



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 23

MAY 2021

PEACE
OF MIND



AT



CHARIS VILLAGE



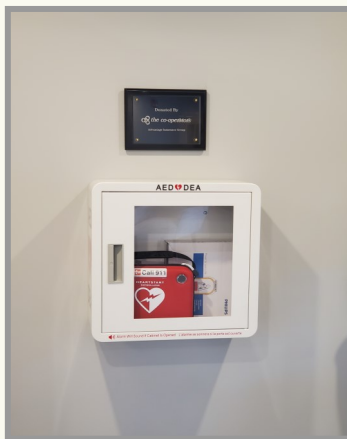
GEMS FRIENDSHIP LETTER

Our residents were gifted with a GEMS Friendship letter, along with a beautiful spring plant. Due to Covid restrictions, these letters and plants were delivered by the GEMS Coordinator, Alida Prins. Each GEMS member wrote a personalized letter to the resident, along with the plant and a planter tag. After the plants have finished blooming, the bulbs will be planted at Charis with the tag, so each spring the residents can see their flower bloom and bring joy to the community around them.



GEMS is the go-to ministry for girls' spiritual growth, providing real answers to the challenges girls face. GEMS is the acronym for Girls Everywhere Meeting the Savior. Their vision is to see girls actively and enthusiastically expressing love for God and others—girls equipped, motivated, and passionately engaged in living out their faith. Their mission is to bring girls into a living, dynamic relationship with Jesus Christ. This year's theme is: **FRIENDED: FOR GIRLS WHO LONG TO BELONG.**

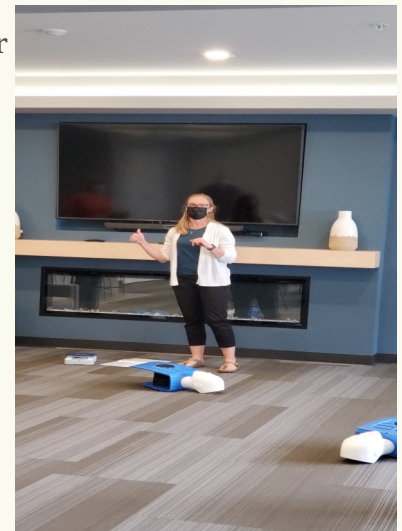
Thank you GEMS of Woodynook Christian Reformed Church. Your kindness and thoughtfulness towards our residents is very much appreciated and we look forward to seeing the flowers bloom each year.



Our AED machine was donated by the **Co-operators Advantage Group in Lacombe.**

On April 23, Jennifer Lamy, a certified trainer with Lifesaving Society, came to Chinook Villa and gave an information session and demonstration on how to use the AED machine, followed by a CPR course. Some residents, staff member and even board members took advantage of this demonstration.

At Charis Village, safety for our residents is the number 1 priority.



**FOR
RENT**

HAVE YOU CONSIDERED RENTING AT CHARIS VILLAGE?

At Charis Village, units are usually life leased to prospective clients; HOWEVER, there is also the option of units being rented out to prospective clients through the use of our Non Resident Life Lease Holder (NRL LH) program. In this article we will compare the option of renting a unit at Charis Village to owning your own home. A few things to consider when looking at the rental option:

- ♦ The rental option at Charis Village is based on the availability of NRL LH inventory that is present at any given time.
- ♦ One of the positive impacts of the NRL LH program is that it allows more residents in Central Alberta the opportunity to live at Charis Village and become part of this community.
- ♦ A possible scenario is to sell your home and rent at Charis Village. This would allow you to use monthly income and the funds from the sale of your home to pay monthly rent at Charis Village.

The rental rate you pay on a unit at Charis Village will include the following:

- ⇒ The monthly “condo” fee (varies from \$400-\$600 per month)
- ⇒ Property tax on your unit
- ⇒ Building insurance on your unit
- ⇒ All maintenance repairs and/or replacement including appliances
- ⇒ All yard maintenance and snow removal
- ⇒ A quality suite with heated underground parking for one vehicle

When comparing renting at Charis to owning your home in the community you can see that the three major annual expenses: property tax (often between \$2000-\$3000), insurance (often between \$2000-\$3000) and maintenance (varies from year to year) are all included.

The only additional expense on top of the rent would be utilities and a tenant insurance policy to cover personal items and relocation in case of a major event to the building. This insurance is estimated to be approximately \$50 per month.

Those renting are afforded the same rights as those life-leasing and are subject to the same regulations (e.g. must be 60+ to be a resident)

IS THIS AN OPTION THAT MAY WORK FOR YOU?

For a list of the units (both condo and duplexes) that are presently available to rent please contact Warren Kay at 403-506-0051 to arrange for a private tour and rental rates. Keep in mind that these units are in limited supply.





Did you know?

- **We have added new video's to our website**
- **You can book a TOUR on the website?**
- **You can find the latest Newsletter for you to enjoy**
- **Floor plans, layouts, Masterplan and Phase 1 details are among a list of information you can find on our Website**

www.charisvillage.ca

Our limited time offer is still available 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 are 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.

Or if you are interested in becoming a Non Resident Life Lease Holder but are not ready to move in yet, you can sign a life lease and rent your unit out until you are ready and able to move in. We offer reasonable and comparable rental rates.

For more info phone Warren Kay at 403-506-0051 or email at info@charisvillage.ca



CHARIS VILLAGE BOARD MEMBERS

Peter Kuipers	403 748 4265	Co-Chair
Wim Schakel	403 885 2912	Co-Chair
Pauline Prins	403 505 9093	Secretary
Peter Zuidhof	403 885 5263	Co-Treasurer
Merle Jacobson	403 783 5779	Co-Treasurer

Alma Guenther	403 307 1820	
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	Chair, Maintenance committee

SALES OFFICE HOURS: 10:00-5:00 pm Monday-Friday
Unit D-104, #1 Charis Village Drive, Lacombe, AB T4L 0K5

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