



## 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 13

OCTOBER 2019

## ANNOUNCING A TOUR OF CHINOOK VILLA!

**Friday, November 8 at 2:00 pm**

Call the office at 403-506-0051 to reserve a tour through Chinook Villa. You will see the size, views & locations of the apartments, as well as details of the construction method and materials. Also, you can see where the duplexes will be located. Maximum of 10 people on the construction site. More tours will be organized in the future.

### FINANCING THE VISION OF CHARIS VILLAGE

The Charis Village co-treasurers have been actively engaged with several financial institutions for construction financing and are now getting close to finalizing a loan with a bank. 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). You can phone / text Peter at 403-318-1693 or Jeff at 587-876-7390. We welcome your participation.

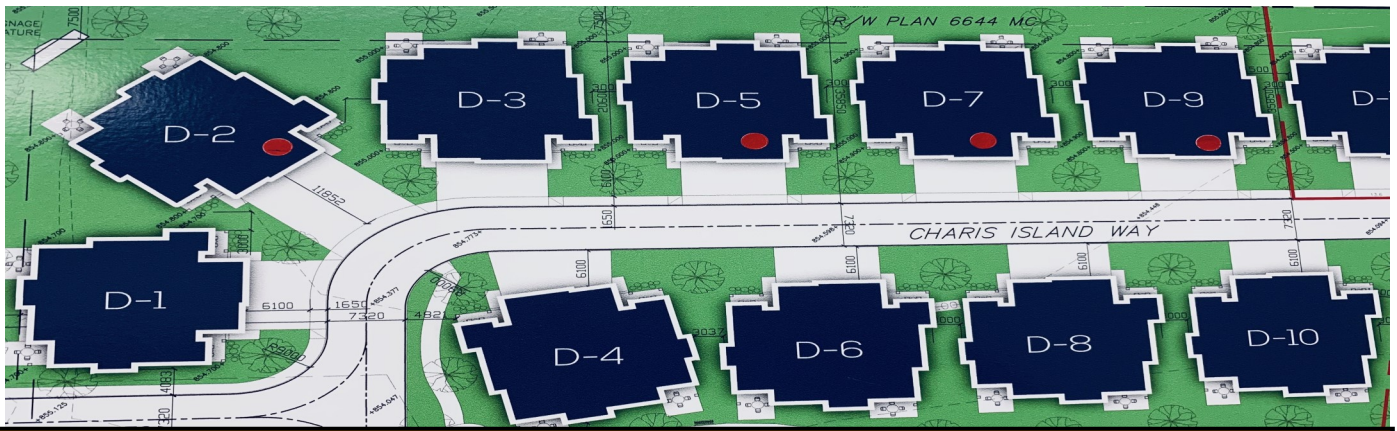
#### Features of Chinook Villa

- Non-combustible building designation; concrete and steel construction & sprinkler system
- 2 elevators
- Heated underground parking; 1 stall per unit plus outdoor parking
- Storage area for each unit
- Generator back-up power
- Fully air-conditioned
- Quiet building—concrete floors
- Accessible—wide doorways and passages, easy access shower
- Gathering room on the main floor for residents and guests
- Large units with open living areas
- Penthouse feel with high ceilings and transom windows on the top floor
- Stainless steel appliances & quality finishings
- Spacious terraces for outdoor living

***What if, TODAY,  
we were grateful for  
EVERYTHING?***

*- Charlie Brown*





Glenda and Clarence are excited to be moving into duplex D-9 backing onto Henner's Lake. I asked Glenda if I could pick her brain about being a volunteer board member and a soon-to-be resident of Charis Village.

**S:** Glenda, what is it that drew you to work for six years as a board member of Charis Village?

**Glenda:** I love the meaning that is going into this project. Even the name is special. Charis means *grace*, and I love that the board is committed to building a community of grace for seniors. We've all worked for a long time; many of the members have been on the board for ten years with no reimbursement at all. We surveyed a lot of seniors to hear what they wanted before we began the plans, and we worked hard to give them as much of their wish list as possible. The board members believe in going a step above, and I'm so impressed with the quality of the buildings that are going in here. So much thought, prayer and planning went into this project.

**S:** What about life leasing a home? What do you like about that compared to outright ownership?

**Glenda:** I had a life lease for my Mom, and it worked as slick as a whistle. (*Yes, she said "slick as a whistle!" Don't you love that?*) There's no big mess for family members to clean up, and no property to divide or fight over. We found life leasing to be successful and easy.

Furthermore, I don't ever want to market another home again. I don't want to fill holes, patch, paint, list or show a home again! It is a lot of work and expense, and I am NEVER going to do that again! (*Emphasis noted, considering that they are currently marketing their home!*)

**S:** You and Clarence are the first to decide to move to Charis Village. Tell us why you are excited about living here.

**Glenda:** It's an up and coming neighbourhood in Lacombe, close to the lake and with easy access to Highway 2 and the C & E Trail. D-9 is in a great location, but I would have been happy with an inside duplex too. I love that the front verandah is big enough for 2 chairs and a little table, and the back deck is facing west to the lake and will be a great place to enjoy the sunsets. In my current house, I sit outside on the front verandah and say hi to neighbours, and I read in the back yard, and I can continue to do this in my new house.

This place will feel like a high-end home. It's got quality finishes, big windows and open spaces. And I really think the layout is good. The laundry room is next to the master bedroom, and there is enough space to live on the main floor with everything convenient. My furniture will fit, so I don't need to downsize that. Even my large dining room set will fit! And there's a walk-in pantry, which is designed so that all the shelves are accessible.

I promised my husband that we would have a big garage with room for hobbies if we moved, so we chose a duplex with a two-car garage. There's lots of room in there.

**S:** And how do you see this move impacting your lifestyle?

**Glenda:** Who wants to spend their whole life taking care of a big yard and house? Charis Village offers freedom to live our lives differently now. My husband wants to spend the winter months as a snowbird, and we can close the door and go. We won't have to worry about anything back at home. I've shopped around for years prior to this, and I don't think there is a better place to be than Charis Village.

# Duplex Design

The duplexes are designed to make the most of living an active life of entertaining, enjoying hobbies, and getting away whenever you want. Some of the features that we are excited about are:

- \* **Choices** Choose size and layout: 1422 SF side with 2 car garage or 1285 SF side + single car garage. Choose between two exteriors: Prairie or Contemporary.
- \* **Comfort** Fully air-conditioned; in-floor heat in the finished basement
- \* **Convenience** Main floor master bedroom and connected laundry room; wide doorways and passages
- \* **Spaciousness** Den on main floor and 2 extra bedrooms downstairs; open concept living area; large back deck
- \* **Quality** Quartz countertops; Maytag / Whirlpool appliances; luxury flooring; custom cabinetry; closet organizers



Pets are allowed in the duplexes, so for those who love their furry friends, this is a great place to call home.



Pumpkin pies are also allowed, but only if you invite a friend!

A house is made of walls and beams  
A home is built of love and dreams.

**THANKSGIVING** is the holiday where we are reminded to be grateful; it is the opportunity to reflect on God's goodness to us. Billy Graham wrote, "Thanksgiving is recognition of a debt that cannot be paid... When thanksgiving is filled with true meaning and is not just the formality of a polite 'Thank you,' it is the recognition of dependence."

Perhaps this holiday goes deeper than being thankful for our food, family and friends, though we certainly are thankful for these. Perhaps it is the slow work of a lifetime, this growing awareness that we are blessed beyond anything we can ever repay.



### **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 would be maintained by Charis Village and the NRL LH would only be responsible for finding tenants and cleaning and damage *above normal wear and tear* if 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
Glenda Johnson	403.782.6853	
Mary-Joan Pyper	403.350.6270	
Warren Schnoor	403.782.3800	
Hans Spelt	403.782.6039	

#### **UPCOMING EVENTS**

Charis Village is a not-for-profit, community-led senior housing project. Come to a free information session to hear more about Lacombe's new independent living, assisted living and long-term care village, founded on Christian values of grace and caring.

#### **Lacombe Memorial Centre in the County Room**

**Wednesday, October 9 7 PM**

**Wednesday, October 16 7 PM**

**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**