

# GRANDVIEW VILLA NEWSLETTER

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[www.lifelease.ca](http://www.lifelease.ca)

Jun 2005

**ALL TENANTS AND PROSPECTIVE TENANTS ARE INVITED  
TO A PROJECT UPDATE AND DESIGN OPTION MEETING  
JUNE 23<sup>RD</sup> COMMENCING 10:30 AM  
KNIGHTS OF COLUMBUS HALL  
215 STREET SOUTH, KENORA**

The Board, Architects, Planners, Contractors and Legal Counsel will all be in attendance to bring us up to date and talk about moving into the next stage – the Construction Stage and preparing for occupancy in the spring.

Some of the topics to be presented are:

## **WHEN WE WILL BE COMMENCING CONSTRUCTION?**

We should be in a position to move into the construction stage by the time we hold this tenant meeting. In accordance with the Commitment Agreement we have with our tenants, we have applied for the Construction Permit, we are prepared to award the Construction Contract, and we are finalizing our Financing as we speak. Due to a number of things such as; the time it's taken us to get to this stage, increased product and labour costs, low interest rates, increased construction costs, our project's tendered construction cost is higher than was originally anticipated. However we are pleased to report that the lenders will increase our loan amount to offset the increase in construction costs.

## **WHAT DESIGN OPTIONS ARE AVAILABLE TO ME?**

The architect's interior designer has created two general colour palette options for your selection including paint, flooring, counter tops, stained wood options, cupboards, baseboards, and doors. In addition the possible upgrading of appliances, bathroom fixtures, and glazed and/or screened balconies will be discussed. The tenants with signed leases will be able to discuss design choices with the architect Raymond Wan in the general meeting in the morning. If required appointments can be made to meet after the lunch break in the afternoon. Please call 1-800-543-6118 if you wish to make an individual appointment with the Architect for the afternoon of June 23<sup>rd</sup>. (bring the attached "Design Options" form along with you to the meeting.

## **WHAT IS OCCUPANCY DATE?**

The anticipated date of occupancy is 10 months after the Construction Commencement date. We expect to start construction by the end of June 2005 – this would make the anticipated occupancy date Apr/May 2006. Legal occupancy will be issued automatically (you will be notified of course). This is the date when the Commitment Agreement ceases and the actual Lifelease takes effect (also the date you are responsible to pay rent). However you can physically move in at a later date. You will be advised if there are any changes to these projected dates.

## **DOWNSIZING**

When downsizing your home you may discover that you have paintings pictures, furnishings, or plants that you may wish to donate for use in the Villa's common spaces. All of the public spaces in the building and their contents are the responsibility of the Board. Tenants wishing to "donate" furniture and the like are required to receive permission from management. The Board may delegate the task of determining suitability of these items to management. The donation list has officially begun with a stationary exercise bike and an Elliptical Trainer donated by Dorothy Walkoski. Many thanks Dorothy.

## **CELEBRATIONS**

There will be an official sod turning ceremony where everyone will be able to join in to launch Grandview Villa towards completion. You will be notified of the date.

## **WHO ARE MY NEIGHBORS?**

Attached is a list of the 28 residents that have signed their leases. We have 1 lease out for signature and 4 more to sell. There will be many disappointed people who will end up on the waiting list. If you know of anyone interested in joining our community tell them to act now and don't wind up on a waiting list for years to come!

## **LETTERS OF CREDIT**

Residents who covered the Minimum Entrance Fee by way of a Letter of Credit, please be advised the trustee will be contacting your lending institution directly, cashing in your letter of Credit in order to help with the construction of Grandview Villa sometime in July. You will be advised by letter prior to the trustee contacting your lending institution.

## **WHERE DO I PARK?**

Betty says thanks for your quick response and co-operation regarding parking selections. Results are posted on the attached sheet. Interesting to note that 17 people got their first choice, 4 got their second choice, and 4 got their third choice, only 1 for fourth choice and 1 for fifth choice.

## **FEEDBACK**

If you have any questions you would like answered or any suggestions or news items you would like to have inserted in the Newsletter, do not hesitate to contact Betty at 1-807-543-3233 or Mickie at 1-800-543-6118.

**REMEMBER! ONLY 4 SUITES LEFT AND CHOICES ARE BECOMING LIMITED!**

*Check out the choices on our web site*

[www.lifelease.ca](http://www.lifelease.ca)

### Your Volunteer Board

Dick & Betty Schaeffer  
Berkley Newman

(807)-543-3233  
(807)-468-8314

Celine Hanton (807)-468-9674  
Ron Boucha (807)-543-2011