



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 20

SEPTEMBER 2020



WE ARE EXCITED TO PRESENT TO YOU OUR LIMITED TIME OFFER:

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 WILL BE 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.



WE ARE AT CHARIS VILLAGE DRIVE
IN LACOMBE. YOU CAN REACH US AT

403-506-0051 OR BY EMAIL:

INFO@CHARISVILLAGE.CA

Wheelchair accessible Units

At Charis Village we realize you may be spending a good amount of your time in a wheelchair and still able to live independently. With that in mind we have four suites on the first floor that are wheelchair accessible. The island in the kitchen is two inches lower and is open underneath so you can sit in your wheelchair and still get nicely up to the counter to prepare your supper. One of the sinks in the master bathroom is open underneath so you can easily wash your face in the sink. There is space beside the toilet for a comfortable side transfer and the shower has no ridge so you can roll right into the shower and transfer onto the fold down bench with lots of handrails in place to hold on to if you are able to stand. The HAVEN is a 1107 square foot, 2 bedroom, 2 bathroom unit, that looks out to the south east and has a very sheltered patio. REGENCY 2 is a 1145 square foot, 2 bedroom, 2 bathroom corner unit that has west, and north views. REGENCY 1 is a 1180 square foot unit with a similar north and west view. The ESTATE looks out west, 1234 square foot unit with an office added to the 2 bedroom and 2 bathroom plan. We invite you to come and take a closer look at what we have done to make seniors years as comfortable as possible.



DUPLEXES UPDATE



Duplexes are coming along nicely. There are 2 styles to choose from. Contemporary, as shown on these pictures, and the prairie style. You can choose from 3 different colors stucco and siding.



Our street lights are installed and they add a nice classy touch to our Village.

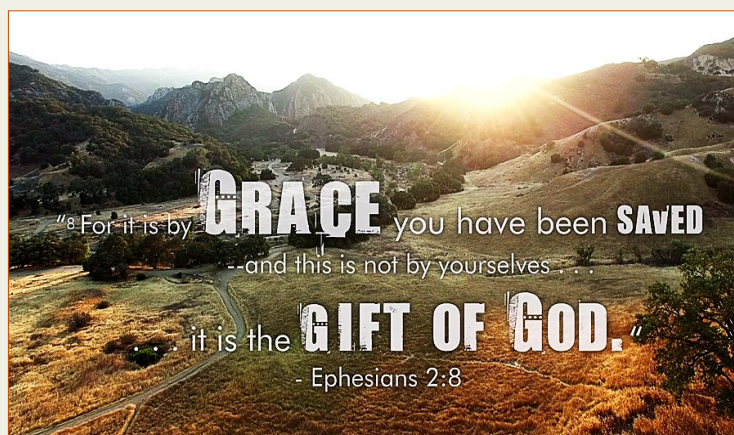
Still available for lease is a double car garage duplex, and 2 single car garage duplexes are available for rent. Come check them out today!

Also available for rent are some two bedroom and single bedroom units in CHINOOK VILLA. We have 4 or 5 people interested in becoming a NRLLH and are in need of a renter.



CHARIS SOCIAL

The Charis Care and Culture committee organized the first Charis Social for Chinook Villa residents, future duplex residents, staff and board members. This social was a nice opportunity to get together for coffee, tea and snacks in the common area. The social will be held every 2nd Thursday of the month. The goal is to give the residents an opportunity to let us know what they would like to see here at Charis Village. We would like to create a community where everybody knows one another and where residents can enjoy each others company and feel at home.



We had the honor of having MLA Ron Orr and his wife visiting us at Charis Village. They toured the building with former MLA Ray Prins and his wife Pauline, one of our board members.



NON RESIDENT LIFE LEASE HOLDER

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

The NRL LH 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 NRL LH 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 NRL LH's can set their own rental fee, it is a great way to offer affordable housing to a loved one.

NRL LH's can be any age. NRL LH'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, #1 Charis Village Drive, Lacombe, AB T4L 0K5

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