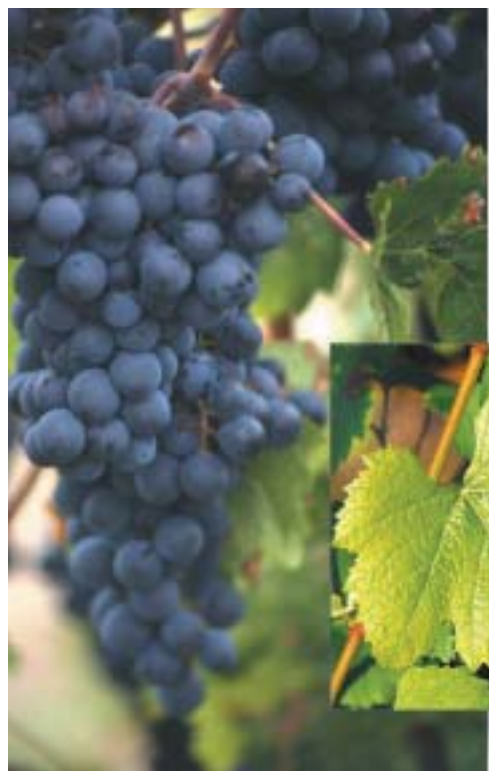
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The Mexican-American War CONTINUED FROM PAGE 1

white settlers in much larger numbers. These new inhabitants began buying land to graze sheep and cattle and were seen as an intrusion by the Temecula Indians. After many problems that arose because of this conflict of interests, the Treaty of Peace and Friendship was signed in 1852 in Temecula's Magee Store. Although this groundbreaking and historically infamous treaty was never officially ratified by Congress, it intended to create peace between the U.S. government and four Indian tribes in the Southwest, while establishing land to be granted to the Indians as reservation territory, including a large portion of land in Temecula. ●

(Information gathered from the City of Temecula's "A History of the Temecula Area", 2002, and "Seventy-five Years in San Francisco" by William Heath Davis, 1929)

in its landscaping plan that evoke images of wine regions throughout the world. Japanese wisteria will be planted in rows to mimic grape vines. With boxwood hedges lining outdoor public spaces, Italian cypress and European olive trees will provide Old-World accents to the ambiance of the community while citrus trees, roses and a variety of colorful ground covers will celebrate the beauty and agricultural tradition of the area. Actual grape vines will be planted in ornamental gardens in front of the clubhouse. ●



Morgan Hill Reminiscent of World's Finest Wineries

From landscaping to neighborhood names and site planning, Morgan Hill's design emulates some of the finest vineyards and wine regions of Europe and California. Residents are sure to find themselves transported to a place of serene beauty and elegance. Morgan Hill will utilize plants and trees that not only pay homage to wine regions around the world, but also celebrate Southern California's own casually elegant Temecula Valley wine region. ●



Olde Orchard Proves to be Early Success

The first Morgan Hill neighborhood to begin sales was Olde Orchard by K. Hovnanian, which sold 21 homes in the first three months before its grand opening. The first two phase releases for Olde Orchard were held last fall and both sold out without the benefit of model homes.

"We were extremely pleased with the huge success of Olde Orchard's first phase release and we look forward to seeing similar sales results with other neighborhoods to come," said Sandra Perlatti, senior vice president of marketing at McMillin.

Olde Orchard by K. Hovnanian will comprise an eventual 100 single-family homes in four plans, showcasing Spanish, farm house and colonial styles. With 3,128 to 4,209 square feet of living space, Olde Orchard homes



Olde Orchard, shown above during its grand opening, has experienced tremendous success, with all 44 homes released to date now sold.

will offer three to seven bedrooms, with 2 ½ to four bathrooms and three- and four-car garages. Prices begin in the high \$400,000s. For more information on Olde Orchard phone 1-909-302-0804 or visit www.khov.com. ●

Artessa

Artessa by McMillin Homes offers one single-story and two two-story plans ranging from 2,056 to 3,229 square feet. Prices begin in the \$300,000s. For more information or to be added to the interest list, phone 1-909-303-6183.

Cristal

Cristal by McMillin Homes features one single-story and two two-story plans, ranging from 2,249 to a spacious 3,229 square feet. Prices at Cristal start in the low \$400,000s.

For more information or to be added to the interest list, phone 1-909-326-0515.

Olde Orchard

K. Hovnanian's sprawling Olde Orchard residences offer 3,128 to 4,209 square feet of living space. Prices begin in the high \$400,000s.

For more information on Olde Orchard phone 1-909-302-0864 or visit www.khov.com.

Sommerset

Sommerset by Shea Homes will offer 3,273 to 3,745 square feet of living space. Prices are anticipated to begin in the low \$400,000s. A temporary sales trailer is now open and models are slated to open in May. For more information on Sommerset, phone 1-866-307-SHEA or visit www.sheahomes.com.

Ventana

The 12 semicustom single-story homes at Ventana by Pacific Scene will range from 3,902 to 4,559 square feet. Homesites will be sized up to one-half acre and pricing has not yet been determined. For more information on Ventana, phone 1-619-277-8719.



Cristal Pays Tribute to Temecula's Gift

Since the days of Lisueño Indian inhabitation in Temecula more than a century ago, the Temecula Valley has been renowned for its unique mild climate and striking beauty amidst rolling hills. These special attributes that make Temecula the perfect place for Southern California's finest wineries also create the perfect location for a family to call home.

Temecula's name originated from the Lisueño word "Temecunga," most commonly translated today to mean "where the sun breaks through the mist." McMillin Homes' Cristal neighborhood serves as a tribute to Temecula's crystal-clear days and cool ocean breezes that have traveled through the corridor in the mountainous passage from San Diego to Temecula for generations.

The elegant new community of Morgan Hill is proving to be a welcome addition to the area, fulfilling the need for quality executive-caliber luxury housing.

Cristal by McMillin Homes features one single-story and two two-story plans, ranging from 2,249 to a spacious 3,229 square feet. The 116 residences will be built in a mix of Craftsman, Spanish and Monterey architectural styles with three, four or five bedrooms and two or 2 ½ bathrooms with two- and three-car garages. Prices at Cristal start in the low \$400,000s. For more information or to be added to the interest list, phone 1-909-326-0515. ●





Morgan Hill Residents to Receive Free One-Year Redhawk Golf Club Memberships

Residents of Morgan Hill will receive free one-year CSC Golf Club memberships to the highly rated and nearby Redhawk Golf Club and Temeku Hills Golf and Country Club. CSC Club members receive one free weekday round of golf at Redhawk plus a free birthday round, a guest coupon for 50% off green fees, 10% off golf shop merchandise, special membership discounts daily at both courses and bimonthly member events.

Awarded a four-star rating by *Golf Digest Magazine*, the Redhawk golf course is adjacent to Morgan Hill and was once voted one of the top ten public courses in Southern California.

The club is planning \$1.5 million of renovations that will further showcase an 18-hole golf course, driving range, two practice putting greens, maintenance building, golf shop, Mexican restaurant and bar with outdoor snack bar and office complex.

Designed by Ron Fream and PGA tour professional Mark O'Meara, the Redhawk golf course has varying topography and elevation changes that provide exceptional views of the nearby mountains and the verdant Temecula Valley.

For more information on the Redhawk Golf Course, visit www.redhawkgolfcourse.com or phone 1-909-302-3850.



Rico's Cantina features welcoming Southwestern décor with hand-painted murals and a fireplace inside and an open outdoor patio with a fountain and breathtaking views of the Redhawk golf course and mountains beyond.

Rico's Cantina Now Open

Redhawk Golf Club members and visitors can now take a break and enjoy the scenery at the newly opened Rico's Cantina Bar & Grill. The colorfully decorated restaurant offers Mexican and American appetizers and entrees and features a large courtyard with patio dining. An outdoor snack bar is also available for faster service. *The Grapevine*

staff's favorite item was the Tres Tacos, featuring three chicken or beef tacos on soft corn tortillas with fresh tomatoes, onions, sour cream and the choice of Rico's special red or green salsa on the side. The atmosphere at Rico's lends to a relaxing experience with beautiful surroundings and tastefully charming Southwestern décor.



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