



## AGING WITH GRACE

### VISION STATEMENT

*To establish a not for profit organization based on Christian values, providing a caring community for seniors by respecting their needs with dignity and compassion.*

A LETTER TO THE COMMUNITY

ISSUE 16

JANUARY 2020



## TOURS of CHINOOK VILLA STARTING JANUARY 17, 2020

**Call 403-506-0051 to book your tour**

**Spacious apartments from 908 - 1394 sq ft**

Heated indoor parking stall and storage area for each unit

*Starting at \$288K*

**Single and double car duplexes from 1294 - 1422 sq ft on the main floor**

Finished or unfinished basements option with in-floor heat

*Starting at \$365K*

\*Prices include all appliances, GST and legal fees.



Here's a little sneak peak into a condo unit in Chinook Villa.

## Things to do in 2020

- \*\*\* SET UP A MONTHLY GAMES NIGHT \*
- \* TRAVEL TO A PLACE WHERE PALM TREES GROW \*\*\*
- \*\*\* JOIN A BIBLE STUDY \*\*\*
- \*\*\* ASK FOR HELP WHEN NEEDED \*\*\*
- \*\*\* TAKE OR TEACH A CLASS \*\*\*
- \*\*\* JOIN A COOKBOOK CLUB AND TRY NEW RECIPES \*\*\*
- \*\*\* WRITE LETTERS \*\*\*
- \*\*\* HAND-MAKE SOMETHING: A QUILT, BREAD, POTTERY \*\*\*
- \*\*\* PLAY ROOK OR PICKLEBALL OR GUITAR \*\*\*
- \*\*\* PRAY FOR PEACE, GOOD HEALTH, MISSIONARIES, LEADERS, FRIENDS AND FAMILY

Have you ever considered being a landlord without worrying about onerous property upkeep and bad renters?

Would you like to earn 3% on your money?

Are you interested in living in Charis Village someday, but you aren't ready to move yet?

NOW THAT'S A YES, YES, YES, YES!

Would you like to help provide high-quality housing to seniors who are searching for a good place to call home?

We have 15 potential tenants waiting for a home in Charis Village!

OPPORTUNITY KNOCKS TO LEASE AND SUBLET A NEW, WORRY-FREE UNIT  
 LET CHARIS DO THE WORK WHILE YOU EARN INCOME  
 PROVIDE QUALITY HOUSING TO SENIORS IN OUR COMMUNITY

# FACTS ~~MYTHS~~

If you've heard of Charis Village but you aren't sure the information is accurate, these myth buster facts will help clear the air.

**Myth:** Charis Village is connected to a big company.

**Fact:** Charis Village is a local non-profit initiative with a volunteer board made up of farmers, business people, nurses, teachers...people like you and I, from central Alberta. Charis Village is modeled after Elim Village in Surrey, BC, but is independent.

**Myth:** You have to be old to move into Charis Village.

**Fact:** Charis Village is for people aged 60+. That's not old, right?? More importantly, it's a high-quality, safe, quiet home in a beautiful location. Perhaps you travel, work out of town, take care of a partner, want fewer house & yard responsibilities, love a friendly community, or just want to simplify life. Don't wait until you are "old" to choose a lifestyle that suits your needs.

**Myth:** A life lease means you pay up front for your apartment or duplex, and you don't get any money back.

**Fact:** You pay up front for a 29 year lease of an apartment or duplex. You (or your estate) get the money back when you leave, less a holdback of 5.5% to 8.5%, depending on how long you live there. The holdback is for refurbishing and remarketing the unit.

**Myth:** Charis Village is exclusively for Christians.

**Fact:** This community is for anyone, regardless of religious affiliation. Charis Village is founded on Christian principles of caring and grace, and it is our belief that respect for these principles will make the community a better place for everyone.

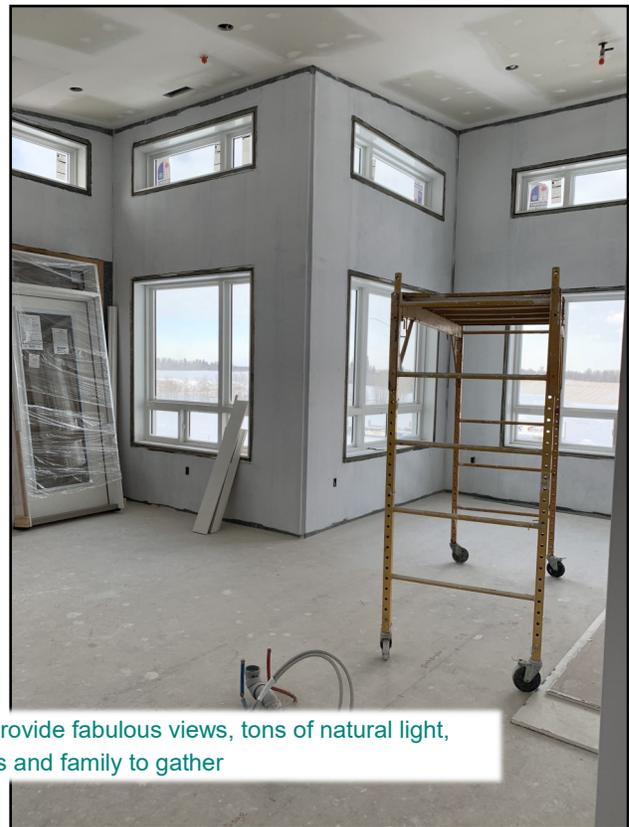
## FINANCING THE VISION OF CHARIS VILLAGE

The Charis Village co-treasurers have been actively engaged with several financial institutions for construction financing. Although it is prudent to make sure the necessary financial arrangements are in place with a bank, it is preferred by Charis Village to raise its required project construction financing with supporter-based financing.

For the residents of Charis Village, it is more economical when Charis Village can borrow from the supporting community because paying a lower interest rate and no fees means lower costs. For the Charis Village supporter, it is beneficial to invest because of a higher rate of return on their supporter loan, as well as giving support to Charis Village in providing a senior's community based on Christian values, allowing prospective residents to live together with dignity and compassion. Consequently, Charis Village is encouraging their supporters to join in this important project by providing supporter loans for a two year term. In return, Charis Village is offering unsecured promissory notes to supporters for loans of a minimum of \$50,000 or greater at a rate of 4% per annum with interest paid annually.

If you wish to extend a loan or require a different length of term or need more information, please email Peter Zuidhof or Jeff Van Olst at [info@charisvillage.ca](mailto:info@charisvillage.ca). Phone / text Peter at 403-318-1693 or Jeff at 587-876-7390.

**We welcome your participation.**



Big, bright, airy 4th floor corner units will provide fabulous views, tons of natural light, and space for friends and family to gather

### CHARIS VILLAGE BOARD MEMBERS

Peter Kuipers	403 748 4265	Co-Chair	Mary-Joan Pyper	403 305 6270	Chair, Care & Culture committee
Wim Schakel	403 885 2912	Co-Chair	Warren Schnoor	403 782 3800	Chair, Marketing committee
Pauline Prins	403 782 2600	Secretary	Hans Spelt	403 782 6039	Chair, Building committee
Peter Zuidhof	403 885 5263	Co-Treasurer	Jeff Van Olst	587 876 7390	
Merle Jacobson	403 783 5779	Co-Treasurer	Bernie Kolkman	403-357 6853	

**SALES OFFICE HOURS: 10:00-5:00 pm weekdays**

**LOCATION: #306 Parkland Place, 5033-52 Street Lacombe**

**Phone: 403.506.0051**

**Email: [info@charisvillage.ca](mailto:info@charisvillage.ca)**

**Mailing address: PO Box 5205 Lacombe, AB T4L 1W9**

**Website: [www.charisvillage.ca](http://www.charisvillage.ca)**

**Facebook: Charis Village**