

# Own the Playground

STRATOS explores a new generation of outdoor-centric second home and vacation communities.



*Exclusive Resorts pioneers the private residence club concept in 2002 and still dominates the industry with 75 percent market share. Exclusive's 3,000-plus members share access to about 400 multi-million dollar homes.*

**E**rich Boehm, a Chicago, Illinois-based investor and entrepreneur, has owned at least five farms where he pursued his love of hunting and the outdoors. While Boehm enjoyed the large spreads, instead of spending time following the dogs, too often he was caught up in the labor the land required. Now, he's found the perfect solution: **Pine Creek Sporting Club**, an exclusive, members-only, champions clays and wing shooting club in Okeechobee, Florida. "As soon as I saw it, I wanted to own a home here right away," he says. "It has everything."

Boehm is one of a growing number of baby boomers who want to do more at their second home than swing on the porch. "We're very active on our vacations," Boehm says. At Pine Creek, his family's leisure choices range from pheasant hunts with the club's 30 dogs, two dove fields, a sports field for softball games, riding at the club stables, miles of nature trails, swimming out to a floating dock in the center of the lake, and range facilities with five stand, sporting clays, and a 70-foot tower shoot. The best part? Someone else does all the work, so all they have to do is vacation. "We're just tickled pink," he says.

Getting away from it all is now a lot easier for Boehm, and it could be for you, too. Here, *STRATOS* profiles several options for active vacationers.

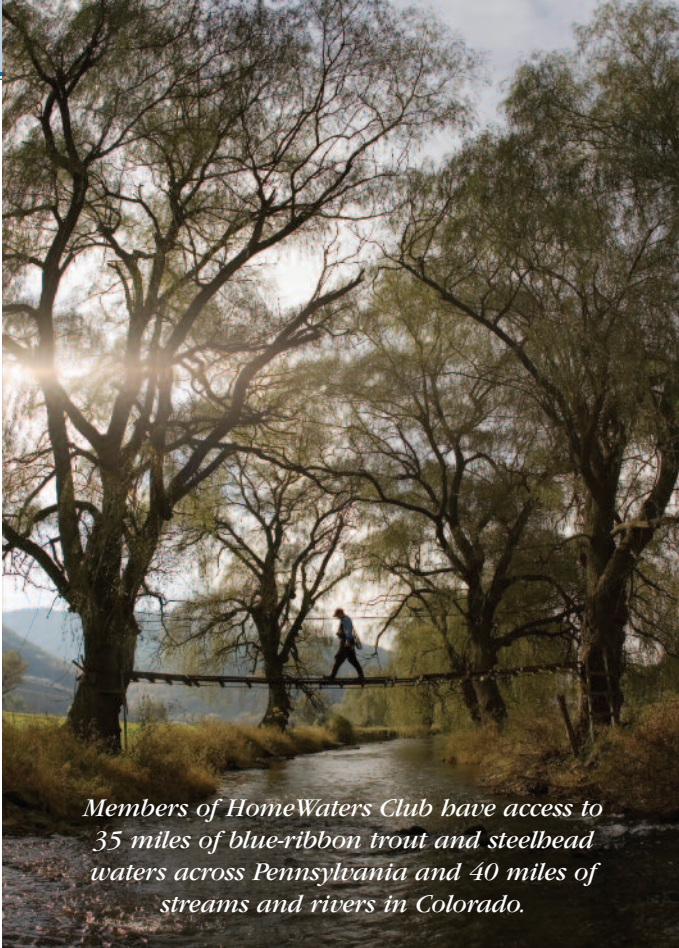
## Field...

Pine Creek's developer, Stephen Myers Jr., along with founding members Jack W. Nicklaus, Nick Price, Tucker Frederickson and Tullio Fabbri, conceived the club as a hassle-free option for people who may have several homes. "It's really a turn-key experience," he says. "We'll even provision your cabin before you arrive."

Speaking of cabins, Boehm and family (including wife, adult children and grandkids) have a 3,472-square-foot, air-conditioned "cabin" with wide porches. The 23 available cabins share a 40-acre lot and are priced from \$550,000-\$750,000. Those who need more land can buy one of 22 40-plus-acre lots priced from \$800,000 to \$1.2 million. All residents are members of the Pine Creek Sporting Club, where the \$25,000 annual dues include ammunition, birds, maintenance of lot and guided hunting.

## ...And Streams

Another outdoorsman is Kip Dellinger, a member of the **HomeWaters Club**, which was formed to preserve, and offer members access to, gold-medal trout streams. When he joined in 2002, Dellinger, a retired consumer electronics company owner from Durango, Colorado, had been fly-fishing just two years but knew he was hooked. "Fishing



*Members of HomeWaters Club have access to 35 miles of blue-ribbon trout and steelhead waters across Pennsylvania and 40 miles of streams and rivers in Colorado.*

takes my mind off everything else, lets me appreciate nature," he says. "There's just something about the solitude and the ability to be separated from the rest of the world."

Members of HomeWaters Club have access to 35 miles of blue-ribbon trout and steelhead waters across Pennsylvania and 40 miles of streams and rivers in Colorado. Its newest offering, the River Suites, consists of three, one-bedroom suites with wood-burning fireplaces, kitchenettes and log gazebos overlooking the confluence of Spruce Creek and the Little Juniata River.

In a twist from most projects, the club's real estate offerings sprung from the desires of members who keep coming back year after year. "Real estate complements the fishing, we're not developers," says managing member Donny Beaver.

Next, the club will be constructing custom-built cabins for members who want a little more room, but Beaver points out that all development will be next to existing buildings. "We're being careful to protect the wild resources," he says.

Another new venture is the club's HomeWaters University, where students can learn fly casting and practice real-life fly fishing situations on the Lefty Kreh Challenge Course offering dry-land, still-water and moving-water stations.



*In each of the 16 Exclusive Resorts Villas in Grand Cayman, master suites open directly to private infinity edge pools.*



*Fulfill your need for speed at Motor Sports Country Club of Colorado east of Denver.*

Club memberships start at \$20,000, and annual dues are \$3,000 for seven days use by member and guest. The real estate options start at \$440,000, but all buyers must first join the club. “We want folks who are interested in the conservation aspects and want to make this a legacy in their estate planning,” Beaver says.

That’s fine with Dellinger, who says he’s currently working to make sure his five children (the oldest is 18) enjoy the sport. “They’ll probably go in and out of it, but I’m fairly confident they’ll re-enter at some point,” he says. “There’s something about the setting that brings you back. I always say trout don’t live in ugly places.”

## And Courts

Another type of setting has appeal for Cameron Bianchi: The tennis courts at **Rancho Valencia Resort and Spa** in Rancho Santa Fe, California. After coming here for nearly three decades, Bianchi and husband Tito made it their second home with the fractional purchase of a Villa on the resort’s grounds, which gives them access to all of the facilities including dining, a new 10,000-square-foot spa and acres of beautiful landscaped grounds to hike, bike and relax in. But it’s the tennis courts and staff that have special appeal for Bianchi and family.

“We take a big group down for tennis at least once a

year,” Bianchi says. “We usually stay a week and play every day but one. That day we play golf.” When she doesn’t bring a group, the resort’s pro staff sets up doubles matches for the couple.

Rated the No. 1 tennis resort in the United States by *Tennis* magazine in 2008, Rancho Valencia has 18 Plexi-pave hard courts that sit front and center amidst lush landscaping. The weather, which usually ranges from the 60s to the 80s with little humidity, adds to the charm. If you haven’t played for a while, don’t worry, assures David Burden, CEO of **Timbers Resorts**, which operates the residence club. “You don’t have to be a 5.0 player,” he says. “It’s really a relaxing situation. People who haven’t played in years find themselves picking up a racquet because it’s so inviting.”

The three-bedroom Villas, which feature custom furnishing, hand-painted tiles and private garden patios, are sold in one-eighth shares from \$475,000. As an added perk, owners can also exchange weeks of their time for stays at other Timbers Resorts on a space-available basis.

## On Course

A totally different experience appeals to Bob Beaton, a financial consultant from Evergreen, Colorado, who recently joined the **Motor Sports Country Club of Colorado**. “I love cars; I have since I was 2,” he says.

The club provides the perfect avenue for indulging Beaton’s passion. Its Ring of the Rockies racetrack circuit features four Formula-1 caliber race tracks modeled after the famous Nuerburgring in Germany and created by racetrack architect Hermann Tilke. Developer Claus Wagner says he modeled it after golf clubs because so many of the race tracks he’s been to lacked the finer things. “Sometimes they had maybe a hot dog stand,” Wagner says. “I like nice things.”

The MSCCC won’t lack for “nice things.” Plans call for an equestrian facility (many of the wives are big horse buffs, Wagner explains) and an elegant country club lodge and spa, with pool and fitness center facilities; members-only bar, wine tasting room, cigar bar, private lounges and restaurant; and luxury trackside residences with garage and living spaces.



*Quintess/The Leading Residences of the World has 525 members sharing 70 homes, including this beautiful property in Los Cabos.*

*A heliport is just one of the many thoughtful amenities at Pine Creek Sporting Club in Okeechobee, Florida.*



Beaton plans a custom-built home there, with plenty of garage room to store his McLaren Mk 6. That large garage will be typical. "It's all about the car," Wagner says.

Two-bedroom condo cottages at the Residence Club start at \$500,000, according to Wagner.

## Flexible Venues

For those who can't settle on just one activity or location, destination clubs offer lots of choices, and their helpful staffs can make sure you have the right advice for the best experience possible. The idea is simple; usually members pay an initiation fee, then annual dues for a certain number of nights each year in the club's lavish homes, which typically sport multiple bedrooms, private pools and all the extras.

Although the concept, which originated with **Exclusive Resorts** in 2002, has gone through some growing pains over the past few years, with several smaller clubs folding. Exclusive still dominates the industry it created with a 75 percent market share, according to CEO Jeff Potter. Exclusive's 3,000 plus members share access to about 400 multi-million dollar homes.

Member Mark Freedman, an eye surgeon from Milwaukee, Wisconsin, finds the club to be the perfect complement to his passion for scuba diving, which he's enjoyed for 36 years. He particularly enjoys the residences at Grand Cayman. "The accommodations are first-rate," Freedman says. "Because the whole island is surrounded by a reef, the shore diving is superb, so it's easy, and much more efficient. I can do a couple dives and be back before everyone else is ready to start their day."

Potter says all of Exclusive's 3,800-square-foot Grand Cayman residences have four bedrooms, feature private infinity pools, and are located in a gated enclave that shares the amenities of the neighboring Ritz-Carlton Resort.

Wherever members go, they have a local host who's there to make sure all their needs are met. "The concierge just picks up the ball and runs with it," Potter says. "It just


takes the logistical stress out of it. It allows you to do what you want to do, and that's vacation."

That's also the approach taken by **Quintess/Leading... The Leading Residences of the World**, says Greg Eure, president. With 525 members sharing 70 homes, Quintess is one-sixth the size of Exclusive, "that allows us to be very high-touch," Eure says. "Our members tend to do a lot when they travel; we make it so easy for them. When they hit the ground in a destination, they're like a local even if they've never been there."

Member Greg Stanislawski, a CPA from Pasadena, California, joined Quintess eight years ago and agrees the local hosts make the experience. "They treat you like family," he says. "They take you where they would go." A favorite destination for Stanislawski is the club's home in Jackson Hole, Wyoming. "They put the bikes right on the ski lift, we go up 6,500 feet," he says. The ride down can be as daring as the rider likes. "I have taken some pretty good headers and I have the scars to prove it."

Other favorite activities have included whitewater rafting and hiking.

Quintess has two homes in Jackson Hole, and Stanislawski can't pick just one. "The Teton Village home has a 10 foot long Indian headdress over the fireplace," he says. "We had 12 people last summer, nobody was running elbows. The other home has a killer view; it's out on a point with a 280-degree view out to the Tetons."

But for Stanislawski, the best part is that his two grown children go with them. "They can bring their friends along," he says. "We have the greatest time. It's really about the experience." 

## STRATOS Details

- **EXCLUSIVE RESORTS**  
Denver, Colorado .....(866) 863-2688  
[www.exclusiveresorts.com](http://www.exclusiveresorts.com)
- **HEMOWATERS CLUB**  
Spruce Creek, Pennsylvania .....(814) 686-6214  
[www.homewatersclub.com](http://www.homewatersclub.com)
- **MOTOR SPORTS COUNTRY CLUB OF COLORADO**  
Agate, Colorado .....(303) 459-7745  
[www.motorsportcc.com](http://www.motorsportcc.com)
- **PINE CREEK SPORTING CLUB**  
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