

THINKING ABOUT BUILDING?

The timing is great—did you know building costs are down as much as 10-20% from two years ago? Whether a weekend getaway or a lakefront home, we can build it better, on time, and on budget.

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"You can't build integrity into a contract"



WWW.OVTA.ORG



Want to learn more about the rich history this region has to offer? Visit www.ovta.org

LJCH IS PROUD OF OUR RELATIONSHIP WITH THESE FIRMS



J. Lee Gragg, PE, RS
Engineering
&
Surveying



Catawba Shorelines
Custom docks, piers, and more!



LS Roofing



Electrical Contractors of Lake Norman



SEPTEMBER 2009

NUMBER 1



LAKE JAMES

TRAILHEAD



LJCH: SETTING THE PACE

The one question Lake James' lot owners ask when they decide to build is "How do we get started?" Serving the region as Lake James' leading custom home builder, we offer a valuable, proven methodology to Crescent Community clients as well as lot owners outside of Crescent Communities on Lake James. We call the program PACE-Preconstruction Advisory Client Engagement. PACE addresses the entire preconstruction process

where LJCH does the leg-work for you. Our experience has taught us what to do, when to do it, and who to contact should hurdles arise. It is our unique way of forming a builder-client relationship today and a strong referral base for years to come. PACE is a great way to get you started and covers all of the milestones in the preconstruction process. It's a relaxing way to enjoy your time at the lake and allow LJCH handle the work.

We'd be happy to put you in touch with our existing clients who have benefited from our PACE service. We feel this is the best way for a prospective client to learn how LJCH can get their project off the ground and keep "pace" with the permitting and architectural review process. Call 828-391-6935 to request a copy of the PACE document.

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LAKE LEVEL

96.3' ↑

PACE SETTER SPOTLIGHT

Those of you familiar with our PACE process know it all starts with the 2' contour survey. This topographical survey takes about a week, and upon completion, we forward it to your Architect to begin your preliminary house plan. LJCH coordinates the communication between lot owner, Lee, and your Architect to make sure the Site Plan is optimized for your lot. Details such as erosion control, grading plan, and compliance with setbacks, buffers, or required building envelopes are highlighted by Lee in this report. LJCH also uses Lee to assist

when an Engineering Certification is required by the County such as retaining walls greater than 4' tall.



Lee can provide 100% of the required surveying deliverables which are quoted at a fixed price. This includes the "as-built" survey that is required once construction is complete to have your escrow money refunded. LJCH is proud to recommend Lee to our clients. On behalf of our PACE clients, thanks Lee!
J. Lee Gragg PE, RS
Engineering & Surveying
(828) 438-8847
leejgragg@bellsouth.net

GAS PRICES

Benfield Landing	\$2.99
Mimosa Landing	\$3.22
Bear Creek	\$3.29
Mountain Harbor	\$3.39

CLIENT QUOTE

"Construction on my lake cottage began in June and is on time and on budget. I am very pleased with Lake James Custom Homes, LLC."

Beverly Ramsey,
Linville, NC
1780 Phase III—Lot 112

HAPPENINGS AROUND THE LAKE

Lake James State Park Events

- 9/19 Lake James Lakeshore Cleanup
- 9/24 Meet a Tree Hike
- 9/25 Going Batty!
- 9/26 Astronomy Extravaganza!
- 9/27 Mountain Minerals
- 9/27 Wilderness Survival
- 9/28 Fall Color Canoe Excursion
- 9/29 Reptile and Amphibian Roundup
- 9/30 Tree I.D. Hike



Crescent Communities Events

- 9/12 Hike Mount Mitchell Challenge
- 9/19 Foothills Horizon Gala Event
- 10/3-10/4 Discovery Weekend. Home tours

Marion Events

- 9/7 - Labor Day Concert @ Historic Depot
- 9/31 - Joseph McDowell House - OVTAMarch
- 10/10 - Mountain Glory Festival - Main Street

Morganton Events

- 9/11-12 Historic Morganton Festival - James Otto
- 10/1 - Catawba Meadows - OVTAMarch

Bear Creek Marina Events

<http://www.marinaatlakejames.com/Events.htm>

DAM UPDATE

The resurfacing of the spillway crest is complete. Duke Energy continues to work on resurfacing the spillway downstream of the spillway crest. Lake James will be managed to a target elevation of 97 to allow for the in lake storage of rain events.

TECH UPDATE

LJCH Wi-Fi HOTSPOT
LJCH is now offering free Wi-Fi for our clients. Call the office to get the pass phrase.

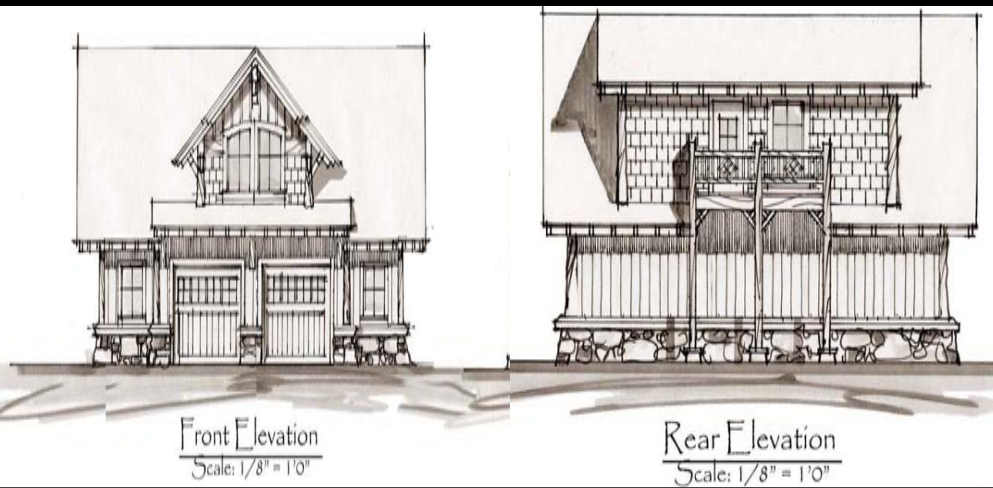
LJCH IS ON THE WEB
Check out our updated website:
www.lakejamescustomhomesllc.com

S.P. UPDATE

Did you know Lake James State Park will be six times larger than the current Park?
MORE FACTS:
2,915 Acres, 30 miles of shoreline, New Swimming Area, Sandy Beach, Parking for 400+ cars, Walking Trails

NEW GARAGE/APT PLANS FROM MOSS CREEK

LJCH is working with several designers to establish a portfolio of garage/apartment plans. Emphasis is placed on convertibility where the initial livable space design would be converted to garage space once a main house is complete. We have a growing library of plans that are perfect for weekender use. Call us to discuss your interest.



VIEW FROM THE LOFT

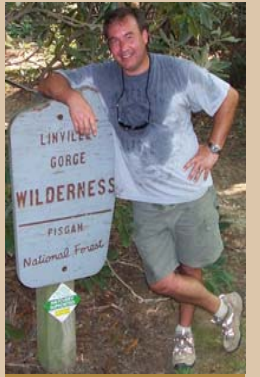
Exploring the trails in and around Lake James is one of my favorite pastimes. Aside from trails located in the Linville Gorge Wilderness Area, I will occasionally drive a few miles to explore new territory. Last month's adventure took our family to Wilson's Creek Wilderness Area. Since the Stein family, Lot 60-1780, was in town; we invited them to join us. The Stein's obliged and joined us for a hike to Harper's Creek Falls.

Harper's Creek Falls is a beautiful two-stage falls that requires about a forty minute walk. The short trek is well rewarded

by a beautiful twenty-five foot cascade into a swimming hole and then over another thirteen foot falls into a lower swimming hole. Younger Jack Stein tempted fate and jumped from the upper falls. Not to be outdone, Jax, our Shih Tzu, bailed off of the lower falls. Jax is unlike any other Shih Tzu I have ever met. He has hiked the Linville Gorge multiple times and prefers riding in the bed of a pick-up over a doggie-purse.

We all shared a wide variety of snacks and sat and enjoyed the cool water and tranquility of the falls. I highly recommend

Harper's Creek Falls for a nice family hike. For the more adventurer of you, continue beyond Harper's Creek Falls for another few miles to South Harper's Falls. You can cross the creek at the falls and follow Raider Camp Trail back and make a full day's loop.

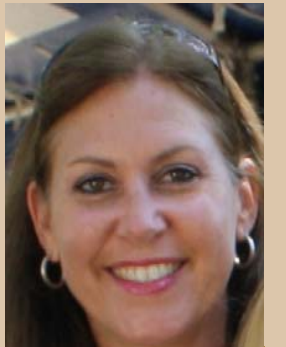


GARY'S CORNER

The Selections Process doesn't have to be stressful within the building process. While some enjoy and have time to make good decisions, others find the process overwhelming. The team at LJCH will assist in making the selections process easier by providing you a schedule of each construction phase. This avoids delays in the construction process and gives you time to pick your selections without having that rushed feeling and

ending up with something in your home that you know is not quite right. We also help you get the best quotes for your selections so you can stay in your budget. One of the ways we do this is by meeting with you in advance and getting the correct information and quote exactly what you would like in your home from the very beginning. This assists in getting you an accurate estimate to build your home. We have also collected many items in our

LJCH Selections Showroom so that you do not have to spend your time running around looking for selections and can actually enjoy some time at the lake.

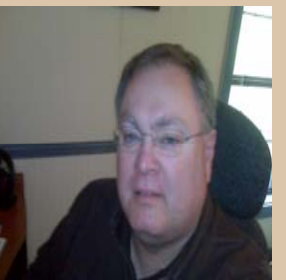


KAREN'S CORNER

Home on Lake James!! Saying that still gives Marci and me goose bumps! For those of you already here, you can relate. Three years ago, Marci and I started with what we refer to as "The Search." "The Search" was initially fun but soon consumed most of our spare time. "The Search" started with us selecting a building lot. Soon we were stomping on our lot #51 in 1780! "The Search" for an architect ensued and a few months later, we started the Crescent HRB process.

"The Search" for a builder seemed to never end. This was the most difficult part of our process. As we later learned, "you date your Architect but you marry your builder!" "The Search" for getting the project started and keeping it going dominated the next two years of our anxious lives. We did it the hard way using a cost-plus builder. Now that my second project in 1780 is underway under the guidance of LJCH, what a difference! So much so, I decided to join the team to help others

with their "Search." LJCH can provide the enjoyable homebuilding experience your dream deserves. Check out the Whippoorwill page on our website and see what our clients already know building a custom home at Lake James can be fun!



MARC'S CORNER