

White Pine Lodge Fall 2012 Newsletter

Hello from Schweitzer! As the 2012-2013 ski season approaches it's time again for an update on the White Pine Lodge and Schweitzer Mountain Resort.

This summer we've been keeping up with many maintenance items at the Lodge... here are a few highlights

All of the wood on the north, west, and south sides of the building was re-stained and looks great. The stain color is slightly darker which gives the building a more distinctive look and the darker stains are longer-lasting. The east side of the building is scheduled to be re-stained in summer, 2014.

All of the carpets in the building were cleaned and look great.

Both garage levels were hosed out and cleaned.

The fire alarm and sprinkler systems were tested and re-certified.

Overall, the building looks nice and is ready for another season!

Schweitzer has been busy this summer spending nearly \$1 million on upgrades

Gourmandie market is now twice as big (taking over the space previously occupied by Stiles) and is beautiful. Stop by soon!

The Musical Chairs lift has been rebuilt with new chairs featuring outside poles and safety bars, and a new variable-speed drive now powers the bull-wheel.

The Great Escape quad underwent significant electrical system upgrades.

The Mill Building has been completely remodeled and The Source and Ski & Ride Center have been redesigned within.

More Village news

The Alpine Shop is under new ownership and is planning to expand.

White Pine Lodge Fall 2012 Newsletter

The Mountain Market is closing. I don't have any other details at this time.

Schweitzer announced a possible expansion of the White Pine Lodge

Schweitzer Mountain Resort notified the White Pine Board of Directors this summer that SMR was looking at the possibility of expanding the Lodge in accordance with the "Final Declaration" Covenants, Conventions, and Restrictions (CCRs) for the White Pine Lodge. The Board, as a matter of due diligence, obtained a legal opinion on the matter to ensure that SMR's "right to expand" was still in force. The legal opinion came back in the affirmative, that is, SMR does have the right to expand according to the CCRs. A copy of the legal opinion is attached for reference.

If the project is approved by SMR ownership and moves forward, Schweitzer will host a meeting for all White Pine owners to discuss the project details. At this time the Board does not have any additional information on the expansion, other than what is outlined below.

In the 2012 – 2013 issue of Schweitzer Magazine the article "Planning For The Future" appears which outlines the expansion project. The following is the article reprinted with permission from SMR:

The Schweitzer Mountain Resort real estate market emerged from an extended slumber last year, showing signs that interest in homes and property on the mountain is on the the upswing. In addition to a number of transactions around Schweitzer, several lots and a home in the resort's slopeside community, MountainSide, were sold, allowing forward-thinking resort planner to begin talking about the next phase of development.

"Interest in MountainSide homes and lots picked up steam during the 2011/2012 winter season," said Schweitzer Real Estate Development Director Rod Engel. "The development's prime location appeals to buyers looking for buildable lots and freestanding homes."

White Pine Lodge Fall 2012 Newsletter

Located just above the village, MountainSide offers stunning mountain- and lake-views. With only 35 lots, the community is arguably the prime location for a vacation home on the mountain.

Resort planners have also noted a decreased inventory of Selkirk Lodge and White Pine Lodge units on the market, prompting a strong look at the village core for the next phase of development.

“Owner satisfaction in the White Pine Lodge is high. Many of these units are actively used on a regular basis by individual owners, with fewer units in our rental pool,” Engel said.

When priced competitively, two-bedroom units in the White Pine have not remained on the resale market for long, showing the desirability of these units. The price point, moreover, has made these units accessible to a wider market. It is with these ideas in mind that Schweitzer has launched the design phase of an addition to the White Pine Lodge.

“We’re in the early design phase of a White Pine Lodge addition that we believe would add 15 to 20, new two-bedroom units to the building,” said Engel. “We’re approaching this with the hope that we can ascertain a price point that makes sense in the market place and then work toward a presale process as early as this winter.”

The White Pine Lodge was built in 2002 and was designed to accommodate future expansion; therefore, a number of efficiencies are in place, making this an attractive option over building a new freestanding building. The addition would tie into the southern end of the building, adjacent to the main parking lot. Tentative plans call for an expansion of underground parking and four floors of residential space. The resort is

White Pine Lodge Fall 2012 Newsletter

currently working with an architectural firm to analyze construction costs and determine whether a quality product can be constructed at an attractive price.

For more information on MountainSide, the White Pine Lodge or other real estate opportunities, visit the Schweitzer Discovery Center, located in the Selkirk Lodge, call 208-255-7300, or go online to www.SchweitzerRealEstate.com.