

The Palm Beach Post

Real News Starts Here

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NEIGHBORHOOD OF THE WEEK VALENCIA RESERVE

Valencia Reserve another 55-and-up hit

With so many activities, amenities, living there is like 'going to camp.'

By Thomas R. Collins

Special to The Palm Beach Post

The name "Valencia," you might say, is to the world of 55-and-up South Florida residential communities as Google is to the tech world.

It's a name that connotes success, popularity and a tendency to keep expanding.

When one "Valencia" community is built, the homes are bought, the subdivision is built out, then a new one gets built somewhere else.

If it ain't broke, don't fix it – and there are now eight Valencia communities throughout suburban Boynton Beach, Delray Beach and Lake Worth.

Valencia Reserve is one of the newest in the bunch – the homeowners just assumed control of the board overseeing the community – and is an example of the deluxe package of quality home, landscaping aesthetics, amenities and an almost dizzying array of activities.

"This is a community that doesn't need to be pitched – it sells itself," said Realtor Jeffrey Katz with Re/Max Advantage Plus, who specializes in retirement communities.

"A lot of people call it 'like camp.' They retired and went to camp."

A visit to Valencia Reserve is a spectacle of nice homes, thick, green lawns, colorful landscaping, and fabricated waterfalls.

Amid all of this are residents scurrying everywhere: out on walks, hitting tennis balls, headed to the pool, coming back from the exercise room.

They might be older, but chances are, they're more active than you are.

Now that homeowners occupy the board, they'll be charged with keeping the quality of the community intact.

Stuart Saltzman, who moved down from New York in 2010 and heads the entertainment committee that advises the board, said they're in the process of hiring lawyers and



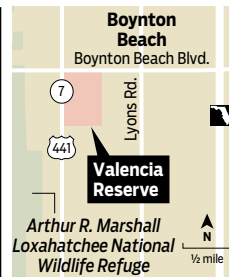
Nine tennis courts, three pools and a café surround the clubhouse at Valencia Reserve in Boynton Beach. ALLEN EYESTONE / THE PALM BEACH POST

BY THE NUMBERS
The real estate market at Valencia Reserve

1,043
Total number of homes

3
Homes listed for sale

\$424,950
Median home sales price in the past three months



STEVE LOPEZ/STAFF

engineers to have on hand as consultants on technical issues.

"The board is new, and it's a big job ahead of us," he said.

The community, off Lyons Road south of Boynton Beach Boulevard, includes 1,043 homes ranging from 1,500 to 2,800 square feet. They're selling from the mid 300s to the high 600s.

A palatial clubhouse of 42,000 square feet includes a lavish lounge area and is surrounded by three pools, a Jacuzzi, nine tennis courts.

There's also a café, run by the popular Flakowitz Deli.

The homeowner association fee is \$302 per month and includes cable TV, alarm

monitoring, community security, lawn care and use of the clubhouse.

Katz said that one of the keys to Valencia Reserve's offerings is that it is a large community. The greater the numbers, the more amenities that can be offered at a reasonable rate.

One of the more impressive factoids about the community is that it began sales in 2009, just after the nation's economy began to unravel. But developer G.L. Homes adjusted price points accordingly, and sales remained strong throughout that period, Katz said.

"Even in an economic environment like that, there was quite an appetite," he said.

The newness of the area – the communities known as the Canyons are nearby – has increased the appeal of Valencia Reserve, Katz said. And although the community sits fairly far west in the Ag Reserve, there are commercial offerings. A shopping center is just up the road on Boynton Beach Boulevard.

"People don't want to feel like they're out in the middle of nowhere," Katz said. "What used to be the middle of nowhere is now very much an active area."

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