



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 22

FEBRUARY 2021

OUR VISION.....



CHARIS VILLAGE OF CARE FOR SENIORS HAS BECOME A REALITY!

Chinook Villa, our initial Independent Living building has welcomed its first residents and is open to become your new home. We are happy to show you around and give you all the information you need to become part of our community.

BOOK A TOUR WITH US TODAY!

403-506-0051 or

info@charisvillage.ca

RENTING IS AN OPTION AT CHARIS VILLAGE



HAVE YOU CONSIDERED RENTING AT CHARIS VILLAGE?

At Charis Village units are usually life leased to prospective clients; HOWEVER, there is also the option of units being rented out to prospective clients through the use of our Non Resident Life Lease Holder (NRLLH) program. In this article we will compare the option of renting a unit at Charis Village to owning your own home. A few things to consider when looking at the rental option:

- The rental option at Charis Village is based on the availability of NRLLH inventory that is present at any given time.
- One of the positive impacts of the NRLLH program is that it allows more residents in Central Alberta the opportunity to live at Charis Village and become part of this community.
- A possible scenario is to sell your home and rent at Charis Village. This would allow you to use monthly income and the funds from the sale of your home to pay monthly rent at Charis Village.

The rental rate you pay on a unit at Charis Village will include the following:

- The monthly "condo" fee (varies from \$400-\$600 per month)
- Property tax on your unit
- Building insurance on your unit
- All maintenance repairs and/or replacement including appliances
- All yard maintenance and snow removal
- A quality suite with heated underground parking for one vehicle

When comparing renting at Charis to owning your home in the community you can see that the three major annual expenses: property tax (often between \$2000-\$3000), insurance (often between \$2000-\$3000) and maintenance (varies from year to year) are all included.

The only additional expense on top of the rent would be utilities and a tenant insurance policy to cover personal items and relocation in case of a major event to the building. This insurance is estimated to be approximately \$50 per month.

Those renting are afforded the same rights as those life-leasing and are subject to the same regulations (e.g. must be 60+ to be a resident)

IS THIS AN OPTION THAT MAY WORK FOR YOU?

For a list of the units (both condo and duplexes) that are presently available to rent please contact Warren Kay at 403-506-0051 to arrange for a private tour and rental rates. Keep in mind that these units are in limited supply.



WERE YOU WONDERING ABOUT MEALS AT CHARIS VILLAGE?

Even though Charis Village is independent living, HT Catering now offers lunches and dinners 7 days a week for residents at Charis Village. They offer a good selection of different meals from soups and sandwiches to hamburger and fries, pizza, pastas, fish, pork, beef and chicken delivered right to the door. There is even a vegetarian menu plan. Phone the office if you would like to know more about the meal plans.

BRRRRR, it has been cold



The ramp, which is heated, keeps it from getting slippery and full of snow. A great safety feature for our residents going down the ramp to park in the parkade



Brian, our facility maintenance guy, is all bundled up and hard at work to keep our walk ways, drive ways and parking lots clear of snow and ice. A big shoutout to Brian for conquering the freezing cold temperatures and keeping everything snow and ice free.



Jerry and Maja Bysterveld moved to Alberta from BC to be closer to their 3 children and grandchildren. They bought a condo in Airdrie but after a while they did not like the noise of the close by shopping centre, fire station and police station. They checked out Charis Village a couple of times and really liked one of our show suites. They gave up on the idea of living at Charis since the sale of their condo in Airdrie did not go as planned. They eventually sold their condo and ended up getting the unit they liked from the beginning. They are amazed at the quality of their new home and enjoy the peace and beautiful view to the east. Jerry and Maja like the idea of life lease. No worries about maintenance, repairs, snow removal and if they ever decide to move out, they will not have to worry about any listings or dealing with real estate agents. We welcome Jerry and Maja and our hope and prayer is that they feel at home at Charis Village.



Our limited time offer is still available upon signing a life lease with Charis Village within 90 days of having a tour, the monthly operating cost (society fees) will be waived for 6 months.

Take advantage of this offer and come on over or book a tour with us. We are happy to show you around and provide you with all the information you need. We can organize groups of 6-8 people or we can arrange individual tours.

Or if you are interested in becoming a Non Resident Life Lease Holder but are not ready to move in yet, you can sign a life lease and rent your unit out till you are ready and able to move in. We offer reasonable and comparable rental rates.

For more info phone Warren Kay at 403-506-0051 or email at info@charisvillage.ca

CHARIS VILLAGE BOARD MEMBERS

Peter Kuipers	403 748 4265	Co-Chair
Wim Schakel	403 885 2912	Co-Chair
Pauline Prins	403 782 2600	Secretary
Peter Zuidhof	403 885 5263	Co-Treasurer
Merle Jacobson	403 783 5779	Co-Treasurer

Alma Guenther	403 307 1820	
Warren Schnoor	403 782 3800	Chair, Marketing committee
Hans Spelt	403 782 6039	Chair, Building committee
Jeff Van Olst	587 876 7390	
Bernie Kolkman	403 357 6853	Chair, Maintenance committee

SALES OFFICE HOURS: 10:00-5:00 pm Monday-Friday
 Unit D-104, #1 Charis Village Drive, Lacombe, AB T4L 0K5