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Where to Retire

The Authority on Retirement Relocation

July/August 2015



50 **THE
SHORT
LIST**

**50 Best
Master-Planned
Communities
in the U.S.**

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The Short List: 50 Best Master-Planned Communities in the United States

BY BRENT STOLLER WITH INTRODUCTION BY ANNETTE FULLER

WELCOME

to our ninth biennial issue profiling the best master-planned communities across the country. Every other year in our July-August issue, we bring our readers a comprehensive look at the best of the best. The developments are in 16 states, from the Atlantic to the Pacific, in towns beautified by beaches, mountains, dry climates, rolling hills and other earthly assets.

We evaluated hundreds to get here. Many attractive communities are not on this list, but we held our criteria to established neighborhoods that have enough acreage to build at least a year's supply of homes.

The concept of master-planned communities, beginning as homes built around a golf course, has evolved to feature more amenities so that residents have plenty of options for enriched and healthy living.

Many find that the combination of full or semiretirement — plus access to exercise equipment, walking trails and other ways to keep fit — means the ubiquitous New Year's resolution of healthier living becomes an easy reality. "Quite frankly, we have been more active physically and socially in the past five months here than we were the five years in Michigan," says Jeff Hill, who recently moved with his wife to Cummings Cove in Hendersonville, NC.

Another trend is community gardens, as the local food movement continues to grow. Retirees report that friendships take root when digging, planting and harvesting alongside others.

Inventive home designs range from cottage to ranch to plantation-style. Some have a guest suite feature, allowing both visitor and host their privacy. Many plans have substantial front porches, encouraging neighborly chats.

A good number also have support systems, some of which are formal, such as the Support Network at Penn National, nicknamed Snap, in Fayetteville, PA. Members help each other with light household tasks and share expertise in technology, gardening and more.

But even if a neighborhood doesn't have a formal program, help still arrives courtesy of a strong sense of community. Rich Rattell, who moved to Heritage Shores in Bridgeville, DE, told us that when a neighbor was readying for heart surgery, seven people showed up to shovel snow off his driveway.

These developments are so deeply appreciated that they're even part of celebratory toasts. Gathering together with neighbors for her first Thanksgiving dinner at Robson Ranch Arizona in Eloy, Charlene Rule raised her glass and proclaimed: "We left our respective

homes, only to find that our new family is here."

Where to Retire would like to make a toast, too, honoring these 50 for their excellence in master-planned living. Here's hoping you find a superlative community that matches your essence, and nurtures and challenges you in all the right ways.

A quick preface to this feature:

Each community has a short description, including interviews with retirees who live there. A databox provides housing prices, contact information and more. Note that home sales and prices fluctuate; use these numbers as a guide. We also indicate the developer — a new feature this issue. Lastly, the chart on pages 92 and 93 lists all 50, categorized by state as well as a rundown of amenities, making comparisons easy.





TERRA VISTA OF CITRUS HILLS

CITRUS HILLS, FLORIDA

> **THE LURE** Golf breezes cool this 1,132-acre community about 80 miles north of Tampa, FL. Pleasant weather and moderate temperatures allow year-round outdoor fun. Citrus County's highest point is said to be found along Terra Vista's Skyview golf course. Two more 18-hole layouts and a nine-hole course are in the larger Villages of Citrus Hills development. The BellaVita Spa and Fitness complex features 150 pieces of exercise equipment and offers a full menu of treatments from manicures to massages. Residents enjoy live entertainment at The Grille restaurant and socialize at the Tiki Bar, an open-air lounge that debuted in 2014.

> **WHAT RESIDENTS SAY** "This area is not typical of other areas of Florida," says Geoff Thomas, 57, who moved here from Maine in

2014 with wife Lynne. They love the rolling hills and lush landscape. After discovering Citrus Hills online, Geoff was impressed with the development's customer service mindset, particularly during the couple's home construction. Builders never told him "no" when he made a request. "It was, 'Yes, of course,'" he says. Geoff now is playing more golf than ever, while Lynne gravitates to the tennis courts. "The whole process from seeing this place on a website to being fully moved in has just been excellent," Geoff says. "I don't see a way it could've been any better."

> **DEVELOPER** Citrus Hills Holdings LLC

> **PRICES** \$350,000s-\$1.2 million for single-family homes and maintenance-free homes

> **MONTHLY HOMEOWNER FEE** \$222 (\$407 for maintenance-free homes)

> **STATUS** 1,470 homes built of 2,500 planned on 1,132 acres at Terra Vista, within the 10,000-acre Villages of Citrus Hills master-planned development

> **AGE-RESTRICTED** No

> **INFORMATION** Terra Vista at the Villages of Citrus Hills, 2400 N. Terra Vista Blvd., Citrus Hills, FL 34442, (800) 511-0814 or CitrusHills.com.



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June 4, 2015

Mr. Stephen A. Tamposi, Developer
Terra Vista at the Villages of Citrus Hills
2400 N. Terra Vista Blvd.
Citrus Hills, Florida 34442

Dear Mr. Tamposi:

I am pleased to inform you that *Where to Retire* magazine has named Terra Vista at the Villages of Citrus Hills as one of the 50 Best Master-Planned Communities in the United States. Congratulations!

During a nine-month selection process, our editors reviewed several hundred candidates across the country. Your community is among an elite group of developments that offer today's retirees a well-rounded, active lifestyle.

Where to Retire applauds the positive impact that each of our 50 Best is making on the economic health of the towns and cities in which they are located. All of the communities are leaders in providing a high quality of life to those who are embarking on new adventures in retirement.

We extend our heartiest congratulations to you, your employees and your residents, and we wish you continued success.

Sincerely,



Karen Northridge
Publisher, *Where to Retire*