

Requisition in 2023 Property Tax Assessment

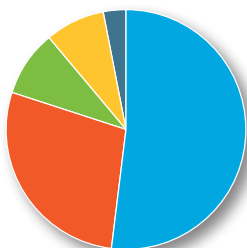
Since 1960, Westwinds Communities has provided Retirement Living in coordination with local municipalities and the Provincial Government. The provincial and municipal governments recognized that Senior Citizens would be unable to pay the entire costs of supportive lodge accommodation and authorized these agencies to pass the annual revenue shortfall on to the rate payers of the geographic area. Westwinds requisitions Foothills County, the Towns of Diamond Valley, High River, Okotoks, and the Village of Longview for its operating shortfall and funds necessary to maintain a modest reserve for capital replacements.

Westwinds Communities manages a variety of housing programs and services, and the monies collected through the requisition are dedicated to supporting the Retirement Living operations of High Country Lodge (41 suites), Sandstone Lodge (46 suites) and Medicine Tree Manor (100 suites). Retirement Living provides 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.

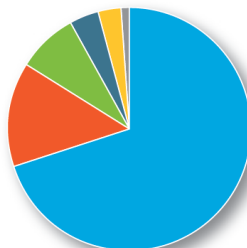
2022 Lodge Operating Revenues

■ Rental Accommodation:	48%	\$3,768,400
■ Municipal Requisition:	25%	\$1,996,528
■ Provincial Grants:	15%	\$1,164,324
■ Management Fees:	9%	\$731,328
■ Other Income:	3%	\$222,537



2022 Operating Costs

■ Direct Labour:	72%	\$5,235,302
■ Food and Housekeeping:	14%	\$1,104,581
■ Utilities:	7%	\$517,911
■ Maintenance:	3%	\$219,298
■ Office:	3%	\$183,445
■ Interest:	1%	\$41,964



"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:
Diamond Valley,
High River and Okotoks

Affordable Housing for Seniors:
High River, Okotoks,
and Diamond Valley
Affordable Housing for Families:
High River and
Okotoks

Rental Assistance Benefit:
Geographical
boundaries West
to Foothills County,
South to Claresholm
and East to the
County of Vulcan

Near Market Housing:
Diamond Valley,
High River and Okotoks



Westwinds Communities

Our Values

Customer Service
Respect
Safety
Accountability
Integrity
Innovation

Westwinds provides retirement living accommodation to 187 senior households in Diamond Valley, 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, Diamond Valley
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

Visit us at westwindscommunities.ca