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Providence



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Partner Spotlight on:
Coldwell Banker Realty
| Debbie Rose

Making a Difference:
Move for Jenn

Community News
and more!

Meet Your Neighbors

THE HALL FAMILY!

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PHOTOGRAPHY

DELIVERING NEIGHBORHOOD CONNECTIONS



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PROVIDENCE COUNTRY CLUB AT A GLANCE

93.1%

AVERAGE % LIST PRICE
TO CLOSED PRICE

\$1,292,875

AVERAGE
PRICE SOLD

\$315.49

AVERAGE \$/SF (OR PRICE PER
SQUARE FOOT) OF SOLD HOMES

33.38

AVERAGE DAYS
ON MARKET

HOMES FOR SALE

*Statistics are through 5/11/26

Status	Street #	Street Name	HLA	Beds	Baths	Original List Price	Close Price	Close Date	\$/SqFt	DOM
Coming Soon-No Show	11920	Three Vistas	3769	5	4	\$1,600,000.00			\$424.52	0
Active	12503	Three Lakes	4493	4	4	\$1,900,000.00			\$422.88	10
Active	5201	Jupiter Hills	3842	4	4	\$1,300,000.00			\$286.05	240

HOMES UNDER CONTRACT

Status	Street #	Street Name	HLA	Beds	Baths	Original List Price	Close Price	Close Date	\$/SqFt	DOM
Under Contract-Show	12515	Portmarnock	4333	5	5	\$1,199,000.00			\$276.71	3
Under Contract-Show	12644	Lahinch	3800	4	3	\$1,165,000.00			\$306.58	14
Under Contract-Show	6612	Saunton	3849	4	4	\$1,100,000.00			\$285.79	7
Under Contract-Show	12656	Lahinch	3667	4	4	\$1,050,000.00			\$286.34	22
Under Contract-No Show	11624	Glenn Abbey	4047	4	4	\$1,795,000.00			\$443.54	6
Under Contract-No Show	11132	Colonial Country	4049	5	4	\$1,598,000.00			\$394.67	11
Under Contract-No Show	6312	Providence Country Club	3548	5	4	\$1,525,000.00			\$429.82	1

HOMES RECENTLY SOLD

Status	Street #	Street Name	HLA	Beds	Baths	Original List Price	Close Price	Close Date	\$/SqFt	DOM
Closed	10840	Bay Hill Club	4625	6	5	\$2,479,000.00	\$2,225,000.00	4/27/2026	\$481.08	120
Closed	5512	Bellerive	4010	6	4	\$1,435,000.00	\$1,228,000.00	5/1/2026	\$306.23	77
Closed	11208	Colonial Country	3657	4	4	\$1,225,000.00	\$1,225,000.00	12/3/2025	\$334.97	0
Closed	12018	Delmahoy	3576	4	4	\$1,250,000.00	\$1,195,000.00	3/27/2026	\$334.17	7
Closed	12727	Lindrick	4026	4	4	\$1,189,000.00	\$1,170,000.00	4/24/2026	\$290.61	11
Closed	10840	Congressional Club	3592	4	4	\$1,195,000.00	\$1,100,000.00	12/9/2025	\$306.24	43
Closed	5426	Providence Country Club	4187	4	4	\$1,199,000.00	\$1,100,000.00	3/31/2026	\$262.72	4
Closed	6041	Providence Country Club	5291	5	5	\$1,200,000.00	\$1,100,000.00	12/1/2025	\$207.90	5

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We are always looking for residents to follow up on leads, find great stories and send us ideas. Let's celebrate the great things happening in our community! No contribution is too small. Please email Leda. newman@n2co.com with your pictures, suggestions, or requests



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PUBLISHER'S NOTE

Summer State of Mind

As the official season of sunshine arrives, we invite you to slow down, connect, and celebrate the people and moments that matter most.

THE ARRIVAL OF JUNE means we've reached that sweet spot of the year: long, bright days and comfortably warm evenings. With the summer solstice bringing the maximum amount of daylight, it's the perfect cue to slow down, embrace spontaneity, and savor the little moments. We encourage you to seek out the simple magic of the season, whether it's a late-evening barbecue or a quiet, sun-drenched afternoon.

This month, *Stroll Providence Country Club* is dedicated to honoring the relationships that uplift us. We turn our attention to Father's Day, a chance to acknowledge the profound influence of fathers, grandfathers, and other supportive figures in our lives. Their guidance, strength, and unwavering care deserve our deepest gratitude. Inside, you'll find inspiration on how to celebrate these individuals who truly make a difference.

Summer is now in full swing, turning our neighborhoods into lively settings for connection. Local calendars are bursting with events, backyards are buzzing with activity, and vacation planning is a reality. In this issue, we feature The Hall family and Debbie Rose, Coldwell Banker Realtor. We also highlight inspiring stories from within our community, share must-read event listings, and provide valuable insights from the local businesses we partner with. It is their generous backing that helps *Stroll Providence Country Club* thrive, and we remain thankful for their commitment and yours. Please see all of them on the Preferred Partners page.

We encourage you to support them and if you see them out and about, stop them and say, "Hi"!

We hope this issue serves as your guide to a memorable summer. Cheers to bright days, cherished connections, and a season filled with warmth.

Warmly,

Leda

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FAMILY SPOTLIGHT



A LATER-IN-LIFE

Fairytales often begin with a young prince and princess. But for Peter and Hannah Hall, their story begins a little later – just before their retirement years would begin. But the two feel young at heart when it comes to spending time together and with their family and friends.

Set up on a first date by mutual friends in 2018, Peter and Hannah found happiness with one another after decades of focused careers, family, faith, and friends. Peter spent 38 years in the banking industry and Hannah's career spanned posts across the southeast in television news and economic development.

They both "officially" retired in 2023, but Peter now teaches as a part-time adjunct professor at the University of South Carolina's Moore School of Business. Meanwhile, Hannah started a small media, marketing and grant writing business. She works with Real Champions, Inc.—a non-profit that mentors at-risk students, as well as anchors the University of South Carolina's new magazine, *Inside Carolina*.

The couple is also deeply committed to their family. Peter has three grown children who have been a gift in Hannah's life. And ask them about their little granddaughter! Their son Ryan

is married to Griffin (Bradley) who have a beautiful daughter, Baker Anne. Their second son, Owen is married to Samantha (Gronmeyer) and live in Charlotte. Their daughter Lauren, 25, lives in Manhattan. All of the children attended Charlotte Catholic High School, but attended a combination of USC and UNC for their undergraduate degrees. Either way, Go Carolina!

Like most families who have grown children, Peter and Hannah enjoy getting together as a group during holidays and at their second home on Hilton Head Island. The couple spend a lot of time on Hilton Head boating and golfing, but also enjoy extensive travel to other favorite places such as Williamsburg (where they married), Europe, and anywhere they can play golf! Peter and Hannah play golf together, and with friends, several times a week at Providence CC. They believe having a "hobby" together has strengthened their relationship, despite the struggles of the game! They are on a mission to play all the McConnell courses together while adding to their collection of golf balls from courses they play.



When they are not traveling, Peter and Hannah enjoy cooking and trying new recipes at home. Peter picked up some excellent kitchen skills from his late mom, Betty. He also grew up on Long Island where he developed a love for all things Chicken Parmigiana. And Hannah's upbringing in Alabama is smothered and covered in Cajun seasoning! But the couple have a month-long trip to France this fall where they plan to branch out to French cooking, cheese and lots of wine!

Peter and Hannah encourage couples, at any age, to believe in second chances for love. It's never too early, or late, for your happily-ever-after.

A LATER-IN-LIFE FAIRYTALE

Discover their story

Peter and Hannah encourage couples, at any age, to believe in second chances for love. It's never too early, or late, for your happily-ever-after.



"Fairytales don't always start young—sometimes they begin exactly when they're meant to."



WHERE LIFE'S BEST CHAPTER BEGINS

Explore their journey

Peter and Hannah Hall found love later in life, blending their shared passions for family, faith, travel, and golf. After long, successful careers, they now enjoy a vibrant life between Charlotte and Hilton Head, cherishing time with their grown children and granddaughter. Their story is a reminder that second chances can lead to the most beautiful chapters.



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Love Story

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Stroll Providence Country Club is your neighborhood publication. Break out your cameras and share your pictures with us for our 2026 issues. Please send pictures to us at Leda.newman@n2co.com for our upcoming issues. Pictures must be 1 MB or larger to be of good print quality.

NEW TO THE NEIGHBORHOOD?

Are you and your family new to Providence Country Club? If so, welcome! Please send your contact info to Leda at Leda.newman@n2co.com to be added to our monthly sneak peek email and event invitation list. To submit an idea, photo or article, please email us at Leda.newman@n2co.com

HERE ARE A FEW SUGGESTIONS FOR PHOTO SUBMISSIONS:

- **Milestone Celebrations** - Do you or a loved one have a milestone birthday or anniversary coming up? Send us some photos!
- **Weddings** - We'd love to share photos from spring weddings in our community. Share the love by sending your special wedding day pictures to us!
- **Family and Neighborhood Gatherings** - *Stroll Providence Country Club* is all about family and community. Our favorite photos are those of kids playing, birthday parties and neighborly gatherings.
- **Graduation** - we will be celebrating our graduates all summer long.
- **Travels** - we would love to see all the exciting places you visited over spring break
- **Pets** - We would love to see your fur babies or feather babies
- **Cool kids** - do you have a "cool kid" in your house?
- **Athletes** - Are you running a marathon? Do you have an athlete in your family? Are you a dancer?
- **Neighborhood Events** - any parties or events happening in the neighborhood
- **Local Nonprofits** - local nonprofits are changing the lives of Charlotte residents. Do you volunteer for a great organization? Are you a board member of an awesome organization making a difference?
- **Resident Business Guide** - Do you own a business? We are creating a guide. Email us to have your business listed.

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DEBBIE ROSE COLDWELL BANKER REALTY

Life Transitions, Guided with Heart

After her youngest child left for college, Debbie Rose began reflecting on what she wanted the next chapter of her life to look like. She knew she wanted meaningful work—something that blended service, relationships, and the opportunity to guide people through major life transitions. Real estate quickly became the perfect fit. Now, three years into her career with Coldwell Banker Realty, Debbie has built a reputation for calm guidance, thoughtful communication, and genuine care. One of her most memorable moments was helping a veteran purchase his first home, an experience she describes as deeply rewarding and unforgettable.

“Trust is built through communication, follow-through, and treating people the way I’d want to be treated.”

—DEBBIE ROSE



PARTNERS

Coldwell Banker Realty - Debbie Rose

Call or text: (860) 803-9004

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No two days look alike for Debbie. Her schedule includes client communication, home showings, market research, contract negotiations, and collaboration with lenders and attorneys. She also dedicates time to marketing and social media to keep clients informed and connected. Outside of work, she enjoys reading, walking her two dogs, decorating and organizing spaces, and visiting the beach when time allows.

Debbie’s clients value her accessibility, patience, and commitment to helping them make decisions that feel right—not rushed. She never pressures buyers to move quickly and understands that the right home can take time to find. Her own

experience relocating five times over twenty years gives her a unique empathy for the emotional and logistical challenges of moving. Before becoming a Realtor, she spent 24 years as a full-time homemaker raising three children—an experience that shaped her adaptability, organization, and deep understanding of what makes a house feel like home.

Living in South Charlotte gives Debbie firsthand insight into the lifestyle and expectations of country club communities. She appreciates the details that make these neighborhoods special and enjoys helping buyers and sellers highlight the qualities that make each home and community unique. She stays involved

locally through her church, Bible studies, volunteer work, and by supporting small businesses, farmers markets, and local events.

Debbie’s favorite local spot is Blakeney, where she enjoys the fountain area and outdoor dining. Her favorite ways to unwind include reading, walking, and spending time with family. A fun fact about Debbie is that she moved five times over twenty years before settling in North Carolina, giving her firsthand insight into the relocation experience.

Neighbors can reach her most easily by text at 860-803-9004. Her business philosophy is simple: be available, be personal, and be consistent. She believes trust is built through communication, follow-through, and treating people the way she would want to be treated.

CALM GUIDANCE, PERSONAL APPROACH

Debbie Rose is a South Charlotte Realtor with Coldwell Banker Realty, known for her calm guidance, personal approach, and deep community connection. After relocating five times over twenty years, she brings firsthand insight into the emotional side of moving. Clients value her accessibility, patience, and genuine care throughout the process. Outside of real estate, she enjoys reading, walking her dogs, and spending time in Blakeney. Best way to reach her: text 860-803-9004. Learn more about her approach through Debbie’s philosophy.



“My goal isn’t just to help someone buy or sell a home—it’s to build lasting relationships.”

—DEBBIE ROSE



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COFFEE WITH A COP

Building relationships one cup at a time

Each month, Stroll joins **Coffee with a Cop**, and we would love more of our residents and community partners to come along. We're proud to partner with the Mecklenburg Police Department for Coffee with a Cop! On the second Friday of every month from 9–11 AM, local officers will be at Ballantyne Summit Coffee to connect, mingle, and build meaningful relationships with our community. These gatherings offer a simple yet meaningful way to connect- sharing a cup of coffee while building trust and understanding between Charlotte-Mecklenburg Police Department (CMPD) officers and the neighbors they serve.

Coffee with a Cop creates space for open dialogue in a relaxed setting, where residents can ask questions, voice concerns and get to know the officers who help keep our community safe.

COME SHOW YOUR SUPPORT AND GET TO KNOW OUR LOCAL HEROS.
Where: Ballantyne Summit Coffee, 13743 Conlan Cir, Suite 101
When: Friday June 12th, 9–11 AM



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“This is the performance blueprint trusted by tour professionals—now in Charlotte.”

—WADE HARAS

work to build rotational power and core stability, while others focus on shoulder mobility, hip sequencing, or balance. The workouts are fully customized, often incorporating functional movement drills, resistance systems, mobility training, and sport specific strength exercises—all with the goal of improving swing efficiency, distance, and control. Each TPI assessment also comes with a full swing body-connection analysis report.

The studio itself matches the caliber of its method: modern, private, and deeply personalized. The quiet, appointment only setting is tailored for high performance coaching, offering privacy and focus far beyond what’s found in traditional gym environments. It’s a space where Charlotte’s business leaders, athletes, and golf enthusiasts can train with intention—and see measurable progress on and off the course.



ELEVATE YOUR GAME

How Charlotte’s Premier Fitness Studio is transforming golf performance with TPI assessments

In Charlotte’s competitive golf scene, every swing tells a story. From the rolling fairways of Quail Hollow to the private greens of Myers Park Country Club, local golfers are continually seeking a competitive edge—one that goes beyond new clubs or lessons and dives into the science of how their bodies move.

At the forefront of that pursuit is a growing trend that blends elite fitness, biomechanics, and athletic precision: the Titleist Performance Institute (TPI) Assessment, now offered at The Fitness Studio, Charlotte’s premier private fitness studio conveniently located in Piper Glen.

This isn’t just another workout or swinganalysis service. The TPI methodology is the gold standard in golf performance, trusted by over 90% of professional tour players and their training teams. The system is designed to identify physical limitations that directly affect a golfer’s swing—mobility restrictions, stability imbalances, strength deficiencies, and movement inefficiencies that subtly erode performance and, over time, increase the risk of injury.

At The Fitness Studio, this assessment is led by Wade Haras, a certified TPI instructor and golf performance specialist known for guiding golfers toward stronger, more efficient, and painfree play. During the TPI screening, Wade walks clients through a comprehensive movement evaluation that uncovers the ways each individual body influences the mechanics of the golf swing. It’s a precision driven, personalized experience that replaces guesswork with insight—showing exactly how hips, shoulders, and core engagement work together to shape a player’s performance.

“Every golfer has a unique physical blueprint,” says Haras. “When we understand what the body can and can’t do, we can design a smart, customized program to help the swing function at its best. That’s the same foundation used by elite PGA professionals—just adapted for golfers here in Charlotte who take their game seriously.”

From there, Wade and his team develop a bespoke training program based on the assessment results. Some golfers

Clients frequently report noticeable results within weeks with longer drives, smoother tempo, and renewed confidence in their body’s ability to perform. Beyond performance, the program’s benefits extend into overall wellbeing—improved mobility, stronger posture, and fewer aches and pains translate into healthier, more enjoyable everyday movement.

As Charlotte grows into one of the Southeast’s most vibrant wellness and golf destinations, The Fitness Studio is leading the way in performance innovation.

The TPI Assessment, once reserved for professional athletes, is now accessible to dedicated golfers who want to optimize their bodies with the same precision and purpose as the pros.

Golfers ready to elevate their game can schedule a TPI Assessment with Wade Haras by visiting www.TheFitnessStudioCharlotte.com or by calling 704-819-9576. Whether you’re looking to gain distance, reduce pain, or simply unlock your body’s full potential, this is where science meets the

swing—right in the heart of Charlotte’s Piper Glen community or Wade can come to you offsite.

Because the real secret to a better swing isn’t in the club—it’s in how your body moves.



BOOK A SESSION

Golfers ready to elevate their game can schedule a TPI Assessment with Wade Haras by visiting www.TheFitnessStudioCharlotte.com or by calling 704-819-9576.



ABOUT THE SPECIALIST

Wade Haras, certified TPI instructor and golf performance specialist, delivers precision-based evaluations and customized training programs designed to improve swing efficiency, power, and longevity. Learn more about Wade’s approach.



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Meet the Sims Family Pets!

Mabel & Max: The heart of the home

BY PET REPORTER NANCY STENERSEN

IN THE SIMS HOUSEHOLD, pets aren't just animals—they're full-fledged family members with personalities that shine as brightly as the humans they live with! Meet Mabel and Max, the dynamic duo who bring joy, laughter, and a touch of mischief to the Sims family. Their human family is Mom, Christie, brother Jasper and sisters Veronica and Augusta.

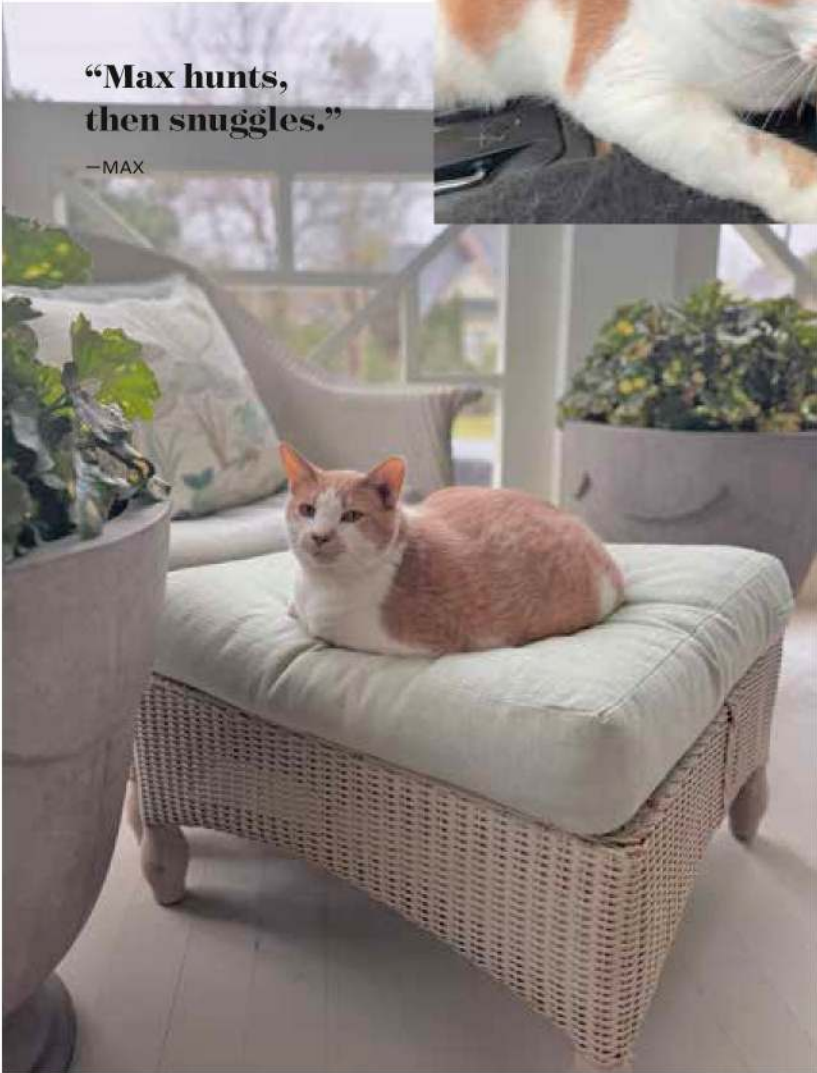
MABEL KNOX ("MABELINE")

Mabel is a 6-year-old English Black Lab and daughter of the famed AKA Champ "Moose" from Smokey Mountain Lab in Knoxville, TN. Her family affectionately calls her Mabeline. After being on a two-year waitlist for a puppy that didn't meet show dog standards, the Sims finally welcomed Mabel into their home—and life has been a splash ever since!

Mabel's personality is larger than life. She is obedient, affectionate, and an equal-opportunity lover of all dogs, cats, people, and even highland cows. Water is her ultimate obsession: from indoor plumbing and puddles to pools, lakes, and the White Water Center, Mabel dives in headfirst. At home, she particularly loves the family shower, bathtub, and her own baby pool.

Favorite things? Green treats, hard-boiled eggs, and her trusty watermelon toy. Her favorite place to relax is curled up with Jasper, her human brother. And if a gate is left open, Mabel's adventurous spirit takes over—she has been spotted "pool hopping" across neighbors' yards, much to their amusement.

Mabel has a knack for sensing when someone is feeling ill or down. She'll immediately provide comfort and companionship, making her an irreplaceable part of the Sims family. If she could talk, she'd likely demand, "Draw me a warm bath!"



"Max hunts, then snuggles."
—MAX

MEET MABEL
The Water-Loving Lab

Mabel, a 6-year-old English Black Lab, is equal parts affectionate, obedient, and hilariously obsessed with water. From puddles to pools to the family bathtub, she dives into life—literally. Known for comforting anyone who's feeling down, she's the heart-melter of the Sims home.

MAX ("MAXIPOO")

Max is an 11-year-old mixed breed cat rescue from Charlotte with a heart as big as his hunting instincts. Nicknamed Maxipoo, he is a social butterfly, loving people, dogs, and almost everything else—except other cats. Max is equal parts hunter and snuggle enthusiast, enjoying "live action" wildlife as much as his naps on the porch or wicker ottoman.

Max's daily routine is a mix of stalking wildlife, relaxing in his favorite spots, and being the ultimate companion. Neighbors often catch him pausing his

hunting adventures to pose for selfies, which are quickly shared far and wide—rumor has it he may even have a secret Instagram account.

Max has a remarkable ability to bond with humans and animals alike. Adopted from a shelter after the Sims noticed him alone in his crate due to his dislike of other cats. Max instantly formed strong connections with the Sims family, proving himself to be endlessly affectionate. If Max could speak, his words might be, "Mabel is spoiling my stakeout—let's go hunting!"



"Mabel lives for water."
—MABLE



MEET MAX
The Hunter With a Soft Side

Max, the 11-year-old rescue cat, is a social butterfly who loves people, dogs, and outdoor adventures. A skilled hunter with a surprising snuggly streak, he's famous in the neighborhood for pausing mid-stalk to pose for selfies.

WHY WE LOVE THEM

Together, Mabel and Max are a perfect mix of sass, adventure, and snuggles. Mabel brings fun and spontaneity, often leading the family into unexpected water escapades, while Max provides constant warmth, companionship, and a touch of wildlife excitement. Life with these two is never boring, and their unique personalities make the Sims household truly special.

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MOVE FOR JENN

KELSEY RUOCCO

The fifth annual Move For Jenn Open was more than a day on the course. It was a powerful reflection of what happens when community, purpose, and perseverance come together in the fight against sarcoma, a rare cancer.

Held on March 30 at The Club at Longview, the event brought together supporters, survivors, families, and advocates united by a shared mission: to restore movement and fund critical research for those impacted by this horrible disease. At its core, Move For Jenn exists to bridge the gap for individuals who have lost limbs to cancer by providing activewear prosthetics that allow them to return to the activities they love. It also exists to help support sarcoma-specific research.



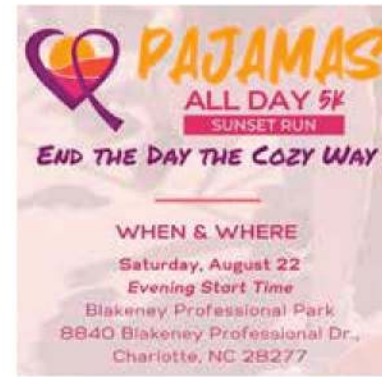
MAKING A DIFFERENCE



Throughout the day, that mission came to life in deeply personal ways.

One of the most emotional moments centered around 12-year-old Addie, a recent osteosarcoma warrior whose journey has been defined by resilience. After undergoing chemotherapy, a complex surgery called a rotationplasty, and a life-altering amputation, Addie has remained determined to return to the activities that bring her joy, especially horseback riding.

Surrounded by supporters at the Open, Addie was surprised with a custom running blade, a life-changing prosthetic designed to help her run, ride, and simply be a kid again. The moment captured exactly what Move For Jenn stands for: not just recovery, but possibility. As the organization often says, movement is more than physical activity. It is freedom, confidence, and a return to self.



MARK YOUR CALENDARS

End your Day the Cozy Way

The 7th annual Pajamas All Day 5K in on August 22 at Blakeney Professional Park at 5pm



Equally impactful was a presentation that underscored the event's commitment to advancing research. During the Open, a \$27,000 check was presented to support sarcoma-specific clinical trials at Atrium Health Levine Cancer Center. The funds were raised through the Sarcoma Sucks 5K, an initiative born from personal loss and a determination to create better outcomes for future patients. This milestone was made possible by the incredible efforts of Dusty Harman and his children, Claire and Cooper, whose dedication to honoring their family's story has translated into meaningful, lifesaving impact for others facing sarcoma.

Sarcoma remains a rare and aggressive cancer, with limited treatment advancements due to a lack of targeted research. Events like the Move For Jenn Open are helping to change that by directly

funding studies that could lead to more effective therapies and, ultimately, a cure.

While the dollars raised and the milestones achieved are significant, the true impact of the day is measured in moments. It is in the joy of a young girl receiving the chance to ride again. It is in the collective pause as a community reflects on lives lost and the urgency of the work ahead. And it is in the unwavering belief that even in the face of something as devastating as sarcoma, hope can still move people forward.

That hope is fueled by partners like Providence Plastic Surgery and a growing community of supporters who continue to show up year after year.

The Move For Jenn Open is not just a golf tournament. It is a reminder that movement is a gift, one that too many people have had taken from them, and one that this community is determined to restore.

And as long as there are stories like Addie's, and breakthroughs still to be made, the Move For Jenn mission will keep moving forward.



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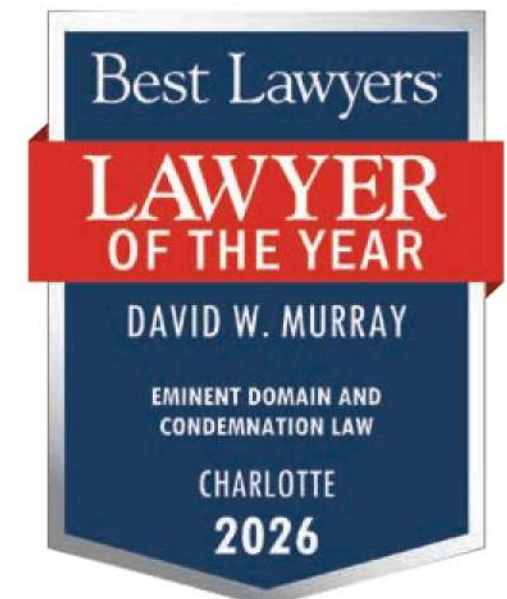


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