



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 18

MAY 2020



TOURS UPDATE

Charis is proceeding with its projects and sales in compliance with the regulations set out to limit the effect of COVID-19. Social distancing and any other measures that are necessary will be in effect until the government relaxes or removes the requirements.

PRIVATE tours are now available upon request.

For more information please contact our marketing manager Warren Kay at 403-506-0051 or email at info@charisvillage.ca



WE HAVE MOVED

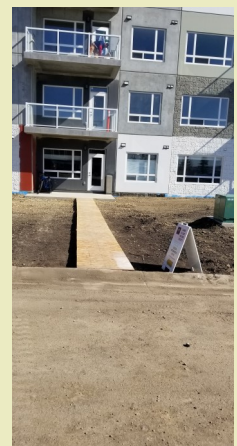
Our office has moved from Parkland Place to

Unit D104 Chinook Villa

7200-72 Ave on C & E trail.

Our show suites are staged and ready for viewing. Come talk to Warren or Christiane. We will be happy to show you around and answer any questions you have.

403-506-0051



Chinook Villa is close to completion. The finishing touches are being done in and around the complex and it is all looking very beautiful. The outside is being painted, paving will start soon and the landscaping will begin shortly. We are so excited to announce that the first residents of Charis Village will be moving in the end of May. Three more units will be occupied during the month of June. Our first occupants are Don and Charlene Dubyna from Saskatchewan. We welcome the Dubyna to Chinook Villa and hope they will enjoy a long life of residency in Chinook Villa.

Here a few words from the Dubyna:

Don and Charlene first heard about Charis Village in the Messenger magazine even before they were thinking about moving to Alberta. They gathered some information at the Charis office, and after some more research into other Senior places in this area, they decided Charis Village would give them the best of what they were looking for. A major deciding factor for them was the central location of Charis Village. It will bring them closer to their children who all live around the Lacombe area.



WELCOME DON AND CHARLENE



Duplexes

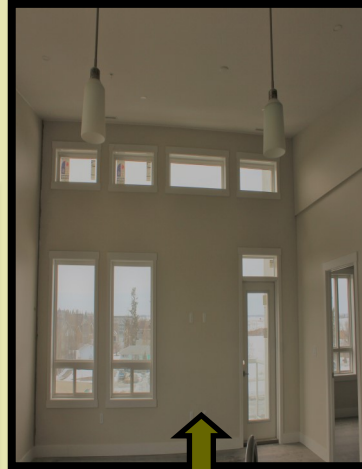
The start of the 10 duplexes in Phase 1 has begun. The basements are dug for the first 4 duplexes, the footings are in and basement walls are being poured. Construction is progressing every day. Each duplex has a choice of a one or two car garage. You can also opt for a finished or unfinished basement. There is a one car garage duplex and a double car duplex still available for lease. If you have questions or need more information on these duplexes, come see Warren at the office, unit 104 in Chinook Villa or give him a call at 403-506-0051. He will be happy to help you with any questions you may have.

Special features in the units



Sliding barn door for the den

Freedom rail in closets



High ceilings and lots of natural light. Some units have 12' ceilings

Double sinks in all Master Bedroom ensuites



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Every unit comes with its own washer and dryer

Stainless steel appliances, air conditioning and window coverings

Chinook Villa has underground heated parking and garbage collection

Common area can be reserved for private gatherings

One year free membership to the Burman University Gym and Fitness Center



Knock Knock Joke

Three brothers age 92, 94, 96 live in a house together. One night the 96 year old draws a bath, puts his foot in and pauses. He yells down the stairs: "Was I getting in or out of the bath?"

The 94 year old yells back: "I don't know, I'll come up and see."

He starts up the stairs and pauses, then he yells: "Was I going up or coming down the stairs?" The 92 year old was sitting at the kitchen table listening to his brothers. He shakes his head and says: "I sure hope I never get that forgetful." He knocks on wood for good luck. He then yells: "I'll come up and help both of you as soon as I see who's at the door!"

Welcome to the team



We are happy to welcome Christiane Clout to our team as our Charis Village Administrator. Christiane resides in Morningside and she is the mom to two adult children. She has experience in bookkeeping and agriculture and is also a member of the Sonrise Christian Reformed Church in Ponoka. Christiane will be the person responsible to ensure your transition to living in Chinook Villa will be as smooth as possible.

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.

NON RESIDENT LIFE LEASE HOLDER

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

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

NRLLH's can be any age. NRLLH'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: Charis Village