Gratitude Village Colorado

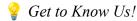
Membership Overview

Join Our Growing Cohousing Community!

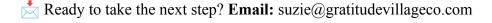
At Gratitude Village Colorado (GVCO), we're building on a tradition of sustainable, community-driven living. With over 200 cohousing communities across the U.S., we are excited to create an affordable, Net Zero cohousing community in Colorado.

Joining GVCO is a **three-stage journey**, allowing you to explore, engage, and eventually become a **Founding Member** of a new, vibrant, connected and eco-friendly community.

Stage 1: GVCO Inquirer



- Attend an **introductory meeting** (offered multiple times a month).
- Learn about cohousing, sustainability, and community living.
- Receive our **monthly newsletter** and invitations to public events.
- No commitment—just curiosity!



Stage 2: GVCO Explorer Membership

Discover If GVCO Is the Right Fit for You!

- Participate in planning & full-group meetings.
- Engage in **workshops** on governance, design, and sustainability.
- Contribute through small tasks like event planning, research, or mentoring new Inquirers.

Cost: \$150 for six months, renewable at \$75/quarter (\$300/year). Explorer fees are credited toward the unit purchase price if you move forward!

Recommended: Watch Webchat #38 by Katie McCamant on the <u>Stages of Cohousing Development</u>.

Stage 3: GVCO Founding Membership

secure Your Future Home!

- Founders are **committed to purchasing a unit** and shaping the community.
- Engage in finalizing design, policies, and financial planning.
- Gain **priority in unit selection** based on membership date.

Financial Commitment:

- \$5,000 Reservation Deposit to secure unit priority.
- Additional \$75,000–\$210,000 in advance deposits (depending on home size/upgrades) over 18-24 months leading up to construction.
- Deposits are credited toward your down payment.

Important:

- **Deposits** fund pre-construction costs (design, permits, legal fees, etc.).
- If the project doesn't proceed, we'll attempt to **prorate refunds** after expenses.
- If the community proceeds and life circumstances change, members may **transfer their spot** to another qualified household and their deposits will be refunded once the community is built out, with interest (6%) earned starting the date of their withdrawal.

Founding Member Responsibilities

W Building & Sustaining Our Community Together!

- Participate in **community governance** (likely sociocracy-based).
- Engage in **volunteer efforts** (meals, maintenance, events, etc.).
- Complete a background check (once construction begins, for safety).
- Watch Webchat #41 by Katie McCamant on Cohousing Affordability.
- Attend a 75-minute Sociocracy Tools Workshop (free).
- Submit a **bio & photo** for the community directory!

A Final Unit Selection Process:

- After all sales agreements are finalized, financing is secured, and construction is underway, units will be assigned in order of membership priority.
- Members must obtain a mortgage pre-qualification before construction begins.

Interested in Becoming a Founder? Let's talk! Contact us at suzie@gratitudevillageco.com

Ready to Start Your Journey?

- ✓ Attend an **info session** & meet the community.
- **✓** Become an **Explorer Member** to get involved.
- ✓ Secure your future home as a **Founding Member!**
- Together, we're creating a greener, more connected future. Join us!
- **Contact Us:** 720-689-4821
- Website: www.gratitudevillageco.com
 Email: suzie@gratitudevillageco.com
- **☆** Gratitude Village Colorado Where Sustainability Meets Community!