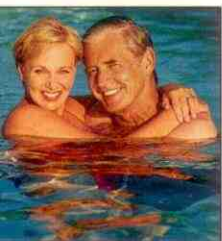


THE FALLS RUN CONNECTION

DECEMBER 2002



Falls Run is Number One!



THE RAPPAHANNOCK



FIRST FLOOR PLAN

Falls Run by Del Webb was recently named the fastest selling active adult community in metropolitan Washington, D.C. In addition, two of our model homes won top honors in the Finest for Family Living award competition in Northern Virginia/Southern Maryland. Our Rappahannock model also won a first place award in the local Parade of Homes.

The community's designation as Washington's fastest selling active adult community was bestowed by the Myers Group, an independent real estate research organization. The Finest for Family Living program is a housing design competition, not simply a model home décor contest. In that competition, the Rappahannock floorplan won First Place and the Rapidan floorplan won the Award of Merit (second place).

Over 225 individuals and couples have purchased homes at Falls Run since sales began last February.

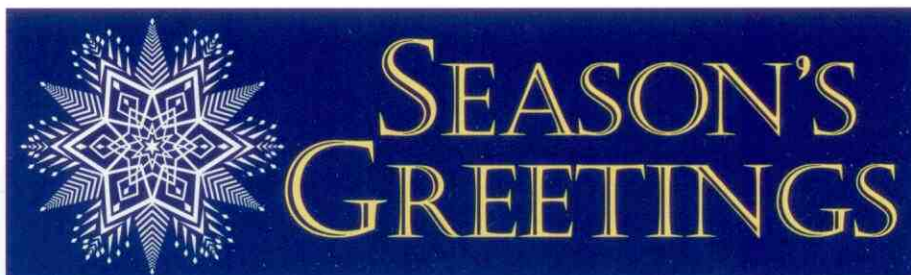
"We believe that we have surpassed our sales targets because Falls Run exceeds the expectations of our purchasers," said Chris Ryan, Vice President and Project Manager. "Falls Run offers a tremendous lifestyle and value to those 55 and better, as well as an excellent location within one of Virginia's most historic and beautiful regions."

Welcome Koger Management

We are pleased to announce that Koger Management has been hired to manage the Falls Run Community Association. Koger Management has been in business for over 25 years and is actively involved in the management of over 250 condominiums and homeowner associations. In addition to their corporate office in Fairfax, their fully staffed office in Fredericksburg will serve the Falls Run Community Association.

The association is responsible for operating and maintaining the community's common elements, once they have been completed by Del Webb and turned over to the association.

Robert Christensen, Vice President, and his staff look forward to assisting all the residents at Falls Run. He can be contacted at (540) 891-5331.



Live on™
866-FALLS01
delwebb.com/
FallsRun

FREDERICKSBURG AREA HOLIDAY EVENTS

*Here is a sampling of the local events that
Falls Run residents enjoy during the holiday season.*



NOVEMBER

22 Lighting of City Christmas Tree

Santa and Mrs. Claus lead holiday carols and festivities at the City Tree crowned by the lighting of the tree, 6:30 pm at the corner of Princess Anne and George Street. Free.

29 Songwriter's Showcase

Original acoustic music from four solo artists at Picker's Supply Concert Hall, 8 pm. \$.

DECEMBER

1 "Fredericksburg"

Premier public screening of the new 50-minute film on the Battle of Fredericksburg at the Central Rappahannock Regional Library headquarters, 2 pm. Free.

4 Belmont Holiday Open House

The home of Artist Gari Melchers and his wife, Corinne, is decorated for the holidays; enjoy refreshments, holiday music, and museum shop specials, 6:30 pm to 8:30 pm. Free.

6 Christmas Open House

The Rising Sun Tavern hosts an evening featuring the sights and sounds of a colonial Christmas, 6 pm to 9 pm. Free.

6 "Pops Concert"

This concert will be held at George Washington Hall in Dodd Auditorium at the Mary Washington College Campus, 8 pm. Free.

7 Annual Christmas Parade

A holiday favorite in Old Town Fredericksburg, this parade includes marching bands, floats, Santa's arrival and more, beginning at 6:30 pm. Free.

7 "Deck the Halls 2002"

22nd annual holiday floral decorating presentation by floral designer Jan Williams, 9:30 am to 12 pm at Mary Washington College in Monroe Hall, Room 104. Reservations required. \$.

7 Celebrate the Holidays with the Monroes

A holiday open house with period music, refreshments, and costumed reenactors, 4:30 pm to 6:30 pm at the James Monroe Museum. Free.

8 Christmas Open House at Mary Washington House

The home George Washington bought for his mother in 1772 opens for an evening of candlelight tours and refreshments, 4 pm to 7 pm. Free.

8 Fifth Annual Model Train Display & Show

Operating layouts and displays of all gauges, manufacturers and periods of model trains for show, sale and trade at the Holiday Inn Select, 9 am to 4 pm. \$, children under 12 free.

10 Holiday Open House at the Library

A 7 pm showing of the classic animated "The Snowman" followed by Christmas carols and refreshments at the Central Rappahannock Regional Library. Free.

11 Under War's Savage Heel: Fredericksburg in the Civil War

A lecture presented by historian Robert K. Krick at the Central Rappahannock Regional Library headquarters, 7:30 pm. Free.

14-15 32nd Annual Candlelight Tour

Celebrate the season by touring several historic homes and properties, each decorated for the holidays with entertainment, refreshments, and detailed historical and architectural information, Sat: 11 am to 5 pm, Sun: 11 am to 8 pm. \$.

15 Battle of Fredericksburg Anniversary Program

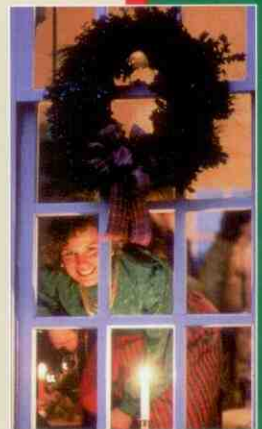
A commemorative program marking the 139th anniversary of the Battle of Fredericksburg, with speeches, color guard and wreath laying, 2 pm at the Richard Kirkland Memorial. Free.

31 First Night Open House

Museum open free to the public with light refreshments served as part of the city-wide "First Night" celebration, 7 pm to 9 pm at the James Monroe Museum. Free.

31 First Night Fredericksburg

A non-alcoholic, family-oriented celebration of the New Year in Old Town Fredericksburg. More than 20 venues with several visual and performing arts including music, dance, comedy, children's activities, and more, from 6 pm to 12:30 am. \$.





As construction on our world-class recreation center proceeds, we continue to fine-tune the interior design of the 16,000 sq. ft. complex that promises to be the social and recreational hub of life at Falls Run. Our goal is to create an environment that will be gracious, yet relaxed... a place you'll be proud to call home.



RECREATION CENTER PROGRESS



The library at the Falls Run Recreation Center will provide not only a beautiful gathering place, but also an excellent location for bridge.

We're Here To Help!

Contract Information

Please contact your sales associate.
(540) 361-1740

Construction Questions

Mike Kroner
(540) 361-1740

Decorating Decisions

Melanie Edwards
(540) 361-1740

Customer Care

(540) 361-1748
Emergency Contact:
(540) 379-3615
8 am-4:30 pm
weekdays

General Information

(540) 361-1740
(800) 537-4236



THANK YOU

Dear Falls Runners,

During this holiday season, we want to take this opportunity to extend our gratitude to everyone who has helped make Falls Run such a resounding success. Everyone at Falls Run is very proud of our latest distinction as metro Washington's fastest selling active adult community.

The families that have already purchased homes at Falls Run are thrilled, not only by their value-filled homes, but also by the amenities they will soon enjoy: the world class recreation center with an enclosed year-round swimming pool, fitness center, ballroom and dance floor, kitchen, computer center, bocce ball courts, tennis and more.

We believe that there are several reasons why so many have chosen Falls Run, including Del Webb's reputation for a recreation-filled lifestyle and exemplary customer care, our award-winning home designs and our enviable location just outside historic Fredericksburg, Virginia.

I am pleased to report that construction on the recreation center is progressing well. If the weather cooperates, the center should become the hub of social and recreational life at Falls Run by next spring, 2003.

If you haven't already purchased a single family home at Falls Run, I encourage you to visit us at your earliest convenience. With summer move-in dates available for homes purchased from the \$150's, you'll be thankful you did!

Sincerely,

Chris Ryan
Vice President, Del Webb Communities of Virginia

Meet the Falls Run Job Superintendents



Mike Kroner



James DaVila



Danny Montgomery



John Paige

Details, details! That's what the four Job Superintendents at Falls Run thrive upon every day. They are the folks who follow every step of the construction of each home, making sure each option is installed as specified and following up with the Falls Run customer care staff after closing.

All homeowners are assigned one of the job superintendents who meets with them prior to the start of construction, prior to the installation of the drywall and (ideally) four to five days prior to settlement. The superintendent oversees each step of construction and daily updates the progress on each home via special heavy-duty computers on the job site.

Near Historic Fredericksburg, VA: From I-95 Exit 133 (Rt. 17/Warrenton), go 1 mile, turn right at fourth traffic light onto Plantation Drive. Continue 1 mile to Falls Run Visitor Center on right.



Del Webb Communities of Virginia, Inc., 3 Chantilly Place, Fredericksburg, VA 22406. At least one resident must be 55 or better, no one under 19 in permanent residence. Community Association fees required. Amenities are planned and are expected to be completed this coming Spring. Prices reflect base prices and are subject to change. Lot premiums may apply. Not an offer to CT, NJ or NY. Void where prohibited. ©2002 Del Webb Corporation.

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by Del Webb
FALLS RUN