



# HARTNESS

COMMUNITY NEWSLETTER — SEPTEMBER 2019

## COMMUNITY CALENDAR

■ RESIDENTS ONLY

■ PUBLIC

■ NATURE PRESERVE

### OWNER'S SOCIAL

09.18.19 (5:30PM-7:30PM)

Come enjoy a time of refreshments and conversation with your neighbors. The Developer will also provide a behind the scenes look at the upcoming Hotel Hartness and the 500 Building.

### FALL FESTIVAL

10.05.19 (5:00PM-8:00PM)

Welcome Fall on the Grand Lawn with a host of fun activities. Enjoy the company of your friends and neighbors with live music, great food, local craft beer, kid's activities, hayrides and much more.

### UPSTATE PARADE OF HOMES

10.11.19-10.13.19/10.18.19-10.20.19

The Home Builders Association of Greenville is bringing back the popular Upstate Parade of Homes. Hartness is proud to be one of the participating communities.

### GREENVILLE TRACK CLUB 6K CROSS COUNTRY

10.12.19

The Greenville Track Club has been serving the needs of Greenville area running enthusiasts for 46 years and is the second oldest running club in the state of South Carolina. [greenvilletrackclub.com](http://greenvilletrackclub.com)

### RED RIBBON 5K

10.19.19

The perfect way to kick off Red Ribbon Week is to attend our 3rd Annual Certified Red Ribbon 5K. We welcome all runners and walkers to this great event. [justsaysomethingsc.org/redribbon5k](http://justsaysomethingsc.org/redribbon5k)

### RUN HARD 5K

11.02.19

The Run Hard club is an eight-week running club for Elementary and Middle Schoolers that equips students to run a 5K. [runhard.org/pages/runhard-upstate.php](http://runhard.org/pages/runhard-upstate.php)

### HARTNESS 5K & HALF

11.09.19

Cross-country style racing for a cause. Race at any pace through gorgeous flat trails, paved roads, stone pathways and grass fields — all showcasing the 400+ acres of beautiful land that is the Hartness community! Proceeds will benefit a local charity. [runsignup.com/Race/SC/Greenville/HartnessHalf](http://runsignup.com/Race/SC/Greenville/HartnessHalf)

### HOPE RELAY

11.23.19

The HOPE Relay is a unique running and walking experience that supports the autism-focused programs of Project HOPE Foundation. Bring your family and friends and join in the spirit and energy of this great event. [hoperelay.org](http://hoperelay.org)

### CHRISTMAS TREE LIGHTING

12.05.19

Gather together with your neighbors on the Grand Lawn to celebrate the season at the 2nd Annual Tree Lighting event. Enjoy s'mores and hot drinks by an open fire, festive entertainment, live music and a special visit from Santa. A Hartness holiday tradition you won't want to miss.

## SALES & MARKETING

### WE STARTED THE YEAR WITH GOOD MOMENTUM, AND IT HAS CONTINUED THROUGHOUT 2019!

We are pleased to say we've welcomed 22 new neighbors to the Hartness family so far this year via 13 home sales and 9 homesite sales. Thank you to everyone who has joined the Hartness community this year—we are proud to call you both friends and neighbors. Four of those new families purchased in the Cottage Courtyard. This is going to be a very beautiful spot once it's completed. There are 4 homes available under construction in the Courtyard as well several other new cottages about ready to break ground in Phase 1B. Our Featured Builders have two beautiful homes currently under construction, with several more planned to break ground in the next sixty days.

On the marketing side, we are really ramping up our exposure in the Greenville community. The Showcase of Homes earlier this year produced great traffic and sales and our overall marketing efforts have produced nearly 1,200 new inquiries so far this year. We are planning some memorable events for the remainder of the year, including both owner gatherings and larger community events such as the 2nd Annual Christmas Tree Lighting Party. We'll also be participating in the Greenville Home Builders Parade of Homes during the weekends of October 11th and October 18th.

# From the DEVELOPER

On behalf of the Hartness family and the entire development team, we say "Welcome" and thank you for choosing Hartness to be your home. For those of you who have already moved into your homes, we hope you are enjoying your neighbors and the community despite the on-going construction. For those who are still in the design and construction process, we are diligently working with your architects and builders to get you moved in as quickly as possible. There is a multitude of activity at Hartness and great things on the horizon, so we wanted to share with you some exciting news.

We are proud to introduce our latest addition to the development team... Hartness Grounds Maintenance. James Garlington and his crew of six have organized to keep the

entire Hartness property in pristine condition. You will recognize them in the blue Hartness shirts. They are contracted to the Hartness Neighborhood Association to maintain the landscaping in the common areas and for the residences. They also maintain and enhance the undeveloped areas of the Hartness community, as well as the 180-acre Hartness Preserve. Please be aware that the irrigation technician for Hartness Grounds Maintenance has optimized the irrigation controls for each home, so please do not alter the irrigation system or controls. Landscape maintenance inquiries and requests must be submitted through the Association manager.



The time has finally arrived to start construction of the first commercial building in the Village Center. The '500 Building' will be breaking ground in September. It will be home to a bistro-style restaurant, the offices of Hartness Development and Hartness Construction, as well as the real estate office and Discovery Center. This building will truly represent the mixed-use aspect of Hartness living. Opening is projected for September 2020. Next up will be commencing construction of the boutique hotel in November. Hotel Hartness is a legacy project designed to be a world-class destination, yet uniquely crafted to fit into the fabric of the Hartness community. The estate home of Pat and Mary Lou Hartness is being renovated into the main entrance and lobby area of the hotel. Hotel Hartness will offer 69 rooms and suites, ballroom and event center, free-standing restaurant, and a full-service spa with 4 suites. The hotel is slated to open in March 2021.

## HARTNESS NEIGHBORHOOD ASSOCIATION

We are pleased to announce that C. Dan Joyner Property Management has been selected to serve as the HOA manager, effective September 1. Lisa Kelley will be the primary account manager (her contact information is provided below). She will be a tremendous resource to assist with all facets of living at Hartness, with neighborhood rules and regulations, mail delivery, waste management, and landscape maintenance. The Hartness website will soon be updated with a Resident's only webpage where you can view the neighborhood covenants and access a convenient link to the Property Manager for inquiries, service requests and payment of Association dues.

Don't forget to take advantage of the amenities at The Homestead at Hartness. The fitness facility and pool are available to you until the Hartness community has its own club. The Homestead can be accessed within the community via golf cart, biking or walking. If you drive, use the entrance off Garlington Road via Hartness Drive. Contact the Association manager for more details and to obtain your amenity passes. And in case you didn't

know, the paths and trails in the Hartness Preserve are constantly growing and improving. Come by the Discovery Center to get a trail map.

The Hartness Architectural Review Board ("ARB") meets once each week to design review every home built in the community. It also reviews all plans for residential landscaping. The ARB's role is to preserve the architectural integrity and construction quality of Hartness. If you are planning to modify your home's exterior or landscaping, please first contact the ARB to discuss the necessary steps to ensure a timely approval and successful project.

### CONTACTS

**HARTNESS DEVELOPMENT** | 864.626.0618

**HARTNESS NEIGHBORHOOD ASSOCIATION**  
864.678.5385, 864.242.4466 | lkelley@cdanjoyner.com

**HARTNESS REAL ESTATE**  
864.626.0618 | info@hartnessliving.com



HARTNESS

**HARTNESSLIVING.COM | 864.626.0618**

🏠 Pricing, plans and specifications subject to change without notice. See sales consultant for details. © Copyright 2019. All Rights Reserved.