



Westwinds Communities

Our Values

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

Westwinds provides supportive 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

Requisition in 2024 Property Tax Assessment

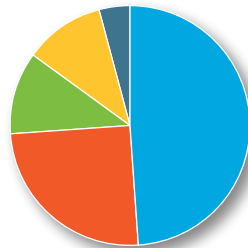
Since 1960, Westwinds Communities has provided Retirement Living in coordination with local municipalities and the Provincial Government. The provincial and municipal governments recognized that Senior Citizens would be unable to pay the entire costs of retirement living lodge accommodation and authorized 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 tenant support 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.

2023 Lodge Operating Revenues

Rental Accommodation:	49%	\$4,039,540
Municipal Requisition:	25%	\$2,076,389
Provincial Grants:	11%	\$920,344
Management Fees:	11%	\$889,851
Other Income:	4%	\$338,045



Lodge Facts

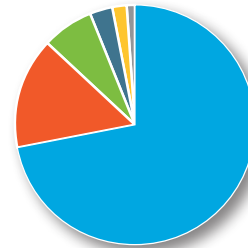
- 254 seniors housed in 2023
- Average age: 83.4
- Most common reason for entering lodge: health concerns and mild memory loss
- Median Monthly Income: \$2,459

Westwinds Quick Facts

- 781 households served in 2023 in 13 communities
- 96 Employees
- 411 Homes
- 50 Volunteers, 1,044 hours
- Overall \$10.11M operating budget

2023 Operating Costs

Direct Labour:	72%	\$5,240,305
Food and Housekeeping:	15%	\$1,096,166
Utilities:	7%	\$501,961
Maintenance:	3%	\$213,839
Office:	2%	\$168,331
Interest:	1%	\$36,896



“The rent and fees are reasonable for the great services we get.”

“I enjoy living here and I do feel very safe.”

“Staff is kind, happy to help in any way.”

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, Okotoks

Rent Supplement:

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

Visit us at

westwindscommunities.ca