

10 AWARD-WINNING COMMUNITY AMENITIES

LEADING THE WAY

STRUGGLING TO PROGRAM THE AMENITIES FOR YOUR NEXT COMMUNITY?
LET THESE FEATURES FROM THE 2025 NATIONAL SALES & MARKETING
AWARDS BE YOUR GUIDE

BY CAROLYN HEINZE

WOLF RANCH

LOCATION: Wolf Ranch, Georgetown, Texas

CATEGORY: Gold, Best Community Amenity

ENTRANT/DEVELOPER:
Hillwood Communities, Dallas

BUILDER: Beacon Construction, Leander, Tex.

ARCHITECT: Michael Hsu Office of Architecture,
Austin, Texas

INTERIOR DESIGNER: Peel Paulson Design
Studio, Austin

PHOTOGRAPHY: Chase Daniels /
Jonathon Garza

RIVER CAMP

Nestled along the southern shore of the San Gabriel River, Wolf Ranch by Hillwood is an extension of the developer's idyllic community etched into the hills of Georgetown, Texas.

Catering to residents of all ages, Hillwood worked with Michael Hsu Office of Architecture, a design firm reputed for its use of natural materials and innovative designs, to create River Camp, an upscale amenity center reminiscent of what one would find in a resort—with a little bit of Austin flavor sprinkled throughout.

Indoors, the facility features an event space, fitness center, and "The Treehouse," a unique and compelling gathering space where residents come to socialize.

Outdoor amenities include an elevated patio with barbecue grills, an event lawn and stage, a fitness station, a luxury hotel-style pool complete with cabanas and a splash pad for kids, a pavilion, pickleball and sports courts, and a playground. The regional trail, as well as the San Gabriel River, are accessible from the amenity center.



REGENCY AT TEN TRAILS CLUBHOUSE

Designed for those 55 years or older that live active lifestyles, the 11,850-square-foot Regency at Ten Trails Clubhouse is part of a larger master-planned community in Black Diamond, Wash., a former coal mining town located in what is now considered the greater Seattle area.

The property enjoys a stunning view of Mount Rainier, rendered even more breathtaking thanks to the architectural focus that marries the clubhouse interior with its outdoor features. Multiple stacking glass door systems open onto a covered porch, letting residents be outside no matter the weather, an appreciated luxury in the Pacific Northwest.

"Locals will go outside every chance that they get, rain or shine," says Ryan Eshelman, principal at GSB Inc. Architects & Planners, which designed the clubhouse. "They'll happily sit outside and drink coffee while reading the news on their iPads in a gentle rain, as long as they're under a canopy."

Several covered pavilions also provide this benefit, with the added comfort of outdoor fireplaces to warm residents in colder conditions.

Inside, the Great Hall and Club Lounge (pictured above) serve as the primary gathering spaces. While connected, these two

rooms may be closed off from one another to allow separate groups or events to use the facility at the same time.

"You may have the Monday Night Football crew gather in the Lounge being loud watching the game, while other residents socialize in the Great Hall without being disturbed," Eshelman says.

The social kitchen (below), also in the Great Hall, serves for catered events or as a bar on busy weekends or for special events. "We made it as flexible as possible," he says.

Outdoor fitness lifestyle amenities include biking and walking trails, bocce

REGENCY AT TEN TRAILS

LOCATION: Black Diamond, Wash.

CATEGORY: Gold, Best Community Amenity for a 55+ Community Entrant/Interior

DESIGNER: Ryan Young Interiors, National City, Calif.

BUILDER: Toll Brothers, Seattle

ARCHITECT: GSB Inc. Architects & Planners, Oklahoma City, Okla.

PHOTOGRAPHY: Shelsi Lindquist

courts, and a yoga lawn. Two of the four pickleball courts are covered—once again to shield residents from the rain—and may also be used for special events, such as art shows, fall festivals, a farmers market, or outdoor fitness classes.





MINI TOWN PARK

Hillwood's Harvest master plan in Argyle, Texas embraces agrarian culture and community, farm-to-table produce, friendship, and modern country life—including a working commercial farm that teaches cultivating, harvesting, and preparing fresh food.

Feeding kids' imaginations drove the creation of Mini Town Park, a clever and compelling playground designed for imaginative play and storytelling.

Mini Town encompasses a bank, farm-house, grocery store, and (if someone tries to rob the bank), a jail—arguably the park's most popular spot, fully equipped with bandanas for would-be escapees and badges for aspiring sheriffs. There are also wanted posters for concerned citizens on the lookout for fugitives on the run, as well as a jail cell that recounts the story of how one prisoner ziplined out.

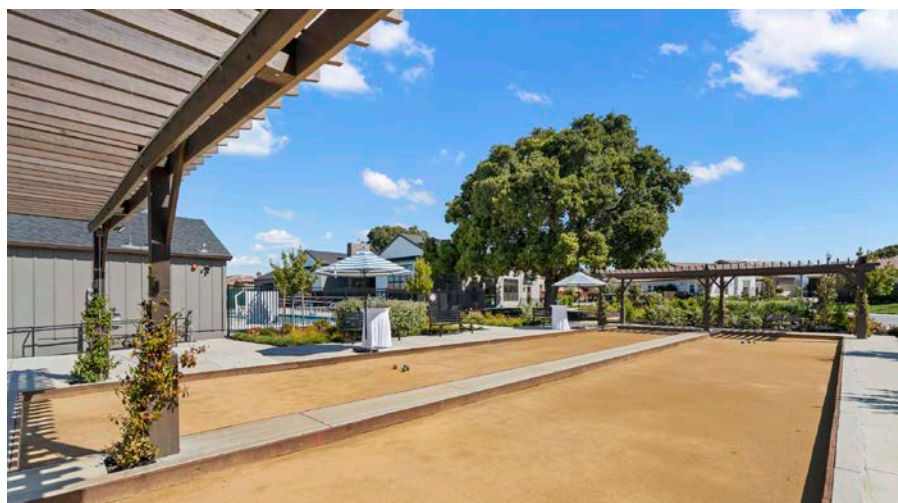
MINI TOWN PARK AT HARVEST

LOCATION: Argyle, Texas

CATEGORY: Silver, Best Community Amenity

ENTRANT/DEVELOPER/BUILDER:
Hillwood Communities, Dallas

LANDSCAPE ARCHITECT: LandDesign, Dallas



BOCCE AT THE CANNERY CLUB

The Cannery Club at Twin Oaks, a gated 55+ active adult living community in Hollister, Calif., provides a vast range of luxury amenities, including a catering kitchen, culinary studio, fitness center, a loggia with an outdoor fireplace, and a pool and soaking spa.

The club's bocce courts (above) quickly became one of the property's most popular amenities, says community founder Marty Miller. "It's a perfect blend of social connection, light physical activity, and strategic thinking—exactly the kind of well-rounded

TWIN OAKS HOLLISTER

LOCATION: Hollister, Calif.

CATEGORY: Silver, Best Community Amenity for a 55+ Community

ENTRANT/DEVELOPER: Miller Development Company, Bethesda, Md.

BUILDER: MHG Builder & Consulting, Dublin, Calif.

ARCHITECT: WHA, San Ramon, Calif.

INTERIOR DESIGNER: TRIO, Denver

LANDSCAPE DESIGNER: Ripley Design, Fort Collins, Colo.

PHOTOGRAPHY: Courtesy Miller Development Company

engagement we aim to offer at Twin Oaks."

Meanwhile, a pet spa lets residents pamper their favorite four-legged companions in a purpose-built facility. "We wanted to create a space that makes caring for them both convenient and enjoyable," he says.



TUNNEL MURAL

Civita Park is a public park located in a master-planned community appealing to single professionals, upscale urbanites, and young couples and families.

The park descends from a former sand and gravel quarry, resulting in a varied topography that enables dazzling vistas and ample space for activities, from bocce and

basketball courts to a community garden, a picnic grove, playgrounds, rock-climbing walls, rope bridges, and an amphitheater.

A sculptural staircase leads to a pedestrian tunnel featuring a 72-foot-long, 270-degree mural (above) depicting scenes and locations across San Diego County created by artist Kevin Anderson.

CIVITA PARK

LOCATION: San Diego

CATEGORY: Silver, Best Community Amenity

ENTRANT/BUILDER: Sudberry Properties, San Diego

LANDSCAPE DESIGNER: Schmidt Design Group, San Diego

PHOTOGRAPHY: Juan Tallo

SCREENING ROOM

Amblebrook at Gettysburg offers an assortment of amenities for residents of this 55+ community, including the Heartland Market and Café, the Rock Creek Clubhouse, a fitness center, two pools, and numerous spaces for cultivating new hobbies, biking and hiking, and socializing.

The Community Hall, a fully equipped, state-of-the-art performing arts theater, seats 300; a more intimate theater for 24 guests (far right) is perfect for events, small classes, watch parties, and TED-style talks.

AMBLEBROOK AT GETTYSBURG

LOCATION: Gettysburg, Pa.

CATEGORY: Silver, Best Community Amenity for a 55+ Community

ENTRANT/DEVELOPER/BUILDER: Crown Community Development, Naperville, Ill.

ARCHITECT: Sutton Yantis Associates Architects, Vienna, Va.

INTERIOR DESIGNER: Megan Sherwood Designs, Miami

PHOTOGRAPHY: Studio Trejo





REGENCY AT MILESTONE RANCH

LOCATION: Star, Idaho

CATEGORY: Silver, Best 55+ Community Amenity

COMMUNITY ENTRANT/INTERIOR DESIGNER: Possibilities for Design, Denver

BUILDER: Toll Brothers, Meridian, Idaho

PHOTOGRAPHY: Donovan DeFerraro

MILESTONE RANCH CLUBHOUSE

As the social hub of this 55+ community in Star, Idaho, the Regency at Milestone Ranch Clubhouse places modern luxury in a warm, unpretentious setting with its natural wood, sleek quartz countertops, and textured brick finishes and accents.

Establishing a connection between the clubhouse interior and the outdoors was a primary design goal. A sectional garage door can roll up to open the space to an outdoor bar while an accordion wall, when pulled back, links the indoor bar with the

one outside (pictured above).

Meanwhile, layered lighting—including distinct interior fixtures chosen for their ruggedness—mixes with soft textiles and plush seating to break up the grand scale and create inviting nooks throughout.

Build Safer, Roomier, And More Efficient Homes

Give The Dryer Some Space

the dryerbox®

Select extraordinary components and showcase them as solid reasons homebuyers should purchase your new homes. The Dryerbox® is a well-built, forehead-slayer of an idea that makes your commitment to quality shine.

With the Dryerbox, homeowners can place appliances flush to the wall without crushing the transition hose or otherwise restricting airflow.

**Built-In Caulk Bead For Professional Finish
More Room For Larger Appliances**

Deep Drawn
Aluminized Steel
Shown Painted
Model DB-480



**Made in
the USA**

INOVATE

**888-443-7937
www.Dryerbox.com**



GOLF SIMULATOR

Serving residents of this 104-acre, 55+ community in the southern suburbs of Richmond, Va., this clubhouse combines elegant archways, interior millwork, and transom windows for plenty of natural light.

A “wildly popular” golf simulator (pictured above) headlines an amenities package that includes a dog park, a fitness center, fire pits, an outdoor kitchen, a pool area with sun shelves and cabanas, a wine tasting room, and a yoga studio—all managed by a full-time, in-house lifestyle director. There’s also pickleball and bocce courts (pictured below) and a putting green to help keep residents active.

TRADITIONS OF AMERICA AT CHESTERFIELD

LOCATION: Chesterfield, Va.

CATEGORY: Silver, Best Community Amenity
for a 55+ Community

ENTRANT/DEVELOPER: Traditions of America,
Bethlehem, Pa.

ARCHITECT: KTCY, Irvine, Calif.

INTERIOR DESIGNER: Design Environments,
Marietta, Ga.

LANDSCAPE DESIGNER: Townes Site
Engineering, Midlothian, Va.

PHOTOGRAPHY: Taylor Photo



Quality Engineered Custom Cabinetry & Components

- Affordable luxury!
- Wood, Thermofoil and Laminate doors & drawer fronts
- Drawer Boxes, Pullouts & Inserts
- Flat rate shipping on 30 or more 5 piece doors
- Custom AOS (Assemble on Site) Cabinet Boxes
- Thousands of Moldings Profiles
- Refacing Products & Accessories
- Superior finishing with trending colors!



*Quality Committed, Timely Delivered,
Environmentally Driven*

1-800-665-0623
www.eliaswoodwork.com