



Hello!

Discovery West Neighbor Profile: The Canneys

We are so excited to unveil our very first "neighbor profile" in this issue of Polestar. The Canneys were the first family to move into Discovery West last January, as well as the first family to occupy a home inside the most recent urban growth boundary expansion in Bend. The occasion was momentous enough that the local Bend news covered the story. For our neighborhood, it was exciting to usher in its newest chapter: people occupying the beautiful homes our builders are hard at work creating.

We sat down with Linsey and Fred Canney to ask them a few questions and get to know their family. They recently moved to Bend with their two young children Ily, 3, and Gabriel, 4 (plus a newer addition to the family, Izzy the cat).

What brought you to the area?

Fred grew up coming to Bend as a kid for family trips. When we got married, we continued to travel here to see family. In July 2019, we had the opportunity to actually

choose where to live (i.e. work finally didn't dictate where we lived), so we decided on Bend. The proximity to family and the outdoors were deciding factors for us.

Why did you choose Discovery West?

We chose Discovery West for a few reasons: 1) access to the outdoors, 2) caught Randy Grout before he put our house on the market so we didn't have to compete with other buyers and 3) Randy Grout let us choose finishings for our new home! We had a great experience working with Randy. He did a wonderful job keeping us informed of what was going on and his eye for detail was great.

What is it like being the first family in the neighborhood?

Exciting! The kids love it because it has been an absolute playground for them to dig in the mud as well as watch all the dump trucks and diggers.



Welcome to Discovery West, Canney family!

What do you like best (so far) about living in Discovery West?

Discovery West is so pretty, we love walking around and being outside. We like how all the retail is being built up and being able to walk to things like Sparrow Bakery and Thump. Also, we can get to snowshoeing and skiing within 15-20 minutes.

Get Outside: Trails abound on Bend's westside

One of the biggest things we hear from people who visit Discovery West is that they love our proximity to the abundance of outdoor activities that our region has to offer. These activities are more accessible than ever with the trails that run through the neighborhood, including a newer trail easement, courtesy of Bend Parks and Recreation.

Tree Farm entrance on Bend's far westside. It connects to several other trails in the area, including the Cascades Highland Trail that runs along Skyliners Road and, farther out, all the way to the Phil's Trail and Shevlin Park

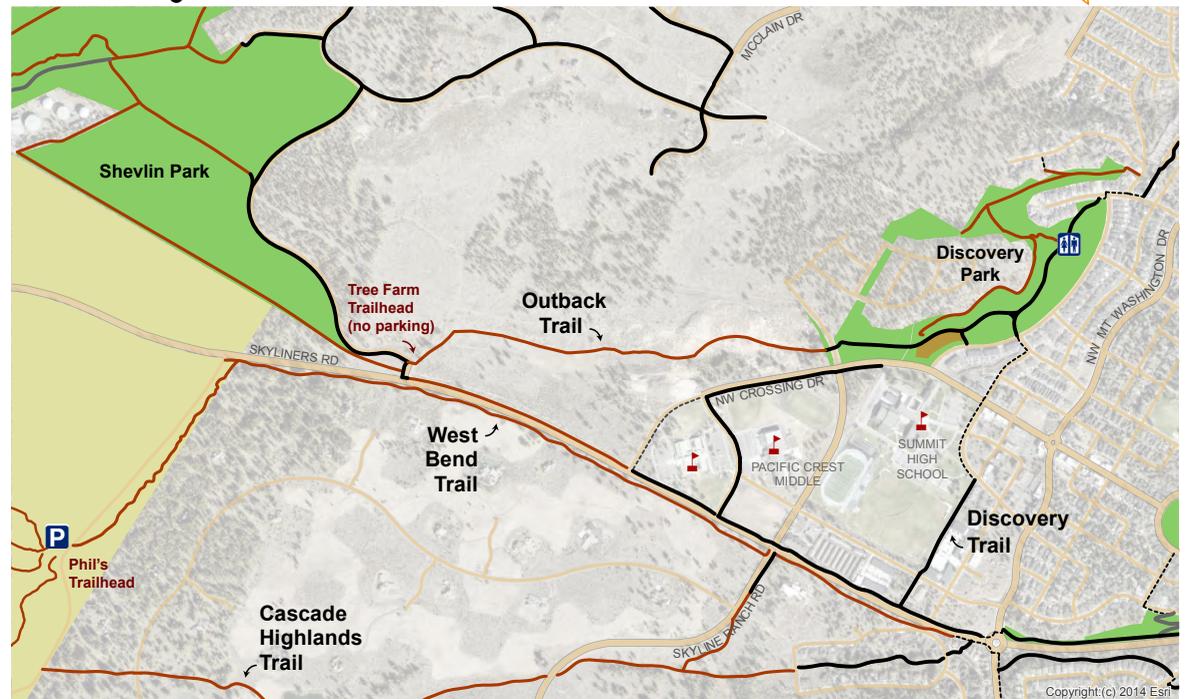
complexes. In the future, a permanent trail will be created to provide connectivity to the greater trail system west of Bend. Maps can be found on the Discovery West and Bend Parks and Recreation websites.

“A WALK IN NATURE WALKS THE SOUL BACK HOME.”
-MARY DAVIS

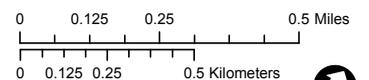
Running all the way from Discovery Park in NorthWest Crossing, the main trail winds underneath the pedestrian underpass at Skyline Ranch Road. Trail users can enjoy the beauty of nature, and the beauty of community art, while taking this route. Our underpass is adorned with the stencil art of local artist Doug Robertson, who created "headshots" of several of our Women of Discovery through his unique mural installation.

The trail easement then runs through undeveloped land just to the southwest of Discovery West, winding all the way to The

Discovery Park Outback Trail



- Paved Trail
- Gravel Trail
- Natural Surface Trail
- Road/Sidewalk Connection
- BPRD Park
- Dog Off Leash Area
- Other Public Land
- Golf Course



www.bendparksandrec.org



Eric Meloling & his son, Brent, of Meloling Construction Services



Featured Builder

Discovery West Builders Guild: Spotlight on Meloling Construction Services

The Discovery West Builders Guild is comprised of 19 quality builder partners who are helping fulfill the vision for a vibrant community filled with architectural diversity. Unlike many developments, Discovery West does not have set floor plans or model homes. Instead, when each phase is complete, we sell ready-to-build lots to builders who are part of the Guild. The builders can either build custom homes or speculative homes. We have a fantastic team of building partners to choose from, all profiled on our website. In this issue of Polestar, we are spotlighting Eric Meloling of Meloling Construction Services.

Eric is a full-service general residential contractor, with a long history and broad experience building all sizes of homes. With more than 45 years in the construction industry, Eric knows how important it is to pay attention to detail and he personally supervises all phases of the construction process for his clients.

The result is homes that are efficient, harmonious and quality-driven. He says, "I approach every home I build as custom, building in the amenities of the structure that will provide a healthy, livable and energy efficient home that nestles into its surrounding environment."

We asked him a few questions to get his perspective on building, Bend and Discovery West.

What do you like about being part of the team that is building out Discovery West?

As Bend grows and as a contractor that is actively participating in that growth, I'm fortunate to be working in a development that values maintaining the character of the land being developed as much as is practical. That philosophy conforms to my values as a builder.

What made you interested in being part of the Builders Guild in the neighborhood?

I wanted to be part of Discovery West because I have had a long-standing successful relationship with the developer, having participated in the adjacent NorthWest Crossing Builders Guild. Our building and development philosophies align pretty well.



Why do you think Discovery West appeals to homebuyers?

Location! Location! Location! Bend's westside is very popular, and there is limited housing supply in the area. People like the diversity of home styles, the wide choice of builders and, if they are familiar with NorthWest Crossing, they also see the successful history of the developer in creating livable communities.

You have a long history in the area. Tell us about some key changes you've witnessed in the building and real estate space.

We've definitely gone from a buyer's to a seller's market. The hyperdrive market, along with COVID-related disruptions in supply and labor schedules, has highlighted the need for contractors to carefully schedule and manage every project. My company is well positioned for this as I have always been "hands on" in the process. I've found lately that I have had to become even more "hands on."

To learn more about Eric and our other Guild Builders, visit our website at www.discoverywestbend.com.

How can I buy a home in Discovery West?



Our sales partners from Harcourts The Garner Group Real Estate often receive this basic question: How can I buy a home in Discovery West? The process is a little different than

some other neighborhoods, because our community has no model homes or set floor plans. Instead, homesites are sold to the "Discovery West Builders Guild" - a group of 19 pre-approved builders who bring their own vision and creativity to every new home. This was intentional as it helps to create a built landscape that is diverse, full of rich variety and unique perspectives.

Each Guild builder chooses to build either a spec or custom home on the homesite they select, and each one takes a unique approach when it comes to the sales process. Some choose to list their homes early in the construction process, with renderings, and some choose to wait until their project is near completion. Others prefer working with a homeowner and building a custom home from the ground up.

This makes the sales process unique as well and, just like the neighborhood, there is no "cookie cutter" or one size fits all approach. We invite you to check out a short video on the sales process if you want to know more, available on our website blog at discoverywestbend.com, or call our development sales team at 541-383-4360.

Harcourts thegarnergrou.com
The Garner Group Real Estate 541.383.4360
info@thegarnergrou.com



Dr. Ellen Ochoa upon the Space Shuttle Discovery, 1993. Photo courtesy of NASA

Women of Discovery

National Astronaut Day: Celebrating "Women of [Space] Discovery"

This is the time of year that we celebrate space travel! In specific, May 5 is National Astronaut Day and, like the banners in the Discovery West neighborhood say - we think it is the perfect time to "Reach for the stars." There's a reason why this theme is an important one in Discovery West: we celebrate women who've broken barriers and made discoveries by naming our streets after them, creating community artwork featuring them and by profiling them on our website at discoverywestbend.com. "Women of Discovery" is a core neighborhood theme.

Three of our highlighted women are astronauts who have broken barriers - not only through the earth's atmosphere, but also because of accomplishments during their careers. Dr. Kathryn Sullivan was the first American woman to walk in space in 1984; Dr. Ellen Ochoa was the first Hispanic woman to do the same in 1993; and Dr. Kalpana Chawla was the first India-born woman to go to space in 1997.

While with NASA, Dr. Sullivan logged 532 hours in space over the course of three total missions. Over the past three decades, she has received multiple awards and honors, the most lauded of which included induction into the Astronaut Hall of Fame and being named assistant secretary of state under the Obama administration, among many others. She continues to receive honors to this day, the most recent being an inclusion on the list of the BBC's 100 Women. What many may not know is that Dr. Sullivan is also an

accomplished oceanographer, making her an explorer of both depths and heights.

Many may remember when Dr. Ellen Ochoa went into space on the highly publicized 1993 voyage of the space shuttle, Discovery. She went on several missions throughout her career, logging more than 1,000 hours in space. Before exploring the skies, she made several breakthroughs as an engineer in the field of lasers and other optical devices, securing three patents for her work in the field of information processing (by the way, May is also National Inventors Month!). In addition to her engineering and astronautical work, Dr. Ochoa is an active proponent of women's rights. She regularly gives lectures and talks to encourage students - particularly girls and young women of color - to enter STEM fields.

Kalpana Chawla (1962-2003) was an American engineer and NASA astronaut, and was the first Indian-born woman to ever go to outer space. She was passionate about flying from an early age, and this passion eventually led to her career as an aerospace engineer and astronaut. Unfortunately, this passion eventually led to her death when she was killed upon reentry into earth's atmosphere after her second mission in 2003, when the space shuttle Columbia was destroyed. Her sacrifice was not in vain, she has served as an inspiration for "Indian school children and youth who see themselves reflected in her" according to according to Dr. Chawla's husband of nearly 20 years, Jean-Pierre Harrison, who wrote a book about her life.

Happy Astronaut Day to our Women of Discovery, Dr. Sullivan, Dr. Ochoa and Dr. Chawla. Their contributions helped to pave the way for women everywhere to reach for the stars.



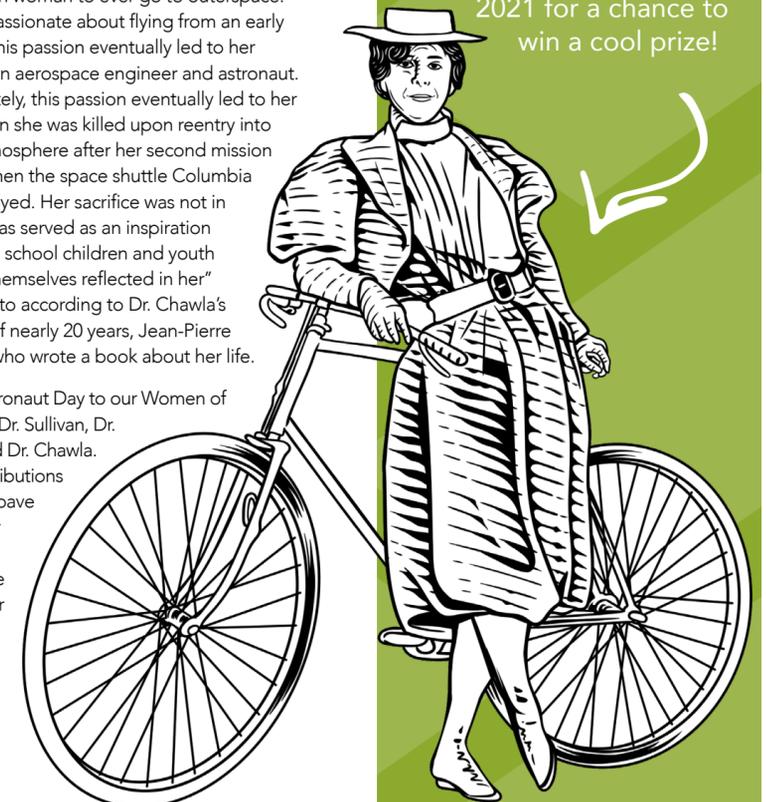
Dr. Kalpana Chawla

Coloring Contest

ANNE "LONDONDERRY" KOPCHOVSKY

Annie "Londonderry" Kopchovsky (1870-1947) emigrated to the US from Latvia when she was just five years old. At the age of 24 and with \$10,000 in prize money motivating her, Annie set out to become the first woman to bicycle around the world. A brilliant saleswoman and exceptional storyteller, Annie acquired her name as part of a deal with one of her sponsors, Londonderry Lithia Spring Water Company. Annie completed her task in fifteen months, launching a journalism career and writing about her adventures.

Complete your work of art and turn in at the Discovery Pod by July 31, 2021 for a chance to win a cool prize!



Development Update

Discovery West building out the future of a neighborhood



Conceptual design for Discovery Corner in the heart of the neighborhood. *Subject to change.*

starting in 2022. Mews are attached cottages that face a common green space.

In addition to all the residential options, the heart of this part of the neighborhood will be the association-owned plaza, Discovery Corner. The plaza will feature a sculptural fire pit, a variety of intimate gathering areas, along with space for small community events and potentially even food

This year has already been full of progress, as Phase One of the neighborhood welcomes families into their brand-new homes and Phase Two is moving right along that same journey. The infrastructure on Phase Three was completed in early spring, and builders have already made some exciting plans for homes in this newest part of the community.

Now, we're looking ahead even further to a part of Discovery West that is filled with even more variety. Phase Four will have single-family homes, townhomes, cottages and a new type of homes called Mews,

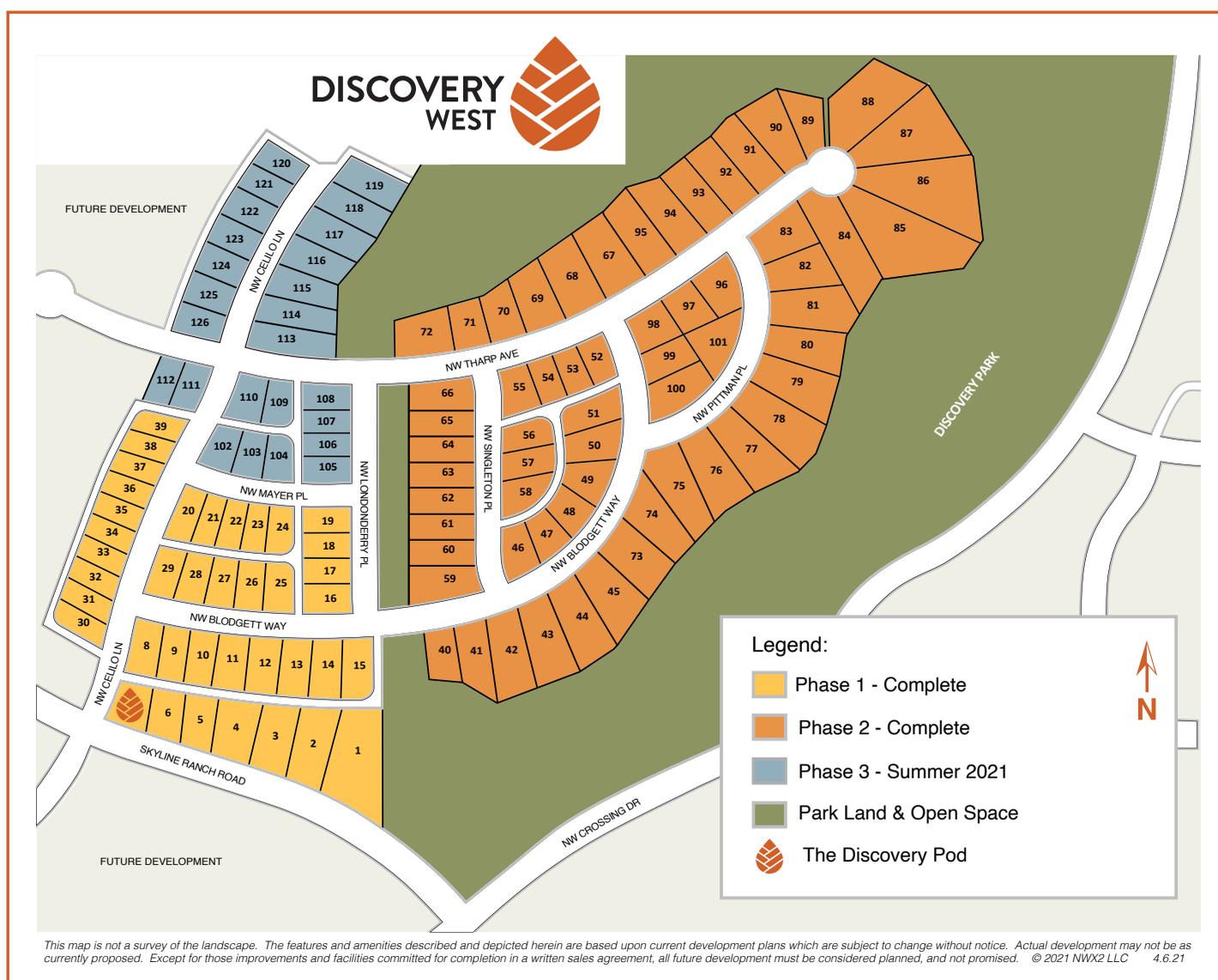
trucks. To add to the residential options, the plaza will also be faced by a number of live-work townhomes with commercial space below and living space above.

We can't wait to see all these new plans come to fruition as the neighborhood continues to grow and mature, fulfilling the vision for a livable place to build a beautiful life in Central Oregon. Join our email list (just visit discoverywestbend.com to sign up) to keep up-to-date on our progress and timing for these exciting options.



Discovery Pod is open daily for visitors

Come visit us! There's no better way to find out more about Discovery West than to experience the neighborhood first hand. Staffed with experts from our sales partners from Harcourts The Garner Group Real Estate, our Discovery Pod Sales Center is open daily from noon to 6 p.m. at 1164 NW Skyline Ranch Road. Inside this small and welcoming space, or outside in our comfortable patio area, you'll find information, resources and knowledgeable agents that can help you learn about the neighborhood.



“THERE ARE NO LIMITS TO WHAT YOU CAN ACCOMPLISH, EXCEPT THE LIMITS YOU PLACE ON YOUR OWN THINKING.”

-BRIAN TRACY