

PLANNER'S REPORT
for
CARE ANNUAL MEETING
October 21, 2006

1. The revised Mariners Landing Master Plan was approved by Bedford County last year.
2. Construction of the second phase of the sewer system is well underway. The plant module has been installed and tested, the effluent force line to the new drainfield area has been installed and tested, and the installation of the new drainfields is approximately 70% complete.
3. The upgrading of the water treatment plant to a greensand filtration system has been completed and is fully operational. The quality of the water has been significantly improved as a result of this new treatment facility.
4. Four (4) new wells have been installed and are operational for the water system.
5. Bedford County has approved a new 250,000 gallon water storage tank for the water system. It will be located at the Saunders VFD site. The preliminary engineering conference has been held with VDH (Virginia Dept. of Health) and the plans have been submitted to VDH, PSA (Public Service Authority), and Bedford County for review and approval. Estimated construction is scheduled for Spring 2007.
6. Portions of Lake Retreat Road, Our Cove Road and Joffrey Drive (entirety) are in the final stages of review by VDOT for acceptance into their secondary road system. Look for final approval in early 2007.
7. Development Update:
 - Pointe Building #3 (56 condominium units, 250-300 person conference space) complete and available for use.
 - Pointe Building #4 – Site plan has been approved by Bedford County, Land Disturbing Permit has been issued, and grading work is expected to begin in the near future.
 - Section 3 (16th Fairway) approved – 19 new single family lots. 1700 sq ft minimum homes.
 - WestCove approved – 23 new single family lots. 1700 sq ft minimum homes.
 - Section 4 (Mariners Run) – Phase 1 (30 single family lots) currently in County review process. Look for approval around November 1st. Phase 2 – Approx. 105 new units, consisting of mixture of single-family detached, single-family attached, and townhomes. Look for approval in 2007.
 - Cove Section 3 approved – 4 new single family lots. 3 homes currently under construction. 1500 sq ft minimum homes.
 - EastLake Commons – Commercial development across from entrance. Tentative plans show an approx. 60,000 sq ft enclosed mall, to be built in 2 or more phases. Site plans currently in review by Bedford County. Tenants needed.
 - EastCove – Proposed new development across cove from Mariners Village and The Cove subdivisions. Engineering design work underway.