

THE CHICKENS ARE OUT

News. Nonsense. Neighborly Advice.

The Official Unofficial Independent Newspaper of Carlton Landing

THE LITTLE SCHOOL BY THE LAKE IS GROWING UP



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Just steps from Lake Eufaula, a collection of small schoolhouses sits tucked beside the Meeting House in the heart of Carlton Landing.

With their porches, Americana architecture and one-room-schoolhouse charm, the buildings look a little like something out of Little House on the Prairie. Except each little schoolhouse actually has *two* classrooms.

And these days, Carlton Landing Academy is putting them to good use.

The tuition-free public charter school currently serves 56 students from Pre-K through sixth grade. Its youngest class is also its largest: 20 students are enrolled in the combined Pre-K 3 and Pre-K 4 program.

(CONTINUED ON PAGE 6)

PERFECT FALL WEEKEND IN CARLTON LANDING



There's something about Carlton Landing in the fall. The pace slows down, the air gets a little cooler, and suddenly the only thing on your to-do list is deciding what sounds fun next.

Friday

Your weekend begins the moment you arrive at your **LakeStay Vacation Rentals** home. The beds are made, the kitchen is stocked, and everything is ready for a relaxing family getaway.

Next, hop in your golf cart, toss your bags inside, and start exploring. Can you find the hidden park? The bocce ball court? The beach? The tennis courts?

As evening rolls in, head to **The Meeting House** for a burger and a cold drink before making your way to The Overlook. Find a rocking chair, watch the sun dip behind Lake Eufaula, and remember why you came.

Saturday

Ease into the morning with brunch at **Wild Rose Winery & Bistro** in Eufaula, where great food, good company, and a lovely meal provide the perfect start to a day well spent.

Next, explore the community the Carlton Landing way—on two wheels.

Pick up bicycles from **Carlton Cruisers** and take a leisurely ride through town before wandering down the nature trails. Along the way, discover the hidden playground and see if you've still got what it takes to conquer the monkey bars.

When dinner time arrives, grab a pizza or calzone from **Mama Tig's Pizza** and spread out a picnic blanket on the Town Green. There's no better dinner view than the lake as the day winds down.

Sunday

There's no reason to rush home.

Spend the morning enjoying some friendly competition. Play a few games of pickleball, challenge the family to horseshoes at the bocce court, or simply wander wherever the golf cart takes you.

By the time you head home, you'll already be planning your next visit - and making plans to buy your first vacation home.

BUYING A VACATION HOME?

Five questions to ask before picking the porch

It usually starts innocently enough. You spend a weekend in Carlton Landing, then begin wondering if owning a home here is actually possible. By Sunday afternoon, you are casually browsing listings. By Monday, you have strong opinions about porch depth.

Before falling completely in love with a house, here are a few things to consider:

1. Is it for your family, rental income, or both?

Many buyers are surprised to learn that a large number of CL owners use their homes as personal getaways and never rent them. Others count on rental income to offset costs. And plenty fall somewhere in between.

Start with the primary goal. Is this first and foremost a place for your family? Are you hoping to generate rental income? Or would you like to enjoy both?

If income matters, consider if you're willing to make the home available on popular weekends like the Fourth of July and Halloween. If it's your family's getaway first, you may want those weekends for yourself.

2. What's on your wishlist?

Park front or lake view? Middle of the action or a quieter spot? If you plan to rent, think beyond bedroom count, too. A memorable porch, a pink door, or a great name can give a home personality.

3. Who will take care of it while you are away?

Landscaping, cleaning, repairs, and the occasional AC emergency still happen when you're not here. If you plan to rent out your home, will you self-manage or hire a property-management company? Both can work well, but offer very different ownership experiences.

4. Will it cash flow?

It depends on your purchase costs, expenses, rental rates, and how often you use the home yourself. Look at the full picture, not just a projected nightly rate. Weekends at the lake have value, even if they don't fit neatly into a spreadsheet.

5. What will it really cost to own?

Look beyond the purchase price. Ask about HOA dues, utilities, insurance, property taxes, maintenance, management fees if applicable, cleaning costs, and reserves for larger repairs.

And if you are buying furnished, understand exactly what stays with the house. A beautifully furnished turnkey home can make arriving on Friday afternoon wonderfully simple. An unfurnished home gives you the opportunity to make it completely your own.

Local Expert Advice

A knowledgeable local real estate professional can help you understand much more than square footage and sales price. As homeowners in Carlton Landing ourselves, our team can walk you through rental considerations, future development, ownership costs, and the small details that can make a vacation home much easier to enjoy.

Because finding the right house matters.

Finding the right porch may matter even more.

Presented by Katie Chapman with The Agency

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Instagram: @katieatcarltonlanding

COOP CALENDAR

presented by Friends of the Chickens

Fall Break Weekend Happenings

October 9–10 • October 16–17 • October 23–24

Fridays

Family Game Night

Movie on the Lawn (8pm)

Migration (9th) / Coco (16th) / Monsters, Inc (23rd)

Saturdays

Yoga (9am) & Pilates (10:30am)

Pop-Up Shops & Live Music (10am–2pm)

Food Trucks & Yard Games

Hallowbaloo Weekend

Friday & Saturday, October 30–31

Friday

Chili Cook-Off Potluck (5:30pm)

Movie on the Lawn: Hotel Transylvania (7pm)

Saturday

Pop-Up Shops (1–7pm)

Community Trick-or-Treat (3–5pm)

Hallowbaloo Fall Festival (4–7pm)

Scan for Foundation event details:



Pumpkin Painting / Food Trucks / Inflatables / Face
Painting / Live Music

Costumes strongly encouraged.

*Adults pretending they're "just here for the kids" are
fooling no one.*

Friendsgiving Weekend

Saturday, November 21

2pm-4pm

Community *Bonfire Building Day*

5:30pm

Friendsgiving Potluck Dinner

FALL MAINTENANCE PREVENTS WINTER SURPRISES



Fall in Carlton Landing brings cooler mornings, longer porch evenings, and the brief annual window when outdoor maintenance feels almost pleasant.

It is also the best time to prepare your home for colder weather—particularly if it may sit empty between visits.

Check your heating system

Turn on the heat before you actually need it. Listen for unusual noises, replace filters, and schedule service early if the system is not heating properly. Discovering a problem during a quiet October weekend is inconvenient. Discovering it during the first freeze is a community-wide group project.

Protect outdoor plumbing

Disconnect hoses, cover exposed faucets, and identify pipes vulnerable to freezing. Homeowners who are away for extended periods should know how to shut off their water and whom to call if something goes wrong.

Make a plan for an empty house

Confirm thermostat settings, test smoke and carbon-monoxide detectors, and arrange for someone to check the property during extended absences. Keep contact information for trusted local service providers somewhere easier to find than a three-year-old Facebook thread.

Trusted Partner Tip

Seasonal maintenance is easier—and usually less expensive—than an emergency repair. A local home-service professional can identify small issues before they become frozen pipes, water damage, or an unplanned winter renovation. Your future self would like to spend the holidays drinking coffee by the fire, not searching for an emergency plumber.

Presented by On Site Services

“Taking care of your home like it’s our own”

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THE LITTLE SCHOOL BY THE LAKE IS GROWING UP

CONTINUED FROM PAGE 1

by ALLISON GRECO

For Superintendent Angela White, though, what makes Carlton Landing Academy special isn't its size—or even its location.

White came to CLA from a much larger, traditional school environment. She says what she found here was something different.

“When parents step foot into the door, they can tell that it’s something different,” White said.

That difference, she says, starts with relationships. “We’re about relationships and family first,” White said. “Yes, we’re still pouring into them academically, but we’re about the love for each individual student.”

It’s an approach focused on making sure students—and their families—feel seen while investing in the whole child.

As the school grows, White hopes its relationship with Carlton Landing grows with it.

CLA BY THE NUMBERS

56 total enrollment
(PK-6th)

9 total full-time
staff

20 students in PK
3 & 4

3 year goal to
expand through
8th grade



That can mean financial support through school fundraisers and events, but it can also be as simple as sharing an hour and a skill.

Community members can volunteer as guest readers or teach students something they know—from cooking and sewing to a hobby, profession, or special talent.

“We want connection between the community and the school,” White said.

It’s a fitting goal for a school built in the middle of a community where kids can learn just steps from Lake Eufaula.

Or, as Carlton Landing Academy likes to say:

School is better by the lake.

BUILDING ON TRADITION

Carlton Landing roots. Fresh ideas. And a builder who likes a challenge.

Some builders see an unusual idea and reach for the brakes. *Mike Kerney reaches for a pencil.*

“We love it when someone brings us something new that we’ve never seen before,” says Carly Kerney, Mike’s wife and partner in Kerney Homes. “We love trying to solve those problems.”

That willingness to experiment comes with deep Carlton Landing roots. Mike has worked here since the town’s early days, serving as project manager for many of its most recognizable spaces—the ones that feel like they’ve always been here.

Kerney Homes also built Carlton Landing Community Church—one of Mike’s favorite projects. With a background in big, complex builds, he enjoys the teamwork—and creating something that becomes part of the town’s story.

But having history here doesn’t mean Kerney Homes is stuck in it.

For Carly, the goal is to carry the original Carlton Landing tradition forward while weaving in the innovative ideas homeowners bring with them.

Some homeowners want traditional CL vibes. Others show up with a photo and an idea, “This may sound a little crazy, but...”



Both are welcome.

Mike draws plans in-house. That leaves room to explore, make changes and ask “What if?” just a few more times than originally planned. Because custom homes rarely travel in a perfectly straight line.

“You can lean fully into tradition or embrace something new,” Carly says. “The experience—and the quality we deliver—should be the same no matter what you choose.”

So bring the classic idea. Bring the clever idea. Bring the one you haven’t figured out how to explain yet. *Mike has a pencil.*

Presented by Kerney Homes
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Web Removal

diamondshinewcs.com | 918-946-2332 |
info@diamondshineWCS.com

EAT, DRINK & ENJOY

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mamatigspizza.com | 918-314-8011
Facebook: Mama Tig's Wood Fired Pizza

The Meeting House

Coffee | Food | Community

themeetinghousecl.com
Facebook: themeetinghouse
Instagram: @themeetinghousecl

Wild Rose Winery

Wine | Bistro | Events

wildrosewinery.co | 918-490-8066
Instagram: @wildrosewinery

STAY & PLAY

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Vacation Rentals

thelakestay.com | Facebook: lakestay
Instagram: @lakestay_carltonlanding

Carlton Landing Cruisers

Bicycle Rentals

carltoncruisers.com
CarltonCruisers@gmail.com
Instagram: @carlton_cruisers

Carlton Landing Vacation Rentals

Vacation Rentals

carltonlandingvacations.com
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Under the Sun Travel Agency

Travel Planning

underthesuntravelagency.com
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Scan for the online directory



WHAT 'S HATCHING

News, developments & things worth knowing around town.

TOWN CENTER TAKES SHAPE

If you've wondered what's happening in the massive construction zone near the school, the answer is: quite a lot.

Work is underway on the Town Center and Nature Center complex, a more than \$8 million investment that includes the Nature Center main building, open gathering space, outdoor classroom, parking, landscaping, and surrounding Town Center infrastructure.

The construction schedule calls for the building shell to begin taking shape this fall, with substantial completion targeted for July 2027.

For a town that does most of its gathering outdoors, the Nature Center will also bring something particularly notable: a substantial new indoor facility. *And, yes, all that dirt finally has an explanation.*



MORE ROOFTOPS ON THE WAY

Carlton Landing isn't done growing. Phase 6 continues to fill in quickly around Lincoln Square and Hill Street, with few lots remaining. Meanwhile, infrastructure work is underway in Phase 8, preparing the next section of Carlton Landing for development.

Recent Economic Development Trust minutes show that planning is moving forward for the future Agrarian and Homestead neighborhoods. *Translation: if it feels like there's construction everywhere, you're not imagining it.*

BEAR? MAYBE. EVERYTHING ELSE? DEFINITELY.

Two alleged bear sightings recently joined Carlton Landing's ever-growing wildlife report. The Chickens have been unable to independently confirm the bear, which means it currently resides somewhere between “local wildlife” and “excellent neighborhood gossip.”

Coyotes, skunks, raccoons and armadillos, however, require considerably less imagination.

CHICKEN SCRATCH

Fall observations, questionable statistics, & things we probably didn't need to print.



LEAF WATCH

The trees along the Boulevard have begun their annual transformation from green to “pull over, I need a picture of that.”

PORCH SEASON

Local front porches are expected to reach peak occupancy from

4:30PM - SUNSET



Rocking-chair availability may be limited.

MEETING HOUSE FRIENDSHIP INDEX RISES SHARPLY

Experts confirm that sitting at the Meeting House long enough will result in making a new friend. Stay longer and you'll somehow have plans with them next weekend.

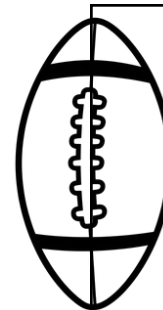
FALL SPORTS REPORT

Baseball, kickball and foursquare have returned to Firefly Park. League standings remain unavailable due to nobody actually keeping score.

Officials remind participants that changing the rules mid-game remains completely legal if you're under 12.

CAMPFIRE SEASON RETURNS

Area children have resumed the annual tradition of setting marshmallows on fire and insisting, “**THAT'S HOW I LIKE THEM.**”



SATURDAY SCHEDULING ADVISORY

All fall activities remain subject to change based on kickoff time.

AROUND THE COOP

The things happening around town, whether you remember them or not.

Worship Services

Every Sunday

10am-11am

Carlton Landing Community Church

Bible studies for all ages held throughout the week

Civic Meetings

Every Third Saturday

**8am: CL Economic Development Trust &
Trustees Meeting**

9am: Rural Water District #20 Board Meeting

Carlton Landing Academy Cafeteria

Alpha

Saturdays through November 14

3pm-4:30pm

The Meeting House

Answering life's hard questions

Carlton Landing Association

Quarterly

2pm-3pm

via videoconference

*Homeowners - check your
email for October's Zoom invite*

THERE'S ALWAYS SOMETHING HATCHING

This newspaper only comes out a few times a year.

Carlton Landing has stuff hatching year-round.

Scan for the latest community calendar, including
events, meetings, activities and things that popped up
approximately five minutes after we sent this newspaper
to the printer.



thechickensareout.com

CHICKEN BINGO

Because every weekend has its own personality

B	I	N	G	O
Someone waves from a golf cart	Have coffee from the Meeting House	See a dog in/on the lake	Catch live music	Take a sunset selfie
See kids riding bikes on Park Street	Sit on a front porch swing	Watch construction equipment	Take a selfie with a cat	See someone fishing
Play a pickleball game	Walk town with ice cream in hand		Visit the pop-up shops	Relax in a hammock
Someone says, "We should buy a house here."	Read a newspaper in a rocking chair	See a family on scooters	Take in a lake view	See a golf cart with a dog riding along
See a porch decorated for fall	Say hello to the chickens!	Someone you've never met says hello	See kids catching frogs	Sit around a campfire

PLAY & WIN



Scan the QR code to let the chickens know you scored a BINGO!

Enter by **Sunday, Nov 1 at 3pm** for a chance to win a \$50 Gift Card.

Studies show your weekend greatly improves after yelling "BINGO!"

One winner selected each issue. Winner announced in The Chickens Are Out e-newsletter.