

Finding your way... Home



ISSUE 3

APRIL 2010

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Exciting News to Real Estate

There are exciting changes coming to real estate in the Lake Norman area! Nicole Hecht and Bob Hecht have teamed up and joined Coldwell Banker United, Realtors as "The Hecht Team", specializing in residential and commercial real estate sales.

On March 26, 2009 Bob sold the sales operations of Century 21 Hecht Realty to Coldwell Banker United, retaining Hecht Development and the property management division. The development firm has been in business since 1979 with experience in home building and development. Since 2002 Hecht Development has introduced quality residential communities to the Lake Norman area. Hecht Property Management offers management services to over 550 landlords, and has served the area for over 25 years.

Bob attained his real estate license in 1971 and formed Hecht Realty, the first firm to specialize exclusively in Lake Norman real estate. Nicole attained her license in July 2009. Having grown up in the business, she understands and appreciates what it takes to provide excellent customer service to her clients. Both Bob and Nicole agree that put-

ting their clients first is top priority and that is their pledge to you!

Coldwell Banker United, Realtors is the number one Coldwell Banker firm in the nation, offering an extensive training program for both new and experienced agents, and an array of tools to help them expose their properties better than any other firm. "I really look forward

**"The Hecht Team" has
joined the Coldwell
Banker United, Realtors
organization.**

to working with my Dad" says Nicole, "combining his knowledge and experience with my technical skills in network marketing will be vital in this market". For Bob, "working

with my daughter will be fun and give me a chance to put into practice all the things I have taught agents for years!"



The Hecht Team

Bob Hecht
704.634.4444

Nicole Hecht
704.309.7883



Hecht Development Co
704-489-1183

New Homes Division
704-809-2503

Hecht Property Management
704-489-9949

HECHT
Development
hechtdevelopment.com



MORTGAGE NEWS

Time is running out

for a much needed mortgage loan program. The U.S. Department of Agriculture, USDA, recently announced that funds will run out sometime in April 2010. USDA guaranteed loans help buyers purchase a home with little or no money down, specifically first time home buyers. However, repeat home buyers are eligible as well. Don't delay - Contact a mortgage specialist today!

The tax credit deadline for first time homebuyers and repeat buyers is looming. Eligibility requires a contract date by April 30th and a closing date no later than June 30th. Thinking of purchasing a home?

For more information about information in this article, please call mortgage specialist, **Suzanne Blackwell, Peoples Bank, at 704-812-4281.**

Hecht Team Continued ... estate business, please let us know. You can rest assured; they will receive top quality, personalized service!

Hecht Development will remain intact and continue to introduce new communities to our area. Leslie Auton manages the development company's new homes division. Betty White and her staff will continue to expand the quality services offered by Hecht Property Management.

If you currently have your property listed with an agent, or are working with an agent, this is not sent to disturb that relationship, but just to tell you the news.

Bob Hecht and Nicole Hecht

If you know of anyone who could benefit from our years of experience and knowledge in the full service real

Spring has sprung and the yard work has begun.

It is time for your first application of pre-emergent to be applied. First application should be 17-0-6. This should be followed up by a second application 8 weeks later with a 13-0-5.

Its also time to think about spring annuals. These are generally planted between April 15 and May 15. Spring annuals are abundant in both color and variety so there are plenty to choose from.

April is the time to get your irrigation up and running and serviced for the season. For an irrigation start up or a full service lawn contract please call Southlake Landscape. We will be glad to assist you and provide a free detailed estimate to fit your landscape needs. Call Scott @ 704-622-9502.



Food - Games - Ice Cream



Saturday, May 1st from 11 am - 3 pm

Wyn Swept

- Open House Sunday, May 2nd from 1:00 pm - 4:00 pm
 - Large Wooded Lots from the \$30's
 - Homes from the \$250's
- From Denver go North on Hwy 16 about 7 miles
- From Newton go South on Hwy 16 about 10 miles

HECHT
Development 

Lots
1-877-866-7626
704-809-2500
hechtdevelopment.com

New Homes
Leslie Howard Auton
704-809-2503

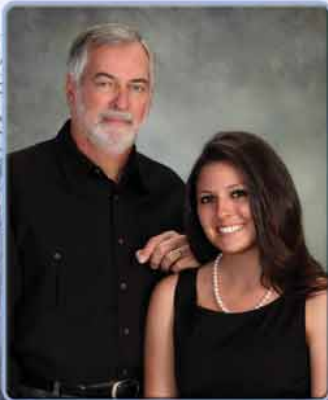


Hecht Development is a proud sponsor of the

Spring Showcase of Homes for the Hickory-Catawba Valley Home Builders Association

Building on a

Tradition of Excellence



The Hecht Team

For 39 years, the Hecht family has been selling Lake Norman. We've seen the real estate market at its best and at its worst. Now, a new tradition of excellence emerges with the formation of The Hecht Team. Let 39 years of experience be your guide.

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**COLDWELL
BANKER**

UNITED, REALTORS®

704.483.3651



Windemere Island: Imagine your own custom-designed home on an island! Great views and water and a gated community! Community club house and pool. Drive across the bridge and through the gates to a world by itself. \$297,500
MLS 926356



Love Point: Waterfront lot in lake access community, with mobile home. Wooded with huge trees, seasonal water, pier. Mobile home being sold as-is. Where can you find a waterfront lot priced at \$117,500@ MLS 928347



Denver area waterfront: Wide open view from this .73 acre waterfront lot! Over 170 feet waterfront, heavily wooded and sloping lot. Has pier and boatslip. Mobile home just remodeled and ready to move in! \$345,000.
MLS 927284



Hwy. 16: 4.8 acres land available, zoned neighborhood business with good frontage on Hwy. 16. Two houses, with potential for residential rental income or conversion to office space. Great location in the fast-growing East Lincoln area. \$550,000
MLS 927142



Shop or industrial building 2,880 square foot metal building in Denver Industrial Park. Office, two bathrooms, county water and sewer. Priced below the market at \$135,000. MLS 927282



4 bedroom 2-story home in established community right in Huntersville. Updated kitchen with granite, new appliances. Den with fireplace, living-dining room, large deck out back for entertaining. Well-landscaped yard and located on a cul-de-sac street. Priced \$298,700. MLS 929025

Denver Days Fall Festival to Continue with the Rotary Club

In March, the Denver Lake Norman Rotary Club assumed management of the Denver Days Festival and is actively working on plans for the 2010 event this fall! Plans are for Denver Days to run from Wednesday, September 29th through Saturday, October 2nd.

Cole Amusements, who has been the ride provider for the last three years, is on board to bring their rides and midway once again. In the past, Cole Amusements has had two events booked the last weekend of September, but this year Denver Days will be the only obligation for Cole Amusements allowing them to bring more rides.

The planned format for 2010 will have Wednesday and Thursday open for rides and the midway. Friday the vendors and businesses will move in, along with the local talent and entertainment, and Hecht Development will sponsor a concert Friday and Saturday nights.

In 2003, a handful of community-minded citizens had a vision for

Denver Days as a community event and that vision has grown into a four night festival with businesses, craft vendors, food, music and entertainment that Denver and surrounding areas look forward to. The objective of Denver Days has been to raise money for the purchase of land for a public park, which would become the permanent home for Denver Days.

Since summer 2009, the Denver Lake Norman Rotarians have been completing preliminary plans for the "East Lincoln Rescue Park" to be built on 32 acres of land on Galway Lane, adjacent to the Lincoln Charter School. Once the park is complete, it will become the permanent home for Denver Days. Profits from Denver Days will be dedicated 100% toward development of the park and facilities.

Construction of the park facilities with funds from fund-raising efforts such as Denver Days, grant applications and private/public donations will bring us a great park for our community. The vision of the Denver Lake Norman Rotary Club

is to work hand-in-hand with the previous Denver Days Board and volunteers for Denver Days to continuously grow and expand the festival to further benefit our community.

Dave Rohr, former president of the Denver Days Board of Directors and manager of the festival the past two years was quoted "the addition of the Denver Lake Norman Rotary Club volunteers and their enthusiasm will insure that the festival started years ago will continue to be an important part of the community and we intend to work with the Rotarians to keep the tradition going. The Denver Days Board and many volunteers devoted their personal time to making sure the festival was the best we could provide for our community and I am proud to have been a part of this event."

Dave continued, "the Denver Days committee is especially proud of the support this festival has given to the community. Since our inception in 2003, we have contributed to the following organizations: East Lincoln Middle School athletics, Lincolnton Downtown Development Association, East Lincoln Rescue Squad, East Lincoln High Sports Boosters, Special Olympics, Noahs Ark (humane society), BRAKES Foundation, and the Catawba Springs PTA. Denver Days has been very involved in our community and I know we will continue to support the eastern Lincoln County area in the future."



for more information

about Denver Days, vendor registration, schedule or how you can help and be a part of this community event, please visit denverlakenormanrotary.com and click on the Denver Days button or visit denverdays.com.

Finding Your Way

hechtdevelopment.com

Autumn Woods



We went "against the grain" with Autumn Woods, creating a community on 118 acres but with just 50 homesites. Great feel of privacy and arrival as you drive through the stone entry monuments with fountains gushing, then down the landscaped parkway toward your future homesite. Just 5 minutes from four-lane access to Charlotte.

- Home sites from 1 to 4.5 acres
- Heavily wooded sites with huge hardwoods
- Topography varying for custom home plans
 - Architectural review
- Prices begin in the high \$50s

Email us at
info@hechtdevelopment.com
for more information

James Plantation



Great Location just ¼ mile from the new Highway 16 bypass and an easy drive to Charlotte! Phase one is open with 10 home sites available, priced from the \$40's. Drive through the stone monuments and through the gates and choose the site for your next home!

- Heavily wooded large lots
- Phase I offering 20 lots
- Developer paid water & sewer fees (\$14,000 savings)
 - Architectural Review
- Curb, gutter and streetlights

Kerns Meadow



Convenient, just 2 miles from I-485 and Northlake Mall area, but with a feeling of being out in the country! Gated entry with stone monuments and just 12 home sites, and a neighborhood design where no home will be across the street from you!

- Paved streets with streetlights
- Only 12 lots for the community
 - 50% common open space
 - Priced from the \$40's

Stoney Ridge

Centrally located less than 5 miles from Mooresville and I-77 access, and smack in the middle of the Lake Norman area! 42 acres of wooded land with large lots and small acreage tracts. Restrictive covenants for protection, but no homeowners dues!



- Lot sizes from one acre to 2 ½ acres
 - Two 6 acre tracts
 - Huge hardwood trees
- Rural setting, not a planned subdivision
 - Pricing begins at \$59,500

Bay Crossing



Only two developer owned lots remaining in this waterfront and off-water community off Perth Road in Iredell County. This is an opportunity to purchase an off-water lot in a custom home community with protective covenants and architectural review. BayCrossing was created in late 2004 and has become a neighborhood with the majority of the homesites developed. Priced below market value at \$89,500 each.

Home

- Residential Home Sites
- New Homes
- Commercial Lots
- Acreage

Wyn Swept



Our newest community, just opened! Located in southern Catawba County and only 2 miles from the under-construction Highway 16 bypass. Convenient location to both Charlotte area as well as Hickory and the North Carolina mountains. Drive through the stone entry monument, down the winding road and across the creek and you will fall in love with Wyn Swept!

- Choose our approved builder plans or your custom plans
 - 130 lots on 190 acres
 - Lot prices begin in the high \$30s
 - Homes offered from \$250,000
 - Wooded lots, all over ¼ acre each
 - Over 40 acres open space

Call
Leslie Howard
Auton at 704-809-2503
for information on New
Homes Available

Killian Crossing



Established community with over 50 homes completed and occupied. Located just north of Denver on the Lincoln/Catawba County line and convenient to Charlotte, Mooresville and the mountains. Homes from the low \$300's, and home sites from the \$30's.

- Paved roads with curb and gutter
- Sidewalks and streetlights
- Architectural review
- Lots of ¼ acre and up
- Common open space buffer for privacy

Fairfield Forest

Location, location and location applies to Fairfield Forest, at the entrance to the Westport community and adjacent to the East Lincoln Library, walking distance from shopping, golf and the new Westport Swim and Tennis Club! Just 50 homesites are available with homes completed and occupied on half the sites.



- All-brick community
- County water and sewer
- Curb and gutter, sidewalks, streetlights
- Architectural Review
- Lots priced from the high \$40s

FAIRFIELD COMMONS



Located in eastern Lincoln County, Fairfield Commons offers a small, 5 site business park in a great location with visibility! Access to Highway 16 via signalized intersection and near shopping, library and established residential community. Perfect for business, office or retail investment! Infrastructure installed by developer. Entrance, signage, parking with curb and gutter completed. Utilities ready for your building, with just access fees required.

Acreage Tracts



• **Kerns Road:** Three tracts of vacant land, from 10 acres to 15.75 acres and priced *beginning at \$16,000 per acre*. These tracts are ready for you to create your own neighborhood or to create your private estate. Country feel but less than 3 miles from I-77 and Northlake Mall area.

• **Kiser Island Road:** Catawba County location, just off Hwy. 150 and easy access to I-77 and Mooresville to the east and Hwy. 16 to the west. Priced at \$9,950 per acre. Heavily wooded.

• **Denver area:** 75 acres located on Campground Road with potential to create a residential community, with plans for 50 homesites already approved. County water to and through the land, plus a paved road with 17 lots ready to sell. Priced at \$2,300,000.

• **Southern Catawba County:** 52 acres residential land, wooded and open with large stream. Paved road frontage, convenient area. Priced at \$15,000 per acre.

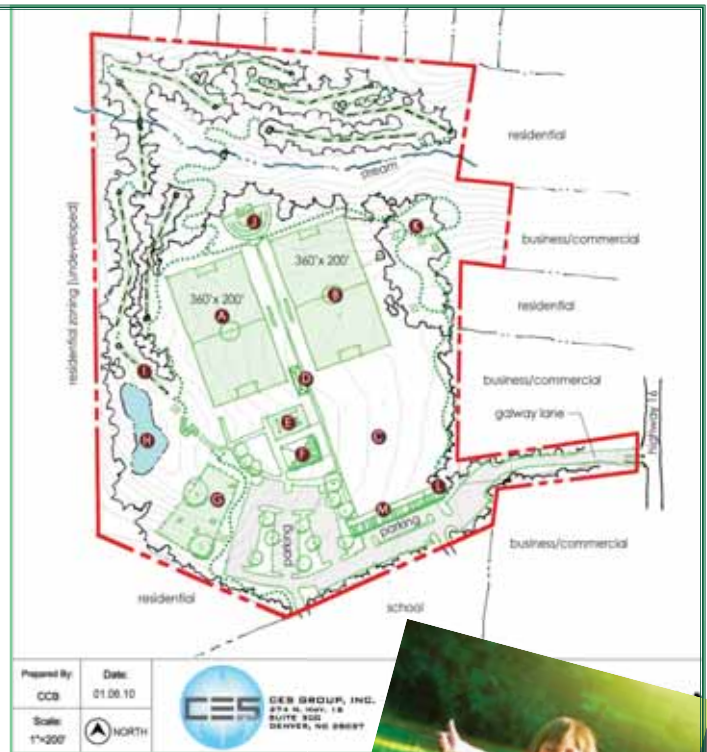
Rescue Park Update

Working together with Lincoln County and the East Lincoln Rescue Squad, the Denver Lake Norman Rotary Club, through its newly-created non-profit Foundation has completed the preliminary plan for the "East Lincoln Rescue Park" which will be developed from a 32 acre tract on Galway Lane, adjacent to the Lincoln Charter School. The objective of the Rotary Club is to create a park which fills the needs of our community. The preliminary plan may be found at www.denverlakenormanrotary.com and click on the park button on the left.

The current plan provides recreation opportunities to include soccer and possible lacrosse and football, as well as playground areas and disc golf. Walking trails are included, along with an outdoor classroom which will be made available to our schools for their use.

The plan shown here is preliminary, and the final design must work with the lay of the land and a good deal of time and effort will be required before the final plan has been approved. Work is being completed on a topography survey and once that has been delivered, the design committee will have a much better idea of what can be included and start looking at costs versus the funds we have available.

As discussed at a January public meeting, Rotary has the opportunity currently to apply for a



matching grant of up to \$500,000 from the North Carolina Parks and Recreation Trust. This is a matching grant, so if successful and the application is accepted, the matching funds will have to be raised.



The grant application has been submitted, and the Rotary Club Foundation is looking at other possible donations and funding opportunities for the park.

Building a public park is not an event to be completed in just a few months, but will be a work in progress for many years. If you would like to help with the park funding, please let us know and we will put you in touch with the Rotary Club Foundation.



Proceeds to Benefit the East Lincoln Rescue Park

Brick building with garage bays and meeting or office space in the front and back. Just over 3 acres and 237 feet frontage on Highway 16. \$685,000



Bob Hecht 704.634.4444

**HECHT
Development**



www.hechtpropertymgmt.com

Rentals • Property Management • Association Management

885 N. Hwy 16
Suite B
Denver, NC 28037
704-489-9949

Some **RIDICULOUS** comments a landlord hears before calling us:

"If I pay 3 months rent up front, do you still have to run a credit check?"

"Don't panic! I called the fire department before the fire got out of the kitchen!"

"I have no idea how that diaper got into my sewer line!"

"I paid a pet fee, so you can't charge me because my dog chewed up the carpet!"

"We are having trouble paying rent this month because we went on vacation last month."

"I know we are supposed to have only four people living here, But our relatives came for a visit and are staying for Christmas"
(July 22nd)

Take advantage of
great deals, low rates,
and tax credits
this Spring!!

Killian Crossing



2880 Square Feet
3 BR, 3.5 BA

\$349,900
MLS # 886189

KillianCrossing.com

James Plantation



3200 Square Feet
4 BR, 3.5 BA

\$399,000
MLS # 857146

JamesPlantation.net

Miners Creek



2678 Square Feet
4 BR, 3 BA

\$334,900
MLS # 907943

newhomesLKN.com

FOR SALE

**HECHT
Development**

Leslie Howard Auton
704-809-2503
hechtdevelopment.com

Leslie Howard Auton

New Home Sales Division

newhomesLKN.com

leslie@hechtdevelopment.com



Community Events

April

April 5
Cookin' for a Cure, Relay for Life
Westlake Restaurant, 6 am
Denver

April 16 - 18
Rural Hill Scottish Festival and
Loch Norman Games
4431 Neck Road, Huntersville
ruralhillscottishfestivals.net

April 16 - 17
Rotary Auction, Student Loan Fund
James Warner Citizens Center
6 pm, cafe opens at 5:30 pm
Lincolnton
rotarylinc.org

April 17
Cruising for a Cure, Relay for Life
Lincolnton High School, 9 am
Lincolnton
events.cancer.org/eastlincoln

April 17
CareMor Family Pharmacy Poker
Run, Relay for Life
Naked Oyster Company, 10:30am
Denver
events.cancer.org/eastlincoln

April 17
Team Fishing For a Cure Relay
Benefit
Sports Page Restaurant, 5 pm
Denver
events.cancer.org/eastlincoln

April 17
3rd annual Sherrills Ford-Terrell
Bass Fishing Tournament
Midway Marina, 7 am blastoff
Terrell
sftrotary.com

April 23 - 24
Cherry Blossom Festival
Downtown Cherryville



May

April 29
Lincoln Cty Board of Realtors
Golf Tournament for LCBR Schol-
arship Fund, \$80/player
Verdict Ridge, 11:30 am
Denver
nicole@hechtdevelopment.com
bob@hechtdevelopment.com

April 30 - May 1
Relay For Life of East Lincoln
East Lincoln High School
Denver
events.cancer.org/eastlincoln

April 30 - May 1
Relay For Life of East Lincoln
East Lincoln High School
Denver
events.cancer.org/eastlincoln

May 1
Daisydee's Festival of Arts &
Crafts
Cross County Campground
Denver

The Perfect Lake Norman Gift

LAKE NORMAN
Reflections
a 96 Page Hard Cover Book
\$29.00
LAKENORMANREFLECTIONS.COM

This is the second "Lake Norman" Book by the Gleasner's. Lake Norman - Our Inland Sea has been in print since the late 80's with over 25,000 copies.
704-308-7617 OR 1-877LKN-4YOU



sponsors

Cookin' for a CURE



In conjunction with
Team Fishing for a Cure of the
East Lincoln Relay for Life Org.



WHEN: Monday, April 5, 2010
TIME: 6 a.m. until 2 p.m.
WHERE: Westlake Restaurant
1235 Hwy. 16 - Denver



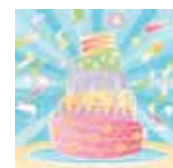
Our Recipe for a Cure
1 part - A Caring
Community
1 part - Generosity
1 part - Active Participation
1 part - Perseverance
1 part - Medical Research



100% of Proceeds go to the
American Cancer Society



Result - More Survivors,
More Birthdays,
and Many More
Celebrations



May

May 1
Daniel Boone Family Festival
Juncker's Mill
Mocksville

May 1 - 2
Mayfair: A Celebration of Arts & Crafts
Shoppes at University
Charlotte
ucityevents.com

May 1
Food, Fun, Games
Spring Showcase of Homes at
WynSwept, 11 - 3
Maiden
From Hwy 16 & 150, 5 miles North
WynSwept.com

May 7 - 9
Hickory American Legion
Fairgrounds
Newton

May 15 - 16
Carolina Folk Art Festival
'the Green' at Birkdale
Huntersville
maddisgallery.com/festival

May 22
Well Life Festival and Walk
TBA
healingthroughmovement.net

May 27 - 29
Food Lion Speed Street 600
Festival
Charlotte
600festival.com

June

June 4 - 5
Lincolnton Hog Happenin'
Lincolnton
hoghappenin.org

June 11 - 13
Taste of Charlotte
Streets of Uptown
tasteofcharlotte.com

July

July
Denver Area Business Association
Fireworks
Denver

August

Late Summer to mid October
Amazing Maize Maze-Rural Hill
4431 Neck Road, Huntersville
704-875-3113

September

Sept 10 - 11
Blues, Brews & BBQ
South Tryon, Charlotte
charlottecentercity.org

Sept 18
Lincoln County Apple Festival
Main Street, Lincolnton
704-736-8452

Sept 23 - 26
Festival in the Park
Charlotte
festivalinthepark.org

Sept 25 - 26
Denver Days
Denver
denverdays.com

October

Oct 9 - Nov 21
Carolina Renaissance Festival
Poplar Tent & Hwy 73
Huntersville
royalfaires.com

Oct 22 - 24
Carolina BalloonFest
Statesville Regional Airport
Statesville
carolinaballoonfest.com

Oct 9 - Nov 21
Carolina Renaissance Festival
Poplar Tent & Hwy 73
Huntersville
704-896-5544

December

Christmas in Davidson
Downtown Davidson
704-892-3349

Please let us know how you would like to receive our newsletter, either via email or printed and mailed to you. Please email Nicole.hecht@cbunited.com or bob.hecht@cbunited.com to tell us what works best. If you would like to be removed from the list, please let us know also.

Thank you!

final thoughts

Thanks for reading our newsletter! We plan to continue this on a monthly basis and would appreciate your feedback, and anything you would find interesting to be included. Any important events you feel should be included, we would like to know. Thank You, Bob

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704-489-1183 or 704-809-2500
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704-809-2503
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Hecht Property Management
704-489-9949
info@hechtpropertymgmt.com

“My Dad has been in the real estate business longer than anyone in the Lake Norman area, passing the license test in May, 1971 and starting Hecht Realty with his Dad in December, 1971. I grew up in the business, got my license in July 2009 and look forward to the opportunity to work with my Dad, to take advantage of his experience and knowledge in this area and his track record of success. I feel we are positioned to give our clients what they need and require and look forward to working with you!”

Nicole Hecht

