

Bulletino del Foothills

H A V A S U F O O T H I L L S Q U A R T E R L Y N E W S L E T T E R

A “Developing” story!

Events in LHC:

- **February 9,10:** Winterfest Festival
- **February 14-17:** Winter Blast Western Pyrotechnics
- **March 1 –9:** Off Road Championship—ATVs.
- **March 14-16:** 26th annual Home Show
- **March 16:** Annual Boat Show
- **March 20th:** annual 4x4 Desert Run.
- Look for additional events and more information inside

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The word “develop” originates from the French word “développer”, which means to unwrap or expose. As a developer, Ken Komick is able to do just that. Years ago, while gazing at 640 acres of untouched desert land, Ken was able to envision a community nestled amongst dramatic Arizona mountains, and overlooking the beautiful lake. Eventually, through the development process, the Havasu Foothills Estates community was “unwrapped”, becoming a reality.

Ken inherited the ability to envision what can become of land from family. The Komick family began its development journey when John and Mary Komick immigrated from Slovenia in the early 1900's. They settled in Cleveland, Ohio and started their family of six children. When the depression hit, the family moved west to begin a new life in California. Soon after arriving, an industrious Mary Komick studied and received her Real Estate License. During the '50's, Mary encouraged her children to begin developing properties in Manhattan Beach, California. It was during these formative years that Ken Komick learned his trade, as a small boy helping his older brothers build houses and buildings. Later, in the 60's, Ken started his own development company and continued to successfully develop properties throughout California.

In 1975, Ken discovered Lake Havasu City. Robert McCulloch Jr., a friend of many years, invited Ken to help upgrade the development and character of the city. Ken whole-heartedly agreed and began a life-long love of the city. The pair developed The Isles and Isleside condominiums on the island. It was at this time that Ken brought his



talented brother in-law, Gary Oxley, to Lake Havasu City.

After Bob McCulloch Jr. passed away, Ken went on to build Windsor Beach Condominiums, London Greens and the award winning Islander RV Resort.

The process of “unwrapping” a new community from a pristine desert landscape is complex and involves many talents. Engineers, city planners and architects were brought into this unique team to develop Havasu Foothills Estates. With close attention to hundreds of decisions and details along the way, Ken's wisdom and experience has led partners Jim Ko-

mick and Gary Oxley and the team of engineers, builders, and designers through a series of complex processes to build a remarkably beautiful and functional community.

Today, less than five miles from downtown Lake Havasu City, the Foothills community delivers the city's best mountain views and a peaceful serenity. Perched above the city, a variety of Spanish Mediterranean styled homes have been done by builders known for exquisite design and solid building experience. Built carefully to maximize views, the homes are on spacious .35 acre to 2 acre lots. The homes are designed to be part of a vibrant community. There are pocket parks spread throughout the area; a town center, fitness center, outdoor amphitheatre and hiking trails are planned for the future. Over 100 acres of open space preserves the Arizona desert landscape and its mountain vistas.

Peaceful serenity, exquisitely designed homes, lake and mountain views, and just minutes from city life and boating access to beautiful Lake Havasu. Ken Komick, along with partners Jim Komick and Gary Oxley can truthfully say, Yes! This is what the HFE lifestyle delivers ... and more.

Frequently Asked Questions

Prospective owners and current residents often have questions about The Foothills. Each quarter we will try to answer a few of them.

Q: Is the Foothills part of Lake Havasu City?

A: Yes, it was annexed into Lake Havasu City.

Q: How far away is The Foothills from the lake?

A: Approximately 6 miles.

Q: What's the elevation of the development?

A: The lake is at 450 ft. above sea level and The Foothills ranges from 1450 to 1850 feet above sea level.

Q: Who owns the land and is developing the community?

A: K.K.O Development, LLC.

K.K.O Development partners are Ken Komick, Jim Komick and Gary Oxley. They have all been involved in the de-

velopment of Lake Havasu City since the 1970s.

Q: Do you allow investors?

A: Yes, to build homes for resale but not land speculators.

If you have any questions you would like to see answered, please email or call (928) 505-6700. We'll answer you right away and put the question in a future newsletter.



Cherry Tree Blvd. heading out of Havasu Foothills Estates

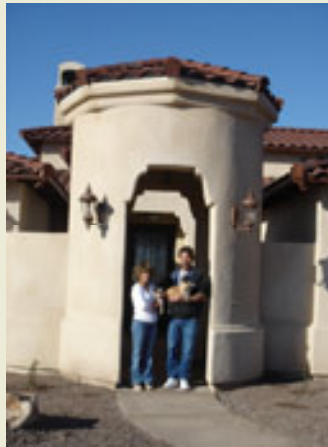
Another Family Moves In!

"We love the out of town feel and quiet nights."

- Jim and Debra Lemmex

We would like to welcome Jim and Debra Lemmex, as our newest residents to Havasu Foothills Estates.

From the minute they first came up here, they knew they wanted to live at HFE. Before they moved to Havasu, they had spent 12 years in Colorado. "We really loved the open space in Colorado and when we found H.F.E, with it's spacious lots, we felt at home again s. It's almost like we are



out of town," says Jim. "Its so quiet up here too!"

The best part about living up here for us is the underground utilities. We love being able to look out and not see any electric lines." Debra's brother, Mark, was the first one to move up to HFE and now is her next door neighbor.

When asked if they would recommend HFE to family or friends, "**Absolutely!** Come see it, it's beautiful!"

Mall to Open in March

The long awaited mall is finally getting ready to open in Lake Havasu. Ladies, no more trips to Henderson or Phoenix for a dose of retail therapy. We can finally contribute more to the sales tax base right here at home. While Dillard's, JC Penney's and Super Wal-Mart were announced as the anchors a

few months ago, word is starting to spread about some of the smaller retailers who are coming, PetSmart, Victoria's Secret, Bath and Body Works and a 10 screen theater. Even though we've begged, pleaded and promised our first born no one will give us any hints on other possibilities. So, look for the Grand Opening in

early March 2008 on Highway 95 at the north end of town across from the airport.

At the same time, don't forget to support all the local merchants who have been here for us through the years. Without them, life would have been dismal indeed.



Now.. go shop 'til you drop!

Havasu Foothills Days



Hundreds of people joined us to celebrate last years 1st annual event

Mark your calendar! Our annual "Havasu Foothills Days" will be the first weekend in April.

This is a great opportunity for the community to come together, meet new neighbors and enjoy each other's company.

Last year was a lot of fun, so don't miss out on a great time — be sure to make plans now to be in town for this special annual event.

Live music was provided by Chuck E. Bump and his band



We'll hope to see you here!

Inside the LHC Market



"Whether you think this market is good or not, you're right."

-Henry Ford

Inside a nation of stagnating housing prices and negative media, Havasu Foothills Estates is not just surviving, but is bucking both the national and regional trends.

Unit sales in Lake Havasu City are off 25% through November ending and the average price has squeaked out a modest 1.24% increase. The Foothills community is moving forward on schedule in this challenging market. Because our

housing is so new we're not part of those numbers. According to an independent appraiser our land values are appreciating

The traffic through our models has continued to be significant—over 850 adults toured during just November. Eight families closed on their new homes from January—November and another 20 purchased lots and are in the building planning stages.

Lake Havasu will continue to attract new residents from California and other states as the Baby Boomer generation begins to retire. Our relatively low housing costs, clean air and lake, warm weather, low crime rate and lack of traffic jams make Havasu Foothills Estates the perfect place to retire—or vacation. Buy now before the market rebounds and prices jump!

Fun Ways To Improve Your Health

Are you tired of paying top dollar for organic produce that goes bad in your refrigerator after just a couple of days? Well now you can have premium, farm fresh, organic produce that is worth the investment. HFE welcomes the Organic Produce Gals. Their farm stand is located at the top of Cherry Tree Blvd. near by the HFE entrance. Their mission is to give back to the environment and community by providing a week-end produce stand where you can

obtain fresh, environmentally friendly, and healthy organic produce. The way it should be! It is already a huge hit each weekend. If you have not checked it out yet, come on up. The stand is open Fridays and Saturdays 10-5pm.

GET ON YOUR FEET! Come join us for walks around Havasu Foothills Estates. If you're up with the birds, we meet at sunrise (6:30 to 6:45 this time of year). But, if

you just don't do mornings, feel free to join the 4:45 p.m. group. All walks are held on Mondays, Wednesdays and Fridays. Or, feel free to schedule your own days and times. We meet in front of the Farm stand at the top of Cherry Tree Blvd. Look for the *Foothills Footsteppers* in the first Havasu Relay of Celebration 30 mile walk relay being held on Saturday February 23rd.



Calendar of Events : January–March 2008

January 26 and 27

Lake Havasu Senior Pro Rodeo is held at Sara Park both days. Advance tickets \$8, \$10 at the gate

February 4,5,6,7

“**Spring Frenzy 2008**” is a series of classes and events geared toward our active adult residents and visitors. held at the Aquatic Center. 1 class is \$3, all day is \$8 and all week is \$20. Some events cost extra.

February 9, 10

The 23rd annual **Winterfest** fills Main Street McCulloch with arts, crafts and community information booths, in addition to entertainment and food celebrates our mild winters here in the desert.

February 14,15,16,17

Winterblast Western Pyrotechnics Convention features nightly displays out at Sara Park with the Grand Finale public display on Saturday evening.

February 22, 23,24

“**Steel Magnolias**” is a play about small town Louisiana life in the 80's. At Grace Arts Live Theater on Main Street McCulloch. Tickets are \$25.00

March 1,2 (UTV) and 8,9 (ATV) and 15,16 (Motocross)

World Off Road Championship Series events are held at Crazy Horse Campground on the island. From 7:30–5:30 each day. Cost \$10

March 14,15,16

28th Annual Home Show is held at the High School. Free admission. Starts Fri. at 3:30 and the **28th Annual Spring Art Show and Scholarship Fundraiser** at the Aquatic Center (varying times)

March 20,21,22,23

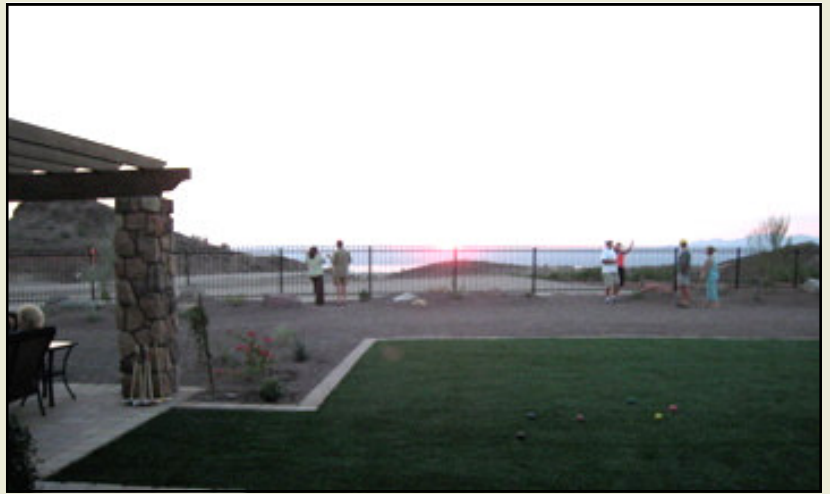
Ninth Annual 4x4 Desert Run sponsored by the Sidewinders.

March 28,29

28th Annual New Horizons Fundraiser Pro-Am Bass Tournament starts Fri. at 5:00 p.m. at the Aquatic Center. Cost is \$225 per team. Contact Sam Manning at 928-854-9378 for more information

Besalu Grand Opening

The Besalu grand opening was a Huge Success! The beautiful weather allowed everyone to sit outside and take in the incredible lake and mountain views while listening to a live Italian singer. Shugrue's made great use of the Besalu's gourmet kitchen with a fabulous food spread and Murphy Broadcasting did a live remote. This exquisite model elicited so many wonderful comments from all who attended. If you haven't already seen this truly magnificent custom home, we invite you to come up for your personal tour. We guarantee it will be worth your trip! G. Oxley's models are open 7 days a week from 10:00 a.m. to 5:00 p.m.



A perfect sunset to start the evening off right!



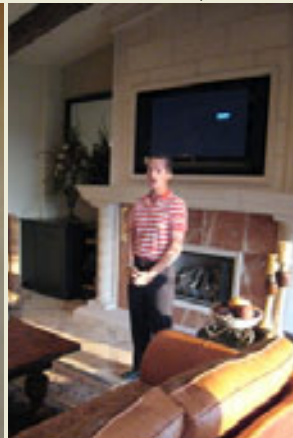
Some guest enjoy the evening sunset under the outdoor pergola.



Other party goes relaxing on the theatre chairs in the Casita!



Left: Our hosts for the evening, Gary and Jean Oxley



Above: Live Italian singing

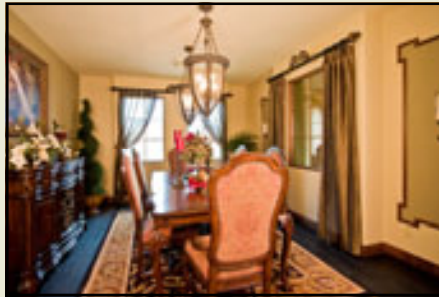


Food and champagne thanks to Shugrue' & Windsor Square!

FEATURED HOME FOR SALE



Our beautiful "Besalu" model by Oxley features 3340 sq. ft. of pure class and luxury. 3 master suites, formal dining, elegant great room, and gourmet kitchen are just a few highlights. Also included is a 438 sq. ft. casita designed as a media room and 1992 sq. of garage with RV bay. To see this one of a kind masterpiece see the sales team at HFE. Asking \$1,500,000 with builder leaseback .



Havasu FOOT HILLS

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Sales Team:

Daniel Collins	Daniel@hfeaz.com
Joanne Kupfer	jkupfer@hfeaz.com
Vicki Lind	Vicki@hfeaz.com
Jeff Collins	jeff@hfeaz.com

Preferred Custom Homebuilders:

G. Oxley Construction, Esmay Construction, Griffis Construction, Lambert Homes, Advanced Homes, and Venterra Homes



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