



FINDING YOUR IDEAL LIFESTYLE COMMUNITY: A PLANNING GUIDE

Most people begin researching to find their ideal communities at the beginning of the year, so that they can decide by spring or summer which communities have made their short list to visit. The process can feel overwhelming if you're not sure where to start. We at Woodside have compiled the planning guide here to help you shorten and take control of this process.

CHOOSE YOUR REGION

The easiest way to narrow your search quickly is to determine which region of the country is the best fit for your wish list. Use the questions below to help you start narrowing your personal search:

1. Is it important to you to scale back your current cost of living when you make the move to your ideal community? If so, use the table below to determine which region may be the best fit for you:

REGION	COST OF LIVING RANK (WHERE 1 IS THE LOWEST) *per Aparna Mathur, Economist
Southeast	1
Midwest	2
West Coast	3
Northeast	4

2. What type of climate are you looking for in your ideal lifestyle community? If you prefer snowy winters, the Northeast may be the best fit for you. If you're looking for four mild seasons where you can be outdoors year-round, you may opt to narrow your search to the Southeast.

CHOOSE YOUR AREA

Once you've determined the best region of the country for your lifestyle, taking into account your preferred cost of living and climate, you can further limit your search by narrowing your region down to one or two key areas in that region that meet your needs.

1. Which areas in your region offer the best cost of living for your lifestyle? For example, while a state may not have an income tax, does it compensate with higher sales taxes and real estate taxes? We recommend using Sperling's Cost of Living Comparison Tool to compare areas of interest.
2. Do you want to be in a large city, or would you prefer a smaller city that is within close driving areas to more metropolitan areas? Consider how much traffic you're willing to live with, and how open you are to a city whose industry is built on tourism. Also be sure that if you're looking for an area with a small-town feel, that you don't find yourself driving thirty minutes to a grocery store unless you prefer a very remote setting.
3. Do you enjoy cultural experiences like concerts, performances and art shows? Be sure and choose an area that offers these opportunities. While some areas may have appealing communities, there are often few cultural experiences to enjoy outside the community's gates.
4. How important is having high-quality healthcare in close proximity to you? Do you need to be near a VA medical facility? Research your areas of interest and the healthcare options available to you.
5. Would you prefer to live near a college or university? (More people are narrowing their searches to towns that have colleges thanks to the educational, employment, and cultural experiences they offer.)

MY AREAS OF INTEREST:

CHOOSE YOUR COMMUNITY

The next step in your planning process is researching the communities in the area or area(s) you've decided are the best fit for you. The questions below will help you determine which community is the one for you:

1. Would you prefer a private community, or one accessible by the public?
2. What are your hobbies? If you enjoy tennis, hiking, swimming or golf, be sure the community you choose has those amenities available to you.
3. Is the community you're considering stable? Be sure to find out how long the community has been around, and whether it is financially sound.
4. Will it be easy to make new friends in your community? Check to see if your community has a welcoming social scene that makes it easy for you to form new and lasting relationships.
5. Do you prefer a remote community, or one that has dining and shopping nearby?
6. Do you need to be within close proximity of an airport?
7. What setting do you prefer for your ideal community? If you're considering the coast, be sure and consider the risk and costs involved with hurricanes and Federal Flood Insurance. If you're considering somewhere more inland, consider a community that is in close proximity to beaches , mountains and other destinations so that you're able to visit these areas without taking up permanent residence there.
8. Do the homes in the community you're considering maintain their value? Is there a homeowners' association set up to protect your property's value?
9. Does the community you're considering offer a Discovery Package so that you can experience it for yourself before deciding?

MY SHORT LIST OF LIFESTYLE COMMUNITIES:



WOODSIDE AT A GLANCE

Now that we've started you on your search for your ideal community, we've made it easy for you to decide whether or not Woodside makes your short list by giving you a quick reference sheet on our community below:

- **Cost of Living:** South Carolina consistently ranks in the top 10 best states for property taxes and transportation costs, and Aiken typically shows a cost of living roughly 40% lower than other popular retirement destinations.
- **Climate:** Aiken, SC is considered the high ground between Atlanta and Columbia, giving our area four mild seasons with less humidity than other Southeastern towns and cities.
- **The "Middle of Everywhere:"** Aiken, SC is located in inland South Carolina, with a short 2-3 hour drive to Atlanta, Charlotte, coastal and mountain destinations.
- **College Town Living:** The University of South Carolina Aiken, recently ranked the #1 Public College by US News for the thirteenth year in a row, is a short ten-minute drive from Woodside, with concerts, performances, and educational opportunities abound.
- **Culture:** In addition to the many shopping and dining options located just outside Woodside's gates, Downtown Aiken is a thriving hub of the city with an Arts Center, Community Playhouse, dining options that range from fine dining to casual fare, and a host of outdoor events to enjoy. The Juilliard School calls Aiken it's "home away from home," and hosts a weeklong festival here once each year.
- **Quality Healthcare:** Aiken, SC boasts Aiken Regional Hospital and a VA clinic, with several healthcare services available just outside the Woodside gate in The Village at Woodside. In nearby Augusta, GA, take advantage of a VA hospital and several other top-ranked medical facilities.
- **Amenities:** Woodside offers four golf courses, more than 15 miles of hiking and nature trails, a racquet pavilion for tennis and pickleball, and a very active social scene, with more than 60 resident-led clubs and social groups.
- **Discovery Package:** Come and see us for yourself on our 3-day/2-night Discovery Package, starting at only \$199!

For more information, visit our website at www.woodsidecommunities.com, or call us at 800-648-3052.