

# WOODLAND PARK HOUSING CO-OPERATIVE

#1 – 1692 Silverwood Crescent, Castlegar, BC V1N 2M1

Phone: 250-365-2677

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## ORIENTATION SHEET

### \*\*\*Important – Please Read before filling out Application\*\*\*

Thank you for considering co-operative living, an alternative lifestyle which is different than merely renting. Formed in 1982, the Woodland Park Housing Co-Op was the first of its kind in the Kootenays. It is on seven acres of wooded parkland and is an ideal place for families, with or without children, to live. The convenient south Castlegar location is close to shopping and major service facilities including supermarkets, banks, and a postal outlet. There is a fully equipped playground for the children on the grounds.

**Woodland Park Housing Co-Operative** is a member-oriented housing project which offers members a chance to be involved in its management. In applying, please consider that you are not simply moving into a rental unit but becoming a **shareholding member with certain rights and obligations**.

**Right:** - To participate by voting on any major decisions affecting the Co-Op and its members.

**Obligations:** - To attend general meetings.

- To become a member of a Co-Op committee, such as the Board of Directors, Membership/Pet, Maintenance, Social/Newsletter.

- To assist in general cleanup and special projects of the Co-Op, as designated by the Maintenance Committee or the Board of Directors.

**Unit Information:** The Co-Op consists of ten townhouses with four 3-bedroom units and two 2-bedroom units in each building. All units are two-storeys, with bedrooms and bathroom located on the upper level, kitchen, dining and living room on the main floor, and a full basement underground. No bedrooms are allowed in the basement due to fire regulations. The maximum occupancy is 3 children with parents in a 3-bedroom unit: and 2 boys or 2 girls with parents in a 2-bedroom unit.

**Share Purchase:** As of March 2022, members are required to purchase shares in the full amount of \$2,500.00, to be paid as follows: \$1,000.00 down before moving in, and the remaining \$1,500.00 in instalments of \$83.33 per month until paid in full. A contract will be signed upon application approval. Once the first \$1,000.00 is paid, the member will have full voting rights. These shares are held by the Co-Op, interest free, until the member vacates the premises, at which time it will be fully reimbursed except for amounts owing to the Co-Op for such items as arrears, penalties, damages, etc. **Note:** A co-habitant (spouse, common-law, or adult roommate) may also become a voting member by paying a \$15.00 Associate Membership fee, if on application for membership.

**Financial Qualification:** In order to become a member of Woodland Park Housing Co-operative, applicant must be able to show the following minimum gross monthly income (excluding Canada child Benefit or other non-taxable benefits:

- \$2,700. when applying for a 2-bedroom unit,
- \$2,700. when applying for a 3-bedroom unit.

**Housing Charges (Rent):** As of July 1, 2023, full market prices for housing are as follows:

3-bedroom townhouse	\$859.00 per month
2-bedroom townhouse	\$781.00 per month

**Collection dates for housing charges** are on the first working day of the current month. The office is open 6:00 pm to 8:00 pm on these nights. Members must pay their housing charges on time.

**Appliances:** The Co-Op units come unfurnished and are equipped with stoves and refrigerators, no washers and dryers. The fridge and stove are available to rent from the Co-Op at \$10.00 per month per appliance. This is included in the price of the housing charges.

**Utilities:** The members are responsible to pay their own electricity, gas, telephone, and T.V cable.

**Pet Policy:** Only one spayed or neutered cat or small dog per unit is allowed and must be approved and registered with the Co-Op Office before bringing the animal into the Co-Op.

**Parking Facilities:** Designated parking is provided for one vehicle in front of your unit. A second vehicle can be parked behind the unit in the back lane where space permits.

**Please Note: There is an interview fee of \$40.00 (non-refundable).**