

Ginsburg Development Companies

News

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**RIDGEWOOD AT MIDDLEBURY WINS THREE HOBI AWARDS,
INCLUDING BEST CLUSTER COMMUNITY, CLUBHOUSE, HOME DESIGN**

Development also wins 'Nationals' award for best landscaping design in U.S. for 2007

VALHALLA, N.Y. (Jan. 21) – Unparalleled resort-style living, beautiful landscaping and superior home designs have made dozens of people move to Ridgewood at Middlebury, which recently received awards for being Connecticut's Best Cluster Community in 2007 and offering the country's Best Landscape Design of the year. Ridgewood, a neighborhood of townhouses in the countryside outside Middlebury, received a total of five state and national awards for 2007.

Ridgewood was named Connecticut's Best Cluster Community for 2007 in the Home Building Industry (HOB) Awards sponsored by the Connecticut Home Builders Association. Ridgewood received three HOB awards in all, including awards for Best Community Clubhouse and Best Attached Home between 2,000 and 3,000 square feet (the Dickinson, a 2,202-square-foot, "master down" design with three bedrooms that starts in the high \$400,000s).

Meanwhile, in the "Nationals" awards program sponsored by the National Association of Home Builders, Ridgewood received awards for Best Landscape Design for an Attached Community and Best Attached Home Plan Priced under \$500,000. The home-design award was given to Ridgewood's Cummings model, a three-bedroom home with 1,779 square feet of living space that starts in the high \$300,000s.

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For the second consecutive year, Ridgewood's builder, Ginsburg Development Companies of Valhalla, N.Y., won HOBI awards for Best Clustered Community, Best Clubhouse and Best Attached Home Between 2,000 and 3,000 Square Feet. Last year, these awards went to GDC's The Greens at Gillette Ridge, a master-planned community with townhouses, semi-attached homes and single-family houses overlooking an Arnold Palmer golf course in Bloomfield, Conn.

Ridgewood has received two silver Nationals awards, making it eligible for gold awards that will be announced during the NAHB's annual convention in February. GDC also received 2006 silver Nationals for Best Master-Planned Community of the Year and Best Landscape Design for an Attached Community for The Harbors, a waterfront neighborhood along the Hudson River in Haverstraw, N.Y.

The HOBI and Nationals award programs recognize the best-planned, built and marketed new communities at the state and national levels and attract scores of entries each year.

GDC's sensitive site planning and superior designs and amenities were key factors in the decision to give Ridgewood its awards, according to Joanne Carroll, chairwoman of the HOBI awards and publisher of Connecticut Builder magazine.

"GDC lavishes attention on the natural features of their sites and their site development skill translates into richly landscaped communities that appear mature from the outset," said Carroll. "HOBI judges were also impressed with the striking interior design of the homes at Ridgewood at Middlebury: The gazebo breakfast areas and inviting, usable lofts and lower-level spaces. The clubhouse is the largest and most comprehensive we've seen, offering the unique feature of a theater room inside and multiple outdoor activities for young and old."

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Martin Ginsburg, founder and principal of GDC, one of the Northeast's leading luxury home builders, said: "It was quite an honor to be named Best Cluster Community for the second year in a row. Clustering homes on a site helps preserve open space and reduce a development's environmental impact, so we try to build in clusters whenever we can. It's better for the people who live in the new homes as well as the surrounding community."

Ridgewood's award-winning, 8,300-square-foot lifestyle center features an elegant, comfortably furnished great room with a cathedral ceiling; a game room with card tables, a pool table and board games; a theater room; a half-court gymnasium and a fitness center with cardio and weight-training equipment. Just outside the lifestyle center are a tennis court, a heated pool, a kiddie pool, a tot lot and a sun deck.

A homeowners association takes care of exterior maintenance, giving residents more time to relax and enjoy Ridgewood's amenities.

Ridgewood's lifestyle center was a key factor in Anthony DeLucco's decision to buy a home there.

"The community is sort of a mini country club, without paying the country club fees," said DeLucco. "You get your fitness center. You get your pool. You get your tennis court, your basketball hoop. It's something no other neighborhood can offer in a 20-mile radius."

One of the best things about the lifestyle center, DeLucco said, is the chance to meet his neighbors. "I'm looking forward to meeting new people and associating with people who enjoy the same things that I enjoy," said DeLucco. "I think that's part of being active."

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Ridgewood's HOBI award-winning Dickinson model is an end unit with windows on three sides that provide vast amounts of sunlight and a sense of openness. This is epitomized by a dramatic, one-and-a-half story, window-lined breakfast niche with curved walls where light streams in from all sides. This rotunda-like nook provides a bright and cheery place to start the day, as well as a dramatic exterior architectural detail.

The Cummings design, which received the Nationals award, has an open floor plan on the first floor and three bedrooms on the second level. The top floor can be customized to create an optional loft, office or studio with three skylights.

Ridgewood has nine floor plans available, offering a mix of two- and three-bedroom homes with open, contemporary layouts. Some homes have walk-out lower levels. Prices start in the low \$300,000s.

The National Association of Home Builders is the nation's largest trade group representing residential developers. 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 entire state.

This year's HOBI awards for Ridgewood were the latest in a series GDC has received for its work in Connecticut during the past few years.

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The Goodwin Estate, located in West Hartford, received 2005 HOBIs for the state's Best Attached Home and outstanding special-purpose room (a beautifully restored 19th century library in the community's lifestyle center). Liberty at Newtown won 2004 awards in the Best Attached Active Adult Community and Best Attached Active Adult Home categories, and Woodland Hills in Danbury was named the Community of the Year in 2003.

Ridgewood's sales office is open from 10 a.m. until 5 p.m. daily and can be reached at (203) 758-2260.

Current GDC communities include AVANT Chelsea (New York City); Riverwatch at Greystone (Yonkers, N.Y.); Harbors at Haverstraw (N.Y.); Hudson Pointe (Poughkeepsie, N.Y.); The Fairways at Wallkill (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, click on to "future communities" and then "name of development" or call 1-866-GDC-4466.

Ginsburg Development Companies (GDC), established in 1964 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 40-plus year corporate history. GDC's residential sales Web sites are www.gdc-homes.com and www.gdcmetro.com. Information about GDC's commercial ventures, corporate activities and charitable foundation is available at www.gdcllc.com.