



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 17

MARCH 2020



MEAL SERVICES

Some of our clients have requested meal services in Chinook Villa.
We get it! You've put in your time, and now you would like a break!

We have contacted excellent catering providers
and are ready to offer meal services.

More details will follow.

Tours of Chinook Villa every Friday at 2 pm

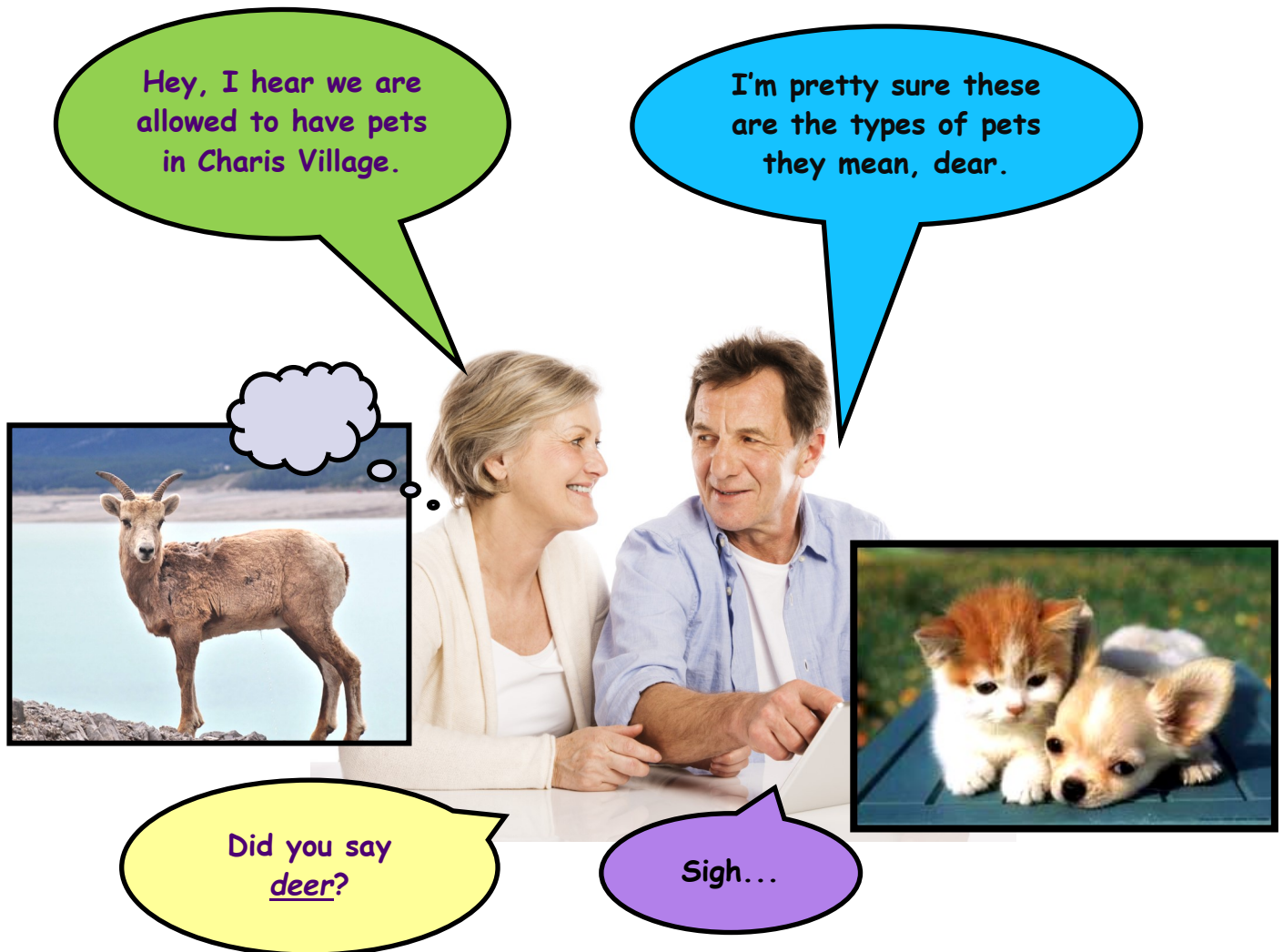
Call Warren Kay or a board member to join a tour or for more information.

PET POLICY

Some clients are looking for a home where their **PETS** can **STAY** with them. We understand how important these fur-babies are. Pets can improve wellbeing by providing companionship and unconditional love, as well as exercise and purposeful living.

The Charis Village board has decided to allow **SMALL** pets in Chinook Villa and the duplexes.

Please note that the policy, unfortunately, definitely rules out mountain sheep and deer!



Thank you, Glenda Johnson...

for your long and faithful service to the Charis Village Board.
Your creative vision and knowledge of design, together with a deep commitment to the
Lacombe community of seniors, helped mold a dream into reality!
We wish you and Clarence the best as you move into your new Charis Village home.

Questions and Answers

Do you have any questions about Charis Village? Let us know and we will share questions and answers here in upcoming newsletters. Here are some questions we have heard.

When will the first building be ready?

The projected move-in date is the end of May or beginning of June. Drywall is complete throughout, flooring is in on the 3rd and 4th floors. Painting is near completion. Bathroom fixtures, lighting, cabinets and decks are being installed.

How will I know that maintenance fees will not go up?

The maintenance fees are based on ACTUAL COSTS for services such as lawn care, snow removal, common area expenses, building insurance, contingency repairs, etc. Though some costs may increase gradually over the years with inflation, this is a not for profit organization, so there is NO GAIN to be made by hiking fees without cause. This is a top quality, low maintenance building that will last for many generations with minimal repairs, so maintenance fees should remain reasonable and stable.

What are the safety features of Chinook Villa?

Chinook Villa is a non-combustible building. It is constructed of concrete and steel, including the interior walls, floors and ceilings. There is a sprinkler system in place. Stairways and 2 elevators service each floor, and the building has generator back-up power. This ensures that people who cannot use the stairs can get in and out, even in the case of a power outage. The entrance is secured by a system whereby residents can let visitors in, ensuring that only employees, residents and their guests will have access.

What is the long-term vision for future development?

Charis Village has been designed as an aging in place community with independent living, assisted living and long-term care facilities in the works.

Phase 1, which we are building now, includes 20 duplex homes and 46 condo-like apartment units in Chinook Villa. These are designated as independent living homes.

Phase 2 & 3 include 2 more independent living apartment buildings and 8 more duplex units. An amenities building is planned for activities and events.

Assisted living and long-term care facilities are the final phases. These buildings will be coordinated with Alberta Health Services. Care will fall under the guidelines of the province. This is important in order to provide affordable and sustainable care while still following the values and quality we envision.

Residents of Charis Village will be prioritized for assisted living and long-term care spaces. The goal is for residents to remain in the community if and when higher levels of care are necessary.

What if I don't have the full amount for a life lease of an apartment or duplex?

Come and talk to us about your situation. We are actively working on options for assisting leaseholders with partial financing.

FINANCING THE VISION OF CHARIS VILLAGE

The Charis Village co-treasurers have been actively engaged with several financial institutions for construction financing. 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.



CHARIS VILLAGE BOARD MEMBERS

Peter Kuipers	403 748 4265	Co-Chair	Mary-Joan Pyper	403 305 6270	Chair, Care & Culture committee
Wim Schakel	403 885 2912	Co-Chair	Warren Schnoor	403 782 3800	Chair, Marketing committee
Pauline Prins	403 782 2600	Secretary	Hans Spelt	403 782 6039	Chair, Building committee
Peter Zuidhof	403 885 5263	Co-Treasurer	Jeff Van Olst	587 876 7390	
Merle Jacobson	403 783 5779	Co-Treasurer	Bernie Kolkman	403-357 6853	

SALES OFFICE HOURS: 10:00-5:00 pm Monday-Thursday #306 Parkland Place, 5033-52 Street Lacombe

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