



QUARTERLY COMMUNITY NEWSLETTER

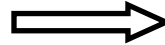
55+ ADULT COMMUNITY

THE WOODLANDS TRAIL

2ND QUARTER- 2022



←
Spruce 309



Woodland Condominium Resale's Showing a Strong Return on Investment

Spring is in the air, and we see progress with building the two remaining Towers-The Willows and The Ponderosa. You should see the garage development by end of June, and we remain on tract for move in Summer and Fall of 2023. To date we have 15 PRE-sales and we have had a few RE-Sales of homeowner's condominiums.

These resales have returned a hefty return on investment for their owners. To date we have had four per the multiple listing service.

In the most recent sale of a Spruce Tower a 3-bedroom interior unit closed 33.12% above its purchase price.

The other Two 2-bedroom 2 bath resale units in the Spruce Tower closed 7.5%, 11.9% and 17.2% higher than purchase price.

The real estate market in the Flathead Valley remains competitive, with continued low volume of listings thus showing a 67% increase in pricing from just two years previously.

The Single Family Home Median Sales report in Kalispell gives us a better picture of the overall market. To note this report is from the MLS listing service through the end of February 2022.

Median Sales Price

\$485K

Updated: 2/28/2022

Change Over
Last Month

↓ **6.73%**

Change Over
Last 12 Months

↑ **42.88%**

Change Over
Last 24 Months

↑ **66.95%**

If you would like updates of our local market activity, please do not hesitate to contact us at Flathead Valley Brokers or your local broker.

Brought to you by Linda Pistorese, Broker

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Ground Breaking !

Ponderosa and Willow Towers



Construction has begun on the Ponderosa and Willow towers.

They are on track to finish the pad work and garage by

And the Ponderosa Tower by spring 2023! And the Willow



Q: Do you have to be 55+ to live at the Woodlands?

A: Yes, this is a 55+ adult community.

If a couple are purchasing a unit, only one of them
Is required to be 55+.

Q: Can children and grandchildren visit?

A: Yes, the Woodlands welcomes family and guests of
all ages.

Q: Can I rent out my unit?

A: Yes, owners may rent out their unit under the
following conditions:

- * Rental period must be 3 consecutive months or longer
- * Renters must be 55 or older
- * Rental agreement must be approved by the Woodlands manager
- * Renters must meet with manager to review rules & regulations
- * No “for rent” or “for lease” signs on the property



Rick and Julie Early

Birch Tower

OWNER SPOTLIGHT

How long have you lived at the Woodlands? We have lived here since the 1st of August 2021

What do you enjoy about living here? We love not having yard work and snow to take care of. When we retire we like the idea of being able to lock the door and go.

Tell us about yourself: We have been married 27 years and have lived in Kalispell for 20 years. We moved from the Seattle area. We have two children, James, who often can be found hanging around the Woodlands down at the piano playing and singing. James lives in Missoula. Samantha our oldest is currently planning a wedding with her high school sweetheart. Samantha also gave us our only grandson, Henry, who is 13. Rick's parents, Jim and Marge, have lived with us for 5 years.

Where are you from? We are both originally from California, but took different journeys getting to Montana. Rick spent a lot of his growing up years in Hawaii, hence the reason you see him wearing shorts yearound. Julie grew up in the Seattle area. We met in the Seattle area and Rick's work brought us to Montana. Best move we have ever made.

Work background? Rick and Julie are both still working, at least for a few more years. Rick works for Weyerhaeuser. His degree is in forestry and he began his career as a forester, but now does IT work. Julie teaches middle school out at Kila. She is finishing her 32nd year. We have been fortunate in that we both love what we do, but we are looking forward to retirement.

Family/Pets? We have two pets. A dog Mimi who we adopted from the Humane Society. She has no teeth so her tongue is constantly hanging out. Rick's dad Jim walks her several times every day. Mimi has adapted well to condo life. She likes her routine and keeps us all on schedule. We have a cat Tommy who loves Julie. He tolerates other people. We adopted him from our daughter when she moved into a complex that didn't allow pets.

Hobbies and interests? We are very involved with our church Easthaven Baptist. Not only do we enjoy attending church on Saturday nights, but we both volunteer in different aspects of the church. We both love to travel. One year ago we purchased a camping trailer. We are learning the ins and outs of traveling with a trailer. I think Julie is a bit better since she spent a month in the trailer last summer while volunteering at our church's camp on Middle Thompson Lake. We have also done some international travel. Our first International trip was to the Czech Republic on a missions trip with the church. We have continued doing the mission, but also have had the opportunity just to travel and explore many countries in Europe. Julie has also had the opportunity to visit South Korea. When we retire we want to do a lot of traveling! We plan to take the trailer and do all the national parks. Julie also enjoys quilting, scrapbooking, and jewelry making. Rick loves to build Legos and has become quite the photographer. We both love to play cards and games.



There is
FUN
to be done!
~Dr. Suss



UPCOMING EVENTS



Movie Every Thursday @ 1pm

Fabric Collage Fun, Thursdays, April 7th, 14th, 28th & May 5th @ 10am-12noon

Spend two hours every Thursday in April learning a new fun craft – Fabric collage. It's quick, easy and fun. Best of all – no sewing is required!!!

Brigitte Okamoto has been quilting since 1995 and in 2017 became a Certified Instructor for Laura Heine and currently travels the US teaching this fun form of fabric art. She also teaches applique by McKenna Ryan and paper piecing for Judy Niemeyer.

In this class you will learn how to collage a cute little wall hanging. All supplies will be provided – including fabric squares. Brigitte also has all the scissors, pressing sheets, etc. that are used for you to use so you don't need to purchase them before class. Brigitte will even finish your project on her long arm to do the cross-hatching quilting included in the price. Samples will be available to look at starting February 1, 2022. You will be able to do one 8" x 8" square each week and at the end of the month take all four and make a wall hanging.

***Sign up w/ Katy and make payment of \$60 by March 31st. If you would like to attend just one or two classes, the charge will be \$20 per class. If you sign up for all four then you are saving some money.

Casserole Lunch, Tuesday, April 12th @ 11:30am



What is a casserole, exactly? By strict definition, the food takes the name of the dish in which it's baked and served. **Merriam-Webster** says the etymology of the word casserole can be traced from the Greek *kyathos* (cup) to the Old French *casse*, which means ladle. There's also the Latin *cattia*, which means ladle and pan. Eventually, the word evolved to mean a cooking vessel used over a fire (or in an oven) in which cooks combined ingredients, usually some kind of meat, grain, and sauce, to bake slowly. The food is then served directly from the same baking dish. A fun tidbit for you! Join in for some warm lunch shared w/ your neighbors. I look forward to trying your creations J

***Sign up in the mailroom

Salad Social, Wednesday, April 27th @ 11:30am

Back by popular demand. You know the drill J

***Sign up in the mailroom

Donuts & Coffee, Wednesday, May 11th @ 9am

Come enjoy a donut, drink a cup of coffee and socialize.

Sandwich Social, Tuesday, May 17th @ 11:30am

It can be a warm sub-sandwich, it can be cold cuts on your favorite bagels, croissants, or wraps. Get creative and share in serving up something fun w/ your neighbors.

***Sign up in the mailroom

Sip & Paint, Tuesday, May 24th @ 4:30pm

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

***Signup required. We must have a final headcount one week prior. There is a \$35 dollar fee for this event. I must have payment upon registering for the event by Tuesday, May 17th. Ashley can accept cash or check. Please make checks payable to Ashley Bishop for \$35. Ashley will pre-trace your canvas with your picture choice. Please let me know at time of payment which picture you would like to paint. Picture choices from left to right, #1, #2 or #3 J **Register w/ Katy directly.**

Lemonade and Pie, Thursday, May 26th @ 12noon

Sounds like a fun combo! I know of a few residents that have shared some of their baking goodies and this will be a tasty event! Happy baking!

***Sign up in the mailroom



Good Food



Stimulating Company

