A Holiday Message from OneTwoOne

Our WHY Is You.

As we embark on this joyful and busy Holiday Season, we want to pause a moment to focus on this past year. As we look back, our memories focus mainly on the people with whom we have had the honor of meeting. Whether it is a cooperative member from years past or a new face considering a home in one of our most recent communities, we are reminded of our “why.”…

Our why is you.

We are proud to have been involved in the development of many wonderful communities, and in so doing have set the stage for great communities to be formed. The joy of seeing our customers impacted so profoundly by the love of their new home and their joy of connecting with their new family — the like-minded neighbors who join together in a community that lives, thrives and bonds together — creating so much more than just a home. Our why is you, and to every one of you, thank you for inspiring us to be our best.

Happiest of Holidays from OneTwoOne.

Mighty Neighborly.

For a limited time, stop by the sales office to learn more about Zvago Glen Lake, and you’ll receive a small gift card* to our new neighborhood grocer, Lunds & Byerlys. Perfectly timed for the holiday season.

*While supplies last. Must be age 62+. 
Introducing Julie Bestul

We are happy to announce the addition of Julie Bestul to the Zvago Cooperative Living team!

Julie comes to us with 10+ years in the cooperative housing industry, most recently from the Gramercy Club at Burnhaven Drive, where she served as the housing manager for many years. Before acting as the housing manager at the Gramercy Club, she managed the finish planning and selection process for each of the owners.

In addition to reaching out to each of our Glen Lake members to begin the resident selection planning process, Julie is also beginning to coordinate the overall design and selection process, which will be done in two phases.

In January, she will be working with residents on phase one, which is setting up appointments to review their electrical, plumbing and architectural (wall and door) changes. Prior to each appointment, Julie will send residents their current electrical floor plan, which shows default locations of cable, phone/Internet, outlets, switches and light fixtures, for review. Residents can then bring their plan to their appointment, and changes can be requested at that time.

Please note: If you're a resident and plan on being out of town in January, please call Julie directly at 952-283-9373 to make other arrangements.

The second phase of the design process will involve resident selection of interior finishes, and that’s when things really get exciting. Interiors begin to feel like homes as owners impart their unique sense of style and taste into their space.

Once Zvago Glen Lake is finished, Julie will take on a sales-and-planning role at the upcoming Zvago Central Village cooperative in Apple Valley.

In the meantime, if you have any questions, or if you would like to get to know Julie better, stop in for a visit at our Glen Lake showroom.

Becoming a Member Today

We are all familiar with the phrase “There is no time like the present.” This especially holds true for reserving a future cooperative residence at Zvago. As we are quickly approaching our 65% presale requirement — which will be the impetus for a quick construction commencement as soon as possible following closing — we encourage you to take a closer look at Zvago. If you like the idea of carefree living and are impressed with the location (within walking distance to Kinsel Park, new Lunds & Byerlys, Gold Nugget, local hardware store, post office, Dairy Queen and more), why wait? We currently have 34 of 54 units selected, and still have prime residences available. Join in on the fun and excitement of your future neighbors. Contact Peg Horan at 952-679-8715 to select your home today. This will ensure that you will be among the Members who will receive all of the pre-construction incentives listed to the right.

A Cooperative Living Fan

I still have my independence to do all of the things I enjoyed doing while living in my single-family home, yet I have the security of the community. I can participate as much as I want in community activities and committees, or I can choose to curl up and read a book in my home. I can’t say enough good things about my new invigorating lifestyle — I just love it!

Deb, Cooperative Owner Since June 2013

Standard Home Features

• Screened porches
• Open kitchen designs
• Granite countertops
• Stainless steel appliances
• Spacious walk-in closets
• Anderson® windows
• Quality, energy-efficient construction
• LED lighting in common areas

Pre-Construction Incentives

• Prime residence selection
• Pre-construction pricing
• Variable share payment options available
• Customize your home’s interior finishes to your liking
• Expire January 31, so act today!

[952] 283-9373
juliebestul@onetwoonedevelopment.com
Watch for a Zvago Community Near You!

So many of our owners continually ask where the next Zvago community will be developed. Well, we have been hard at work bringing this great housing option to other communities near you. Here are a few of the newest:

**Zvago Central Village, Apple Valley, MN** — At the core of Apple Valley Central Village, Zvago will consist of approximately 60 cooperative homes. It is conveniently located within walking distance to the bus rapid transit station, which connects directly to the MOA and other light rail transit connections. Other walkable conveniences include close proximity to shopping, restaurants and entertainment. Zvago Central Village will truly be at the heart of it all.

Presales will begin sometime following the new year (January 2016); however, we are taking names now to add to the interest list. Watch for more information. Construction is anticipated to begin fall 2016, with occupancy in fall 2017.

**Zvago St. Anthony Park** — This gem of a site is perched right in the heart of downtown St. Anthony Park. Future residents tell us the walkability of the location is of great importance to their continued connection to the neighborhood. The 49-unit cooperative community within a community is truly a hot ticket.

Due to the extensive discussions with the neighborhood in designing the proposed development, a significant list of interested individuals has been created. We anticipate our first community meeting to take place in February 2016, when interested parties may sign up for a priority number to have the opportunity to reserve a co-op unit in the near future.

Construction is anticipated for late summer 2016 with occupancy in summer 2017.

Contact Tami Allenson at (651) 766-4488 for more information or to be connected with a Zvago representative. Or visit www.onetwoonedevelopment.com.

Another Reason to Live at Zvago Glen Lake

The new Glen Lake Lunds & Byerlys has just opened! An easy walk from Zvago Glen Lake, Lunds & Byerlys is located at 14400 Excelsior Boulevard and is open Monday through Sunday from 6:00am – 12:00am.

Family-owned for three generations, Lunds & Byerlys has been a long-standing presence within the Twin Cities market. They take great pride in maintaining exceptionally high standards for all of their offerings, including organic and natural foods, top-quality meats and produce.

The products and groceries they carry include both national and world brands, as well as locally sourced foods and signature offerings from their bakery, deli and Lunds & Byerlys branded products.

The grocery store is immediately surrounded by other convenient stores and businesses, including Glen Lake Wine & Spirits, Caribou Coffee, Dragon Jade Restaurant, First Minnetonka City Bank and more. So whether you’re looking to pick up a few staples, or wanting to stock the fridge and pantry full, Lunds & Byerlys offers the perfect, neighborhood friendly solution.

December
- Collection of 15% share payments
- Continue unit selection

January
- Anticipated groundbreaking with 65% pre-sale met
- Begin electrical and interiors selections

Zvago Time Line

*Screened decks are not included in SF.

Zvago (zuh-VAH-go) is based on an Italian word for fun, leisure and recreation — svago. Why the Z? Just like members make each OneTwoOne community their own, we did the same with the name.
In This Issue
A Holiday Message from OneTwoOne ...................... 1
Introducing Julie Bestul ..................... 2
Become a Member Today .......... 2
Watch for a Zvago Community Near You! .......... 3
Featured Home: The Woodland......................... 3
Another Reason to Live at Zvago Glen Lake ............. 3
Zvago Time Line.............................. 3
Calendar of Events ...................... 4

Calendar of Events

Member Events
Member Celebration
Wednesday, January 27, 6:00 PM
Dinner, drinks and entertainment.
Meeting Location:
Hazeltine National Golf Club
1900 Hazeltine Boulevard, Chaska
RSVP Today.
[952] 679-8715

Community Information Events
Community Information Meeting
Thursday, January 14, 6:30 PM
Come learn more about becoming a member at Zvago Glen Lake.
Meeting Location:
Eden Prairie Community Center
16700 Valley View Road, Eden Prairie
RSVP Today.
[952] 679-8715

Showroom Open Houses
We will resume showroom open houses early next year after the Holidays. As always, please stop by any time to chat or learn more with Peg or Julie!

Zvago Glen Lake will be close to everything — entertainment, dining, shopping, golf courses and outdoor recreation. In addition, this active-adult cooperative will offer many benefits: financial advantages similar to traditional home ownership, lower costs of entry than many condominiums or townhomes, defined appreciation, and the ability for owners to form their own dynamic and meaningful community.