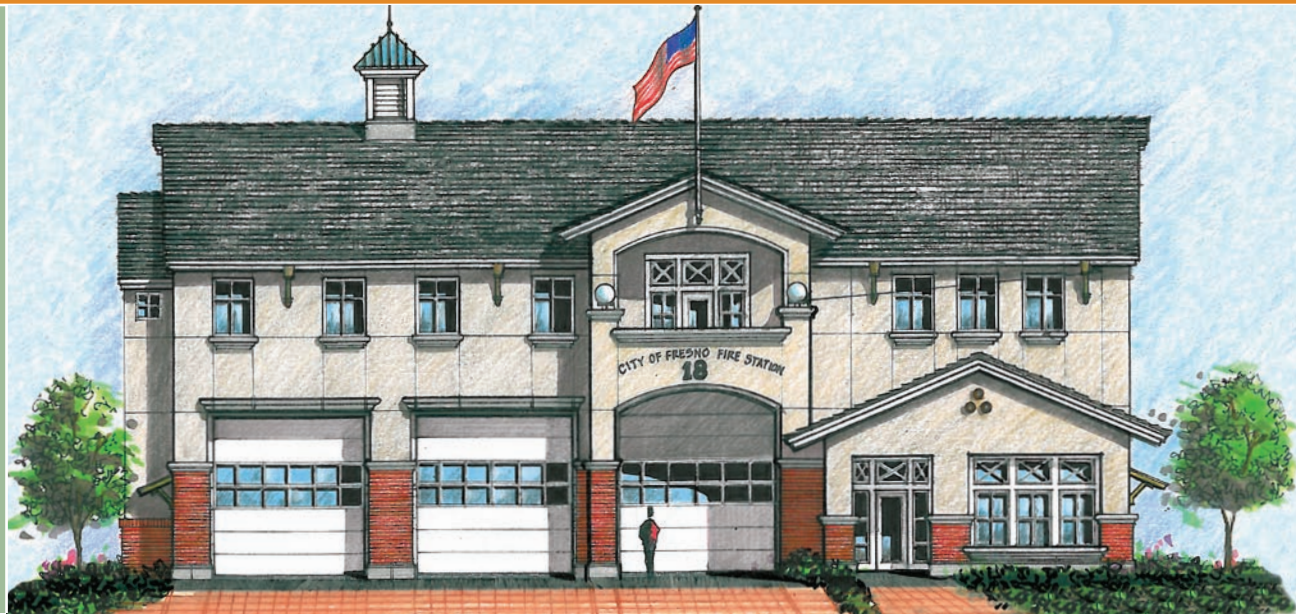




Picket Fence

The Shape of Things to Come in NW Fresno



New Fire Station at Shaw & Bryan

Northwest Fresno is emerging as an exciting new community with an array of major amenities planned or under construction. Friendly people, plus great places to live, play, learn and work, make Northwest Fresno the perfect place to put down roots. Here is an update on some of the exciting enhancements that are on the way:

New Fire Station on the Drawing Board

The city of Fresno, working with the architectural firm Taylor Teter Partnership, is in the design phase for the new Fresno Fire Station #18, planned for the southwest corner of Shaw and Bryan Avenues. According to Keith Sipe, project manager, Fresno Fire Department, the proposed two-story station will be approximately 9,600 square feet and will include a three-bay drive-through apparatus room. When the station opens it will house one engine and three or four fire fighters. The station will also include a Community Room that can be reserved for meetings by local nonprofit organizations. Construction of the fire station is expected to start in late 2009, with completion about a year later. The Fresno Fire Department's 442 personnel, including 383 sworn safety members, serve a 336-square-mile area and service a population of approximately 525,000 residents from 23 fire stations.

New Park for People of all Ages and Abilities



Proposed new park at Gettysburg and Vista Avenue

The City of Fresno has unveiled plans for a unique 8-acre park right across the street from Madison Place and Poet's Crossing: a handicapped accessible park not just for children, but for everyone. Fresno parks and recreation director Randall Cooper was quoted in the *Fresno Bee*, saying he knows of no facility like it in the nation. Located at Gettysburg and Vista Avenues, ground is expected to be broken on the project this year. The grand opening will take place about 18 months later.

The park will have a baseball diamond with a padded surface that's ideal for wheelchairs, a softball field, a combination skate park/basketball court with adjustable hoops, children's play area, dog park, trail, and a community center with a concession stand, family-size restrooms and computers.

S.I.M. Architects and Broussard Associates/Landscape Architecture have designed an array of whimsical areas in the park, including Noah's Ark Splash Pad, Treehouse Animal Habitat Play Area for children 2-5, Rain Forest Play Area for children 5-12, and Butterfly Storybook Den.

The City is expecting to develop recreation programs for the Fresno Veteran's Hospital and Children's Hospital Central California. There are also plans for veteran, senior and wheelchair sports leagues.

Veterans Boulevard to Create Key Transportation Link

Dedicated to honor veterans around the world, the planned Veterans Boulevard will be a six-lane, limited-access road that will be a key transportation link in Northwest Fresno.

Veterans Boulevard will stretch four miles between Herndon and Grantland Avenues, including an overpass at SR99. Veterans Boulevard is designed to start at Herndon and Polk Avenues and run southwest for 4 miles down to the Koligian Stadium and future education center on Grantland Avenue. The superarterial is being funded through the approved Measure C.



Design Tips

Mirrors and Artwork

- Mirrors are a great way to make a space look bigger and bring more light into a room. They're especially great in entryways, designers say, because people can quickly check their appearance before walking out the door.
- Place artwork and mirrors so they are at eye-level when you are seated.

Plants & Landscaping

- Do an annual dress-up. Many inexpensive annuals can be used to cheer up your fall landscape as deciduous plants, perennials, and summer annuals begin to fizzle out. Use reinforcements of mums, pansies, dianthus, flowering kale, and other cold-tolerant annuals in patio containers, near entrances, around the mailbox, and in other high-traffic areas.
- Replace straggly plants with new potted plants in glazed ceramic containers or silk plants.

Other Design Ideas

- Add a colorful or textural area rug to anchor a conversation or dining area.
- Jazz up an entryway with gourds, pumpkins, dried flower arrangements, golden cornstalks, and potted flowers. The easygoing effect can last for months.
- In bedrooms, add new bed linens, accent pillows, area rugs, and/or window treatments.

Spicy Pumpkin Soup



Delicious fall fare. Since many commercial pumpkins are bred for their Jack O'Lantern looks rather than savory taste, try this recipe with a creamy Kabocha or Butternut squash!

2 T. peanut oil
1 onion, chopped
2 celery stalks, chopped
2 garlic cloves, chopped
1 T. minced fresh ginger
1 T. sugar
¼ t. ground allspice
½ t. ground nutmeg
2 russet potatoes, peeled and cubed
4 cups fresh pumpkin or winter squash, cubed
6 cups chicken broth
1 t. Tabasco (optional)
Salt to taste

For garnish: ½ cup chopped scallions and/or ½ cup chopped cooked bacon

Heat oil in a large stockpot over medium heat. Sauté the onion, celery, garlic, ginger and sugar for about 4 minutes. (*Do not brown.*) Add the spices and stir to coat. Add the potatoes and pumpkin (or squash) and broth. Simmer for 25 minutes, until the vegetables are soft. Puree soup—in batches—in a food processor or blender. Return to the stockpot. Stir in Tabasco and salt, to taste. To serve, ladle soup into bowls and top with scallions and bacon.

Cook's corner



Great Schools Enhance Great Communities

Vote Yes on Nov. 4 for "Measure B", A School Bond Issue that will Benefit Neighborhoods throughout NW Fresno

The Central Unified School District (CUSD), which serves neighborhoods in Northwest Fresno, including Madison Place, Poet's Crossing, Palmina and other existing McCaffrey communities, has placed a school bond on the Nov. 4 ballot. If passed, Measure B – Building Better Schools—will fund the building of a new high school, middle school and two elementary schools in addition to upgraded cafeterias, libraries, heating and air conditioning units and athletic facilities across the district.

"Having lived and built homes in the Fresno area for more than 30 years, we are very aware that great schools make great communities," said Robert McCaffrey, president of McCaffrey Homes. "We urge you to study this measure and vote yes on Nov. 4."

Mike Berg, assistant superintendent, chief business officer, CUSD, noted that the cost to homeowners of a medium-priced home would be about \$10 a month—a small price to pay for excellent neighborhood schools.

The list of improvements was formulated with input from parents, staff, site administration and facilities administration from throughout the district. The total program cost will be approximately \$230 million, but only \$152 million will come from the local bond. The remaining \$80 million will come from State Matching Funds, which are not subject to the budget shortfall.

For more information, please refer to the Official Voter Information Guide for background regarding Central's growth plans and facility needs related to Measure "B", or contact Mike Berg, assistant superintendent, chief business officer, Central Unified School District, (559) 274-4700, ext 105.

If passed, Measure B will fund the construction of:

- A new high school campus at the Koligian Education Complex.
- A new middle school at the Koligian Education Complex.
- Two new Elementary Schools, likely to be at the Clinton/Valentine intersection and the Sierra/Constance sites.
- New cafeterias and libraries for existing schools.
- Significant playfield improvements at all schools.
- Continued improvements to the technology infrastructure at all district schools.
- And, many other projects outlined in the measure.

Join McCaffrey Homes at the Big Fresno Fair

We at McCaffrey Homes are proud to be a part of the Big Fresno Fair and want you to join us as we give away two "Family Four Packs" to the Fresno Fair, October 1–13. Each pack includes two adult admissions, two child admissions, a general parking pass, two unlimited carnival ride wristbands, and four Doodlebops concert tickets. To enter the free drawing, stop by the Palmina Collection Welcome Center at Barstow and DeWolf Avenues in Clovis or the Madison Place Welcome Center at Gettysburg and Hayes Avenues in northwest Fresno. While you're at the fair, visit McCaffrey Homes' Miner's Town, an enchanting fantasyland that explores California's Gold Rush past, and let kids pan for gold. The whimsical, yet educational, Miner's Town is located on the north corner of the Livestock Pavilion.

Engaged Clovis Couple Cherish the Craftsmanship in First Home at Palmina



Lorem Ipsum

Sarah Salwasser and Ryan Cornelison have already crossed one major item off their "to do" list for their December 13 wedding. They purchased a home at Palmina in Clovis' Loma Vista and moved in July 1, becoming one of the first families to move into the Palmina neighborhood.

"I've known about McCaffrey Homes and their excellent reputation most of my life. And although we looked at many homes by different builders, we kept coming back to McCaffrey's," said Sarah. "They offered many incentives for upgrades and more options to choose from than most builders. I was excited to be able to pick granite for my kitchen and ceramic tile for the bathrooms."

"Ryan and I both come from construction backgrounds. Both of our dads and my brother are contractors, so we knew the right questions to ask when we started shopping for a home. The people at McCaffrey Homes were happy to answer all of our questions and address our concerns before, during and after the building process. We are really happy

with McCaffrey and love the craftsmanship of our new home."

The couple chose the single-story Milano floor plan with four bedrooms and a three-car garage on a lot adjacent to the community's extensive trail system. "We chose the single-story floor plan mainly so we would not have to climb stairs every day," said Sarah. She is quick to add, "I don't do stairs! And I don't want to imagine raising children in a two-story home! Also, family is very important to us. We frequently have relatives stay with us and the single-story floor plan suits our families' needs nicely."

Does the couple have future plans for their new home? Yes—a pool and a hotrod. "We dream about owning a hotrod and we've already customized one of our garages for it, just in case!" said Sarah. "The garage now has finished texture, painted walls and an epoxy floor personalized with Ryan's Dutch family crest." Sarah and Ryan admit the pool might come quite a few years before their dream hotrod!



McCaffrey Homes Honored with a 2008 ENERGY STAR® Leadership in Housing Award for the 4th Consecutive Year

McCaffrey Homes has been recognized by the U.S. Environmental Protection Agency (EPA) with a 2008 ENERGY STAR Leadership in Housing Award for the fourth consecutive year. This award recognizes the important contribution that the company has made to energy-efficient construction and environmental protection. To date, McCaffrey Homes has built 609 ENERGY STAR certified homes. According to the EPA, the environmental benefits of these homes are the equivalent of:

- Eliminating the emissions from 298 vehicles;
- Planting nearly 500 acres of trees; or
- Saving the environment 3.5 million pounds of CO² per year.

Homes that earn the ENERGY STAR meet strict guidelines for energy efficiency set by the EPA. ENERGY STAR qualified homes are at least 15 percent more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that typically make them 20 to 30 percent more efficient than standard homes.

"As a local company that has been building homes in the Fresno area for three generations, we're concerned about our community and our environment," said Brent M. McCaffrey, vice president of construction. "Conservation efforts help preserve the valley's resources and help create healthy communities for current and future residents. We're happy to do our part to help."

Among the energy-saving features included in many McCaffrey Homes are tankless water heaters; low E-UV protected, dual-glazed windows and sliding glass doors; formaldehyde-free R-30 attic insulation and R-13 and R-19 wall insulation; central heating and air conditioning with programmable thermostats; weather stripping on all exterior doors; tight construction and ducts; and ENERGY STAR qualified lighting and appliances.

Additionally, McCaffrey Homes builds neighborhoods that meet the stricter requirements of the Building Industry Association's Clean Air Communities for the Central San Joaquin Valley.

For information on ENERGY STAR, visit energystar.gov.



McCaffrey Homes' Miner's Town at Fresno Fair

LOCAL Did You Know?

Did you know the Big Fresno Fair was founded in 1884? The Fair has grown exponentially over the years and is now the fifth largest fair in the state and the biggest event in the Central Valley! This year's fair is October 1-13. *Chicago* performs on October 1. fresnofair.com

Did you know that in 1876 Scottish immigrant, William Thompson, grew a seedless grape variety that was thinned skin, sweet & tasty? Today, 95 percent of California raisins are made from Thompson seedless grapes.

Did you know you can take your little ones to the Fresno Chaffee Zoo for a fun evening of trick-or-treating, carnival games, a costume parade and live entertainment? ZooBoo takes place October 17 and 18. fresnochaffeezoo.com

Did you know that unlike the rest of California, Fresno County is one of the most seismically stable areas of the West Coast?

Did you know the city of Clovis was named after its public-spirited pioneer, Clovis M. Cole, a man who spent nearly all of his life in the vicinity? The area was known for its thousands of acres of wheat, which he had developed in the Fresno County area.



Madison Place Earns More National Accolades

Fall Care Tips

As the autumn leaves fall you can prepare for the changes in the seasons by tending to these simple tasks, as consistent homeowner maintenance will keep your home in tip top condition.

Exterior

- Fences and gates take a beating during the summer months. Inspect yours for weather or insect damage. Replace or repair any damaged parts; Repaint or refinish as needed; Lubricate the hardware to protect from rust
- Hot summer sun may have damaged exterior caulking; Check and replace as needed
- Maintain drainage swales for positive flow of surface water to keep standing water away from the home and fence and flowing out to the street
- Clean out debris in drain lines under concrete by flushing with a hose
- Remove debris from gutters, downspouts and splash blocks and flush with a hose
- Adjust sprinkler timer for the season
- Inspect sprinkler heads to assure they are spraying away from the house
- Hire a licensed professional to inspect the roof and roof vents and to make any necessary repairs
- Plant new lawn and fertilize as needed
- Inspect and repair or replace weather stripping as necessary

Interior

- Remove lint from dryer vent
- Hire a licensed professional to service heating unit to ensure proper operation; early check of the system may prevent inconvenience in peak season
- Replace air return filters monthly
- Replace batteries in thermostats as necessary
- Weather permitting, open windows to allow cross ventilation
- Clean aerators on faucets and shower heads
- Inspect and repair immediately water leaks at plumbing fixtures
- Check and repair or replace, as needed, caulking at sinks, tubs, showers, toilet areas and plumbing fixtures (we can't say this enough)
- Lubricate squeaky hinges and tighten loose knobs on doors and cabinets
- Inspect and re-grout or re-caulk tile counters and floors as needed
- Clean windows and remove condensation & debris from sills, tracks, weep holes and screens on a monthly basis to allow for smooth operations and to prevent water penetration

For your convenience, additional homeowner maintenance tips can be found in your Homeowner's Manual, or please do not hesitate to contact our Customer Service department at (559) 256-7000. We wish you and your family golden fall moments to treasure!

For the third time this year, Madison Place is on the national stage. The National Association of Home Builders' *Builder* magazine showcased Madison Place as a "success story" in its August issue and praised the community's craftsmanship and flexible floorplans. Editor Jenny Sullivan said, "It may be impossible to be all things to

all people, but Madison Place has proven to be a lot of things to a lot of people." The magazine said the plans can be "sliced and diced to accommodate spaces such as a formal dining room, hobby room, guest suite, extra garage space or universal design suite. Buyers ultimately have a choice of more than 80 different plan variations."

The magazine also paid tribute to the rich exteriors at Madison Place: "Buyers have taken note of the community's well-articulated facades, complete with exposed rafter tails, wrought ironwork, crisp window and door trim, generous use of brick and stone, and window mullions and shutters styled to fit their respective elevations. Each home feels special, and the cumulative effect is major streetscape appeal."

Earlier this year, Madison Place earned a Gold Nugget Award of Merit at the Pacific Coast Builders Conference and a Gold Award from "The Nationals" competition at the National Association of Home Builders annual convention.

"As we strive for quality in all that we do, we're proud to be recognized by our industry colleagues. And, more importantly, we're proud to create communities that satisfy the needs and dreams of families in Central San Joaquin Valley," said Karen McCaffrey, vice president.



7020 N. Van Ness Blvd.
Fresno, CA 93711
McCaffreyHomes.com

