

Becketwood



A welcoming, 55+ cooperative community



Becketwood History

- Property was once Sheltering Arms Orphanage — the original chapel and West River Road gateposts remain
- The Episcopal Church Home board purchased the property in 1982
- In 1986 Becketwood opened
- 211 units including studios, 1-, 2- and 3-bedroom units on 12.5 acres bordering the Mississippi River
- Episcopal Homes is retained as the current Management Company, which hires our Executive Manager



Cooperative Living

- Becketwood Members hold a share in the corporation and have an occupancy agreement, rather than owning units
- The cooperative corporation holds property title
- Becketwood is a *market-rate cooperative*; share values of market-rate cooperatives reflect the full value of the unit including as much equity as the market allows



How a Co-op Works

- We are an independent organization with a democratically elected Board of Directors
- By-Laws and Policies form the foundation for the cooperative
- Each Membership (unit) is entitled to one vote
- The success and well-being of our community is dependent on and empowered by Member participation



We Are a Community





We Are a Community

- We are active
- There are over 30 Member Committees covering all aspects of our shared living
- More than 70% of us participate in at least one Committee
- It is important to us to take the time and effort to care for each other; it is our culture
- We are a village, a neighborhood



Independent Living



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Independent Living

- Your continued ability to live independently is an individual privilege and responsibility
- The Member-driven “Safety and Living Independently Committee” provides information emphasizing the importance of planning for future health care



Basic Becketwood Criteria

- One of the occupants must be age 55 or older
- Able to live independently OR able to access services necessary to maintain living independently
- Understand principles of cooperative living
- Willing to abide by the by-laws, policies and terms of the occupancy agreement, or work participatively to change them
- Meet the Financial Criteria for either double or single occupancy



The Waiting List

- The Waiting List consists of those who have indicated a strong interest in living at Becketwood and have made the refundable \$3,000 deposit
- The Ready-to-Buy List is a subcategory within the Waiting List; there is a \$200 non-refundable fee to be on this list but you must be on the Ready to Buy List to receive a call to purchase



Waiting List Impact Factors

- The date you go on the Waiting List drives all rankings
- Time on the Waiting List can vary depending on the unit styles chosen
- There are fourteen unit styles from which to choose
- Saying “no” to an opening does not change your place on the Waiting List



Highlights of Services

- Building and grounds maintenance is included in monthly charges
- In-unit housekeeping and maintenance available at reasonable rates
- Two guest rooms are available for a nightly fee
- Laundry rooms throughout the building at no cost
- Becketwood bus service to shopping and excursions
- Access to gardening
- Member Service Coordinator available to help find resources for healthcare support

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Dining Options

- Wellington Dining Room offers one meal daily; Members sign up and pay for meals as desired
- Contemporary cuisine emphasizes locally grown fresh fruits and vegetables, made-from-scratch soups, entrees and desserts





Dining Options

- Staff will accommodate special dietary requests as they are able; gluten-free menu items are offered but we are not a gluten-free kitchen
- Special meal & dining options are available for events, holidays and other occasions, including catering
- Delivery of a purchased meal to your unit is available at no charge



Welcome to Becketwood



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