



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 19

JULY 2020

OUR OFFICE HAS MOVED TO CHINOOK VILLA. CURIOUS HOW THE SUITES LOOK? COME SEE US. WALK IN OR MAKE AN APPOINTMENT DURING OFFICE HOURS. WARREN OR CHRISTIANE ARE HAPPY TO SHOW OFF THE BEAUTIFUL UNITS AND PROVIDE YOU WITH ALL THE INFORMATION YOU NEED.

CHINOOK VILLA IS COMPLETE



THE SHOW SUITES

THE CHALET

This is a 1136 square foot, 2 bedroom, 2 bathroom unit. This unit is currently being used as the office. It is located on the main floor just off the lobby #104



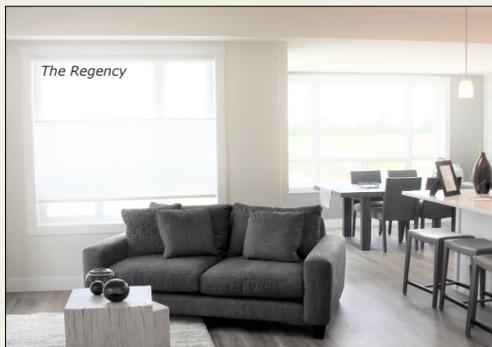
The Chalet



THE REGENCY

The regency is on the second floor and it is a 1180 square foot unit. 2 bedroom, 2 bathroom, each on opposite sides of the unit with a private balcony facing west.

The Regency



THE COTTAGE

This unit is located on the 3rd floor and has a very unique layout with a hallway leading to the bedrooms, separating them from the main living area. This unit is 1169 square foot, 2 bedroom, 2 bathroom and a large deck facing west.

The Cottage



The Haven



THE HAVEN

Our beautiful bright show suite on the 4th floor faces East. Enjoy your morning coffee on the private deck. This 1107 square foot unit has 12' ceilings and the master bedroom and ensuite are on the opposite side of the guest bedroom and bathroom.

What can you expect when you walk through the doors of Chinook Villa.

You enter our nice spacious lobby with the library nook and mailboxes right around the corner. Expecting a parcel? No need to make a trip to the post office. The compartments are big enough for packages. On the other side of the lobby is the common area. A beautiful gathering room at your disposal to



enjoy with other residents or your own family and friends if you have a special occasion. The common area is equipped with a full kitchen, big screen tv, fireplace, couches, chairs and dining table.

The public washroom and office are just down the hall. When you decide to come for a tour, Warren or Christiane will welcome you and provide you with all the information you need. They will show you the show suites on the 2nd, 3rd and 4th floor and other units with different layouts and views. We promise you will not be disappointed.



A BIG THANK YOU

We have been blessed with some very generous donations for Chinook Villa.

- Makkinga Market of Ponoka for donating a senseo coffee machine for the common room.
- Wilf and Friedle Ebens for donating a lot of books for the library nook.
- Margaret Stephenson for donating beautiful Royal Albert china, also for the common room.
- No Frills Ponoka, for giving us 3 shopping carts for the residents to use.
- Sharon and Harvey Jacobson for donating a commercial popcorn maker for the common area.

New to the team

Brian Yoshida is the newest member to the team. Brian is our maintenance and repair person. He will also be looking after snow removal, lawn, ground upkeep, as well as the janitorial duties, maintenance and repairs that occur at Chinook Villa.

We welcome Brian to our team and look forward working with him.

Landscaping progress



We are super excited about the progress in landscaping.



Part of the landscaping is sod, the other part was seeded. Lots of trees and shrubs are planted.



Irrigation is working full force to keep everything growing.

Stay tuned for more on the progress of the duplexes in the next Newsletter



RESIDENT TESTIMONIAL

I asked Mr. Fitch a few questions about his experience at Charis so far. This is what Mr. Fitch has to say.

"Gem and I lived in our home in Red Deer for almost 31 years. She developed arthritic knees and with 15 steps to the bedroom upstairs it was becoming more difficult to cope with this daily challenge. We heard about Charis and I went to a meeting about the new development. We later put a deposit on one of the double garage duplexes. On December 30 of last year, Gem fell and broke her femur just above the knee. She had a 4 hour surgery the next day having a metal plate and screws to aid in the healing process. She was in the Red Deer Hospital until February 3 when she was transferred to Olds because Red Deer was running over capacity. Shortly after arriving in Olds she was transferred to the Restorative Care area of the Extended Care. She received excellent therapy until her release on June 24 when she moved into Charis.

Because the duplex was not going to be ready for occupancy until the fall, we had our deposit transferred to the Villa since our home would not accommodate Gem's needs.

So why did we choose Charis and how has the move been? There are several reasons. First we both are 86 and because of the stairs in our home we needed to move, to say nothing about downsizing. Secondly, we like the philosophy of Charis and the future plans for the Village. Thirdly, I personally knew several of the board members and that gave me confidence in the organization.

I moved on June 1st and Gem was released from hospital on June 24 and joined me after about 6 months of hospitalizations. We needed to have a change in the shower to accommodate Gem's mobility issues and that renovation, at our expense naturally, was done very quickly. The move went well and we are enjoying our new home. The staff are very friendly and accommodating and we are very comfortable in our new home. We feel we have made the right decision and are looking forward to meeting new residents as they make their move to Charis".

Victor and Gem Fitch

NON RESIDENT LIFE LEASE HOLDER

For those who are interested in becoming a NON RESIDENT LIFE LEASEHOLDER (NRLRH), here is a great investment opportunity with very little management.

The NRLRH can now purchase a life lease and **SUBLET** the unit to an approved tenant with the opportunity of earning 3% on investment. The units will be maintained by Charis Village and the NRLRH will only be responsible for finding tenants and cleaning and damage *above normal wear and tear* when a tenant moves out. We have a list of excellent potential tenants who are looking to move into Charis Village.

With this kind of community, there is very low risk of tenant problems, and no need to invest time and money in upkeep of the building, compared to typical rentals. This option also makes it conducive for a family or corporation to life lease a unit for a senior family member. Because NRLRH's can set their own rental fee, it is a great way to offer affordable housing to a loved one.

NRLRH's can be any age. NRLRH's can use this option to secure a DUPLEX or CONDO for themselves in the future or simply as an investment. We are excited to help you **earn 3% on your investment** without the usual risks, expenses, and upkeep associated with being a landlord. We are currently accepting deposits on brand new units at Charis Village on a first-come, first-serve basis.

We are also accepting names of those interested in RENTING a CONDO or DUPLEX as they become available. Must be age 60+ to qualify as a tenant

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

Mary-Joan Pyper	403 350 6270	Chair, Care & Culture committee
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	

SALES OFFICE HOURS: 10:00-5:00 pm Monday-Friday, Saturday 9:00-12:00 **Unit D-104, 7200-72 Ave, Lacombe**

Phone: 403.506.0051 Email: info@charisvillage.ca Mailing address: PO Box 5205 Lacombe, AB T4L 1W9

Website: www.charisvillage.ca Facebook and Instagram: Charis Village