

WHAT DOES VALUE MEAN TO YOU?

WHAT IS VALUE?

Everybody considers location, size and price when considering a new home purchase. Before you make a decision, we encourage you to use this checklist to compare the community features that will affect the security of your investment and your day to day quality of life.

We are confident that you will find more value here at The Woods than any other resort community in the quad-state area.



		The Woods	Community #1	Community #2
SECURITY OF INVESTMENT				
1	Have enough residents moved in to assure the community's character?	YES		
2	Has the developer completed the promised amenities?	YES		
3	Have existing homes generally maintained their value?	YES		
4	Is it an award winning community?	YES		
5	Are residents liable for club losses?	NO!		
QUALITY OF DEVELOPMENT				
6	Master Planned Community?	YES		
7	Are adjoining land uses compatible?	YES		
8	Underground utilities?	YES		
9	Central water & sewer?	YES		
10	Cable TV & High-speed Internet Access?	YES		
11	Abundant green spaces?	YES		
12	Is construction regulated by public building code?	YES		
YEAR ROUND RECREATION				
OUTDOOR RECREATION				
13	36 holes of great golf?	YES		
14	25 meter swimming pools?	YES - 2		
15	Tennis courts?	YES - 4		
16	Multi-purpose court?	YES - 1		
17	Basketball court?	YES - 1		
18	Volleyball court?	YES - 1		
19	Horseshoe courts?	YES - 2		
20	Athletic Field?	YES - 1		
21	Fishing ponds?	YES - 2		
22	Miles of hiking trails?	YES - 70		
23	Adjoins public wildlife area?	YES		
INDOOR RECREATION				
24	Swimming pool?	YES - 1		
25	Tennis court?	YES - 1		
26	Racquetball court?	YES - 1		
27	Whirlpool?	YES - 1		
28	Women's Sauna?	YES - 1		
29	Men's Steam Room?	YES - 1		
30	Fully equipped exercise room?	YES - 1		
31	Basketball court?	YES - 1		
32	Aerobic studio?	YES - 1		
33	Full Service Spa?	YES		

The Woods

We measure up to your expectations

	The Woods	Community #1	Community #2
ON SITE DINING			
34	Clubhouse Grille & Pub?	YES	
35	Minimum food service charges required?	NO!	
SERVICES PROVIDED BY NON-PROFIT HOMEOWNERS ASSOCIATION			
36	Snow plowing?	YES	
37	Road maintenance?	YES	
38	Homeowner security?	YES	
39	Central water?	YES	
40	Trash disposal?	YES	
41	Is homeowners association viable?	YES, Since 1980	
IS HOUSING WITH LAWN SERVICE AND EXTERIOR MAINTENANCE AVAILABLE?			
42	Arrowhead Ridge Patio Homes	YES	
43	Fishhook Lane Villas	YES	
44	Tomahawk Ridge Villas	YES	
ARE AFTER PURCHASE COSTS OF OWNERSHIP/LIVING REASONABLE?			
45	Low property taxes?	YES	
46	Low overall taxes?	YES	
47	Low cost of living locale?	YES	
48	*Low cost annual homeowner fees?	YES	
	Items 36-40 are only	\$960.36	
49	Low cost cluster fees per year (for homes with exterior maintenance see items 42-44)	\$936 to \$1,500	
50	OPTIONAL club fees		
	Initiation fee (included free in new homes)	0	
	**Annual Dues (family memberships)		
	Outdoor Swim/Tennis	\$625	
	Indoor & Outdoor Recreation	\$1000	
	Indoor/Outdoor & Family Golf	\$1950	

*Includes first 7200 gallons of water usage. Additional water is \$4.14 per 1000 gallons. (Sewer not included.)

**New homes come complete with Indoor/Outdoor Recreation and Family Golf Membership with no additional initiation fee (an \$8350 value). Annual dues are \$1950 per year.