

ISN'T IT ABOUT TIME?

HOW WILL YOU CELEBRATE THE MOMENT IF YOU DON'T OWN THE HOUR?

A TRULY UNIQUE HOME AT THE PRESERVE PLACES YOU JUST MINUTES FROM OFFICES
IN THE DENVER TECH CENTER, GREENWOOD PLAZA AND INVERNESS.

SO TIME ONCE SPENT DRIVING CAN BE INVESTED IN SOMETHING MORE IMPORTANT. LIKE LIVING
THE PRESERVE. FROM THE HIGH \$400,000'S. OPEN DAILY 10 TO 6. (303) 689-9700.



THE PRESERVE

AT GREENWOOD VILLAGE

5595 PRESERVE DRIVE, GREENWOOD VILLAGE, COLORADO 80121
BROKER PARTICIPATION WELCOMED.

ANOTHER CLASSIC COMMUNITY FROM KOELBEL AND COMPANY.
ONE MILE WEST OF I-25 AND BELLEVUE, SOUTH ON HOLLY TO PRESERVE DRIVE.

-
- ✓ **OPEN SPACE** - NEARLY ONE-QUARTER OF THE PRESERVE - SOME 124 ACRES IN ALL - IS DEDICATED OPEN SPACE. AND THE 5.6 MILES OF COMPLETED BIKING/HIKING TRAILS OPEN IT ALL FOR RESIDENTS' PLEASURE.
 - ✓ **OUTSTANDING SCHOOLS** - THE PRESERVE IS SERVED BY TWO TOP-RATED METRO SCHOOL DISTRICTS - CHERRY CREEK AND LITTLETON. FOR FAMILIES PREFERRING A PRIVATE SCHOOL, KENT COUNTRY DAY, COLORADO ACADEMY, ST. MARY'S ACADEMY AND REGIS HIGH SCHOOL ARE ALL CLOSE BY.
 - ✓ **AN ESTABLISHED DESIGN REVIEW COMMITTEE** - THIS COMMITTEE'S PAINSTAKING EFFORTS HELP ENSURE THE DESIGN INTEGRITY OF ALL ARCHITECTURAL AND LANDSCAPING ELEMENTS OF THE PRESERVE, NOW AND FOR THE LIFE OF THE COMMUNITY. SUCH CONSISTENCY AND CONTINUITY SERVE TO ENHANCE OVERALL PROPERTY VALUE.
 - ✓ **AN ACTIVE HOMEOWNERS' ASSOCIATION** - THE PRESERVE HOMEOWNERS' ASSOCIATION IS DEDICATED TO CREATING AND SUSTAINING A STRONG SENSE OF COMMUNITY. TO ACHIEVE THESE GOALS, IT HOSTS ENJOYABLE ACTIVITIES AND EVENTS THAT ENHANCE SOCIAL ASSIMILATION AND ENCOURAGE LASTING FRIENDSHIPS AMONG PRESERVE FAMILIES.
 - ✓ **A DELIGHTFUL NEIGHBORHOOD** - YOU'LL FIND NECESSITIES AND LUXURIES ALIKE JUST MINUTES AWAY AT THE ORCHARDS SHOPPING CENTER. IN THE MOOD FOR MALL SHOPPING? SOUTHGLENN, SOUTHWEST PLAZA AND CHERRY CREEK SHOPPING CENTERS ARE CONVENIENT CHOICES. INTO RIDING? THE VILLAGE CLUB EQUESTRIAN CENTER IS ACROSS THE STREET. NEED A BOOK? CHECK OUT THE KOELBEL LIBRARY, ARAPAHOE COUNTY'S CENTRAL LIBRARY FACILITY, JUST NEXT DOOR. PREFER GOLF? CHERRY HILLS. GLENMOOR AND SEVERAL PUBLIC COURSES ARE CLOSE BY. AND WHEN YOU'RE READY FOR A WORK-OUT, THE GREENWOOD ATHLETIC CENTER IS STEPS AWAY.
 - ✓ **DEVELOPER STABILITY** - THE MASTER DEVELOPER FOR THE PRESERVE IS KOELBEL AND COMPANY, A DENVER REAL ESTATE FIRM WHOSE SOLID REPUTATION SPANS MORE THAN 40 YEARS. COMMUNITIES DEVELOPED BY KOELBEL HAVE MATURED BEAUTIFULLY AND HAVE MAINTAINED VALUE FOR HOME OWNERS.
 - ✓ **SELECT BUILDERS** - THE 20 MASTER BUILDERS CREATING HOMES AT THE PRESERVE WERE CHOSEN WITH GREAT CARE. THEIR STABILITY, INNOVATION, REPUTATION AND CUSTOMER-SATISFACTION RECORD WERE ALL FACTORS IN THEIR SELECTION. AS A RESULT, THE TRULY UNIQUE, ENERGY-EFFICIENT HOMES RISING HERE ARE PROVING FAVORITES OF UPSCALE BUYERS AND A STRONG CHOICE OF VALUE-SEEKERS.
 - ✓ **SAFETY AND HEALTH** - THE PRESERVE IS SERVED BY GREENWOOD VILLAGE POLICE AND CASTLEWOOD FIRE DISTRICT; BOTH HAVE STATIONS WITHIN BLOCKS OF OUR COMMUNITY. A NUMBER OF PHYSICIANS HAVE OFFICES NEARBY; LITTLETON, PORTER AND SWEDISH HOSPITALS ARE A SHORT DRIVE.
 - ✓ **AND OF ULTIMATE IMPORTANCE...VALUE** - THE PRESERVE SCORES POINTS IN TWO MAJOR AREAS - LIVING TODAY AND RESALE TOMORROW. DENSITY HERE IS EXTREMELY LOW AS COMPARED TO MOST NEW-HOME NEIGHBORHOODS. LOTS ARE EXPANSIVE AND VIEWS ARE EXCELLENT. MOREOVER, BUILDING A NEW HOME...TO YOUR SPECIFICATIONS AND YOUR LIFESTYLE CHOICES...MEANS AVOIDING THE TIME, TROUBLE AND COST ASSOCIATED WITH RENOVATION OF OLDER PROPERTIES. WHEN RESALE TIME ARRIVES, THE SAME FACTORS THAT BROUGHT YOU HERE WILL HELP YOU CONSUMMATE THE SALE.

LET THE PRESERVE'S ADVANTAGES WORK TO YOUR ADVANTAGE.
COME HOME TO AN EXCEPTIONAL COMMUNITY!

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BROKER PARTICIPATION WELCOMED.
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THE PRESERVE

AT GREENWOOD VILLAGE

JANUARY 1994

VOLUME 5, NUMBER 1

Ready-Set-Move



Kohen Custom Homes' has a perfect luxury home almost ready for move-in, on a one-acre site served by Cherry Creek Schools, and priced at \$795,000.

Preserve Has Choice Selection of For-Sale Homes

For a taste of the opportunities that beckon to luxury home buyers this spring, just look at a 4,600-square-foot custom home with a garden-level basement and a 4-car side-load garage, priced at \$795,000.

The builder, **Kohen Custom Homes**, chose one of the last remaining one-acre home sites in The Preserve's exclusive Filing One neighborhood, just west of S. Holly between Belleview and Orchard, and served by the highly respected Cherry Creek Schools district.

The 4-bedroom home has a very open and impressive family room-

kitchen area, plus elegant formal rooms, two decks, and a bay-window study. It's just a short walk from the nature preserve along the Highline

***One-Acre
Home Sites Are
Fast Sellers***

See Page 2

Canal and from The Preserve's 6-acre pool and recreation center.

The Kohen home at The Preserve represents a perfect, ready-to-move-in situation for the family coming into Denver from out of state. Kohen has

thoughtfully provided professional landscaping for the large site, by well-known designer Mel Rich.

"This is a home custom designed for entertaining," notes Sales Associate Rick Harp, who joins Mike Hamner in counseling home buyers at The Preserve.

The home is just one of the luxurious custom-for-sale homes nearing completion this spring, for the family that needs occupancy soon.

Nearby, on a cul-de-sac 3/4-acre site in The Preserve's Filing-Two neighborhood, **Bainbridge, Inc.**, has 3,897 square foot home set for completion in about 60 days, priced at \$599,900. The 4-bedroom, 4-bath residence features a walk-out basement level, three clean-burning natural fireplaces, and a main-

Continued Page 2

Custom Homes Ready Soon

Continued From Page 1

floor study that shows off the interior's generous cherry cabinetry and trim. The traditional exterior is very impressive, with a red brick and stucco elevation set beneath a Permatek roof.

And other premier builders are coming on line with their own luxurious homes:

- **Ready in 30 days.** Tradition Concepts has a 4-bedroom home near ready, on a 3/4-acre site that allowed for a walk-out basement. **Size:** 3,350 finished. **Price:** \$469,900.

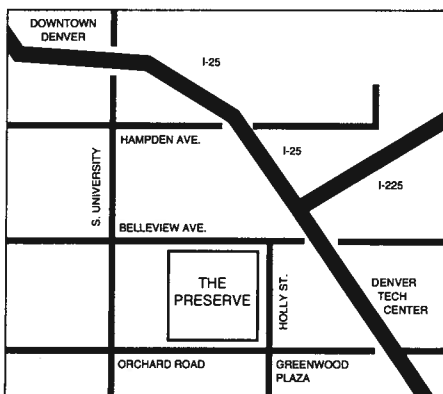
- **60 days.** Celebrity Homes has created a magnificent design for one of the last sites in The Preserve's first neighborhood of 1-acre sites along S. Holly. **Size:** 5,000 finished. **Price:** \$1,040,000.

- **60 days.** In The Preserve's newly opened neighborhood of one-acre sites along Orchard Road, Country Homes has a large 4-bedroom home nearing completion close to The Preserve's pool and recreation center. **Size:** 3,700 finished. **Price:** \$533,000.

- **60 days.** Award winning builder John Kurowski is moving toward completion on a 4-bedroom home for a one-acre site. **Size:** 4,031 finished. **Price:** \$659,900.

Other homes are arriving soon at The Preserve by Austin Signature Homes, Carter Customs, Country Homes, Dorian Homes, Golden Design Group, Johnson & Sons, Kurowski Development Co., Suderman Homes, and Sunshine Master Builders.

With Colorado's housing market



One-Acre Home Sites In Strong Demand This Year

moving swiftly and development land prices at a premium, the roomy home sites that luxury home buyers found in years past are going the way of the button shoe and the dinosaur...with some very rare exceptions.

Right now, The Preserve is

continuing to open a choice selection of one-acre home sites for its participating builders. And it's no surprise that those sites are proving to be in great demand.

Last year The Preserve released the first of its one-acre Filing Four sites, located in a neighborhood off Orchard Road west of Holly and within walking distance of the master planned community's 6-acre Pool and Recreation Center. To date, 15 luxury homes have already sold in the new area at prices from the mid-\$500,000s.

Another 15 of those 1-acre packages are available from Preserve builders right now; Rick Harp and Mike Hamner provide home buyers and REALTORS with site tours. "This pricing is very favorable now," notes Harp. "It's a spectacular setting for a home, and our families just love it."

"We knew when we set out to develop The Preserve that a 1-acre site would become an increasingly rare commodity," adds Walter "Buz" Koelbel, Jr., company president. "Just like the open space and the recreational amenities we've created, the size of our sites is an asset that gains value with time."

THE PRESERVE In Brief..

Preserve residents enjoyed their third annual "Holiday Gathering" this year at the home of Lenny and



Cindie LoSasso. Among the revelers were Sharon Keller (left), Nancy Shapiro Adam, and Stacy Hathaway.

Facts About The Preserve

Location: Mile-square estate between Belleview and Orchard, west of S. Holly, Greenwood Village.

Size: 532 acres.

Number of planned sites: 540

Residential density: 1 per acre

Commuter distance: Downtown 13 mi. Denver Tech Center: 1.5 mi.

First filing home sites: Final 1-acre home-and-site packages west of S. Holly, priced from mid-\$700s.

Second filing home sites: Final 3/4-acre home-and-site packages west of Holly at Orchard, from high-\$400s.

Fourth filing home sites: 1-acre home-and-site packages from mid-\$500s.

Batéleur at The Preserve: Preferred-lifestyle luxury villa enclave by Colonnade Homes, 136 sites, from mid-\$300s. Judy Sheridan: 689-0400.

Schools: Cherry Creek Schools and Littleton Public Schools.

Marjorie Perry Nature Preserve: Pristine site wrapped by 1.5-mile loop of the Highline Canal, to be preserved as habitat for waterfowl, other species.

Developer: Koelbel and Company

Custom builders: Austin Signature Homes, Bainbridge, Bond General Contractors, Carter Customs, Celebrity Builders, Colony Park Homes, Country Homes, Dorian Homes, Golden Design Group, Johnson & Sons, Koelbel Custom Homes, Kohen Custom Homes, Kurowski Development, Peregrine Design Group, Richmond Homes, Sattler Homes, K.Z. Smith Construction, Suderman Homes, Sunshine Master Builders, and Tradition Concepts.

Information Center: S. Holly at Preserve Dr.

Hours: 10-6 daily

Sales Associates: Mike Hamner, Rick Harp

Mailing address: 5595 Preserve Drive, Greenwood Village, CO 80121-2115.

Phone: (303) 689-9700 **Fax:** 689-9479.



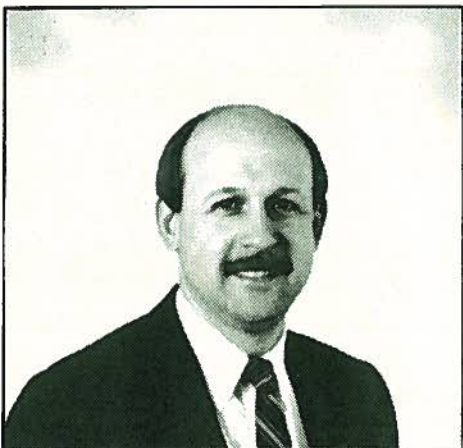
THE BLUE HERON

The Newsletter For The Residents Of The Preserve

Grant Parker Joins Koelbel as Community Operations Vice-President

Koelbel is pleased to announce the new Vice-President of Community Operations, Grant Parker. Mr. Parker served as the Assistant Community Manager for Brandermill Community Association, in Richmond Virginia. Brandermill is a 2800 acre master-planned community with 4000 homes and 16,000 residents and was designated one of the "99 Best Recreational and Residential Planned Communities in the Country." As Assistant Community Manager, Mr. Parker was responsible for covenant enforcement and architectural design review.

Mr. Parker was awarded the Professional Community Association Manager (PCAM)



Grant Parker

Designation in February of 1991. Mr. Parker is one of only 500 individuals who have received the PCAM, the highest designation one can achieve in the Association Management Industry. He also has completed his Professional Management Development Program.

In addition to his formal education and honors, Mr. Parker also served for three years as a board member and board president of Newberry Towne Homeowners Association, a self-managed, 300-unit townhome property in Chesterfield County, Virginia. During this time, Mr. Parker coordinated community-wide roof replacements, and developed and implemented a reserve study and special assessments.

In his spare time, Mr. Parker is a committed volunteer of the Literacy Council. For the past two years, he trained individuals interested in tutoring the functionally illiterate, and he also served as a tutor in the program. He also enjoys the outdoors and spends time in the mountains hiking and fishing.

Mr. Parker is excited to live in Denver and work for Koelbel at The Preserve. His goal is "to create a platform from which the

Homeowner's Association can transition smoothly." He looks forward to expanding upon the strong sense of community through effective communication and involvement with the homeowners. We are thrilled that Mr. Parker is a part of the Koelbel team!

Blue Heron Information

The Blue Heron would like to hear your thoughts, or messages of interest pertaining to The Preserve community. Please send your items to Mame Cairns; C/O KOELBEL & COMPANY; 5291 Yale Circle; Denver, CO 80222.

Due to increased interest in more timely and thorough communication, it appears that The Blue Heron may need to be expanded to a 4-page newsletter format. It also may be necessary to publish The Blue Heron more frequently.

In order to include your items of interest in the next issue of The Blue Heron in February, be sure to submit your information by Monday, January 31, 1993. If you have any questions, please contact Mame Cairns at 758-3500.

What About . . .

What is the construction work currently underway along Holly in the landscape perimeter?

The good news about the construction work along Holly is that the major power lines on the east side of Holly will ultimately be fully buried underground, and the unsightly nature of those structures will be forever removed. The bad news is that they are placing some lines on the east side of Holly as well as the west side of Holly in the utility right-of-ways beneath our perimeter landscaping.

We are most concerned about insuring the repair and replacement of all damaged landscape areas. These areas should be returned to the level of quality that existed prior to construction. We will continue to work with the contractor until we are comfortable with the results.

Who is responsible for removing snow from the sidewalks in the interior of The Preserve?

According to Article IV, Section 9.1 of the Declaration of Covenants, Conditions, and Restrictions for The Preserve at Greenwood Village, the Board of Directors may remove snow from interior sidewalks.

The Preserve Homeowner's Association currently removes snow from interior sidewalks and also supplements the snow removal effort of Greenwood Village to clear the streets. The developer subsidizes the cost of this service.

Can we pay our Homeowner's Association dues annually?

Yes. When you receive your payment coupons in December, we would be delighted to receive the entire annual payment.

What were the results of the Greenwood Village elections?

Another "spirited" Greenwood Village election took place on November 2nd. Dave Hull defeated Myrna Poticha in the mayoral race. I feel that Mr. Hull will be an extremely good and competent mayor for the City of Greenwood Village. He is committed to staying in touch with the community and plans to make himself available at specific times at City Hall to visit with any Greenwood Village resident interested in discussing specific issues. You may reach him at the Greenwood Village city offices at 773-0252.

The District Two council seats were filled by Charlie Hazlehurst (771-1321) and Jim Underhill (290-8010), each having previously served as Greenwood Village City Council members. Feel free to call either of them should you have any specific District Two questions.

Message from the HOA President

All Preserve Homeowners are invited to attend the first Resident's Council Meeting on Monday, December 13 from 7:00 p.m. to 8:30 p.m. at the Koelbel Library.

Items to be covered include an organizational structure, review of the preliminary 1994 budget, the 1993 Financial Statements, committee organization, and programming. Any individuals who have other issues they would like to discuss, please feel free to bring your ideas to the meeting.

This is an opportunity for you to express your views and help decide the future of The Preserve!

Preserve Potpourri

Neighborhood Coffees

With life's busy schedules, the monthly coffees are a great opportunity to mingle with The Preserve neighbors. This is also an excellent way to welcome "newcomers" to each filing!

Filing #1 Coffees:

December 17 (1:00 p.m.):
Glenda Rainold
5375 Preserve Drive

January 21 (10:00 a.m.):
Lorraine Skupsky
5335 Preserve Drive

February 10 (7:00 p.m.):
Corinne Dix
4950 Preserve Lane

March 18 (10:00 a.m.):
Linda Lemmer
5530 Preserve Drive

For further information, contact Pat Pauline at 220-8990.

Filing #2 Coffees:

The Filing #1 Coffees have been very successful. If anyone in Filing #2 is interested in hosting a coffee, please contact Mame Cairns at 758-3500. We will print the coffee schedule in the next publication of The Blue Heron.

Site Thefts

Please watch your neighborhood and report any builder site thefts or other strange occurrences to the Greenwood Village Police Department at 741-5960.

Daytime or Evening Bridge

Would anyone who is interested in ladies daytime or couples evening bridge, please contact Jan Boynton at 796-7721.

Calendar of Events

Monday, December 13,
7:00 - 8:30 p.m.
Resident's Council Meeting,
Koelbel Library

First Custom "Eclu" Under Way

Continued From Page 1

According to Delgado, environmental illness has increased dramatically as building construction becomes more air tight, in response to rising energy costs. As with allergies, sensitivity to a chemical may be negligible at first exposure, but become greater over time as the subject's "total body burden" of toxins increases.

And, says Delgado, the consequences can go far beyond the sinus and respiratory symptoms generally identified with allergies. Among other symptoms: insomnia, headaches...even behavioral disorders.

The list of culprits is long: formaldehydes, benzenes, styrenes... furniture fabrics and lacquers...lumber treatments...chipboards...sealants... molds and fungi...calcifiers added to concrete...radon gas...pesticides and herbicides. According to the Indoor Air Quality Act of 1991, up to 15% of the U.S. public may have heightened sensitivities to indoor air...and Delgado predicts the effects will become more noticeable as the public's exposure time to various chemicals grows.

Delgado holds a U.S. patent for his process to reduce indoor contaminants, serving as a guideline for the Sunshine home. The method details 29 individual steps during design and construction — starting with a detailed analysis of the site. What is the altitude? How prevalent is air pollution? What are ground toxin risks?

The method goes on to specify construction materials safe to use...a whole-house wall wrap to prevent toxins from seeping in...an air-to-air heat exchanger and filter system...air ducts accessible to cleaning...safe plants for landscaping...and vents for household appliances.

In researching his method, Delgado studied techniques used on U.S. submarines and spacecraft...and

even studied Russian space vehicles. The Sunshine home will be the third "Eclu" built -- the first was his own home in Parker, which he says totally reversed the effects of his wife's serious susceptibility to environmental toxins.

While craftspeople work on the home, they'll attend daily seminars and will eventually receive certifications from Delgado. What is the cost of Delgado's system to the average home buyer? "We anticipate about a 10% to 15% cost increment," says Sunshine Master Builders' Wayne Barcewski.

Alex Delgado's introductory class at Metro State is titled HSW 449, "Introduction to Environmental Illness." Tuition is \$160; for information, contact the registrar at Metropolitan State College, 556-3991.

THE PRESERVE In Brief...

Koelbel Vice President for Development **Keith Neale** is at work on final preparations for new open-space improvements along **Prentice Gulch**, the creek dividing The Preserve's one-acre custom home neighborhood from **Bateleur**, the luxury low-maintenance home enclave.

Included in the plan are three new ponds...wetlands vegetation... cottonwoods and willows...and a soft surface pedestrian/bike/equestrian trail linking to the new Greenwood Gulch trail and from there to the Highline Canal trail. The trails are being built by the City of Greenwood Village, in consultation with Koelbel planners...

Careful Planning Equals Value

Continued from Page 1

"Buyers not only accept the importance of covenants, but then go the next step and require that a developer provide a continuing presence to enforce them," says Nakari. "They want more services...and communities that provide those services reflect higher values."

Following that strategy, Nakari

directs elaborate services from his office in The Preserve's Custom Home Information Center. Among other responsibilities: Social events to introduce neighbors and create a sense of community. On tap for this month is a neighborhood forum on "high altitude cooking," "Colorado gardening" and a survey to help plan recreation facilities.

Facts About The Preserve

Location: Mile-square estate between Belleview and Orchard, west of S. Holly, Greenwood Village.

Size: 532 acres.

Number of planned sites: 540

Residential density: 1 per acre

Commuter distance: Downtown 13 mi.

Denver Tech Center: 1.5 mi.

First filing home sites: 61 1-acre custom sites west of S. Holly, prices from mid-\$400s.

Second filing home sites: 70 3/4-acre custom sites west of Holly at Orchard, prices from high-\$300s.

Bateleur at The Preserve: Preferred-lifestyle luxury enclave by Colonnade, on 136 sites, from low \$300s. Judy Sheridan: 689-0400.

Schools: Cherry Creek Schools and Littleton Public Schools.

Marjorie Perry Nature Preserve: Pristine site wrapped by 1.5-mile loop of the Highline Canal, to be preserved as habitat for waterfowl, other species.

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Sales Information Center: S. Holly at Preserve Drive.

Hours: 10-6 daily

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Phone: (303) 689-9700 **Fax:** 689-9479.





THE PRESERVE

AT GREENWOOD VILLAGE

AUGUST 1992

VOLUME 3, NUMBER 8

Toward a Cleaner, Safer Home



David Gertz, president of Sunshine Master Builders (left) joins Prof. Alex Delgado at ground breaking of the "Eclu" home.

United States Patent [49] Delgado

[11] Patent Number: **5,003,750**

[12] Date of Patent: **Apr. 2, 1991**

[54] **METHOD FOR REDUCING IMMUNOGENIC AND/OR TOXIC SUBSTANCES IN INDOOR AIR**

[76] Inventor: **Alex S. Delgado, 8717 N. Milpark Ave., Parker, Colo 80134**

[21] Appl. No. **431,879**

[22] Filed **Nov. 16, 1989**

[23] Int. Cl. **EDAR 1/00, EDAR 3/70, E02D 1/00, F04D 11/00**

[52] U.S. Cl. **52-169.9, 52-169.14, 52-309, 52-169.1, 168.9, 169.11, 52-169.16, 440, 442, 303**

[51] Field of Search **52-169.9, 52-169.14, 52-309, 52-169.1, 168.9, 169.11, 52-169.16, 440, 442, 303**

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[37] **ABSTRACT**

A method for reducing the amount of immunogenic and/or toxic substances in a building's indoor air. The method is particularly directed at reducing the level of gas. Generated by various wood and/or plastic materials used in building materials. The method also serves to reduce levels of electromagnetic radiation within the building.

4 Claims, 1 Drawing Sheet

Sunshine Breaks Ground on Home Designed to Counter Environmental Illness

The malady goes by many names — "toxic building syndrome," "building related illness," "environmental illness" — and some say effects may become more widespread and more severe.

Concern for environmental illness, particularly in light of today's tighter energy standards for air infiltration, is prompting novel methods of residential construction...and The Preserve and its custom home builders are helping lead the way.

This month, work has started in The Preserve's neighborhood of 3/4-acre home sites off Orchard Road on an "Eclu" — environmentally clean living unit — a home designed to avoid environmental substances that may be toxic to some individuals.

Sunshine Master Builders, building the home for a couple at the request of their family physician, is working under the direction of Alex Delgado, medical sociologist at Metro State and one of the nation's leading experts on environmental illness.

Continued, Page 2

Covenant Controls: They Translate Into Value

How much do The Preserve's homeowners benefit from Koelbel and Company's community planning and carefully designed neighborhood covenants? Believe it or not, a study has been done on the subject, and the value is substantial.

"It's too early to see resale values at The Preserve," notes Ken Nakari, Koelbel's vice president for community operations, "but appraisals are already showing significant

appreciation."

In 1985 Nakari collaborated in a study on master planning and perception of value, in which neighborhoods of identical new homes were examined, some with "master-planned" covenants, some without. Based on the conclusive results, and on following studies by the Urban Land Institute, builders are well advised to "build in a community where some entity is actively working to support home values."

Continued, Page 2

Koelbel Library Points To Kids' Resources at The Preserve

Continued From Page 1

Kids will find their own area of the library accessible through two child-high doors, reminiscent of the Imaginarium high-end toy stores on the West Coast. Even the children's restrooms have separate areas for "big kids" and "little kids."

"It's one more sign of what a terrific place The Preserve is for families," notes Walter "Buz" Koelbel, Jr., president of Koelbel and Company. "Together with our highly

THE PRESERVE In Brief...

The annual **Parade of Homes** by the **Home Builders Association of Metropolitan Denver** is a very special event for **Koelbel and Company** this year.

The Parade is set for a 5-week run starting Aug. 1 at The Greens at Pinehurst, Koelbel's new custom community lining the fairways of Pinehurst Country Club. Early this month **Buz Koelbel** joined **Denver Mayor Wellington Webb** in dedicating the Parade site. Joining in were Preserve Builders **Austin Signature**

Homes, Colony Park Homes, Golden Design Group and Koelbel Custom Homes, all chosen as 1992 Parade builders, as well as **Dorian Homes, Johnson & Sons, Sattler Homes, Sunshine Master Builders and Tradition Concepts**, also selected to build in The Greens....



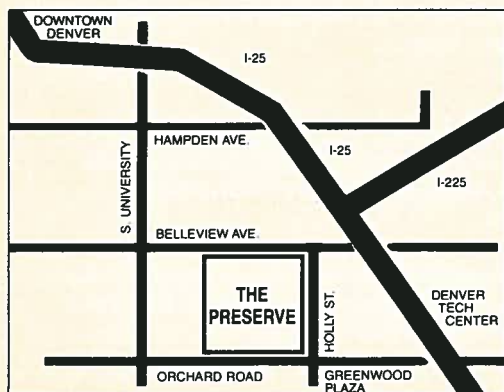
Walt Koelbel and wife Gene Norgren, honored at a May 14 premiere for the new Koelbel Public Library, admire a brass sculpture that greets library visitors, by George Lundeen. Photo: Glory Weisberg for The Villager.



Buz Koelbel (right) joins Denver Mayor Wellington Webb in presenting a playhouse to little Stephanie Angle, "ambassador" from Children's Hospital. The playhouse will be used by kids awaiting treatment in the hospital's third floor clinics. Joining in the ceremony at the Parade of Homes site at Koelbel's Pinehurst Country Club are Wendy Siegrist, hospital board member, and Denver City Councilman Ted Hackworth. The hospital is the annual beneficiary of The Parade of Homes.

acclaimed Cherry Creek and Littleton Public Schools and our superb trail system and other recreational resources, it makes The Preserve the premier place in Colorado to raise children."

The new Koelbel Public Library is open at Orchard Road and Holly Street, a short walk from The Preserve's 1-acre and 3/4-acre home sites by way of the newly completed trail system.



Facts About The Preserve

Location: Mile-square estate between Belleview and Orchard, west of S. Holly, Greenwood Village.

Size: 532 acres.

Number of planned sites: 540

Residential density: 1 per acre

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Denver Tech Center: 1.5 mi.

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THE PRESERVE

AT GREENWOOD VILLAGE

JUNE 1992

VOLUME 3, NUMBER 6



Newly opened Koelbel Public Library

One For The Books

Koelbel Public Library Opens As Impressive Resource for Children

With two of Colorado's finest school districts at hand, everyone knew that The Preserve would be a great place to raise school children...but that was before Arapahoe County opened its

Walt Koelbel, Sr., chairman of Koelbel and Company, and his wife Gene.

The Koelbels, long active in the field of child development and education, pledged \$500,000 to the new library...and have started a matching grant program with The Preserve, offering to match every \$250 contribution by residents.

The facility has been designed to create the appealing reading environment offered by the Tattered Cover Book Store — providing readers with a brightly lit rotunda entry, comfortable browsing areas, and inviting vistas of the Rockies.

There are 110,000 volumes... a business section to accommodate nearby Denver Tech Center... video-tapes and audio cassette books...

But the very best surprises await children.

Continued, Page 2

"With Our Schools and Recreation Features, It Makes The Preserve the Premier Place in Colorado to Raise Kids..."

new \$6,000,000 main library immediately adjacent to the neighborhood, at Orchard Road and Holly Street.

And when area VIPs attended a gala opening last month, they were in for an additional surprise: The beautiful 45,000-square-foot facility will carry the name The Koelbel Public Library, in recognition of the support of The Preserve's master developer

What They're Saying About The New Koelbel Library...

"The new library doesn't just have more space. It has a brightly lit, cozy atmosphere with enough wood paneling to keep a woodpecker very busy..."

—*Rocky Mountain News*

"The name (Koelbel Public Library) recognizes Koelbel's significant contribution and continuing fund-raising program for the district's Arapahoe Library Foundation..."

—*Littleton Independent*

"How nice...to see a touch of humanity, for humane is the proper word for the new Arapahoe County Main Library..."

—*Mary Chandler, Architecture Editor, Rocky Mountain News*



THE PRESERVE

AT GREENWOOD VILLAGE

APRIL 1992

VOLUME 3, NUMBER 4



The Preserve's custom home neighborhoods marked \$6,000,000 in sales last month; however, a choice selection of custom for-sale homes is still available, like the 4,872 sq. ft. plan by Larsen Homes, shown in the inset. It is priced at \$625,000.

FEELING THE HEAT

Hot Market Is Melting Away The Preserve's Luxury Custom Home Inventory

Just as expected, warm breezes blowing from Denver's spring real estate market have been quickly melting the inventory of custom-for-sale homes that builders at The Preserve have struggled to build up since mid-winter.

Last month the neighborhood had nine luxury homes that were moving within 120 days of completion on three-quarter-acre and one-acre home sites — but the fast paced market has already sent six of those on to buyers.

"We're doing everything we can to keep a variety of for-sale homes nearing completion, for buyers and Realtors who don't have the time for a custom home from scratch," comments Walter "Buz" Koebel, Jr., president of Koebel and Company, master developer.

"Even though our market has shifted away from relocating

buyers in favor of local buyers who often have more time to build," notes Koebel, "we still try hard to keep spec homes on line for those moving into town or whose houses have already sold."

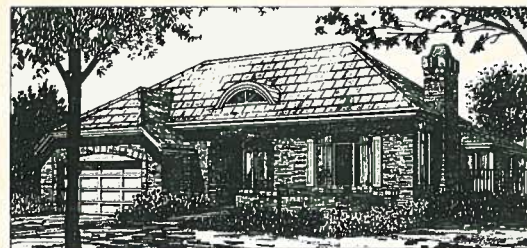
But spring demand for custom homes has surged again this year, taking six of The Preserve's custom spec homes under contract in a single

Continued, Page 2

Batéleur Enclave Takes Shape

Construction crews have completed the spectacular site of Batéleur, the enclave of exquisite villas northeast of The Preserve's nature area.

Already passers-by on Belleview and Holly can see the beautiful infrastructure in place, including the extension of the wide



The new "Tanager."

berm and trail corridor that will wrap the neighborhood on the north and east. Colonnade, Batéleur's home builder, is preparing to start the first foundations soon, on sites that often are situated on quiet cul-de-sacs or adjacent to open space view corridors.

Meanwhile, architects at Colonnade are adding finishing touches to five luxury home plans, that can be personalized by each of Batéleur's buyers. Colonnade has met extensively with the 35 home buyers who reserved all of Batéleur's first release of home sites, and has refined the architecture

Continued, Page 2

Custom Architecture Fuels Preserve's Fast Paced Sales

Continued from Page 1

month. At an average price of just under a half million dollars, the sales volume in spec-homes sold for the 30 day period was by itself almost \$3 million dollars.

Meanwhile, for every "custom spec" home sold, The Preserve sales team pre-sold an additional home, in which the purchasing family works directly with a participating builder to create a highly personalized home.

Those 12 sales totaling \$6 million have further depleted the 1-acre home sites available in The Preserve's first filing of 61 sites, west of Holly at Preserve Drive. However, a variety of sites are held by builders, so home-

buying families and their Realtors can still find a selection.

Meanwhile, The Preserve has more sites, as well as for-sale homes now under construction, coming on line in the new area of three-quarter acre sites on Orchard Road west of Holly.

"The high percentage of custom pre-solds has given The Preserve a great deal of architectural character," adds Robert August, Koelbel vice president. "It's kept the community away from any architectural formula and added to the visual appeal of the neighborhoods, and that has further accelerated our sales."

Among the highly respected firms participating are Archiventure, Mike Kephart of Kephart Architects, John Knudson and Jerry Gloss of Knudson & Gloss Architects, Sherwood Roper, Sears Barrett of Sears Barrett Architects, and Doug Wagner of Wagner Architectural Team.

All of the homes are available for touring during completion, through The Preserve's Custom Home Information Center, off S. Holly at Preserve Drive, between Belleview and Orchard.

Enclave Buyer Prefers Ranch

Continued from Page 1

to reflect preferences. Such input has confirmed that Colonnade was right on track in emphasizing ranch-style and main-floor master suite floor plans.

Recently Colonnade introduced an exciting new "Tanager" single-story design. The Tanager will provide 2,425 square feet of finished area, with a presidential sized great room, a morning room with second gas fireplace, and a plush master bedroom suite. A large, backlit rotunda with coffered ceiling creates privacy between the formal living area and a library.

As with all homes at Batéleur, lavish front yard landscaping will be included and maintained, and buyers can choose from three elevations. Plans range in size from 2,045 to 2,800 square feet and come with an unfinished lower level and a tandem 3-vehicle garage.

Colonnade is a joint venture between Koelbel and Company and The Feld Company. Colonnade Vice President Donna Hess is providing pre-sale information and tours of the next phase of sites by appointment only. Offices are at Metropoint, Suite 350, 4600 S. Ulster Street, in the Denver Tech Center. For information, call 721-0033.

THE PRESERVE In Brief...

The Preserve's first resident families, custom builders and other guests received a monumental view of the continent of Antarctica this month,



Preserve residents at Imax

as they were hosted by Koelbel and Company and President Buz Koelbel for an evening at Imax and the Denver Museum of Nat-

ural History. The current Imax film portrays the global environmental drama being revealed by researchers at the bottom of the world.



Facts About The Preserve

Location: Mile-square estate between Belleview and Orchard, west of S. Holly, Greenwood Village.

Size: 532 acres.

Number of planned sites: 540

Residential density: 1 per acre

Commuter distance: Downtown 13 mi.
Denver Tech Center: 1.5 mi.

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THE PRESERVE

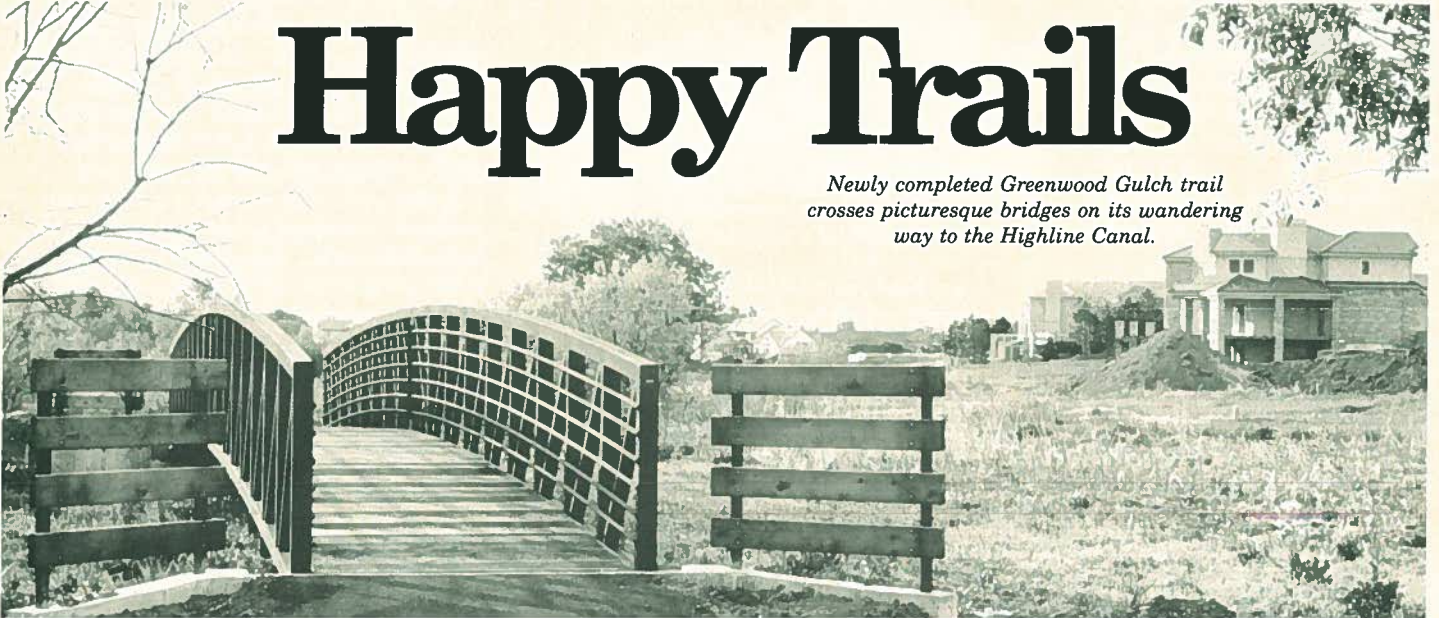
AT GREENWOOD VILLAGE

MAY 1992

VOLUME 3, NUMBER 5

Happy Trails

Newly completed Greenwood Gulch trail crosses picturesque bridges on its wandering way to the Highline Canal.



Preserve's Path System Makes Historic Link-Up To Highline Canal

Residents at The Preserve wanting to "get away from it all" now have a very inviting alternative, right in their own backyard.

This month the City of Greenwood Village has completed the bike and hiking path along Greenwood Gulch by the Preserve's custom neighborhoods, through to the Highline Canal trail and its nature preserve.

"The recreational dimension of

completed bridge on the canal.

Once on the Highline trail, they can wander about the mile-and-a-half-long horseshoe loop that encloses The Preserve's natural habitat, then can push on to the far reaches of the canal system extending from Douglas County in the south to Adams County in the north. The northern extension is now accessible by way of a trail tunnel built by the State Highway Department under new, 4-lane-divided Bellevue Avenue.

Exploring that resource should occupy a family for years—but it is just the beginning of what is in store.

The City has now also completed link-ups from The Preserve to the Holly Street trail system, by way of an attractively designed bridge, and has added a "crusher fine" trail along Orchard Road west to the Colorado Boulevard alignment on The Preserve's western border.

Meanwhile, Koelbel planners under direction of Vice President for Development Keith Neale are continuing to work with the City on a trail for Prentice Gulch, which divides the one-acre-site neighborhood from Batéleur, the luxury enclave. That trail, which also is planned to link up to the Highline Canal, will pass by a series of ponds.

"It's an example of what can be achieved when a developer and a city work in partnership," says Neale. Newly completed portions of the trail system are on view west of Holly, a quarter mile north of Orchard Road.

"The Recreational Dimension Has Become Reality."

life at The Preserve is becoming a reality," notes Walter "Buz" Koelbel, Jr., president of Koelbel and Company, The Preserve's master developer.

In effect, a family at The Preserve now has access to a trail system mammoth in scale. Without ever crossing a road, they can ride their bikes down the half-mile-long Greenwood Gulch trail and access the Highline Canal trail by way of a newly

Custom...And Ready for Move-In



The Preserve has a choice selection of luxury for-sale homes, including three that are near-ready. See "Near Term," Page 2.

Need Near-Term Occupancy? *Batéleur Prepares To Pre-Sell Next Phase of Home Sites*

Included in The Preserve's selection of 12 custom for-sale homes under construction are three that will be available for occupancy in the very near term. "We've done everything we can to keep inventory available for Realtors with buyers who don't have time for construction," notes Robert August, Koelbel and Company vice president.

Here are the availabilities, all offering occupancy within 30 days:

Sattler Homes. A stately traditional in generous brick, with garden-level, backing to one of The Preserve's 48-foot-wide trail corridors. Finished area: 3,974 sq. ft. Price: \$489,900.



Stately traditional by Sattler Homes.

Austin Signature Homes.

Features a main-floor master with a retreat and a 3-sided fireplace, and has



Austin's design has a main-floor master.

a media room in the lower level. Finished area: 4,490 sq. ft. Price: \$579,900.

Larsen Homes. On a site backing to open space, this elegant design has four bedrooms plus a "bonus room" and walk-out basement. Finished area: 4,872 sq. ft. Price: \$599,900.



Larsen's magnificent home backs to one of The Preserve's open space areas.

Batéleur, The Preserve's luxury villa enclave, is nearing the opening of its second phase of home sites. The first phase of 35 sites sold out in a single night last winter.

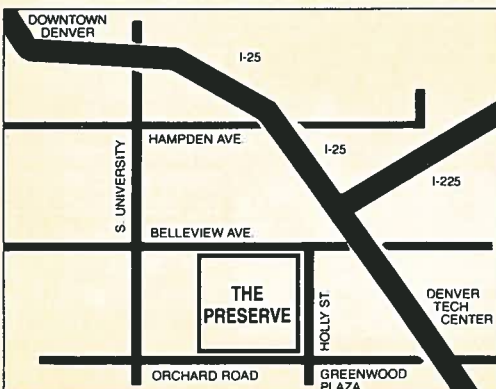
"This is the time to get on our waiting list for site availabilities," notes Donna Hess, vice president of Colonnade, Batéleur's builder. Homes will range from 2,045 to 2,800 square feet and will have lavish front yard landscaping and maintenance, private rear yards with terraces, and tandem 3-vehicle garages. A private resident's club will provide an elegant setting for enjoying a swim or entertaining guests.

Hess provides pre-sale information and tours of the next phase of sites by appointment only. Offices are at Metropoint, Suite 350, 4600 S. Ulster

Street, in the Denver Tech Center. For information, call 721-0033.

THE PRESERVE In Brief...

Koelbel and Company has won the 1991 Merit Award of the **Associated Landscape Contractors of Colorado**, for its "outstanding achievement in improving the environment" in developing The Preserve's trail corridors and natural buffer areas.....



Facts About The Preserve

Location: Mile-square estate between Belleview and Orchard, west of S. Holly, Greenwood Village.

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THE PRESERVE

AT GREENWOOD VILLAGE

MARCH 1992

VOLUME 3, NUMBER 3



Sunshine Master Builders (see inset from left: Norm Nadolsky, Dave Gertz and Wayne Barcewski) created this sensational custom-for-sale home in The Preserve's first filing. It provides a main-floor master suite and an elegant cherrywood and marble entryway. Price: \$565,000.

Spring Customs Near Ready

The Preserve Has Nine Luxury Homes Coming Into Range for Short-Term Occupancy

Custom builders at The Preserve have worked hard through the winter building an exciting new line of custom homes for spring — traditionally the fastest custom home sales season.

Right now The Preserve has nine luxury homes that are coming within 60-to-120 days of being ready for occupancy, while five more are prepared for construction. The homes are priced from \$398,000 to more than \$600,000 and have all the features that prove so successful for The Preserve — Denver's fastest selling custom community.

Those include three-quarter to one-acre home site packages near The Preserve's trail systems, open space corridors and Nature Preserve; as well as 3-car side-load garages, super-large living areas, and a variety of walk-out and garden level situations.

"This is the first time in a year that we've been able to build

up an inventory of homes for our visitors and their Realtors to see," notes Walter "Buz" Koelbel, Jr., president of Koelbel and Company, The Preserve's master developer. "It suggests we're about to

have a very active spring, perhaps even more so than last year's."

Homes are nearing completion in both of The Preserve's custom areas. **For a listing, see Page 2.**

Creating Community

A builder can't make a house a home, but a planning conscious developer can turn a development into a *neighborhood* — or at least that's a principle Koelbel and Company has long operated under.

At The Preserve, providing that sense of belonging is the specialty of Vice President for Community Operations Ken Nakari. With 20 years in community management, Nakari has overseen creation of lifestyles at Ken Caryl Ranch and ten other residential and resort communities totaling 5,500 homes.

Because The Preserve's amenities will shape community life, Nakari's input is a key component in plans for two

recreation centers, one for all residents and one a private facility for Batéleur.

Nakari is also arranging plans for social get-togethers to help along the community-building process. "Moving is an anxious event," he notes. "We want to make this a pleasing experience."

Nakari has been a national speaker for the Community Associations Institute, is a member of the Urban Land Institute, and a Realtor member of the South Suburban Board.



Ken Nakari.

The Preserve Has Sensational Customs-For-Sale Coming on Line



Here is a complete listing of The Preserve's luxury homes nearing completion for spring viewing:

Filing One: One-Acre Home Sites

Sattler Homes. This stately traditional offers a garden-level and a site backing to one of the 48-foot-wide trail corridors, giving exceptional space. Available: April. Finished area: 3,974 sq. ft. **Price: \$489,900.**

Sunshine Master Builders. Main-floor master suites have leapt in popularity this year, and this one's a beauty. Accessed through a cherry-wood and marble entryway, home has

main floor study and garden level. Available: April. Finished area: 4,584 sq. ft. **Price: \$565,000.**

Austin Signature Homes. Also a main-floor master...this one with a retreat that's separated from the bedroom by a 3-sided fireplace. The basement has a finished media room and bath. Available: April. Finished area: 4,490 sq. ft. **Price: \$579,900.**

Bond General Contractors. This French country design enjoys a choice cul-de-sac home site with a mountain view, a walk-out lower level, and two beautiful staircases. Available: April. Finished area: 4,109 sq. ft. **Price: \$598,900.**

Larsen Homes. Backing to open space, this elegant home has four bedrooms plus a "bonus room" — a perfect play room or extra bedroom. Walk-out basement. Available: April. Finished area: 4,872 sq. ft. **Price: \$625,000.**

Filing Two: 3/4-Acre Sites

Country Homes. This 4-bedroom with two patios and large secondary bedrooms, each with a walk-in closet, is the lowest priced home in our estate home areas. Available: May. Finished area: 3,730 sq. ft. **Price: \$398,000.**

Sunshine Master Builders. An impressive, stucco residence, has a curved staircase, library and mountain view. Available: May. Finished area: 3,675 sq. ft. **Price: \$420,000.**

Tradition Concepts. A cul-de-sac site that allowed a walk-out basement provided the setting for this stucco elevation. Wrap-around deck and large secondaries. Available: June. Finished area: 3,514 sq. ft. **Price: \$459,900.**

Sattler Homes. Gorgeous, open plan, offering a sweeping staircase and an over-sized deck. Four bedrooms plus bonus room and walk-out. Available: May. Finished area: 4,400 sq. ft. **Price: \$498,000.**

THE PRESERVE In Brief...

The Preserve has been recognized by Public Service Company with its **Ideal Energy Home Award**, for its 100% builder participation in the energy saving program. **Buz Koelbel** and vice

president **Robert August** were on hand this month to receive the honor from PSCo's **Jack Zelkin**...



From left, August, Zelkin, Koelbel

The new faces in the Preserve's Custom Home Information Center are sales assistants **Vicki Donovan** and **Teri Anderson**...

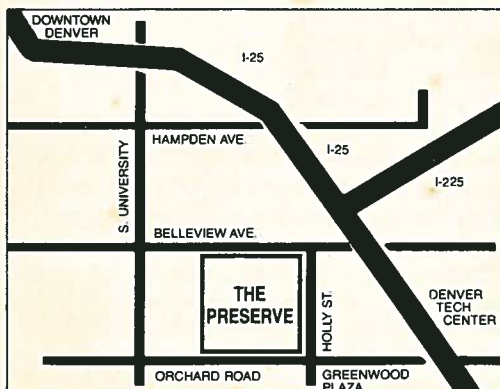


Donovan and Anderson

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THE PRESERVE AT GREENWOOD VILLAGE
APPROVED BUILDER LIST
AUGUST 1, 1990

AUSTIN SIGNATURE HOMES

BAINBRIDGE, INC.

CARTER CM CORPORATION

DORIAN HOMES, INC.

THE GENESEE COMPANY

JOHNSON & SONS CONSTRUCTION, INC.

KOELBEL CUSTOM HOMES

KOHEN CUSTOM HOMES

KUROWSKI DEVELOPMENT

LANDMARK CUSTOM HOMES

LARSEN HOMES

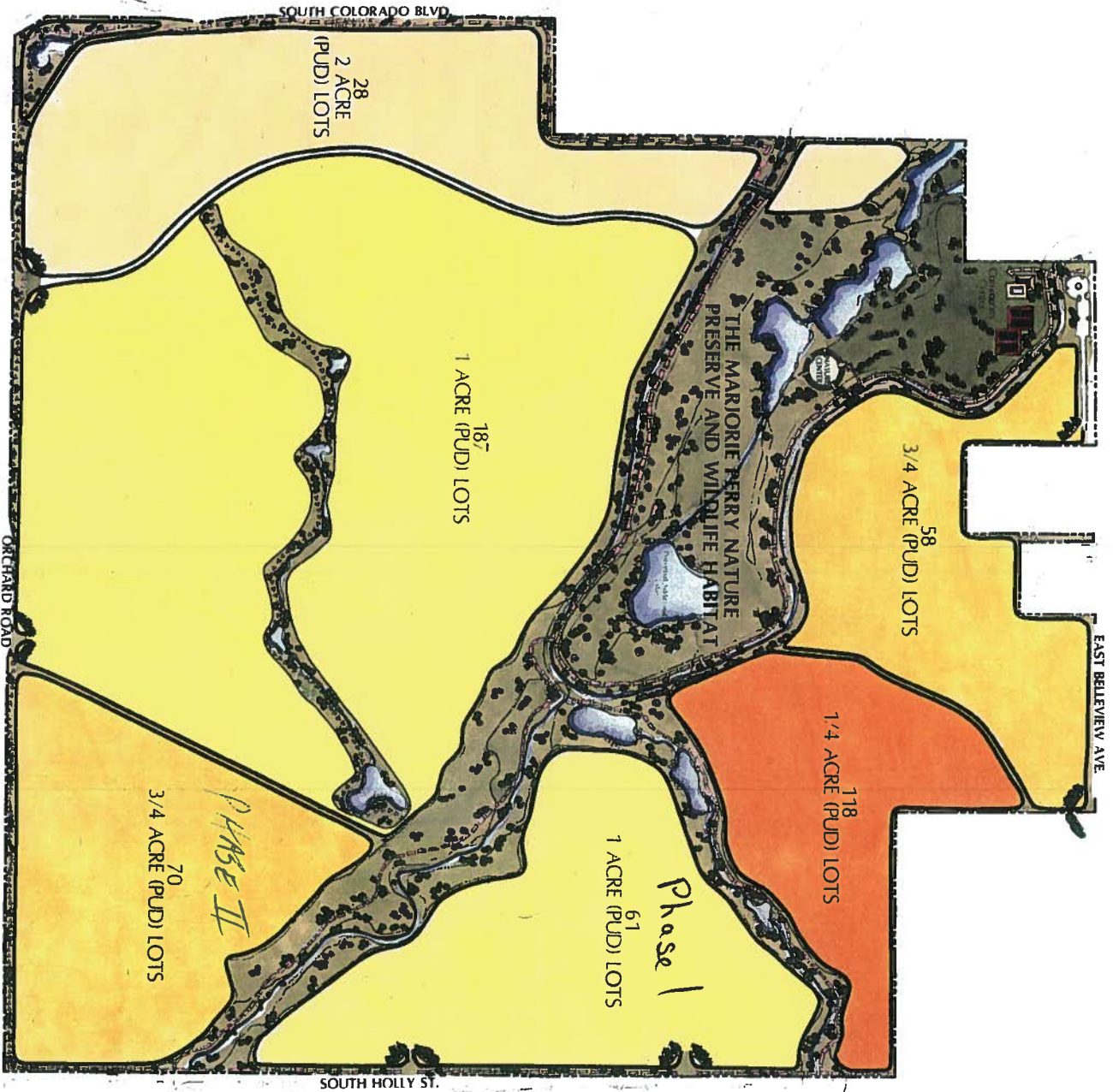
RICHMOND HOMES

KZ SMITH CONSTRUCTION, INC.

SUNSHINE DIVERSIFIED, INC.

WATERFORD HOMES

THE PRESERVE AT GREENWOOD



- PROJECT ACREAGE: 522.15
- HIGHLINE CANAL: 15.60
- TOTAL ACREAGE: 537.75

- TOTAL NUMBER OF LOTS: 522

- PROJECT OPEN SPACE: 108.98 AC. 20.3%
- HIGHLINE CANAL: 15.60 AC. 2.9%
- TOTAL OPEN SPACE: 124.58 AC. 23.2%

- THE MARIORIE PERRY NATURE PRESERVE & WILDLIFE HABITAT: 45.00 AC.

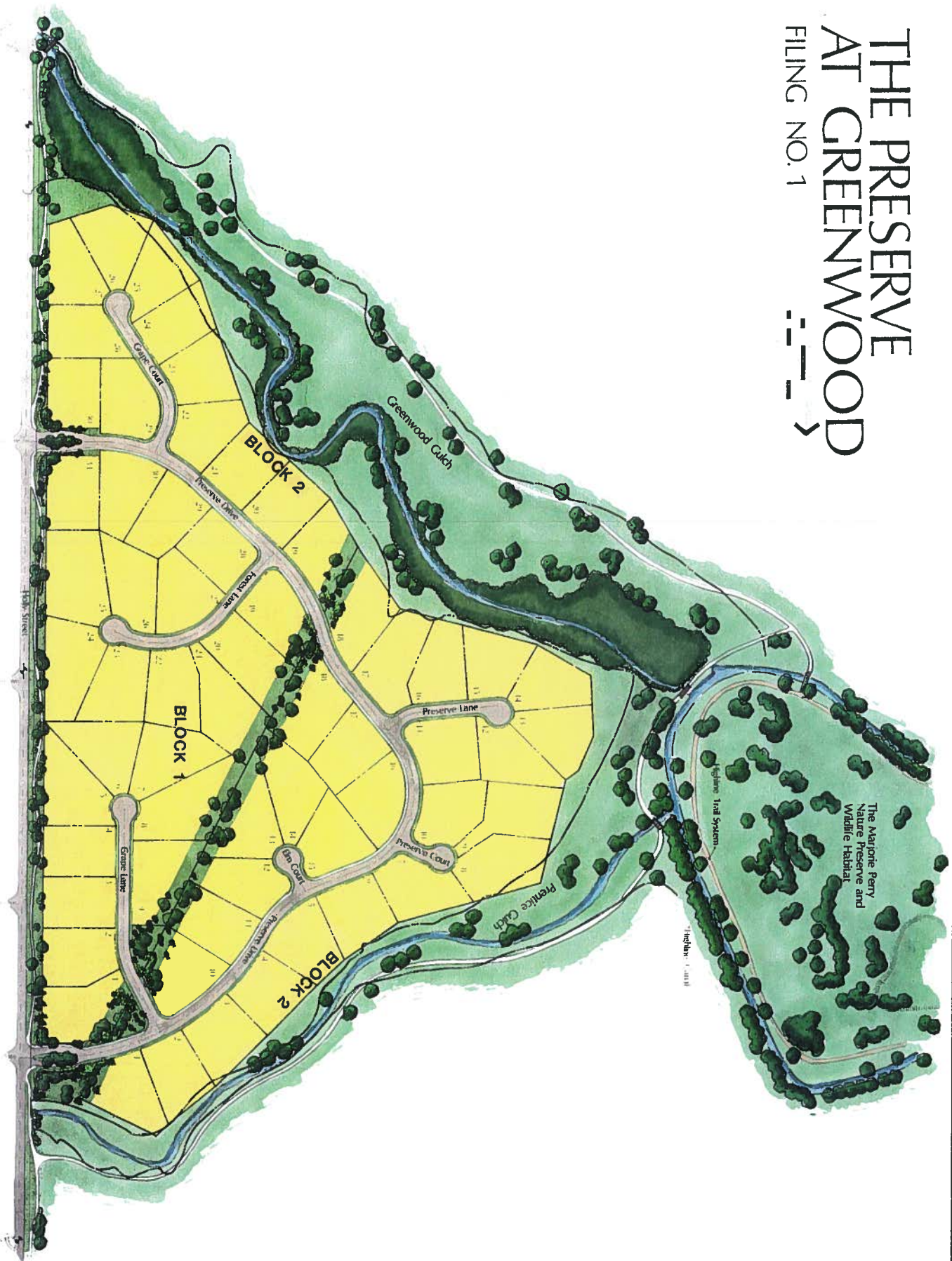
- 5.6 MILES OF EQUESTRIAN, PEDESTRIAN, CYCLIST AND HIGHLINE CANAL TRAILS

LEGEND

- EQUESTRIAN, PEDESTRIAN & CYCLIST TRAILS
- PEDESTRIAN & CYCLIST TRAILS

THE PRESERVE AT GREENWOOD

FILING NO. 1

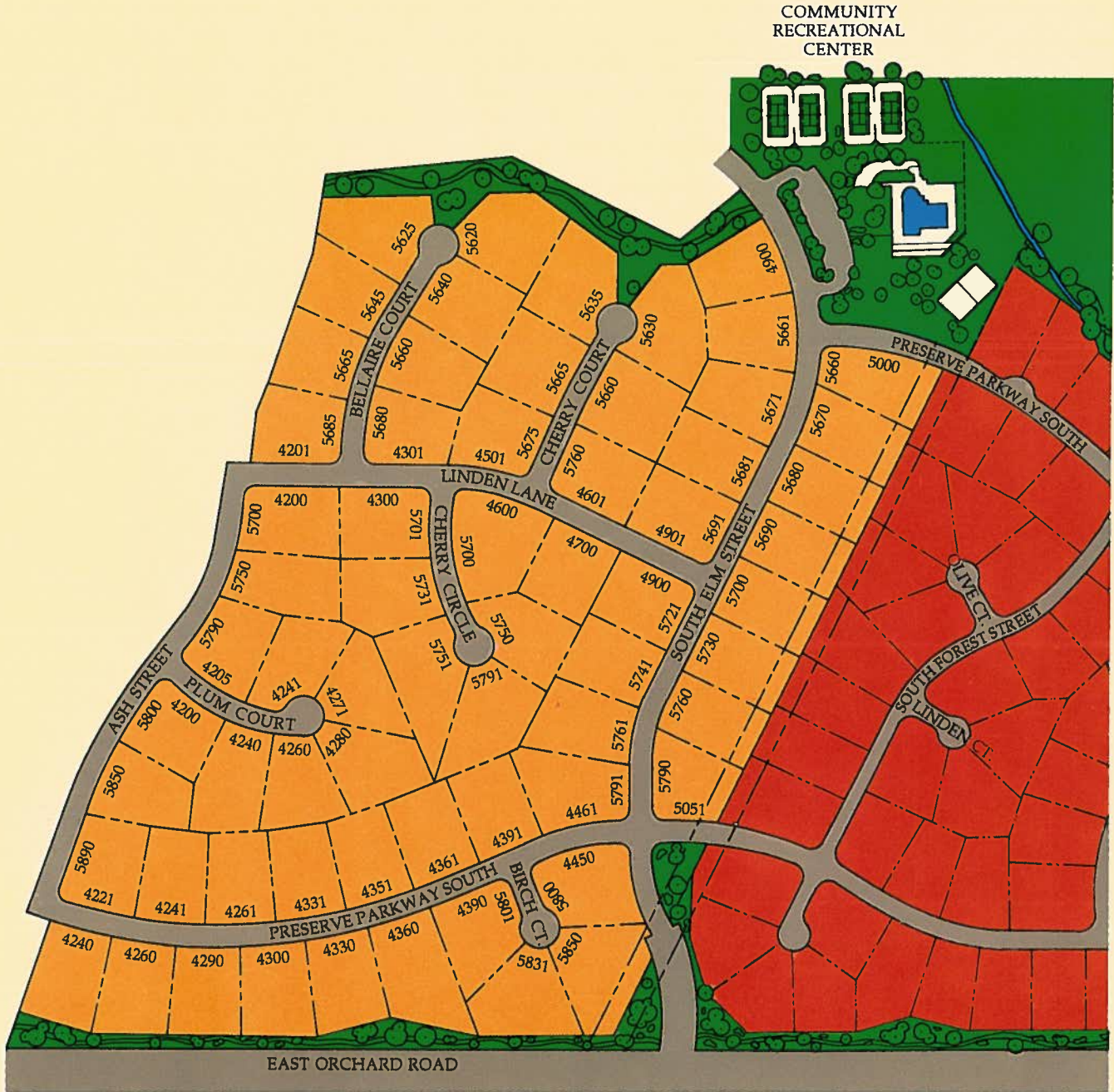




THE PRESERVE

AT GREENWOOD VILLAGE

P H A S E F O U R



- DEVELOPER: KOELBEL AND COMPANY
- SALES CENTER: 5595 PRESERVE DRIVE
GREENWOOD VILLAGE, CO 80121-2115
PHONE: (303) 689-9700
FAX: (303) 689-9479



THE PRESERVE

February 18, 1994

Dear

It is with a great deal of excitement and enthusiasm that we announce the release of our Filing No. 5 Lots -- the final remaining Cherry Creek School District Lots at The Preserve! We appreciate your continued interest in The Preserve at Greenwood Village as well as your special consideration of these new ¾ acre home sites. These new home sites will be priced from \$115,000 to \$290,000.

The Denver economy and real estate market remain extremely strong. Consumer and builder sales have been brisk since the beginning of 1994.

The schedule is as follows:

1. February 19th - March 30 - Site review and prioritizing lot preferences.
2. March 31, 1994 - Lot Selection for each home site utilizing a lottery if necessary.
3. The Week of May 9, 1994 - Lot Closings.

We encourage you to call Mike Hamner or Rick Harp at (303) 689-9700 to schedule a specific meeting for a site visit. At that time, plat maps and price lists will be made available.

You are encouraged to choose one of our approved home builders prior to the selection of your home site. Also, please note that one of our approved home builders must be selected to build your home.

We appreciate your continued interest and consideration at this time and look forward to assisting you with the selection of a new home site for you and your family!

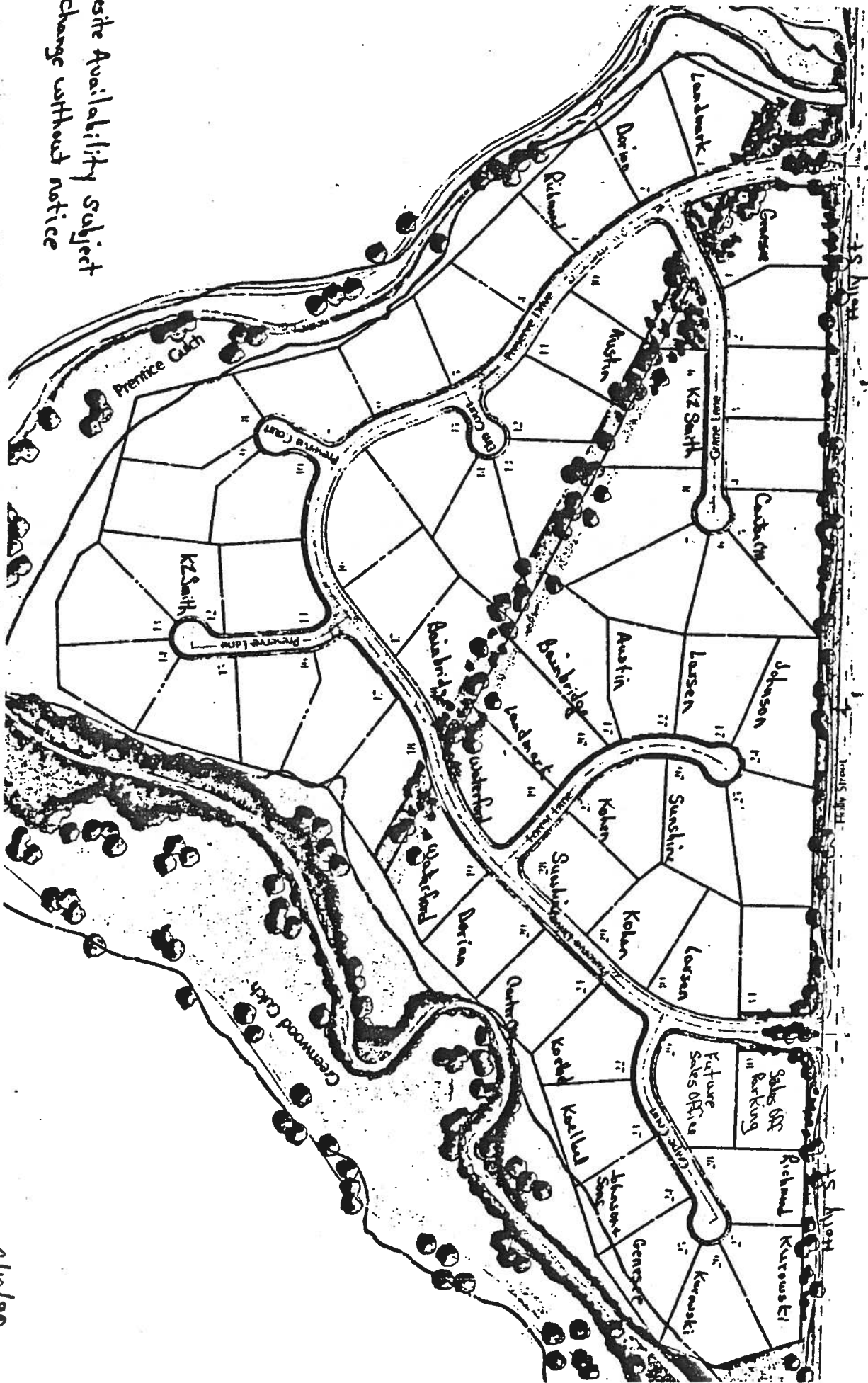
See you soon!

Sincerely,

KOELBEL AND COMPANY

S. Robert August, MIRM
Vice President - Sales & Marketing
SRA/rs

HomeSite Availability Subject
to change without notice



8/10/90

◆ SPECIAL HOME ◆
SPECIAL PRICE - \$595,000*
SPECIAL FINANCING
SPECIAL NEIGHBORHOOD
CALL RICK HARP or MIKE HAMNER
(303) 689-9700
*Prices and availability subject to change without notice.

KUROWSKI DEVELOPMENT COMPANY

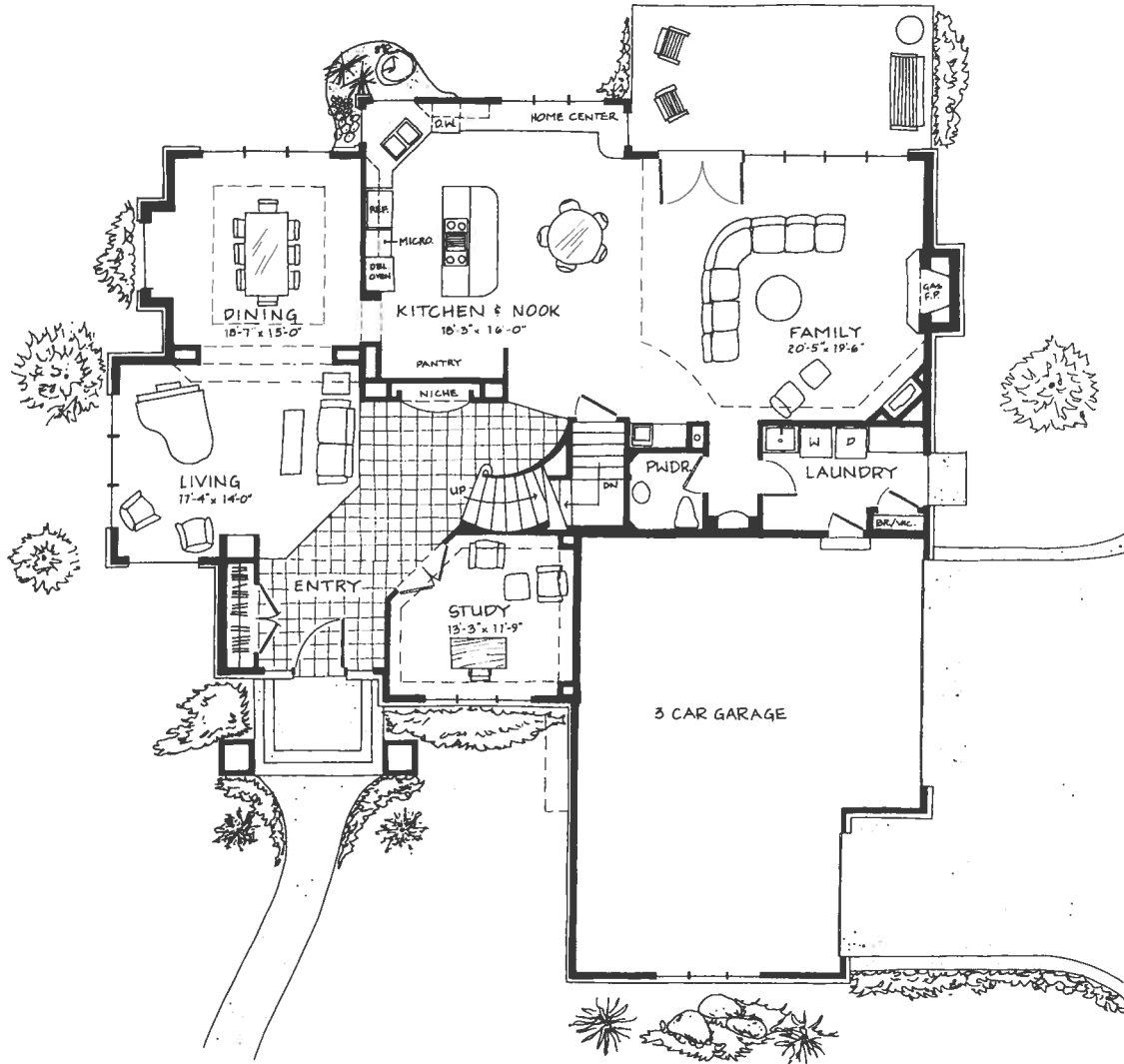
5700 SOUTH ELM



THE PRESERVE

AT GREENWOOD VILLAGE

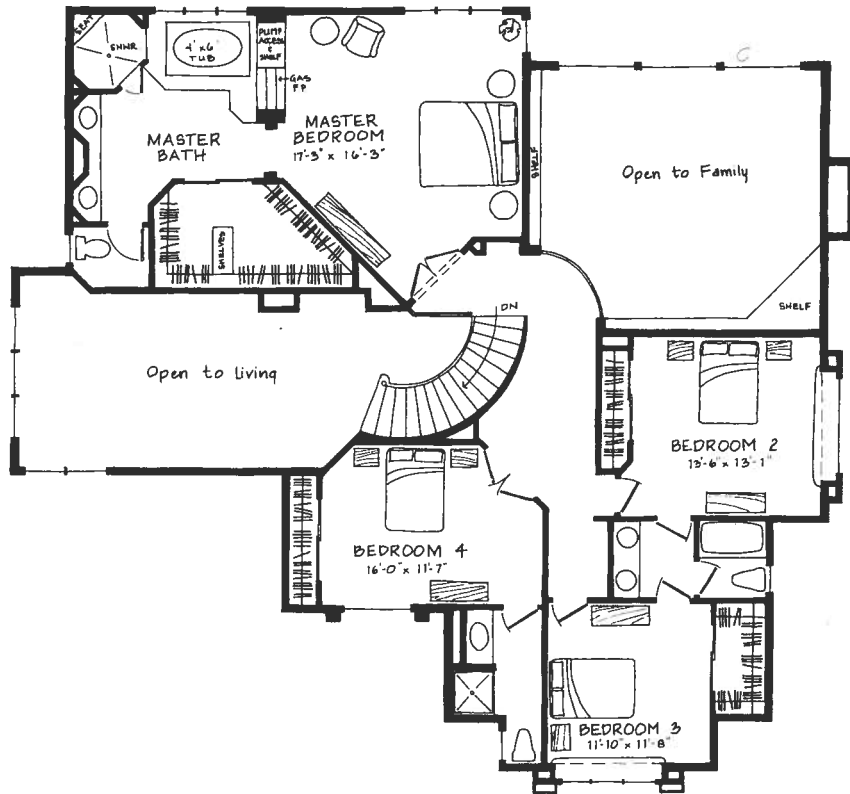
FIRST FLOOR



SPECIAL FEATURES INCLUDE:

- SHORT WALK TO COMMUNITY PARK AND RECREATION CENTER
- CUSTOM-DESIGNED HOME FOR THIS SITE
- 10 FOOT FOUNDATION WHICH ALLOWS A STRUCTURAL WOOD FLOOR IN THE BASEMENT
- CONCRETE TILE ROOF SYSTEM
- FRENCH COUNTRY DESIGN ACCENTED WITH BARREL DORMERS AND STUCCO SYSTEM
- DOUBLE GLAZED WOOD WINDOWS WITH AN EXTERIOR METAL CLAD
- R-19 WALL INSULATION
- R-38 CEILING INSULATION
- THREE CAR GARAGE WITH SIDE ENTRY
- BALDWIN ENTRY LOCK SYSTEM
- CUSTOM EIGHT FOOT ENTRY DOOR
- SPACIOUS KITCHEN PANTRY

SECOND FLOOR



- OAK FLOORING IN ENTRY FOYER, KITCHEN AND NOOK
- UNIQUE ART DISPLAY NICHES
- COFFERED CEILING DETAIL IN THE DINING ROOM
- BUILT-IN MEDIA CENTER FOR FAMILY ROOM

- 6 FOOT WHIRLPOOL TUB IN THE MASTER BATH
- PAINTED WOODWORK AND DOORS
- GAS FIREPLACE IN THE FAMILY ROOM
- SEE-THRU GAS FIREPLACE IN THE MASTER BEDROOM/MASTER BATH

- PATIO OFF OF FAMILY ROOM
- PRE-WIRED FOR SECURITY SYSTEM
- PRE-WIRED FOR AUDIO -VISUAL SYSTEM
- PRICED AT \$ _____

PRICE AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

THE BUILDER

JOHN KUROWSKI FORMED KUROWSKI DEVELOPMENT COMPANY IN 1976. HAVING MORE THAN 27 YEARS OF CONSTRUCTION EXPERIENCE., JOHN HAS SPECIALIZED IN BUILDING CUSTOM HOMES IN THE FINEST NEIGHBORHOODS THROUGHOUT THE DENVER METROPOLITAN AREA. JOHN AND HIS STAFF HAVE DEVELOPED A UNIQUE ABILITY TO LISTEN TO THEIR CUSTOMERS AND THEN BUILD ALMOST ANY STYLE OF ARCHITECTURE TO MEET AND EXCEED THEIR EXPECTATIONS.

SINCE 1972 JOHN KUROWSKI HAS BEEN BUILDING AND PROMOTING ENERGY EFFICIENT DESIGN AND CONSTRUCTION METHODS. HE HAS BEEN NATIONALLY RECOGNIZED FOR HIS ENERGY AND WATER CONSERVATION EFFORTS IN THE HOME BUILDING INDUSTRY.

JOHN HAS ALSO BEEN RECOGNIZED LOCALLY AND NATIONALLY FOR HIS OUTSTANDING ATTENTION TO DETAIL, CREATIVITY AND CRAFTSMANSHIP.

JOHN AND HIS TEAM OF PROFESSIONALS AT KUROWSKI DEVELOPMENT COMPANY HAVE SET THE PATTERN FOR OTHER BUILDERS WITH THEIR STANDARD OF EXCELLENCE AND CONCERN FOR THE ENVIRONMENT AND WILL BECOME AN ASSET TO YOU AND YOUR FAMILY, TODAY AND FOREVER!

THE PRESERVE

LOCATED IN GREENWOOD VILLAGE, BETWEEN BELLEVIEW AND ORCHARD AT SOUTH HOLLY, THE PRESERVE IS JUST 1.5 MILES FROM THE DENVER TECH CENTER AND GREENWOOD PLAZA; 13 MILES FROM DOWNTOWN DENVER. THE SURROUNDING NEIGHBORHOOD IS FULLY ESTABLISHED, PLACING FINE SHOPS, EXCELLENT SCHOOLS, GREAT GOLFING, AN EQUESTRIAN CENTER AND THE AREA'S CENTRAL LIBRARY JUST MINUTES FROM THE PRESERVE'S ENTRANCE. THIS CLASSIC COMMUNITY INCLUDES ESTATE SITES RANGING FROM 3/4 ACRE TO TWO ACRES AND A MINIMUM-MAINTENANCE LUXURY HOME ENCLAVE; ONLY COLORADO'S FINEST BUILDERS ARE FEATURED. IN ADDITION TO 120 ACRES OF DEDICATED OPEN SPACE, AN AMENITY RICH RECREATION CENTER ENCOURAGES FRIENDSHIPS AND FUN WITH ITS COMPETITION-SIZE SWIM POOL, COURTS FOR TENNIS, VOLLEYBALL AND BASKETBALL, PICNIC PAVILIONS AND TYKES-AND-TODDLERS' POOL AND PLAYGROUND. AT THE CENTER OF THE COMMUNITY IS THE PRECIOUS RESOURCE THAT HAS GIVEN THIS NEIGHBORHOOD ITS NAME -- THE 45-ACRE MARJORIE PERRY NATURE PRESERVE. FAR MORE THAN A FOCAL POINT, THIS PROTECTED HABITAT REFLECTS THE SPIRIT OF THIS PLACE -- A SPIRIT OF RESPECT. FOR NATURE. FOR FAMILY.



THE PRESERVE

AT GREENWOOD VILLAGE

5595 PRESERVE DRIVE, GREENWOOD VILLAGE, COLORADO 80121

BROKER PARTICIPATION WELCOMED.

ANOTHER CLASSIC COMMUNITY FROM KOELBEL AND COMPANY.

OPEN DAILY 10 TO 6. (303) 689-9700.



KDC

THE PRESERVE AT GREENWOOD VILLAGE

FILING #4

HOMES FOR SALE

ADDRESS	LOT/BLOCK	BUILDER	PRICE	SQUARE FEET*	ESTIMATED OCCUPANCY	BSMT TYPE
5790 S. Elm St.	(1/6)	Kurowski	\$545,000	3119	Sept./Oct.	Standard
4271 E. Plum Ct.	(23/2)	Sunshine	\$588,000	3405	Mar./Apr. '95	Standard
5700 S. Elm St.	(4/6)	Kurowski	\$595,000	3700	Sept./Oct.	Standard
4261 Preserve Pkwy S.	(3/2)	Colony Park	\$595,000	3650	Nov./Dec.	Standard
5680 S. Elm St.	(6/6)	Peregrine	\$624,900	3851	Dec./Jan.	Standard
5680 Bellaire Ct.	(1/4)	Carter	\$629,000	3950	September.	Standard
4241 Preserve Pkwy S.	(2/2)	Sattler	\$629,900	3725	Apr./May. '95	Standard
4260 Plum Ct.	(25/2)	Country	\$657,000	4260	Mar./Apr. '95	Standard
4461 Preserve Pkwy S.	(8/2)	Kurowski	\$659,900	4031	September.	Standard
5690 S. Elm St.	(5/6)	Richmond	\$670,000	4215.	November	Standard
4900 Preserve Pkwy N.	(8/5)	Suderman	\$698,000	4526	Mar./Apr. '95	Standard
5000 Preserve Pkwy N.	(8/6)	Suderman	\$718,000	4037	Mar./Apr. '95	Standard
5671 S. Elm St.	(6/5)	Dorian	\$725,000	3949	Nov./Dec.	Standard
5741 S. Elm St.	(10/2)	Celebrity	\$739,000	4320	Jan./Feb. '95	Standard

For additional information, please call The Preserve Sales Center at (303) 689-9700.

* Square footage is approximate finished square feet.
Prices and availability are subject to change without notice.

The agent that is on site representing The Preserve at Greenwood Village (Koelbel and Company) is acting as an agent of the Seller.

October 15, 1994

