



QUARTERLY NEWSLETTER

# THE WOODLANDS TRAIL

ACTIVE ADULT COMMUNITY

## OWNERS LUNCHEON

You and guests you would like as potential neighbors at The Woodlands are invited to our next Owners Get-Together.

WHEN: Wednesday February 19th - 12 Noon

WHERE: 1203 US-2, Kalispell, MT 59901  
United Way Conference Room

RSVP Lincoln 406.300.0444  
lincoln@woodlandsmt.com



## REAL ESTATE STATISTICS MONTANA REGIONAL MLS

### ALL HOME SALES

2018 8,228 TOTAL SALES  
2019 8,770 TOTAL SALES  
UP 6.6%

### AVERAGE PRICE

2018 \$303,302  
2019 \$328,321  
UP 8.2%

### KALISPELL 2019

AVERAGE PRICE \$343,443



## SPRUCE TOWER COMPLETION IN SIGHT!

During the last week of December 2019, the Spruce Tower roof was completed, the windows and doors to outside were installed, and the building was completely closed in. We have three very large heaters keeping the building at the proper temperature for the finishing activities of the sub-contractors.

As I walk around visiting with the workers, I often hear this comment: "I had no idea it was so beautiful here behind Shopko. It is very quiet, and the views of the mountains are wonderful." It is exciting others are now seeing the beauty of the location I saw when I first looked at it.

Now that we are not dependent on weather to finish the units in the Spruce Tower, I can give you some specific important dates.

We are finishing the condominiums by floor, starting with the 4th floor. Lund Development will be keeping top floor S-405 as a model. It will be furnished and available for viewing on March 16, 2020. Please call or email Lincoln and arrange for an appointment to view the model. Times will be 10am & 2pm, Monday - Saturday.

NOTE: It is not possible to just stop by and view the model as a great deal of activity will be occurring on third and second floors as we finish these floors.

We anticipate the Spruce Tower to be completed by June 22, 2020 and ready for occupancy.

**-Curt Lund**

*"I had no idea it was so beautiful here . . . ."*

OVERHEARD FROM WORKERS





## THE WOODLANDS TIMELINE IN REVIEW



**APRIL 26, 2018**

Purchase agreement signed for the purchase of 11 acres.

**APRIL 27, 2018**

Signed agreement with Jackola Engineering and Architecture and signed agreement with Hammerquist Casalegno to be the general contractors.

**July 11, 2018**

Planning Board of Flathead County approve The Woodlands.

**AUGUST 23, 2018**

Board of Commissioners of Flathead County approve The Woodlands.

**FEBRUARY 15, 2019**

Showroom and sales office opens for The Woodlands.

**APRIL 30, 2019**

Construction loan with Galcier Bank approved and signed for The Woodlands.

**MAY 15, 2019**

Construction begins for The Woodlands.

**DECEMBER 31, 2019**

Spruce Tower closed in and finishing work for the condominiums begins.



# SPRUCE TOWER

## READY SET MOVE

100 WOODLANDS WAY

### STEP ONE

View the new model in Spruce Tower (S-405) and meet with Curtis M. Lund. Discuss your close and move-in dates. During this time identify what needs you have and how Lund Development can help.

### STEP TWO

Make all necessary arrangements to close on the purchase of your new condominium before your move-in date. Schedule your closing with Lincoln and Insured Titles. Closing dates will begin Monday June 1, 2020.

### STEP THREE

Reserve your move-in date with Lincoln. Times will be 8am and 1:30pm six days a week beginning June 22, 2020. Only one family will be allowed to move-in at each time slot. Two families per day.



## WOODLANDS

### CONDOMINIUM OWNERS ASSOCIATION WCOA

In February we will be organizing the Woodlands Condominium Owners Association (WCOA). We are doing this now so the Board of Directors can give input to the completion of WCOA documents and be a source of information for the homeowners of The Woodlands.

The Board of Directors for the WCOA will be one person from each Tower, one attorney, one accountant and Curtis M. Lund for a total of 7 Board Members. We anticipate completing the WCOA documents by mid March, 2020

In addition to the condominium documents, we are preparing a booklet that will show what changes owners can make to their condominium units after moving in. Also included will be a warranty book and instructions for use and maintenance of your condominium and appliances.

## HELP AVAILABLE

The Woodlands Manager will assist with move-in activities for the owners. This assistance will be at the Spruce Tower from 8am to 5pm Monday through Saturday.

Assistance will include directing movers, removing boxes when unpacked and coordinating the hookup of devices to the internet. Also to be available to you for any questions you may have.

Should owners need help in packing, unpacking, downsizing activities; the Woodlands Manager will arrange for such assistance. There would be a fee for those services.

## ENTERTAINMENT TRIVIA

With his pals Dean Martin, Sammy Davis, Jr., Joey Bishop, and Peter Lawford, Frank Sinatra led the Vegas clique known as the Rat Pack. The name was coined by actress Lauren Bacall years earlier, to describe a Hollywood drinking circle that included her then-husband Humphrey Bogart and Sinatra. The guys in the Rat Pack actually referred to themselves by a different name —????—playing on a 1960 summit meeting in Paris between top world leaders.

FILL IN THE QUESTION MARK - Clue, the answer is in the paragraph.

## DATES TO REMEMBER

### FEBRUARY 2020

Organize HOA and appoint Board of Directors

### FEBRUARY 19, 2020

Owners Luncheon

### MARCH 16, 2020

Model S-405 Open Monday-Saturday  
By Appointment: 10am and 2pm

### JUNE 1, 2020

Manager of The Woodlands to start

### JUNE 22, 2020

Occupancy begins in Spruce Tower - 2 p/day

### OCTOBER 2020

The Commons will be ready for owners

*The old believe everything,  
the middle-aged suspect everything,  
the young know everything.*

*- Oscar Wilde*

As the number of decades increase in our rear view mirrors, we learn “reality” correlates directly with how many birthdays we have celebrated. The longer we live, the more we understand what we know and acknowledge the things we don’t know.

Hopefully, the “reality” of our younger years has given way to a deeper self-awareness, one filled with honesty, cultivating humility. I think it’s our humility as we age, that progresses us toward wisdom.

As I spend time with all of you, it’s a joy to experience your wisdom, culled from your varied life experiences. Your ages are 50s, 60s, 70s, 80s and even 90s, all bringing wonderful perspectives to life, expanding our “reality.”

No matter what age group, the enthusiasm for the next stage at The Woodlands is contagious. The excitement within the community you are creating is wonderful to witness. You make me feel like I’m a little boy again; riding my first bike when all I wanted to do was pedal, pedal, pedal.

Your knowledge and kindness is a joy to be around. It assures me with full confidence that The Commons at The Woodlands will never be short on conversations, smiles, nor thoughtfulness.

*- Lincoln*



  
**The Woodlands**  
ACTIVE ADULT COMMUNITY

406.300.0444

woodlandsmt.com

info@woodlandsmt.com

Showroom: 35 1st Avenue E., Kalispell, MT 59901

The Woodlands: 100 Woodlands Way, Kalispell, MT 59901