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AVERAGE \$/SF OF
SOLD HOMES

96.02%

AVERAGE % LIST PRICE
TO CLOSED PRICE

29.3

AVERAGE DOM OF
CLOSED HOMES

\$1,336,200

AVERAGE PRICE OF A
SOLD HOME IN PREVIOUS
6 MONTHS

HOMES FOR SALE

*Statistics are through 8/5/26

Mls Status	Street #	Street Name	Total Primary HLA	Beds Total	Baths Total	Original List Price	Close Price	Close Date	\$/SqFt	DOM
Active	12035	Olympic Club	3942	4	4	\$1,360,000.00				\$338.66
Active	12783	Tom Short	4930	5	4	\$1,250,000.00				\$253.55

HOMES UNDER CONTRACT

Mls Status	Street #	Street Name	Total Primary HLA	Beds Total	Baths Total	Original List Price	Close Price	Close Date	\$/SqFt	DOM
Under Contract-Show	11423	Colonial Country	3642	4	3	\$1,600,000.00				\$439.32
Under Contract-No Show	12801	Tom Short	3702	5	4	\$995,000.00				\$268.77

HOMES RECENTLY SOLD

Mls Status	Street #	Street Name	Total Primary HLA	Beds Total	Baths Total	Original List Price	Close Price	Close Date	\$/SqFt	DOM
Closed	12509	Pine Valley Club	4607	5	6	\$1,630,000.00	\$1,375,000.00	84.36%	7/27/2026	\$298.46
Closed	12414	Three Lakes	4311	5	5	\$1,325,000.00	\$1,325,000.00	100.00%	7/23/2026	\$307.35
Closed	11924	Shoal Creek	4662	5	4	\$1,499,000.00	\$1,495,000.00	99.73%	7/21/2026	\$320.68
Closed	12665	Lindrick	4165	4	4	\$1,145,000.00	\$1,145,000.00	100.00%	6/30/2026	\$274.91
Closed	10841	Congressional Club	3789	4	4	\$1,250,000.00	\$1,150,000.00	92.00%	6/24/2026	\$303.51
Closed	5201	Jupiter Hills	3842	4	4	\$1,300,000.00	\$1,062,000.00	81.69%	6/24/2026	\$276.42
Closed	11624	Glenn Abbey	4047	4	4	\$1,795,000.00	\$1,795,000.00	100.00%	6/23/2026	\$443.54
Closed	12503	Three Lakes	4493	4	4	\$1,900,000.00	\$1,800,000.00	94.74%	6/22/2026	\$400.62
Closed	12035	Royal Lytham	3058	4	3	\$950,000.00	\$950,000.00	100.00%	6/11/2026	\$310.66
Closed	12656	Lahinch	3667	4	4	\$1,050,000.00	\$1,125,000.00	107.14%	5/29/2026	\$306.79
Closed	11132	Colonial Country	4049	5	4	\$1,598,000.00	\$1,575,000.00	98.56%	5/29/2026	\$388.98
Closed	12515	Portmarnock	4333	5	5	\$1,199,000.00	\$1,199,000.00	100.00%	5/28/2026	\$276.71
Closed	12644	Lahinch	3800	4	3	\$1,165,000.00	\$1,150,000.00	98.71%	5/28/2026	\$302.63
Closed	6612	Saunton	3849	4	4	\$1,100,000.00	\$1,100,000.00	100.00%	5/22/2026	\$285.79

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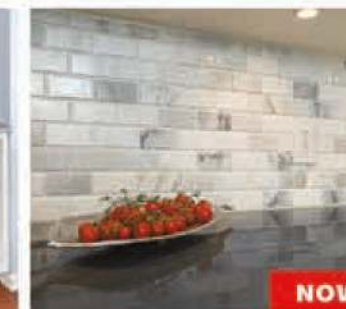
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We are always looking for residents to follow up on leads, find great stories and send us ideas. Let's celebrate the great things happening in our community! No contribution is too small. Please email: Leda.newman@n2co.com with your pictures, suggestions,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

If you or your child would like to become part of the writing team please email Leda at Leda.newman@n2co.com.



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HELLO, SEPTEMBER!

Golden morning light, pumpkin spice, and Friday night football... September is here, and it brought all the good things with it.

There's a moment every September when it happens. It's usually on an ordinary morning. The coffee is brewing, the kids are off to school, and the house is quiet. But that cascading morning light has shifted. It's the same sun and the same windows, but the angle has changed. The room glows golden in a way it simply didn't the day before. Summer is over. Fall has arrived. And somehow, every single year, it feels like a surprise. A welcome surprise.

Before you know it, you've traded groups of lightning bugs for piles of fallen leaves. Friday nights consist of high school football games instead of late swims at the pool. The iced coffee gives way to something warmer, perhaps with a dash of pumpkin spice. The season doesn't just change the scenery. It changes the mood.

There's an ambition to September that feels earned rather than arbitrary. We all collectively sharpen our pencils so to speak, whether we are school-aged or not, to regroup and tackle the final quarter of the year with gusto. Kitchens get put back to work, and homes get reimagined for the seasons to come. But there's also a coziness that invites warmth and intention that the frantic summer months rarely allow. It's the season of settling in, of lighting a candle, cooking something that takes time, and remembering the small pleasures that make a home feel like our favorite place to be.

This issue of *Stroll Providence Country Club* was made for exactly that mood. We hope it finds you at the beginning of something good. As always, we want to thank our residents and trusted *Stroll Providence Country Club* partners for continuing to support this publication and help make this community so special.

A quick correction from our previous issue: In our feature on the Bell family, we inadvertently identified their community incorrectly. The family resides in Providence Country Club. We sincerely apologize for the oversight and appreciate the family's understanding. We were honored to feature their family and share their story with our readers.

Wishing your family a wonderful start to the fall season!

Warmly,

Leda

Publisher, *Stroll Providence Country Club*
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Have an idea for a *Stroll* story? Let's chat! Email me at Leda.Newman@strollmag.com

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COMMUNITY EVENTS

YOU ARE INVITED

Join us for an evening dedicated to wellness, connection and community at our Stroll Into Wellness event on Thursday, September 3.

This special evening will bring together local wellness companies and professionals for a relaxed, engaging experience focused on all things health, beauty, lifestyle and well-being. Guests will have the opportunity to meet local experts, learn about wellness-focused services, discover new resources and connect with neighbors and business owners in a welcoming setting.

The evening will include music, networking, light refreshments, raffles, door prizes and a cash bar, creating the perfect atmosphere to mingle, unwind and explore ways to feel your best from the inside out.

Whether you are interested in fitness, nutrition, self-care, aesthetics, mental wellness and healthy living, or simply want to enjoy a fun night out with the community, this event is designed for you.

EVENT DETAILS

Come *Stroll Into Wellness* with us and celebrate the people and businesses helping our community live well.

Date: Thursday, September 3

Time: 6—8 p.m.

Location: Ballantyne Country Club, Stephenson Room
11120 Ballantyne Crossing
Charlotte, NC 28277

Featuring: Local wellness companies, music, networking, light refreshments, raffles, door prizes and a cash bar



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Raising Awareness – One Pink Bow at a Time

The Impact of The Pink Bow Campaign

There is a special kind of magic that happens when a neighborhood unites for a cause, and that magic is driven entirely by your neighbors. This fall, the streets of over 80 neighborhoods in and around Charlotte will once again be lined with vibrant pink bows—a visual testament to our community's solidarity in the fight against breast cancer.

Recognizing the enduring power of this local symbol, Ballantyne resident Robin Saddler identified a greater need to directly support our local communities. In 2021, she established The Pink Bow Campaign, Inc. as an all-volunteer, 501(c)(3) nonprofit organization dedicated to continuing the fight against breast cancer, honoring her mother, a 26-year breast cancer survivor. Today, the campaign covers an incredible 80 neighborhoods across Charlotte and celebrates 5 years!

More Than Just a Decoration

To the passing driver, the bows are a beautiful neighborhood tradition. But to those impacted by the disease, they are a lifeline. Beyond offering emotional solidarity, the rows of pink serve



as a vital visual reminder for the women in our community to schedule their annual screening mammograms.

This reminder is more critical than ever as the medical community experiences unprecedented progress in early breast cancer diagnosis. However, these medical breakthroughs can only save lives if women step forward to get screened—making the visual nudge of a pink bow a potentially life-saving catalyst.

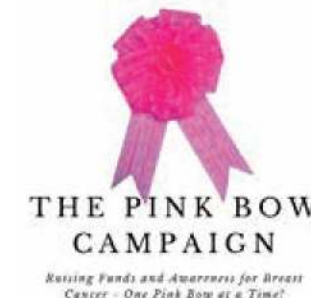
Join The Campaign

Turn your neighborhood into a celebration of hope, strength, and awareness. It's never too late to support The Pink Bow Campaign. Your display reminds our community to prioritize life-saving screenings, helps fund local treatment support, and brings genuine hope to patients navigating their diagnosis.

Please join us at the 2026 Pink Bow Campaign Kick-Off Event on Thursday, August 27th at 6:30 pm at the Aloft Hotel Ballantyne! The event is free and open to everyone.

For more information, to get involved, or to register for the kick-off event, contact Robin Saddler at robin@thepinkbowcampaign.org.

To pre-order pink bows, scan the QR code:



EVERY BOW ORDERED THROUGH THE PINK BOW CAMPAIGN DRIVES TANGIBLE, LOCAL CHANGE, FUNDING FOUR

- The Go Jen Go Foundation: Easing financial and emotional burdens of a breast cancer diagnosis.
- MBC Travelers: Helping women with metastatic breast cancer experience bucket-list trips.
- Donate a Pink Bow: Partnering with Novant Health to deliver bows and hope directly to patients.
- Adopt a Neighborhood: Providing breast health education and resources to underserved communities.

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MODERN LEGAL

Modern Legal believes the best family law solutions begin by seeing the person behind the case—and treating every family’s story with care.



Theresa Viera believes family law should be as compassionate as it is strategic—and that philosophy guides every member of the Modern Legal team. Under her leadership, Modern Legal is redefining what clients can expect from a family law firm by combining innovative legal solutions

with a human-first approach that puts people—not just cases—at the center of every decision.

At Modern Legal, the team understands that no two families are alike. Family law doesn’t fit neatly into black-and-white answers, which is why every legal strategy is thoughtfully

crafted to meet each client’s unique circumstances and goals. Whether guiding someone through divorce, child custody, financial support matters, or protective orders, the firm’s attorneys deliver practical, no-nonsense advice while seeking solutions that minimize conflict whenever possible. In fact, one



Theresa Viera, Founder

of the biggest misconceptions about family law is that every case ends in a courtroom battle. The Modern Legal team works diligently to help families resolve disputes through negotiation, mediation, and creative problem-solving whenever appropriate, empowering clients to shape their own futures rather than leaving life’s most important decisions to a judge. Where appropriate and necessary, however, the Modern Legal team is ready to zealously advocate in the courtroom.

What truly sets Modern Legal apart is its people. Theresa has built a team of highly skilled attorneys and legal professionals who share a passion for genuine advocacy and an unwavering commitment to serving clients with empathy, respect, and excellence. Every member of the firm believes that legal representation extends beyond documents and court filings—it is about helping people navigate some of life’s most difficult moments with clarity, confidence, and trusted support.

As the legal profession continues to evolve, Modern Legal remains at the



forefront of innovation. By embracing technology, expanding access to legal services, and leveraging tools like North Carolina’s eCourts system, the firm makes family law more accessible and efficient for clients across the Carolinas. Whether meeting clients virtually or advocating in the courtroom, the team is committed to meeting people where they are—both physically and emotionally.



At its core, Modern Legal is driven by values that shape every client interaction and every case: **Genuine Advocacy. Perseverance. Innovation. Awesome Without Exception. Empowerment.** These principles define the firm’s culture and its commitment to empowering clients, strengthening communities, and continuously building the legal expertise of its team.

For Theresa and the entire Modern Legal team, success is not measured simply by legal outcomes. It is measured by the positive ripple effect they create when families find stability, children are protected, and clients discover the confidence to move forward with their lives.



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LIGHTING THE WAY FORWARD



CHARLOTTE UNITES FOR LIGHT THE NIGHT

On November 14, Charlotte neighbors will gather in a powerful display of hope, remembrance, and resilience. Through glowing lanterns and shared purpose, Light The Night supports blood cancer patients, families, and lifesaving research while reminding survivors they are never alone.

JENNY CROW



ON A COOL NOVEMBER EVENING, as the sun sets behind the Charlotte skyline, something powerful begins to take shape. Families gather. Colleagues reconnect outside the office. Friends arrive with purpose. Each person holds a glowing lantern, their faces illuminated with reflection, hope, and pride. Survivors stand a little taller. And in that shared moment, under a sky slowly filling with light, a community comes together for something far greater than a walk.

This is Light The Night, a signature event supporting Blood Cancer United, and for many across Charlotte, it has become a meaningful tradition rooted in remembrance, resilience, and progress.

Helping lead this year's effort are Stroll neighbors Tracy Kerrins, Andrea Bierce, and Jayne Borman, who serve on the Executive Leadership Committee. Through their leadership and dedication, they are inspiring participation, building momentum, and expanding the reach of this important mission across our community.

For those who attend, Light The Night is deeply personal. Each lantern tells a story. White lanterns are carried by survivors, representing strength, courage, and the progress made in treatment. Red lanterns shine with the support of family members, friends, and colleagues walking in solidarity. Gold lanterns honor loved ones who are no longer with us, their memories continuing to fuel the fight for a cure.

As the walk begins and the lanterns move together, individual stories blend into a powerful collective message: **no one faces blood cancer alone.**

Beyond the beauty of that evening lies a lasting impact. Funds raised through Light The Night support groundbreaking research, bringing new therapies and treatment options to patients who need them most. Survival rates for many blood cancers have improved dramatically over time, thanks in part to investment in innovation and discovery driven by events like this.

The impact, however, goes far beyond research. It is felt in the real lives of

patients and families. It's the financial support that helps ease the burden of treatment. It's access to trusted information during moments of uncertainty. It's the connection to a community that understands the journey and walks alongside them every step of the way.

In Charlotte, Light The Night is also a reflection of who we are as a city. Companies rally their employees around a shared purpose. Friends and families build teams in honor of loved ones. Community leaders step forward to champion the cause, inviting others to join and take part in something meaningful. Leaders like Tracy, Andrea, and Jayne embody that spirit, helping transform individual efforts into a united movement that continues to grow year after year.

There is a defining moment during the evening when the crowd pauses. Lanterns are raised. Stories are shared. Names are remembered. In that stillness, the true meaning of Light The Night becomes clear. It is about love. It is about resilience. It is

CONTINUED ►





about showing up for one another in a way that creates lasting impact.

And while we celebrate how far we have come, there is still work to be done. Too many families are still hearing life-changing diagnoses. Too many are navigating uncertainty and challenges no one should face alone. Light The Night ensures that research continues, support remains accessible, and hope continues to grow stronger.

On **November 14**, the Charlotte community will once again come together to light the way forward. We invite you to be part of this powerful evening. Walk alongside survivors. Honor those we have lost. Stand with families who need support today.

Together, we can make a difference that lasts far beyond one night.

**Blood Cancer
United**
Light The Night

GET INVOLVED

To learn more or to get involved in Light The Night on November 14, visit lightthenight.org or contact Jenny Crow at Jenny.Crow@bloodcancerunited.org.





This month, we are thrilled to introduce you to Hazel (or Hazel Mae to her close friends), An 8 year old English Bulldog who has been bringing maximum personality to our neighborhood since day one! The Weaver Family got her from a breeder as a puppy. Hazel has spent the last eight years being equal parts stubborn, loving, and goofy.

DAILY LIFE & FAVORITE THINGS

Hazel perfectly embodies the classic English Bulldog charm: a massive personality packed into a delightfully short, stocky frame. A typical day in her life starts with a hearty breakfast, followed by an important shift of household supervision. Hazel loves her family, aka “Her Staff” and delights in being waited on.



After eating, she spends her time rotating between cozy couch naps and hunting down the absolute sunniest patch of light in the room. By evening, she can usually be found lazing wherever the family is gathered, gently reminding everyone that she is—and always will be—the center of attention. Like any demanding female, her favorite staff-member is her human brother Thomas. When Hazel turns her sass up too high she is affectionately referred to as “rotten” by the staff. When it comes to culinary preferences, skip the standard dog biscuits. Hazel prefers gourmet duck treats and her all-time absolute favorite reward: plain old ice cubes.

MEMORABLE MOMENTS

Hazel takes her love for ice cubes very seriously. Her owners recall a hilarious day when she became so fiercely determined to catch a rogue ice cube sliding across the kitchen floor that



she chased it endlessly. By the time she finally pinned it down, it had almost completely melted—but that didn’t stop her from proudly displaying her hard-earned victory!

WHY WE LOVE HER

Hazel brings an unmatched blend of sweet, stubborn, and hilarious energy to her home. Her calm presence, expressive face, and deep snore can brighten even the toughest days.

“Can we move the couch into the sun and bring me some duck while we’re at it?”

—HAZEL, IF SHE COULD TALK

If you see Hazel Mae out on her neighborhood strolls (or, more likely, sunbathing on her porch), be sure to stop by and say hello!

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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.

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404: SCREEN NOT FOUND

The analog room is a response to digital overload. Does your home need one?

BY NICOLE LETTS

A GROWING NUMBER of homeowners are designating one room in their house for a single, radical purpose: no screens, no wifi, and no notifications. More than an interior design choice, the analog

room is a contemporary twist on the sitting rooms of yesteryear. The soft surfaces remain, but there's not a television or radio in sight. These are dedicated spaces where books, board games, conversation, and quiet are the only things on the agenda.

According to GWI data compiled by DataReportal, the average American spends over seven hours a day in front of a screen. We've optimized our homes for connectivity via wifi, smart televisions, voice assistants, and more, and in doing so, quietly eliminated the conditions that make rest, creativity, and genuine connection possible. An analog room pushes back.

To develop your own analog room, start with comfort as the guiding principle. Opt for deep, low seating and layer in textiles that invite you to linger, such as a cozy throw, a soft rug underfoot, and curtains heavy enough to muffle the outside world. Lighting should be warm and adjustable; select a floor lamp beside an armchair versus an overhead fixture.

A well-curated bookshelf signals the room's purpose while doubling as a warm, interactive art installation. A game table, a writing desk, or even a dedicated Mahjong or puzzle corner gives each family member a reason to settle in. Since clutter competes with calm, keep surfaces clear and storage generous. If you don't have the space for a fully dedicated analog room in your home, incorporate analog items into the common areas. Toss cozy floor pillows nearby, reach for lamps for illumination, light a candle, and keep puzzles and cards accessible. Most of all, make time to be in the space yourself or together as a family. It's the perfect place to model the behavior you hope to see in your home.



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The Glue THAT BINDS

Junk journaling is emerging as a powerful wellness practice.

BY NICOLE LETTS

Thousands of people are gluing ticket stubs, tea bag wrappers, and torn magazine pages into handmade books and calling it self-care. More than a crafting hobby, junk journaling transforms everyday ephemera into deeply personal, tactile art, offering a screen-free creative outlet in a world starved for slowness. It borrows the nostalgic heart of scrapbooking but ditches the rules, inviting imperfection and spontaneity in a way that quietly trains the mind to be present.

What is a junk journal?

A junk journal is a place to fill and store repurposed, recycled, or found materials that speak to you. The process is less about the result and more about the creative practice of filling and decorating journal pages with items such as postage stamps, candy wrappers, paper napkins, fabric scraps, and other found keepsakes. Layering and collaging are welcome, and no writing is required, unless, of course, you want to write. The junk journaling world is your oyster. The emphasis is on using materials that have already lived a previous life, valuing texture and nostalgia over polish and perfection.

Why junk journal?

Traditional journaling can feel intimidating because it presents you with a blank page and, therefore, an expectation to produce something meaningful. For a lot of people, that pressure is enough to make them close the book, walk away, and never pick it up again. Junk journaling removes that pressure. The focus shifts from what you're thinking and feeling to what you're making, which creates an opportunity for reflection. You might find yourself processing something while arranging a collage without ever having to articulate it directly.

What is needed to get started?

Your journal can be as simple as a spiral notebook or legal pad, or as impressive as a leather-bound book. Once your vessel is selected, gather adhesive of choice (a gluestick for a simple look or washi tape for a more creative spin), scissors, a pen or markers for doodles or captions, and finally, your junk. Start with a small pile of collected items and see where the creativity takes you. The only rule is there are no rules; the messiest pages often hold the most meaning.

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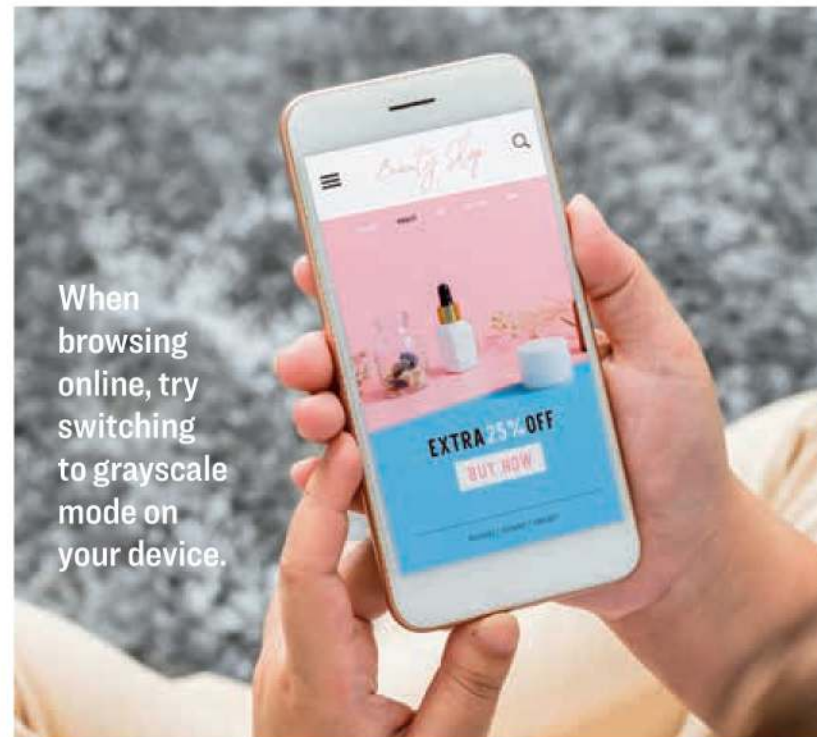
How does color theory impact our financial habits? More than you think.

BY NICOLE LETTS

Retailers use color to trigger purchasing; fintech favors blue and green, associated with trust and growth, respectively, and fast food leans into yellow to stimulate hunger. The core insight is that color might subconsciously bypass logical financial decision-making, activating emotional responses. The psychology behind these color choices can help consumers become more intentional spenders, smarter savers, and more confident navigators of a financial world designed to influence them at every turn.

The number on the price tag is rarely what gets an item noticed. Before you read a single number, color is already at work. Retailers have long understood that the eye leads the wallet, and they are working behind the scenes to trigger quick spending. A shopper who intended to browse can find themselves at checkout, not entirely sure how they got there. Essentially, the faster a retailer can capture your attention, the quicker you move.

A few practical habits can help you prevent color from impacting your spending habits. Shop with a list written down before you enter a store or open an app. Having a concrete plan makes it harder for environmental cues to steer you off course. When something feels like an urgent purchase, pause and ask



When browsing online, try switching to grayscale mode on your device.

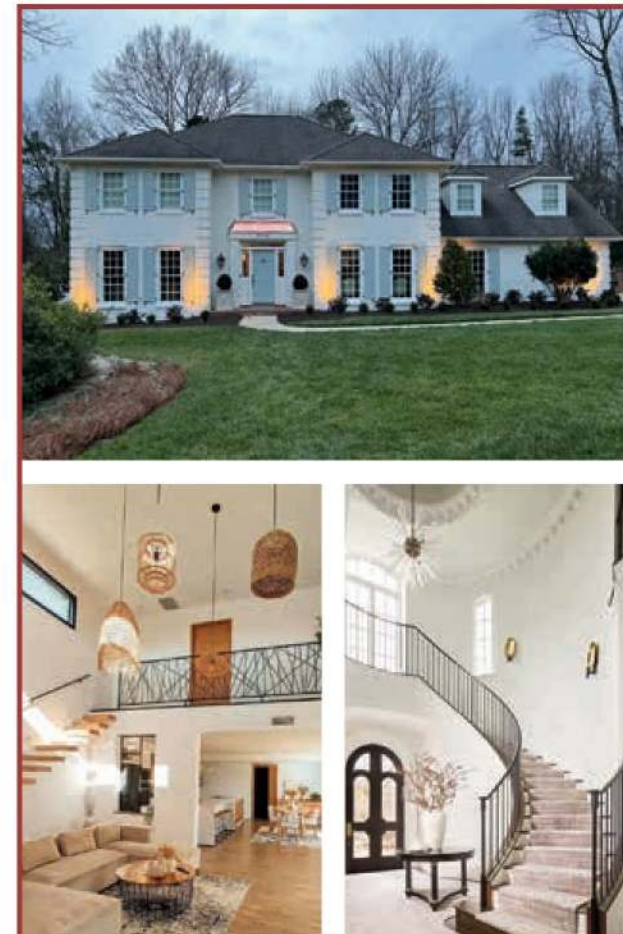
whether the urgency is real or manufactured. Give yourself a cooling-off window before committing to unplanned spending. When browsing online, try switching to grayscale mode on your device. The experience might not be as aesthetically pleasing, but removing color from the equation can make it surprisingly easier to evaluate a purchase on its merits alone.

The next time you want to spend money eating out instead of cooking at home, consider the effects of color trying to get you to part with your money. Is it the yellow effect? Color isn't going anywhere, and neither are the fast-food marketers who use it strategically. Think about hues and become an informed, savvy shopper.

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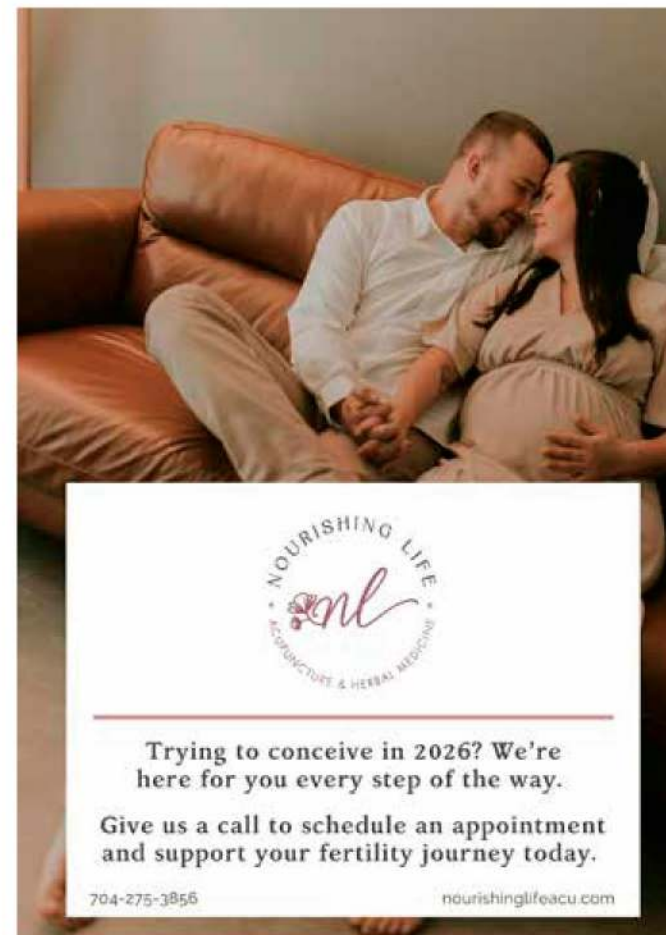
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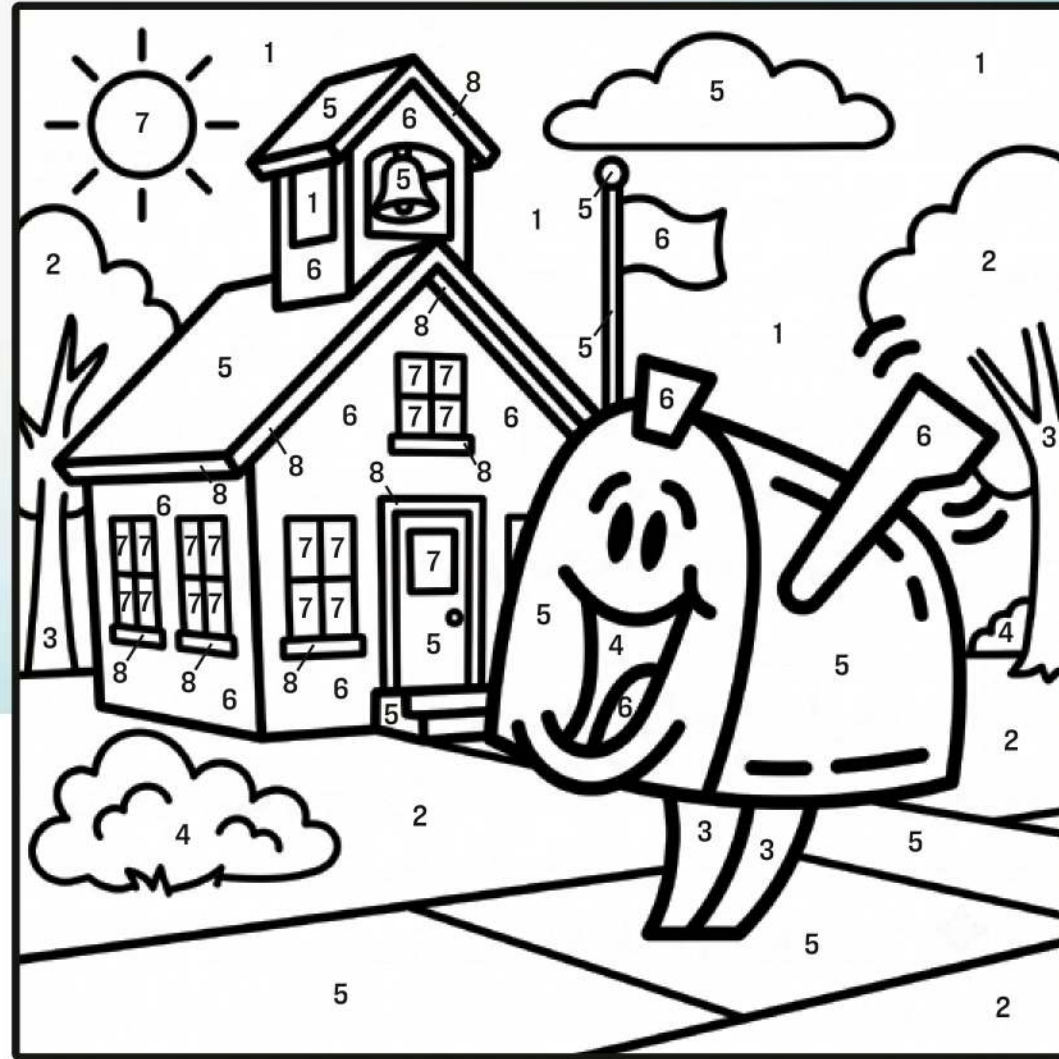


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Strolly's FIRST DAY

Our mascot, Strolly, is ready for his first day of school. Color this page to bring the beginning of his school year to life.

BY NICOLE LETTS



- 1: Blue ●
- 2: Green ●
- 3: Brown ●
- 4: Lavender ●
- 5: Grey ●
- 6: Red ●
- 7: Yellow ●
- 8: White ○

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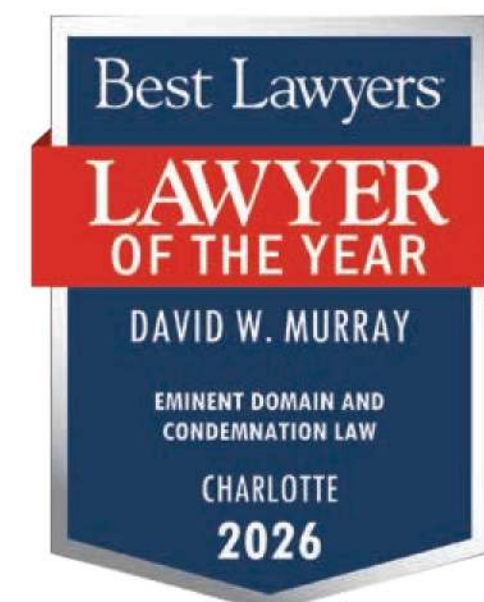
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