



THE WOODLANDS  
OF URBANA

Developed by  
Natelli Communities

# Newsletter



Issue 1, Spring 2021

## New Attitude

you love or simply slow down and take a deep breath. You did not make your move to The Woodlands of Urbana to sacrifice – you made it to enhance your life. Over the coming months, stay tuned here for community updates, insights on local favorites and upcoming events. Enjoy!

Now that you have made the choice to simplify, it is time to engage and create the lifestyle you have been waiting for. Try new things, do more of the activities



## Paving the Way to an Active Day

Construction has commenced on *The Lodge*, the future social and activity hub of The Woodlands. This first-class amenity will feature more than 17,000 sq feet of indoor activity space. Thoughtfully designed for year-round engagement, *The Lodge* will include a club room for large gatherings, separate lounge with

bar, seating areas, equipment for kitchen demonstrations, game room, golf simulator, fitness center and yoga studio. Outside will impress with a putting green, resort style pool and multiple patios - lavishly landscaped to take advantage of the beautiful views and relaxed setting.

Destined to become the heart of the community, *The Lodge* will be the central place where neighbors will interact, and friendships will grow. It will be the spot where our homeowners will host milestone events with their friends and families. It will be the gathering space for friendly competition, social interaction, relaxation, and the start of annual traditions all inspired by the community of people that will occupy its space.

Like the Gathering Green and the first fire-pit area that have been completed, *The Lodge* will include beautiful materials, furnishing and finishes designed to inspire interaction and built to promote health and wellness. These spaces will become an extension of your home at The Woodlands. Stay tuned for more updates as we continue to progress.



# Welcome to the Neighborhood

Here's what some of our homeowners are saying:

*"By far the classiest and most stylish 55+ active living community we've EVER seen! Jackie Gunter in sales and marketing was awesome! So helpful, so friendly! It only took us two days to decide we needed to purchase here! And shortly after that, we convinced my brother and sister-in-law to live here as well! This looks like a phenomenal community! Can't wait to move in!"*

– S PAMPILLONIA

*"We came up to The Woodlands last February just for something to do and came away from our meeting and tour with Lara Grant both excited and ready to explore whether we could make the big move. Long story short, we bought a villa, sold our house and moved here mid September, 2020. We immediately met some wonderful neighbors and can't wait for things to open up to experience the community to the fullest. Thanks Lara and Ryan Homes for a smooth moving experience."*

– HENRY MILNE

*"I was in the market for an over 55 community. After inquiring at the Woodlands site, I received a call from a representative from Ryan Homes. This started my journey to become a member of the new Woodlands community with the decision to purchase a condo. Kara and Gina were patient, informative, and enthusiastic but not too pushy. They followed up with communications in a timely way. In spite of the pandemic affecting the building and selling schedule, Gina and Kara remained supportive. I recommend these two professional ladies and appreciate their commitment to customers. I am excited for my new condo!"*

– KIM SANDOSKY



## Neighbor Spotlight

Larry and Billie Bradshaw

Builder - NVHomes | Model - Bennington

- **Where did you move from?**  
We moved from Poolesville, Md. We needed to, "right size", meaning we no longer needed a large home and we wanted to avoid a lot of steps.
- **Why did you choose the Woodlands?**  
We looked at 55+ communities in northern Frederick and knew that traffic at rush hour would make it hard to visit our son who lives in Adamstown, MD. Quite frankly, the models were not as nice either. I loved the instant upgrade of materials when I stepped into the NV model homes. The quality of the home was similar to what we sold to move to Urbana.
- **What is your favorite feature?**  
We love the back porch! We chose a walkout basement and as a result the porch feels like a second story when you look down to the ground. We chose not to screen it in because we were up so high. Bugs have not been a problem. We did not want a steep flight of stairs. Plus, not having stairs added a bit of security. We did choose to have the back porch wired for a TV mount. What fun to watch your favorite show and be outside at the same time!
- **What is your favorite place to eat?**  
My favorite place to eat is Pumpnickel and Rye. Larry's favorite place is Blackhog Barbecue. We both love to go to Sweet Babe's for soft serve ice cream.
- **What is the last book that you read?**  
I am part of the Woodlands Book Club. We just finished *Anxious People* by Frederik Backman. Our next book is *The Other Mrs.* by Mary Kubica. Larry just finished *Hamilton* by Ron Chernov and is currently reading *Churchill* by Andrew Roberts.



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# Features to Fall in Love With

At The Woodlands there are so many ways to enjoy main-level living all designed with one thing in common - **YOU**.



Modern 55+ living is a way of life – The Woodlands of Urbana is growing stronger as our inaugural homeowners approach their first spring in the community. Main-level living is one of the key components of the homes built here. Each variation is designed around a main-level owners suite to offer effortless living, ample storage, and everything new. All these features yield nothing but more time for you to do whatever you choose.

No matter how much space you need, you will find the home that is a perfect fit for you at The Woodlands. With bright open spaces, today's most efficient appliances, connectivity and the finishes you desire, these floorplans are built to make daily living a breeze. Forget outdoor maintenance. With grass cutting and snow removal included, these lock & leave designs make it easy to head out for a long weekend or extended voyage. More than 100 homes have been sold so far. One thing is for sure, our homeowners are having a blast settling into their new way of life.



## 7 Decorated Models Open Daily

The Woodlands is a collection of fresh new home designs geared to those 55+ who are ready to simplify and enjoy a new way of life. Join us. If you already have, share us with a friend.

- Single Family Homes, Attached Villa Homes and Garage Condos
- Effortless Main-Level Living
- Lawn Maintenance & Snow Removal Included
- Gourmet Kitchens, Spacious Living Areas, Ample Storage
- First Class Amenities Under Construction



# The Best of Urbana and Beyond

Get ready to embrace all the region has offer. Located in the heart of Urbana MD, The Woodlands puts you close to everything you need and all the adventures that await. From dining, shopping and Downtown Frederick events to golf, trail hikes & travel - no other 55+ location gives you the ideal access you will find from here. Check out this section in each edition to discover a local hidden gem and see what is happening in and around the neighborhood.

## Hidden Gem

Think fresh. Think family-owned. Think Surf House Island Cantina. Located at the top of Urbana Parkway, just before you get to the traffic circle, Surf House blends delicious American classics and coastal cuisine with a beachy, Latin twist. The food is incredible, and the service is great. The open kitchen, bright atmosphere and delicious cocktails complete the Island cantina vibe. Take a walk up the parkway and try it out. It will become one of your go-to spots for sure. Check it out - [surfhousemaryland.com](http://surfhousemaryland.com).



## In The Works

Construction at the Village Square retail center is ahead of schedule. Located on Rte 80, as soon as you exit from I-270, Village Square will be home to Tropical Smoothie Cafe, Panera, a Brick Oven Pizza restaurant, Dominos, Chipotle, Jersey Mikes, Popeyes and Medical Offices to name a few. Great architecture and space planning have been incorporated to create a modern, transitional aesthetic to attract elevated retailers and services for the Urbana community.

Designed by Natelli Development, Village Square is the latest retail addition to enhance their overall Urbana vision that began in 1999. Now home to thousands of residents with more on the way, Urbana has become a sought-after destination for business, retail, and services. It just keeps getting better.

Visit us at [WoodlandsOfUrbanaMD.com](http://WoodlandsOfUrbanaMD.com)



[RyanHomes.com](http://RyanHomes.com)

Villas 240.616.4477  
Condos 240.221.5537



[NVHomes.com](http://NVHomes.com)

Singles 202.590.7256



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THOUGHTFUL PLANNING  
TIMELESS DESIGN  
ATTENTION TO DETAIL