



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 15

DECEMBER 2019



**THIS CHRISTMAS SEASON WE WANT TO THANK YOU,
OUR COMMUNITY OF FRIENDS.**

Perhaps you came to an information session, dropped by the office, toured Chinook Villa, took information to a friend, checked out the website and Facebook page, read the newsletter, financially supported the non-profit venture, prayed for us or signed a lease for a new home. Maybe this is the first time you've heard of Charis Village!

No matter, you are invited to drop by for some Christmas baking and hot apple cider on

Thursday, December 19 between 10:00 am and 4:00 pm

The office is located at #306 5033-52 Street, Lacombe (above Lacombe Registry)

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. Phone / text Peter at 403-318-1693 or Jeff at 587-876-7390. **We welcome your participation.**



JUST FOR LAUGHS



93 year old Morton was in love with his sweet neighbour, Greta. On Christmas morning, Morton woke up with a funny feeling that something important had happened on Christmas Eve. It was during breakfast that Morton finally remembered what it was. He had proposed to Greta!

But what she answered he just couldn't seem to remember.

Morton picked up the phone and dialed. "Hi Greta", said Morton, "I have a funny question for you. Do you remember last night when I proposed?" "Oh yes," gushed Greta, "I'm so glad you called.

I knew I said yes to somebody but I just couldn't recall who it was!"



YOU HAVE ASKED AND CHARIS VILLAGE HAS RESPONDED!

Chinook Villa is modifying 4 units on the main floor that will provide for
INDEPENDENT LIVING and WHEELCHAIR ACCESSIBILITY.

Charis Village will be one of the few homes in our community that are this wheelchair-friendly.
Layouts are posted on our website: charisvillage.ca



Are you curious about how this building is constructed? Wondering about the size of a unit? Considering which view is best? Book a small group tour through Chinook Villa. Next tour will be January 17 at 2:00 pm.
Call our sales office at 403-506-0051



THE FIRST GUESTS

We had the privilege of being the first guests to “visit” the couple on the left, who will soon be enjoying this sunny, spacious apartment in Chinook Villa.

As I look at this picture, I think of the first guests to visit Baby Jesus on the night of His birth. The surroundings were simple and rough; certainly not as cozy as the pictures in our children’s books. Yet the presence of Heaven was there, and nothing else mattered. The shepherds arrived breathless and amazed, no pretentiousness or agenda, wearing ordinary farm clothes appropriate for a carpenter’s baby. But the joy and awe on their faces, still freshly lit from the angels’ chorus, made them as regal as the three kings on their way to Bethlehem. The parents were happy and proud, as any new parents would be, but with a deeper sense of the wonder of their calling to parenthood. They had no chairs for their guests, no meal warming in the oven, not even a cup of tea to offer, but the love in their eyes was enough as they welcomed the shepherds into their intimate circle.

No wonder this story is so beloved. No wonder we imagine ourselves as those shepherds, running across the fields under a bright, starry sky to find the reason for these tidings of great joy. And still today, no wonder we welcome loved ones into our homes with open arms and warm hearts, remembering the first guests to visit the new baby born in the manger.

THE ANGEL SAID TO THEM,
“DO NOT BE AFRAID.
I BRING YOU GOOD NEWS
THAT WILL CAUSE
GREAT JOY FOR ALL THE PEOPLE.
TODAY IN THE TOWN OF DAVID
A SAVIOR HAS BEEN BORN TO YOU;
HE IS THE MESSIAH, THE LORD.”

LUKE 2:10-11





LOOKING FOR A FANTASTIC CHRISTMAS PRESENT FOR YOUR FOLKS? OR YOURSELF?

There is only one 2-car garage duplex left
that backs onto the trees and Henner's Lake.

The single-car sides are still available with
this country view.

Did you know that you can opt for an

UNFINISHED BASEMENT

for approximately \$40,000 less?



NON-RESIDENT LIFE LEASE HOLDER

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

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

NRLH's can be any age. NRLH'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	



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

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

Website: www.charisvillage.ca

Facebook: Charis Village