

THE WOODLANDS TRAIL

55+ ACTIVE ADULT COMMUNITY

QUARTERLY COMMUNITY NEWSLETTER

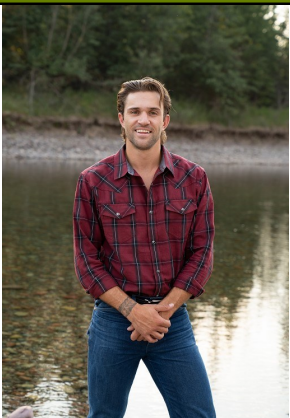
4TH QUARTER- 2021



FINAL WOODLANDS PHASES SET TO BREAK GROUND

The Woodlands is pleased to announce plans to break ground for the final phase of construction, which will include the last two towers (Willow and Ponderosa) and completion of our landscaping plan. Our contractor, Hammerquist and Casalegno, along with 30 subcontractors, will begin next spring with an aggressive build time schedule. The Willow and Ponderosa's towers will both be built concurrently with occupancy dates of May 1, 2023, for the Willow Tower and October 1, 2023, for the Ponderosa Tower. The floor plans will be identical to the Spruce and Birch towers, and pricing for the units will be available on January 2, 2022. Joe Pistorese, listing Realtor with Linda P states "We have seen a substantial amount of interest in these two towers as people wait for the opportunity to purchase. It seems the 3 bedrooms units are in high demand, and we expect these to go quickly once they become available. Flathead Valley Brokers has set aside the first week of January to assist the list of buyers awaiting the opportunity to purchase. These are exciting times for us and the homeowners of the Woodlands as we see the finalization of this beautiful project".

Unfortunately, we are not able to presale before this date as Curt Lund, our developer, will still be compiling bids through the end of December. If you or a friend would like to be notified as soon as pricing is available, please call Barb Merrill, assistant to Linda P to be put on our notification list. She can be reached at the office 406-752-8883, after 1pm M-F or via email at Barb@FVBMT.com



Meet Joe Pistorese

Joe, a Realtor with Flathead Valley Brokers, has become a familiar friendly face around the Woodlands. Prior to his real estate career, Joe was an accomplished baseball player. He was drafted by the Seattle Mariners out of Washington State University, where he graduated with a Bachelor's degree in 2015. Joe played for six different teams in Seattle's system during parts of four seasons. In 2017, he won a California League championship with the High-A Modesto Nuts and finished the regular season with 49 strikeouts in 41 1/3 innings. Now that he has become a Realtor, Joe is bringing his winning style to his real estate business, and to the Woodlands. He enjoys helping people find property that fits their lifestyle, and has extensive knowledge of the diverse areas of the Flathead Valley. He enjoys hunting and outdoor recreation.

The Woodlands
100 Woodlands Way
Kalispell MT 59901



Find us on the web at WoodlandsMT.com

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Joe Pistorese : (406) 471-1626
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EVENTS AT THE WOODLANDS



Outdoor Barbeque Potluck

The Commons
Barbeque



Barb Merrill tending the bar at the
Ice Cream Bar Social

September Concert
Steve Flatau
Baritone



BY THE NUMBERS VALLEY WIDE

- 36 The percent condo prices have risen in 2021
- 579 The number of Condos sold so far this year
- 416,080 The average price of condos sold in 2021.

Numbers provided by Montana Regional MLS Comparison Report



OWNER SPOTLIGHT

Sandy and Allan Fredrickson

DID YOU KNOW?

The Ventilation System for the parking garage and common areas consists of :

1. Heat Recovery Ventilators run continuously to maintain fresh air in the parking garage.
2. Energy Recovery Ventilators (EVR) also run continuously to provide constant exhaust and ventilation for the common areas. (hallways, stairwells, and storage rooms)
3. Parking Garage tox alert
 - * System designed and in place to kick in if the EVR cannot keep up from exhaust emitted by cars in the parking garage.
 - * System operates as follows:
 - When CO or NO2 is detected, exhaust fans turn on and 2 louvers open, an audible alarm will sound until the garage is cleared The system is allowed 5 minutes to clear the gas detected., if detection is still present the fire department is called and will respond to determine where the gas is coming from.
4. Radon

Because the ventilation system runs continuously the risk of radon is mitigated.

FVB

FLATHEAD VALLEY
B R O K E R S

*Re*DEFINING REAL ESTATE

How long have you lived at the Woodlands? Since July of this year (2021).

What do you enjoy about living here?

We love our new home at the Woodlands and especially appreciate the security and the quality of construction of our condo. Most of all, we love the views of the mountains to the east and the trees to the south through the beautiful large windows of our comfortable sun room.

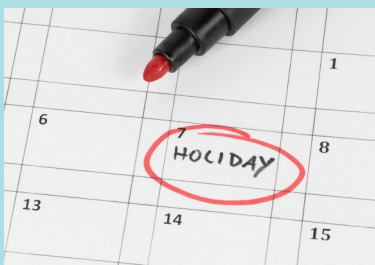
Where are you from? Sandy and Allan were born, raised, and educated in small farming communities in North Dakota.

Work background? Sandy did secretarial work and Allan was a teacher. They moved to Kalispell in 1970, where Allan taught 4th grade for the next 34 years. After retiring, they spent the next 16 winters as “snowbirds” in Yuma Arizona, where they absolutely loved their active retirement.

Four years ago, they began making plans to return to Kalispell full time, and chose the Woodlands as their place to downsize after living in the same home for 50 years. At about the same time, Sandy was diagnosed with PSP (Progressive Supranuclear Palsy.) It is a cousin to Parkinson’s, but is more aggressive and destroys a person’s mobility. Currently there is no medicine or cure. As a result, Sandy has been a resident of Lakeview Care Center in Bigfork for the past 2 1/2 years. She has visited the Birch unit at the Woodlands and dearly loves it. She will hopefully spend Christmas day with family in the Birch Tower.

Hobbies & interests? Allan’s greatest pastime was keeping a beautiful yard with many, many flowers. It was time to give up all that work, and now he enjoys watching others tend to the Woodlands landscaping! He also enjoys walking 4 miles a day, 7 days a week, and visiting Sandy in Bigfork.

Family & pets? Sandy & Allan have one daughter and son-in-law – Jodie and Mike Coston of Somers, plus 3 grand-dogs.



UPCOMING EVENTS



Movie every Thursday @ 1pm in the theater

Games every Friday @ 2pm in *The Commons*

Soup Social, Thursday October 28th @ 11:30am

Our chilly weather will be setting in. Bring a soup or something to go with soup and spend time in our *Commons* area. Soups tend to feed plenty, perhaps this can be a mixture of a few people making a soup to share and others bringing bread or salad to go with. Sign up in the mailroom.

Chili Cook Off, Tuesday November 9th @ 11:30am

Do we have 3-5 residents that have a super-secret family recipe they want to cook to share? I will have a sign-up sheet for chili and cornbread or other goodies to share. Sign up in mailroom.

Woodlands Owners Meeting, Thursday November 11th @ 1:30pm

Concert in *The Commons*, Sunday November 14 @ 3pm

Andy Huppert, guitar and vocals "Coffee Connection"

Sip & Paint, Tuesday November 30th @ 4:30pm

Bring a drink of your choice! Ashley will be back to put on another fun paint class. This time it will be winter themed. Same requests apply.

Signup required. We must have a final headcount one week prior. There is a \$35 dollar fee for this event.

Register w/ Katy directly.

Caroling in *The Commons*, Tuesdays December 7th, 14th and 21st @ 6:30pm

Consider eating dinner early. Wear your favorite Christmas sweater, bring a dessert to share, spend time by the fire and join in for some Christmas cheer. You are not required to sing; you can sit back and listen too J Phil and Francine Harris will be there to kick things off. No sign up needed.

Concert in *The Commons*, Sunday December 12th @ 3 pm.

Francine Harris, pianist "Candlelight Christmas"

Woodlands Christmas Gathering, Thursday December 16th 2-4pm

Our Woodlands developer, Curt Lund will be hosting a Christmas gathering for our Woodlands owners. Please join us for finger foods, drinks and desserts.



Katy Saisbury Life Enrichment Manager
406.407.9523

The Woodlands
ACTIVE ADULT COMMUNITY