



Westwinds Communities

Our Values

- Customer Service
- Respect
- Safety
- Accountability
- Integrity
- Innovation

Westwinds provides supportive living accommodation to 187 senior households in Black Diamond, High River and Okotoks.

Our Vision

Safe, affordable homes, sustainable communities.

Our mission is to provide safe, high-quality affordable homes and services that strengthen our communities and enhance the well-being of the seniors, families and individuals who call them home.

For inquiries or more information on our programs and services, to volunteer or donate please contact us at:

Westwinds Communities
833 – 9 Street SW
High River, Alberta T1C 1V3
T 403.652.8600

E admin@westwindscommunities.ca

High Country Lodge

707 Government Road, Black Diamond
T 403.933.4028

Medicine Tree Manor

901A MacLeod Trail SW, High River
T 403.652.7040

Sandstone Lodge

101 Centre Court, Okotoks
T 403.938.6404

Requisition in 2020 Property Tax Assessment

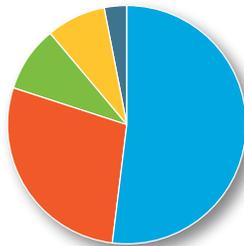
Since 1960, Westwinds Communities (Westwinds) has been one of over one hundred provincially legislated Management Bodies providing subsidized Seniors Lodges in coordination with local municipalities and the Provincial Government. The provincial and municipal governments recognized that Senior Citizens would be unable to pay the entire costs of supportive lodge accommodation and authorized these agencies to pass the annual revenue shortfall on to the taxpayers of the geographic area. Westwinds requisitions Foothills County, the Towns of Black Diamond, High River, Okotoks and Turner Valley, and the Village of Longview for its operating shortfall and funds necessary to maintain a modest reserve for capital replacements.

Westwinds manages a variety of housing programs and services, and the monies collected through the requisition are dedicated to supporting the Lodge operations of High Country Lodge (41 suites), Sandstone Lodge (46 suites) and Medicine Tree Manor (100 suites). The Lodges provide studio, one and two bedroom accommodation, room furnishings, weekly housekeeping and linen service, 24 hour security and non-medical monitoring, meals and snacks, recreation and referral to community services for its residents. Seniors must be functionally independent, age 65 years or older and a resident of Canada for at least ten years to qualify for housing.

The individual municipalities are not responsible for generating this amount on your personal property tax bill, though they collect the amount and forward it to the Westwinds Communities.

2019 Lodge Revenues

Rental Accommodation:	52%	\$3,610,958
Municipal Requisition:	28%	\$1,976,760
Provincial Grants:	9%	\$630,320
Management Fees:	8%	\$567,562
Other Income:	3%	\$191,926



Lodge Facts

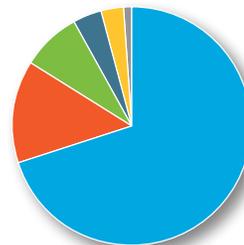
- 259 seniors housed in 2019
- Average age: 85.4
- Most common reason for entering lodge: health concerns and mild memory loss
- Median Monthly Income: \$1,980

Westwinds Quick Facts

- 719 households served in 2019 in 13 communities
- 90 Employees
- 403 Homes
- 94 Volunteers
- \$9.59M annual budget

2019 Operating Costs

Direct Labour:	70%	\$4,531,201
Food and Housekeeping:	14%	\$880,888
Utilities:	8%	\$484,889
Maintenance:	4%	\$233,519
Office:	3%	\$222,971
Interest:	1%	\$97,330



"I have enjoyed the congeniality in the lodge. It is an ideal size for communal living and I have recommended it to many friends."

"At first I didn't want to live in a lodge, but when I had to come live in one I am thankful that I did."

"Staff makes this facility what it is. Very nice staff, good job, keep it up."

Westwinds Programs

Seniors Lodge Residences:

Black Diamond, High River and Okotoks

Affordable Housing for Seniors:

High River, Okotoks, Black Diamond, Turner Valley

Affordable Housing for Families:

High River, Okotoks

Rent Supplement:

Geographical boundaries West to Bragg Creek, North to MD of Foothills, South to Claresholm and East to the County of Vulcan

Near Market Housing:

Black Diamond, High River, Okotoks and Turner Valley

Visit us at

westwindscommunities.ca