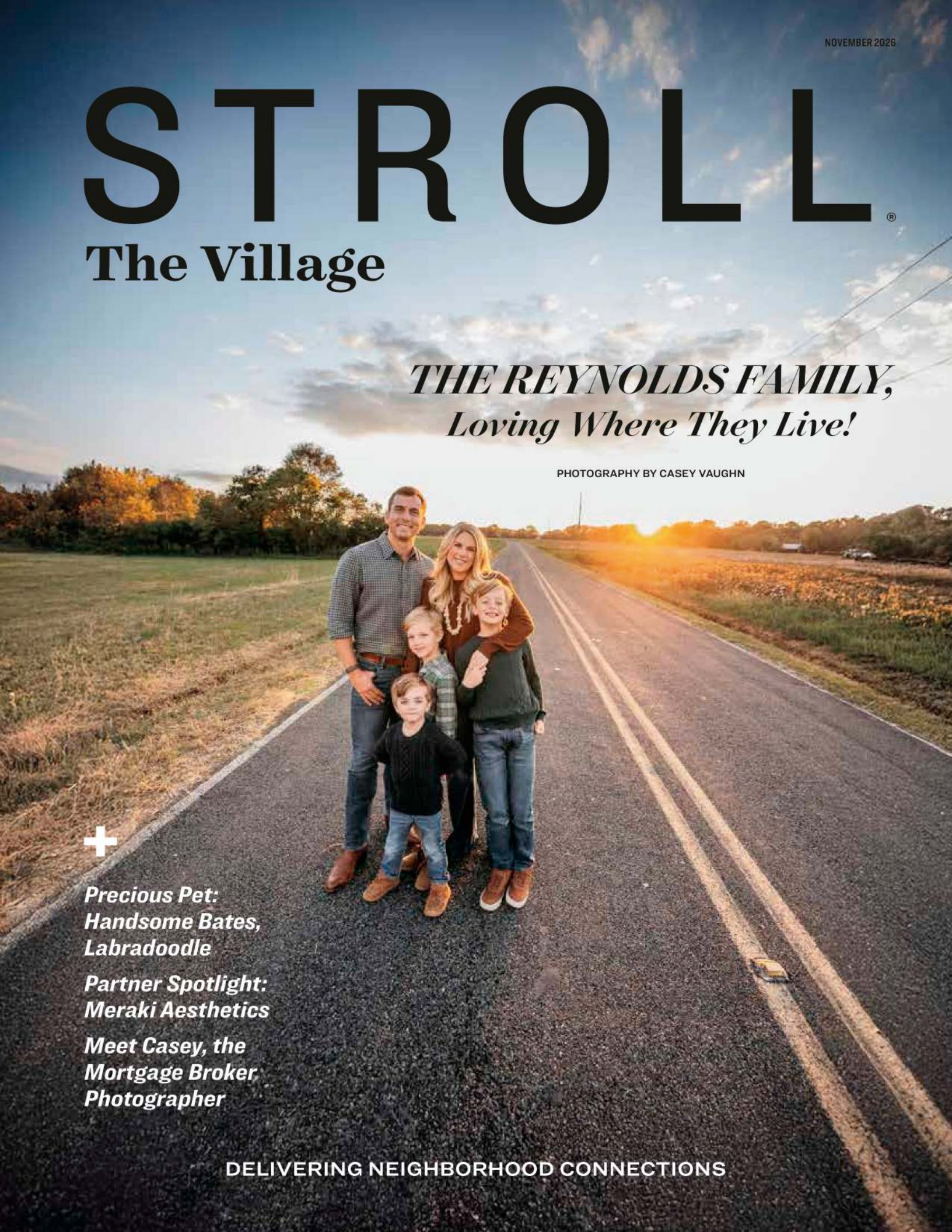
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+

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BAXTER VILLAGE REAL ESTATE AT A GLANCE - 2026

48 Homes Sold in 2026

$299 Average Price/Sqft

Sold Price

LOW	AVG	HIGH
$560,000	$874,917	$1,300,000

Days on Market

LOW	MED	HIGH
0	13	135

Sale/List Price Ratio

LOW	AVG	HIGH
80%	97%	108%

HOMES FOR SALE
data as of 9/7/26

Status	Address	Primary HLA	Beds	Baths	Orig. List Price	Current List Price	$/sqft	DOM
CS	629 Brackett St	2,284	4	3	$699,000	$699,000	$306	0
ACT	869 Stratford Run Dr	3,148	5	4	$1,050,000	$995,000	$316	174
ACT	2561 Lower Assembly Dr.	2,489	4	4	$959,900	$959,900	$386	13
ACT	2440 Commons Ct	3,343	4	4	$900,000	$880,000	$263	48
ACT	904 Tuckerton Dr	3,347	4	4	$874,900	$849,000	$254	139
ACT	3249 Richards Xing	2,900	4	3	$939,900	$829,900	$286	152
ACT	3328 Richards Xing	3,076	3	3	$849,900	$799,900	$260	53
ACT	660 Revival Row	2,523	4	4	$759,900	$739,000	$293	40
ACT	361 Eli's Way	2307	3	3	$699,900	$685,000	$297	30
ACT	742 Revival Row	2,121	3	3	$650,000	$640,000	$302	51
UC	626 Pomegranate Pl	4,896	5	6	$1,575,000	$1,499,000	$306	53
UC	2436 Commons Ct	3,604	5	5	$1,200,000	$1,100,000	$305	108
UC	4341 Birkshire Hts	3,632	4	4	$1,095,000	$1,095,000	$301	36
UC	341 Eli's Way	3,254	3	3	$925,000	$925,000	$284	12
UC	4843 Milford Way	2,786	3	3	$845,000	$845,000	$303	7
UC	739 Julia St	3,104	5	4	$899,900	$830,000	$267	123
UC	613 Bracket St	2,192	3	3	$660,000	$655,000	$299	81
UC	1348 Barnett Woods Xing	2,440	3	3	$685,000	$650,000	$266	76
UC	3292 Richards Xing	1,933	3	3	$625,000	$625,000	$323	18

HOMES RECENTLY SOLD

Address	Primary HLA	Beds	Baths	Orig. List Price	Close Price	Close Date	$/sqft	DOM	SP/LP
929 Gardenia St	3,218	4	4	$899,000	$890,000	9/30/26	$277	24	99%
5752 Morris Hunt Dr	3,293	4	4	$959,000	$888,000	9/30/26	$270	72	93%
545 Glen Walk Dr	2,806	4	3	$799,999	$770,000	9/29/26	$274	26	96%
7124 Michael Scott Xing	2,911	4	3	$850,000	$850,000	9/24/26	$292	0	100%
189 Mills Ln	3,832	5	4	$1,195,000	$1,090,000	9/22/26	$284	135	91%
5101 Downing Dr	3,447	5	4	$945,000	$917,000	9/17/26	$266	68	97%
1871 Second Baxter Xing	3530	4	4	$1,015,000	$980,000	9/4/2026	$278	60	97%
1075 Gardenia St	3,430	5	4	$1,180,000	$1,025,000	8/31/26	$299	52	87%
887 Stratford Run Dr	3,290	5	4	$1,125,000	$900,000	8/19/26	$274	36	80%
232 Coneflower Pl	1,811	3	3	$570,000	$560,000	8/14/26	$309	10	98%
3229 Colonel Springs Way	3,073	5	4	$950,000	$906,000	8/11/26	$295	26	95%
7160 Michael Scott Xing	2,903	4	3	$815,000	$815,000	8/10/26	$281	3	100%
716 Shady Grove Xing	2,847	4	4	$799,000	$783,000	7/28/2026	$275	3	98%
5595 Morris Hunt Dr	3,075	5	4	$985,000	$855,500	7/24/2026	$278	78	87%
325 Elis Way	2,307	3	3	$799,900	$759,999	7/7/2026	$329	22	95%
6121 Caseys Side Way	2,128	3	3	$650,000	$640,000	7/20/2026	$301	24	98%

ANDY BOVENDER TEAM

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(803) 547-7556	Fort Mill Elementary School
(803) 547-5553	Fort Mill Middle School
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PHOTOGRAPHER
Casey Vaughn-Mortgage Broker Photographer

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The residents of Baxter Village, 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 phyllis.andrews@n2co.com with your pictures, suggestions, or requests

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Embracing November

Where did the other 10 months go?

PUBLISHER'S NOTE: WELCOME TO NOVEMBER

November is officially here! Where on earth did the other 10 months go? Cheers to my absolute favorite holiday, Thanksgiving. It was always my mom's favorite time of year, mainly because it is all about food and family. It is amazing, comforting, and reassuring, making sweet memories come flooding back every single year.

Welcome to our 3rd issue of *Stroll the Village*. I recently went to a meeting in Chicago with other publishers from across the country and heard amazing stories just like yours right here in Baxter Village. Hearing those wonderful stories reminded me of how fortunate we are to belong to such an inspiring, welcoming community. Not to mention, I am just getting to know you and look forward to hearing more!

As autumn turns to winter, grateful is the word for a beautiful neighborhood and everything holiday festive. Seeing the warm decorations, glowing lights, and friendly smiles throughout our streets fills my heart with deep and true appreciation for this wonderful place we call home.

Please continue to reach out and tell me about your family, your pets, your kids, or your cute neighbors that have been married a long time and deserve a shout-out. Thank you for making Baxter Village so remarkably special and bright. Wishing you and all your family a peaceful, joyful, Happy Thanksgiving!

Warmly,

Phyllis Andrews

Publisher, *Stroll The Village*

SAVE THE DATE *STROLL THE VILLAGE* LAUNCH PARTY

Sunday January 10th 2-5

Pet Piv Beer Garden

Baxter Village

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Thanks to Salena Keleman at Pet Piv for the opportunity to gather at her place.



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Recent Home Sales

Address	Sold Price	Price / SQ FT
625 Sixth Baxter	$400,000	$219.78
643 District Court	$480,000	$241.70
786 Stratford Run	$789,000	$316.87
220 Mills Lane	$750,000	$306.12
1920 Clark Elliott St	$1,195,000	$307.19

Active Listings	List Price	Est Seller Savings*
4214 Settler Heights	$598,888	$11,978.00
905 Stratford Run	$1,039,000	$20,780.00
3328 Richards Crossing	$849,000	$16,980.00
1075 Gardenia Street	$1,095,000	$21,900.00

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meet the REYNOLDS



Photo by Gwen Rosowski Photography



The boys ready to go!



Golf cart festivities on July 4th.



Jack and Wyatt

12 Years of Community, Career, and Connection in Baxter Village

CONTENT CONTRIBUTED BY MEGHAN REYNOLDS. PHOTOS COURTESY OF CASEY VAUGHN, THE MORTGAGE BROKER PHOTOGRAPHER

At Home with the Reynolds:

When Meghan and Patrick Reynolds first decided to plant their roots in South Carolina twelve years ago, they were looking for a community that offered the ideal blend of charm, convenience, and genuine connection. Having just tied the knot, they fell in love with everything Baxter Village had to offer—from its walkable shops and local dining on Market Street to its rich calendar of seasonal events and neighborhood amenities. Today, twelve years later, their home is filled with laughter and the rampant energy of three growing boys, two lovable Bernedoodles, and a deep appreciation for the tight-knit neighborhood they proudly call home.

A Carolinas Connection and a Cross-Country Love Story.

Though they now reside in the heart of Fort Mill, Meghan and Patrick's story spans across the Carolinas and beyond. Meghan grew up in Massachusetts before moving south to attend Clemson University, where she earned her Bachelor's degree in Marketing before later obtaining her MBA. Patrick, a Rock Hill native, grew up right down the road and attended the University of South Carolina, majoring in Marketing and Real Estate. In an interesting twist of fate, Patrick actually studied Baxter Village as part of a college course at USC, long before knowing it would one day become the backdrop for his family's future.

The pair met at their first job out of college in Charlotte, North Carolina, where Meghan served as Patrick's mentor. What began as a solid professional friendship for a year took an exciting turn when Patrick was offered a promotion that required a move to Denver, Colorado. Just two days before heading west, he asked Meghan out on their very first date. That single evening sparked a year of long-distance romance, filled with cross-country flights and lots of frequent-flyer miles.

When Patrick eventually moved back to Charlotte, he proposed in Romare Bearden Park in Uptown Charlotte. The couple married at St. Gabriel's Catholic Church and celebrated their reception at the historic Duke Mansion in Myers Park. Shortly after saying "I do," they purchased their home in Baxter Village—and as they say, the rest is history.

Professional Pursuits and Giving Back.

Over the past decade, both Meghan and Patrick have built flourishing careers while actively giving back to the community. Patrick serves as the Senior Director of Sales at Bullhorn, leading commercial initiatives for the cloud-based software company.

Meghan is a well-known face around the neighborhood as a Luxury Real Estate Advisor and Team Lead with the Andy Bovender Team at Compass. Residents frequently spot her at their Market Street office or handing out treats and goodies at Baxter's signature festivals. Deeply passionate about supporting local youth and community organizations, Meghan actively contributes to several local causes, including Agape Acres Equine Ministry, Orchard Park Elementary School, and the Baxter Barracudas swim team.

Life with the Boys:

Jack, Wyatt, Graham, and the Pups. At the heart of the Reynolds household are their three energetic sons—Jack (9), Wyatt (7), and Graham (3)—along with their two standard

CONTINUED ▸

Bernedoodles, 10-year-old Bailey and 9-month-old puppy Bella. Each family member brings a unique personality and set of talents to the household mix.

Jack, the eldest, is the family's resident math and space enthusiast. Endlessly curious, Jack loves learning, asking big questions, and staying active in sports. He currently plays soccer with the Independence Youth Academy in Tega Cay, golf with Operation 36, practices music through OnStage Music in Fort Mill, and hits the pool every summer with the Baxter Barracudas.

Wyatt, age seven, is the family's resident artist and outdoor inventor. He spends every chance he gets exploring outside, creating artwork, and bringing new ideas to life. Wyatt regularly sharpens his artistic skills at Small Hands Big Art in Kingsley, takes music lessons through OnStage Music, and joins his older brother on the Baxter Barracudas swim team each summer.

Three-year-old Graham is the silliest and sweetest addition to the family. Current interests include Spider-Man, swimming, and jumping off of just about anything in sight. While he acts as the ultimate ride-along cheerleader from the sidelines for now, he is already eager to jump in and keep pace with his older brothers in every activity.Cherished Neighborhood Traditions and Local Favorites. For the Reynolds family, living in Fort Mill means celebrating local life to the fullest. They love staying close to home for the holidays, especially given their large extended family. With eight cousins residing across Fort Mill, Rock Hill, and Boston, holiday gatherings are always filled with energetic play and joyful visits.

The Heart of Baxter Village

Over the last 12 years, Meghan and Patrick have also built beloved traditions with their Baxter neighbors and friends. Every summer, they decorate their golf cart for Baxter's iconic 4th of July parade and host a lively pool party. In the fall and winter, they join in on epic annual Halloween parties, deck out their home with festive holiday lights, and take golf cart rides around the neighborhood to admire the community's decorations.

Their most cherished tradition, however, is hosting an annual Santa Brunch for close friends and neighbors. A tradition Meghan fondly remembers experiencing as a child, the Reynolds family has proudly hosted this magical gathering in their Baxter home for seven consecutive years and counting.

When spending leisure time around town, the family frequents Market Street for dinner, visits Grapevine, shops local storefronts, and explores the Anne Springs Close Greenway, Downtown Fort Mill, and Kingsley.

Reflecting on their 12 years in Baxter Village, Meghan and Patrick emphasize that living here is defined by the relationships built along the way. Having raised all three of their boys here, they have watched neighbors become lifelong friends who feel like family through life's best moments and hardest challenges. For the Reynolds family, Baxter isn't just a place to live—it's a vibrant, supportive community where memories are made and held close for a lifetime.

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MEET HANDSOME BATES

CONTENT AND PHOTOS PROVIDED BY RYAN BATES

We moved to Baxter Village in 2021 and have loved calling it home ever since. We especially love the strong sense of community throughout Fort Mill, and even more so right here in our neighborhood!

—RYAN BATES



HANDSOME AT A GLANCE

Breed: Labradoodle
Age: 9 Years
Favorite Trail: Anywhere in Baxter Village and Beyond
Superpower: Hearing Wrappers from Long Distances
Favorite Snack: Cheese, Pup Cups

A LABRADOODLE WITH A DASHING NAME

Meet Handsome, a fluffy, 9-year-old Labradoodle who fills his household with non-stop happiness and affectionate charm in Baxter Village. Handsome's journey with his family began during a special anniversary celebration. After getting married in Asheville in 2015, Ryan and Ryan, yes, Ryan squared, Bates returned to the mountain city for their anniversary weekend in 2017 and came home with the ultimate addition to their family.

His name came with a hilarious twist: when his breeder posted photos describing their "handsome boy," his family eagerly assumed "Handsome" was his given name. Imagine their surprise upon receiving official paperwork with the name "Dan" listed! By then, there was no turning back—the name Handsome had stuck, and it could not be a more fitting description for such a dapper boy!

Diva Charm, Cheese Radar, and "Mr. Duck" Like many doodles, Handsome possesses a delightfully sweet "diva" side. Whenever Mom and Dad share a hug or sit close together, Handsome immediately comes running to wedge himself right between them, refusing to miss out on any family affection. His radar for treats is equally impressive; he boasts a miraculous talent for hearing the crinkle of a cheese stick wrapper being opened for the kids from anywhere in the house. Within seconds, he materializes to politely line up for his fair share. When it comes to toys, nothing compares to "Mr. Duck." Purchased during Handsome's puppyhood—when the toy was nearly as big as he was—Mr. Duck is now about the size of Handsome's head and remains his most cherished companion, miraculously surviving nine full years of love.

Whether playing under the bright sun or exploring in winter weather, Handsome embraces every season with enthusiasm. At the beach, he exudes pure joy while splashing around tidal pools and chasing the surf. When winter arrives, fresh snowfall when it happens, triggers instant zoomies, usually concluding with him happily lounging in the middle of a fluffy drift. On everyday outings, you can find him wandering the Carolina Trail Head near the Catawba River, exploring the woods alongside his family. Throughout the neighborhood, Handsome greets adults and children alike, but he reserves extra love for his bestie, Frank, whom he loves to host, and his sweetheart, Maggie, whom he cheerfully looks for along their shared fence line every single day.

When dining out, Handsome considers himself a neighborhood connoisseur. His favorite local hangout is Inizio's, where he highly recommends enjoying the string-light-covered patio in the cool autumn air, followed by a delicious pup cup of gelato to end the meal. If Handsome could design his ultimate dream getaway, he would choose an adventure to the zoo. As a gentle soul who yearns to be best friends with every living creature he encounters, he would love nothing more than to mingle with the wildlife—even if his humans responsibly insist on keeping him safely at a distance! What a good, "Handsome" boy!

Is your pet a Baxter Village star? Reach out to Phyllis at phyllis.andrews@n2o.com to nominate yours or someone else's for a future feature.



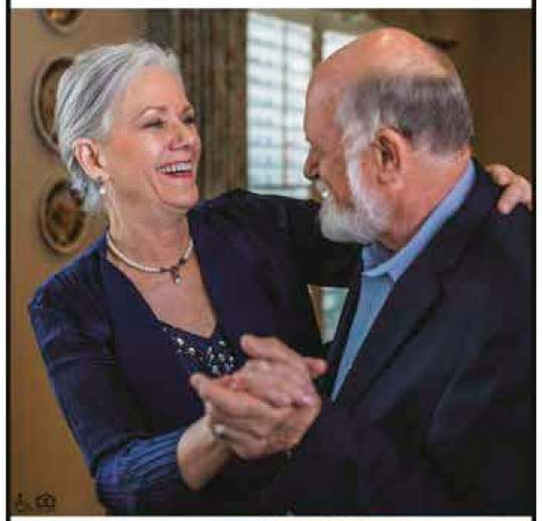






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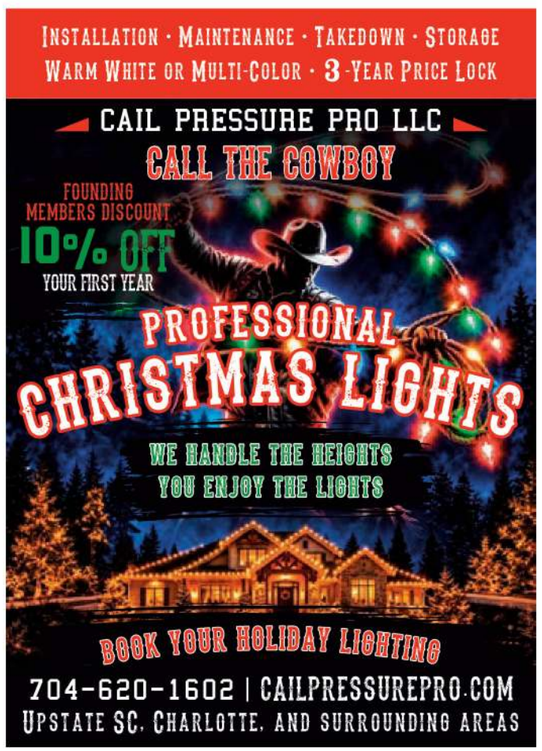


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MERAKI AESTHETICS:

Where Science, Artistry, & Heart Converge in Fort Mill

Celebrating five years of clinical excellence, board-certified Nurse Practitioner Ali Kitchens brings her holistic medical spa experience to Fort Mill, helping neighbors feel and look their absolute best.



Happy Staff!





Partner Spotlight- Meraki

Where Science, Artistry, and Heart Converge in Fort Mill

Celebrating five years of clinical excellence, board-certified Nurse Practitioner Ali Kitchens brings her holistic medical spa experience to Fort Mill, helping neighbors feel and look their absolute best.

When you step into a medical spa, you expect technical skill and advanced clinical knowledge. But at Meraki Aesthetics & Wellness, patients discover something far more transformative: a seamless blend of rigorous medical expertise, artistic intuition, and genuine heart.

Founded by board-certified Nurse Practitioner Ali Kitchens, MSN, NP-C, Meraki was built on a vision to redefine the aesthetic journey across Charlotte, Lake Norman, and now right here in Fort Mill. With the opening of their brand-new Fort Mill location, Ali and her clinical team are thrilled to join the community and partner with local residents to help them achieve natural, refreshed, and confident results from the inside out. The Visionary Behind the Practice, Ali's passion for facial aesthetics began early in her healthcare career. Working alongside leading facial and body plastic surgeons, she gained a profound understanding of facial anatomy, structural balance, and the subtle nuances that create natural-looking outcomes. As her love for aesthetic medicine grew, she became a skilled nurse injector and pursued advanced education, earning her Master of Science in Nursing from Loyola University.

Inspired by her entrepreneurial family and driven by a desire to build authentic patient relationships, Ali founded Meraki. The Greek word *"Meraki"* means doing something with love, creativity, and soul—a core philosophy that guides every consultation, treatment plan, and patient interaction.

Beauty from the Inside Out

What truly sets Meraki apart in the local wellness landscape is its comprehensive, whole-person approach. Rather than focusing solely on external enhancements, Meraki unites advanced cosmetic treatments with functional medicine under one roof.

For residents seeking facial rejuvenation, Meraki offers precision cosmetic injectables—including Botox®, Dysport®, and Xeomin®—alongside biostimulatory treatments like Radiesse® and Sculptra® that encourage the body's natural collagen production. Their state-of-the-art practice also features medical-grade skincare and restorative laser therapies designed to enhance skin health.

Beyond surface aesthetics, Meraki prioritizes internal vitality through custom IV nutrient therapy and functional medicine services. By addressing root-cause wellness—such as hormonal balance, energy, and cellular health—Ali and her team ensure that patients not only look rejuvenated, but feel vibrant and energized in their daily lives.

Deep Roots in the Local Community:

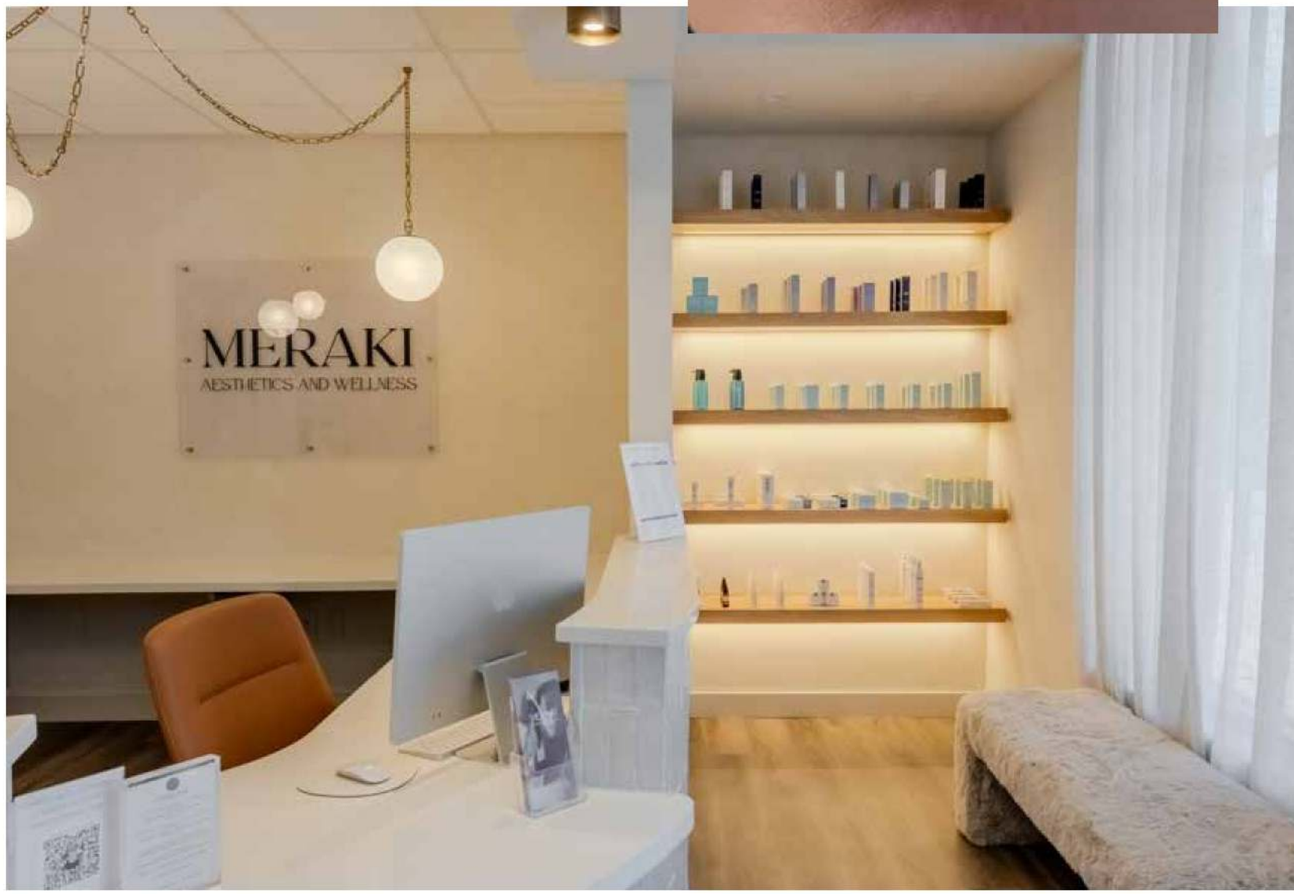
For Ali, being a sponsor of *Stroll the Village* is a natural extension of her commitment to community connection. She firmly believes that a local business should enrich the neighborhood it serves. Meraki proudly supports local organizations and CONTINUED ▸

"We want every patient to feel educated, heard, and genuinely cared for—never like a number. Our goal is to enhance your natural features, so you feel like the best version of yourself."

—ALI KITCHENS







initiatives, including Bags of Hope, Freedom Missions, and Dancing with the Stars of Charlotte.

Whether collaborating with neighboring small businesses, mentoring aspiring healthcare entrepreneurs, or building lasting relationships with local clients like Phyllis, Meraki is grounded in personal connection and mutual support. Celebrating Five Years of Trust. This autumn brings an extra layer of celebration: Meraki's 5th Anniversary on Nov 13, 2026. Reaching five years reflects the immense trust of their patients and the dedication of a team passionate about continuous education and innovation.

As Meraki settles into its new Fort Mill home, Ali invites neighbors to stop by, say hello, and experience the thoughtful, elevated care that defines the practice.

Directory & Contact

- **Address:** 342 Patricia Lane, Suite 103, Fort Mill, SC 29708
- **Phone:** 803.310.3710
- **Email:** frontdesk@merakiaestheticsandcompany.com
- **Website:** merakiaestheticsandco.com
- **Instagram:** @meraki_aestheticsandwellness

MERAKI
AESTHETICS AND COMPANY



Yikes, me with no makeup! Before and After Injectables.

BETWEEN THE LINES WITH PHYLLIS!

As a woman of a "certain age"," finding a medical spa team you truly trust can feel overwhelming. Having never had more than a simple facial, I was understandably nervous to try new treatments on my face—until I visited the incredible team at Meraki Aesthetics. From the moment I walked in, their warm professionalism and attention to detail put me completely at ease.

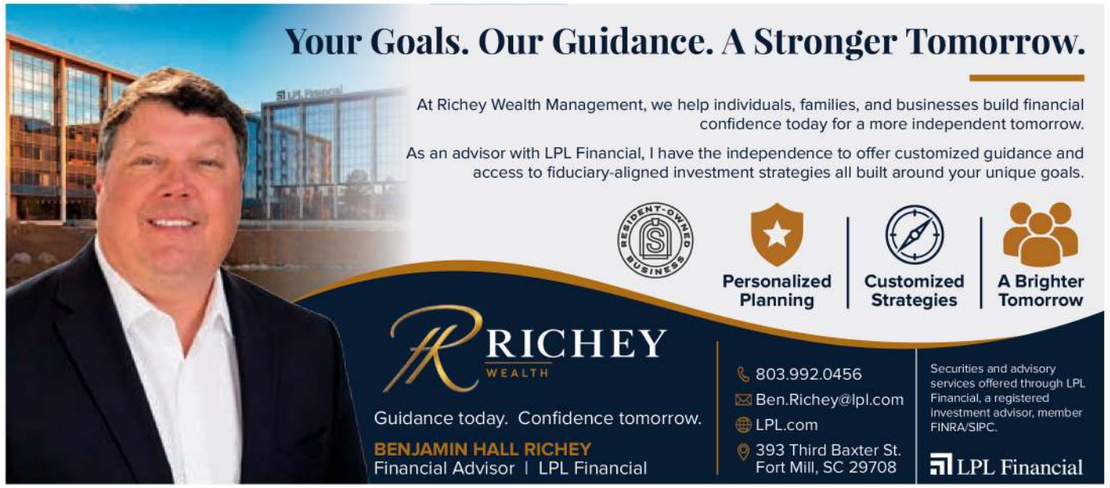
Courtney took the time to educate me thoroughly on the process and options available. She was exceptionally gentle and precise with the injectables. The results exceeded my expectations, giving my confidence a wonderful boost. Even my husband noticed right away, commenting on how refreshed I looked!

Impressed by my initial experience, I returned a few weeks later for a Linder Peel with Torie. Once again, the level of care was outstanding, and my skin felt smooth, vibrant, and deeply refreshed.

If you're looking to brighten your look and refresh your routine, I cannot recommend the talented ladies at Meraki Aesthetics highly enough. They combine true expertise with genuine care, making every visit a delightfully revitalizing experience.











Elizabeth's Family Cheese Ball, A Beloved Recipe with North Carolina Roots

Grandma's recipe, handed down from a cookbook created for Love's United Methodist Church in Walkertown, NC.

ELIZABETH WATSON

For Elizabeth Watson's family, festive gatherings and fall weekends are synonymous with one iconic dish: her grandmother's classic **Cheese Ball**. Originating from a church cookbook in Walkertown, North Carolina, this generational family favorite has been served at Thanksgiving and Christmas get-togethers for decades. Today, Elizabeth's children carry on the tradition, helping prepare the cheese balls every November and December.

Whether you are hosting a Sunday football tailgate, bringing a dish to a work social, or prepping for holiday celebrations, this quick and simple recipe offers an elevated, "sophisticated" experience for cheese lovers—along with a subtle crunch from fresh veggies!

Our family LOVES cheese, so this gives us a little elevated, "sophisticated" experience with it -and also mixes in a few veggies with the green peppers. The kids love helping me make them!

—ELIZABETH WATSON



Yield: 1 large cheese ball (or 2 event-sized smaller balls)
Prep Time: 15 minutes + 1–3 hours chilling

INGREDIENTS

- **16 oz** cream cheese (2 x 8-oz packages), softened
- **8 oz** (2 cups) sharp Cheddar cheese, shredded
- **2 tbsp** green pepper, finely chopped
- **2 tbsp** onion, finely chopped
- **2 tbsp** pimentos, finely chopped
- **2 tbsp** Worcestershire sauce
- **1 tbsp** lemon juice
- **1 tbsp** garlic powder
- **1 cup** pecans, finely chopped

STEP-BY-STEP INSTRUCTIONS

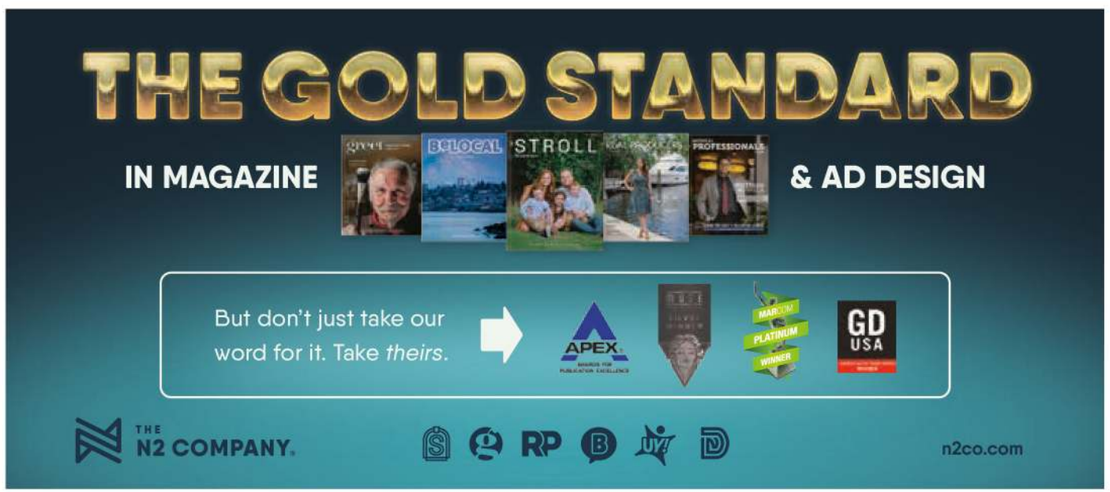
1. **Mix the Cheeses:** Beat or hand-mix the softened cream cheese and shredded sharp Cheddar cheese in a large bowl until well blended.
2. **Add the Mix-ins:** Stir in the minced green peppers, onions, pimentos, Worcestershire sauce, lemon juice, and garlic powder until evenly combined.
3. **Chill:** Shape the mixture into a ball (or wrap tightly in plastic wrap) and refrigerate for at least 1 to 3 hours (or overnight) until firm.
4. **Coat in Pecans:** Spread the finely chopped pecans across a plate or cutting board. Roll the chilled cheese ball over the pecans until the outer surface is completely covered.
5. **Serve:** Allow the cheese ball to sit at room temperature for 15 to 20 minutes before serving.

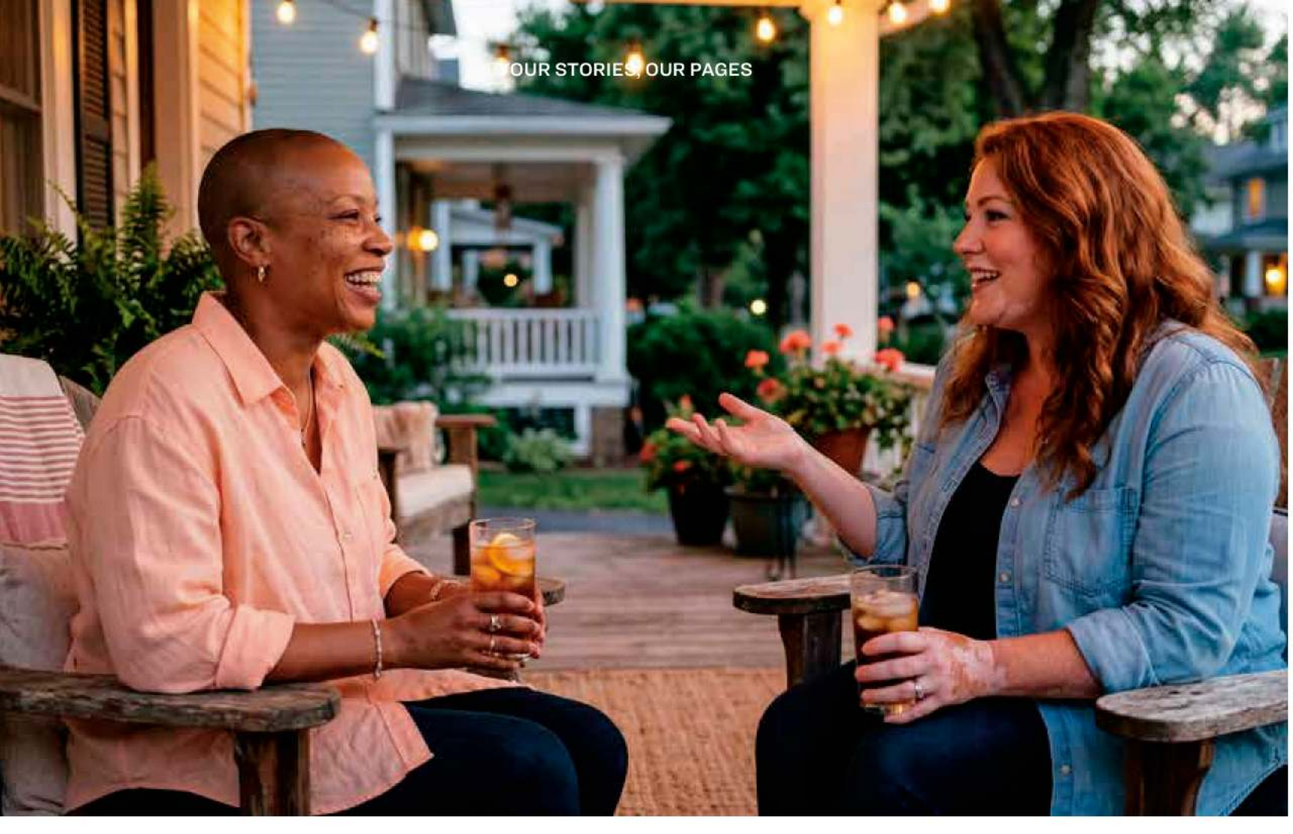
PRO TIPS & SERVING IDEAS

- **Taste Test Before Chilling:** Always sample the mixture before placing it in the refrigerator. Feel free to customize by adjusting the amount of lemon juice, Worcestershire sauce, or garlic powder to fit your taste.
- **Batch Splitting:** This recipe yields a generous portion. You can easily divide the batch in half to make two smaller cheese balls for two separate gatherings.
- **Pairings:** Serve alongside classic **Ritz crackers**, or offer fresh **carrot and celery sticks** for a crisp alternative.











Your Stories, Our Pages

Calling all Baxter Residents...
We want to hear from you!

Since this magazine is all about you and your neighbors, we want and encourage your involvement! We are looking for several types of articles to be submitted each month, *and we work a couple of months in* advance. Please take a few minutes to get acquainted with the types of articles we normally include. If you have any other article or story suggestions, I'd love to hear from you!

If you or a family member would like to be featured in any of the stories, please call Phyllis Andrews at (704) 793-8909 or email at phyllis.andrews@n2co.com.

PICTURES – We love pictures! Neighborhood events, parties, graduations, family events, kids playing, holiday gatherings, and more! One of the best parts of your new community magazine is the involvement of neighbors. Pictures are an easy way to help support the magazine, as well as bring smiles to your neighbors and friends. Digital photographs with high-quality capability are the way to go here – the more pixels, the better! Simply send an attachment of the pictures in an email.

NEIGHBORHOOD NEWS – Any activity going on in the neighborhood or the surrounding area such as parades, block parties, barbecues, neighborhood clean-ups, social events, book clubs, school picnics, fundraisers, pool parties, or golf events. We want to let you know what events are coming up and highlight events that have taken place!

MEET YOUR NEIGHBOR – This is where we get to spotlight one of the neighborhood families or residents each month. Each resident or family can share their story. Popular questions to answer are *How long have you lived in the neighborhood? Where is your hometown? What are your hobbies and interests? What is your passion? What is your career?* If interested, please let us know soon - this one is popular!

PRECIOUS PETS – If you have a pet and want them to be famous, nominate them for our "Precious Pets" article. Pets are our pride and joy, so let us feature yours! Past famous animals have been turtles, rabbits, birds, horses, dogs, cats, a pig, a lizard, and much more, so have fun with this one!

RESIDENT RECIPE – This is where you can let some of your cooking secrets out to the neighborhood! All that is required are the ingredients and preparation advice, but a photo is always nice, too!

ATHLETE SPOTLIGHT – Whether you are 1 or 101, a ballerina or a football player, this section is for you! Sports are a big part of most people's lives, especially in our schools, and we would like to highlight some great athletes from the neighborhood.

NEW ARRIVALS – This is a section designed to welcome new babies into the neighborhood, as well as congratulate proud parents and grandparents. Please include basic birth information along with those precious baby photos!

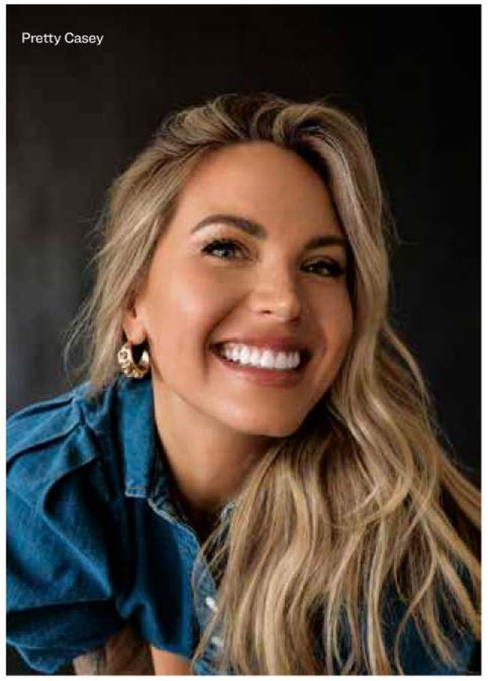
YOUNG ACHIEVERS – Parents, do you want another way to recognize or congratulate your kids on their sports, academics, or other activities/achievements? Use us! This should include pictures along with what they achieved. Examples include black belt, honor roll, straight A's, scholarships, state champs, volunteer work, graduation, music, theater, or simply telling them you're proud of them. It's something they can cherish for a lifetime.

TRAVEL TALES – If you or anyone you know has gone on a vacation and would like to share their experience, then this is the place to be. We've seen some great photos, so please do share the backstories! This gives your friends and neighbors the chance to feel your experience and see if it would be a good fit for their next vacation. Pictures are always a favorite feature, as well.

VOLUNTEER SPOTLIGHT – We want to recognize the hardworking volunteers of the neighborhood. This is a chance to let others know about your passion for an organization and a chance to bring awareness to the cause or mission; plus, maybe your neighbors would want to get involved, too. Giving back to the community is a big deal, and we want to recognize you for it!



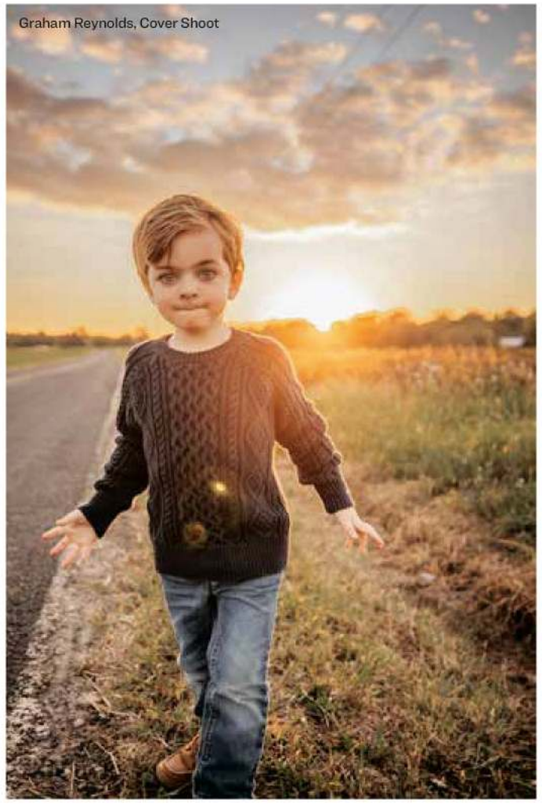


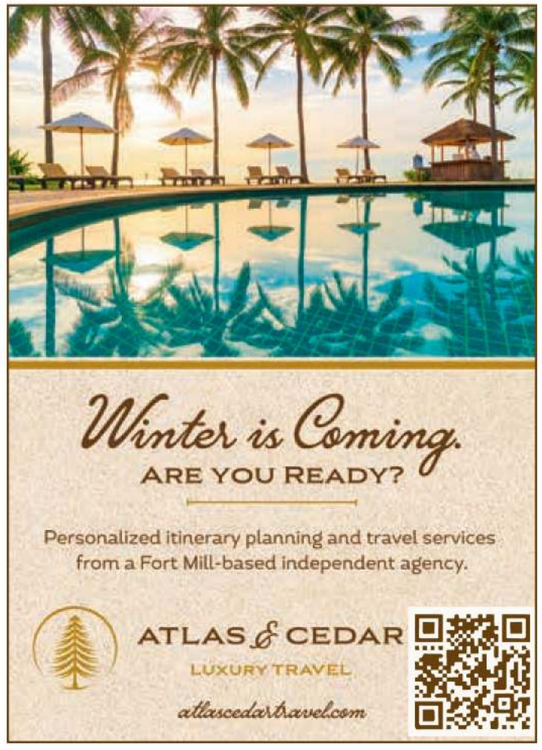

Pretty Casey

BRINGING HEART, CREATIVITY, AND COMMUNITY TO *STROLL THE VILLAGE*

With a mission to leave people feeling better than she found them.

CONTENT AND PHOTOS PROVIDED BY CASEY VAUGHN


Graham Reynolds, Cover Shoot



For former resident Casey Vaughn, business and art share one common thread: genuine human connection. A Fort Mill High School graduate whose creative journey began in darkroom photography classes, Casey has spent 17 years refining her craft. Today, she brings a luxury, editorial-quality photography experience to the community—one designed so every person, regardless of experience in front of a camera, feels completely comfortable and genuinely celebrated.

"I was inspired early on by my father, who rarely had a moment without a camcorder in hand. I love that it created the appreciation of catching life as it unfolds."

—CASEY VAUGHN


The Smith Boys

Casey understands that standing before a lens can feel vulnerable. That is where her unique background as a 500-hour certified yoga instructor shines through. Grounded in years of studying mindfulness, patience, and nervous system regulation, Casey creates a calm, compassionate atmosphere. Whether putting camera-shy clients at ease, supporting individuals with special needs, keeping energetic children engaged, or guiding nervous first-time homebuyers, her thoughtful approach ensures no one ever feels rushed. Instead, clients walk away feeling confident, relaxed, and truly cared for.

Beyond photography, Casey is a true multi-hyphenate—an entrepreneur, mortgage broker, homeschool mom, interior designer who has flipped eight homes, and an aspiring app developer building her first app. Now, she is uniting her diverse passions under one central brand: **Howdy**. Built around creativity, service, and community, Howdy offers photography, videography, mortgage services, interior design, and local events.

Celebrating key moments in people's lives is central to everything Casey does. As a mortgage broker, she gifts homebuying clients a professionally framed portrait in front of their new house to mark their special milestone. She also hosts "Real Estate Resets," combining relaxing yoga sessions with professional headshots to help local Realtors recharge, connect, and thrive.

At the heart of Howdy is the belief that everyone deserves to feel seen, beautiful, and deeply valued. By blending artistry, compassion, and dedicated service, Casey ensures every client feels comfortable, celebrated, and truly cared for every step of the way.



resident business guide

This is a current list of business owners and professionals from our neighborhood. It is an opportunity to network, qualify, and potentially build a business relationship with other successful individuals who also live here. To be included in the Resident Business Guide, email your name, business name, phone number, and email address to phyllis.andrews@n2co.com.

COSMETIC DENTIST
Crafted Dentistry of Fort Mill
Dr. Eric Satterlee
(803) 619-9100
www.crafteddentistry.com

FAMILY MEDICINE/ MED SPA
New South Family Medicine and Med Spa
Dr. Jessica Mendelsohn
(803) 402-4410
www.newsouthfamilymedicine.com

FINANCIAL PLANNER
Richey Wealth Management
Ben Richey
(803) 992-0456
lpl.com

FITNESS EQUIPMENT
Carolina Fitness Equipment
David Preble
carolinafitnessequipment.com

GENERAL DENTISTRY
Loveland Dental Group
Dr. Maggie Olinto
(803) 335-5585
www.lovelanddental.com

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Highstreet Insurance and Financial Services
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INTERIOR DESIGNER
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(980) 395-3428
fortmilldesignco.com

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Dr. Spencer Coombs
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