

# Village Canadien Co-op Ltee.

## Information Sheet for our townhomes at River Road/St. Mary's Road location

Our office is located at #1 – 730 River Road, Winnipeg, Manitoba, R2M 5A4

Phone: 204-257-2501

Fax: 204-254-1116

**Office Hours: - Monday to Friday - 11:00 am to Noon & 1:00 pm to 5:00 pm.**

### **Application Process:**

Currently we keep a waiting list of people interested in becoming members of Village Canadien. If co-op living appeals to you and you would like to join our community, simply call our office at 204-257-2501 and ask to be placed on our waiting list. We will take a few details from you at that time such as your name, contact information, size of unit that you require, and when you are looking to make a move. If you have any other questions our staff would be pleased to provide you with whatever information you may require at that time.

Once a townhouse becomes available, we will contact you to see if you are still interested in becoming a member and moving into our community. If you are, we will ask you complete an ***application form*** and submit it to our office along with a \$35.00 application processing fee. We will review your application and then contact you. Part of our review process is to confirm your employment/income, conduct reference checks with your previous landlord(s), and to review your credit history as provided by an accredited reporting agency. Once your application has been approved we will contact you and if you wish to proceed you will need to pay for your member share at that time in order to hold the townhouse. Closer to your move in date we will schedule a meeting with you to review the member handbook, sign your housing agreement and any other required documents, and assign parking.

We require 60 days notice by the end of a month from our members when they wish to move out of Village Canadien, unfortunately we cannot predict when a unit will become available until we receive this notice.

### **Housing Charges:**

<b>2 Bedroom</b>	<b>\$873.00</b>
<b>3 Bedroom</b>	<b>\$946.00</b>
<b>4 Bedroom</b>	<b>\$1,013.00</b>

} these rates are in effect from April 1, 2014 to March 31, 2015..

Housing charges include water only; members must pay for their own electricity and are required to set up an individual account with Manitoba Hydro.

Parking is an extra \$30.00 per stall per month and includes power to the car plugs during the colder months.

### **Townhome Amenities:**

Fridge, stove, dryer, and hot water tank included in each unit.

All townhomes are 2-storey with full basement.

Front and back yard storage closets.

Patio door to the fenced back yard.

Full carpeting with linoleum in kitchen, front hall and bathroom

4 bedroom units have ½ bathroom in basement and full bathroom on 2<sup>nd</sup> floor.

### **Pets:**

Village Canadien does allow members to keep their own pets in their townhomes subject to the policies and by-laws of the co-op. Members are limited to 2 pets (dogs and/or cats) per unit, and each pet must be registered with the office. Please note that there is a pet deposit (\$250.00) that must be paid prior to the pet moving in to your unit.

### **Site Amenities:**

The on-site administration building includes a management office, maintenance shop, recreation hall and a licensed daycare. Village Canadien is within **walking distance** of schools, shopping centers, community centers, a walk-in clinic, a pharmacy and very convenient bus service.

Our River Road/St. Mary's location is situated on 12 well treed acres; we also have a large playground for the kids including newer play structure.

### **On-site Maintenance:**

Should any issue arise that requires fixing in your townhouse, help is but a phone call away. Just call our office **(204-257-2501)** and our staff will prepare a work order and forward it to our maintenance department for attention. Alternatively, you can e-mail us a **work order** with your maintenance request if it is not of an urgent nature. Should you require assistance after office hours we have an on-call person available for **emergency service** at **204-791-9935**.