

# Ginsburg Development Companies

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## News

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**For Immediate Release**  
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**Contact:** Bill Madden  
MCM  
(845) 352-3650

**QUAKER GREEN WINS TWO HOBI AWARDS**  
**FOR BEST SMART GROWTH COMMUNITY AND CLUBHOUSE**

*Innovative renovation, seamless integration of homes with community prove key*

**VALHALLA, N.Y.** (Nov. 7, 2008) – Quaker Green, a neighborhood of townhomes and condominiums in West Hartford’s Elmwood District, has captured two awards – for best smart growth community in Hartford County and best special purpose room in a community in Connecticut.

Quaker Green was named Hartford County’s Best Smart Growth Community for 2008 in the Home Building Industry (HOB) Awards sponsored by the Home Builders Association of Connecticut. Quaker Green’s lifestyle center also won the award for the Best Special Purpose Room in a Community in Connecticut.

The HOBI award program recognizes the best-planned, built and marketed new communities in Connecticut and draws scores of entries each year.

Ginsburg Development Companies’ creative renovation of the former Talcott Junior High School building, community-enhancing design and walkable connection with Elmwood’s classic New England downtown were prime factors in earning Quaker Green the awards, according to Joanne Carroll, chairwoman of the HOBI awards and publisher of Connecticut Builder magazine.

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“Quaker Green is truly a smart growth community in that Ginsburg adapted an existing old building and brought it to life, renovating it for new homes,” said Carroll. “Ginsburg added to that by creating a true community with the construction of additional townhomes and the amenities of a beautiful clubhouse in the existing building and a pool outside. It has brought vitality not just to the building but to the downtown area. It’s very pedestrian friendly and within walking distance of the downtown.”

Quaker Green’s large lifestyle center features a comfortable gathering room, a game room and a start-of-the-art fitness center. Carroll said the judges were especially impressed with the lifestyle center’s scope and maximized use of space.

“It offers residents everything they could want for activities right in their own community – party room, exercise area, activities room,” she said. “Ginsburg is known for creating exceptional clubhouses, and he was able to do it within the confines of limited space in the existing building. It encompasses almost the whole first floor.”

Martin Ginsburg, the founder and CEO of Valhalla, N.Y.-based GDC, which is celebrating its 45<sup>th</sup> anniversary this year, said: “It is quite an honor to be named best smart growth community in Hartford County. We have long espoused the intelligent use of space and have renovated a number of similar structures. It just made sense to preserve the building and give it new life as condominiums and clubhouse, then use the rest of the property to build townhomes around a park-like inner green. Quaker Green provides the sense of community that many people desire.”

Quaker Green has a central “village green” area highlighted by the lifestyle center, a heated outdoor pool with sundeck and kiddie pool. Footpaths and sidewalks, including a path leading to beautiful Beachland Park, encourage walking to the many attractions of downtown Elmwood.

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Quaker Green features three-bedroom townhomes and one- and two-bedroom condominium flats. Prices for condos start in the \$200,000s, and townhouses start in the \$300,000s.

The Home Builders Association of Connecticut is a statewide trade group representing home builders, remodelers, developers and the subcontractors, suppliers and professionals who provide services to this diverse industry. The HBA of Connecticut has about 900 member companies organized through five local chapters covering the state.

This year's HOBI awards for Quaker Green were the latest in a series GDC has received for its work in Connecticut during the past few years. Ridgewood at Middlebury, a neighborhood of townhouses in the countryside outside Middlebury, won awards in 2007 for Best Community Clubhouse, Best Cluster Community and Best Attached Home between 2,000 and 3,000 square feet. (Ridgewood also won awards last year from the National Association of Home Builders for Best Landscape Design for an Attached Community and Best Attached Home Plan Priced under \$500,000.)

The Greens at Gillette Ridge, a golf-course community in Bloomfield, received HOBI awards in 2006 for Best Community Clubhouse, Best Cluster Community, Best Attached Home between 2,000 and 3,000 square feet, and Best Single Family Home over 3,000 square feet.

Quaker Green's sales office is open daily from 10 a.m. to 5 p.m. and can be reached at (860) 231-8008.

Current GDC communities include AVANT Chelsea (New York City); Riverwatch at Greystone (Yonkers, N.Y.); Harbors at Haverstraw (N.Y.); The Fairways at Wallkill

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(N.Y.); Christie Place (Scarsdale, N.Y.); Ridgewood at Middlebury (Conn.); The Greens at Gillette Ridge (Bloomfield, Conn.) and Quaker Green (West Hartford, Conn.).

To place your name on GDC's priority list for future communities, log on to [www.gdc-homes.com](http://www.gdc-homes.com), click on to "future communities" and then "name of development" or call 1-866-GDC-4466.

Ginsburg Development Companies (GDC), established in 1963 and based in Valhalla, N.Y., is one of the nation's premier full-service real estate design, development and management companies. Martin Ginsburg is the president and chief executive officer. GDC has developed more than 10,000 residential units during its 45- year corporate history. GDC's residential sales Web sites are [www.gdc-homes.com](http://www.gdc-homes.com) and [www.gdcmetro.com](http://www.gdcmetro.com). Information about GDC's commercial ventures, corporate activities and charitable foundation is available at [www.gdcllc.com](http://www.gdcllc.com).