



"More than a place to live"

Wellingstone Home is a legal non-profit charitable organization registered with the Provincial Ministry of Consumer and Commercial Relations as The Christian Home Association of Mount Hamilton. The Board of Directors consists of members elected by a membership.

In order to purchase and occupy a unit in Wellingstone Christian Home the occupant must become a member of The Christian Home Association of Mount Hamilton and must be in agreement with the following principles:

- a. that the Holy Bible is the inspired, written Word of God and our final authority;
- b. that there is only one Creator God, existent in three persons, the Father, the Son, and the Holy Spirit;
- c. that Jesus Christ is our one and only mediator who came into this world to reconcile us with God; and
- d. that Jesus Christ is the Lord of Life and guides us through the Holy Spirit.

#### MARKET LIFE LEASE

Actual ownership and title of the Life Lease development remains in the name and protection of The Christian Home Association of Mount Hamilton (hereinafter referred to as Wellingstone). The owner of an individual Life Lease unit has the exclusive right to occupy the suite they select and to use the common facilities of the development as long as they desire or are able. The resident purchases their Life Lease at market value, similar to purchasing a home or condominium. Upon taking possession of their suite, the resident would pay a monthly occupancy fee, similar to a condo fee, for their share of the common costs including interior and exterior maintenance of the common areas, management, insurance, taxes and reserve fund. When the resident or the estate wish to sell or transfer their Life Lease they receive the market value of their unit, similar to a home or condominium. Therefore it is "the market" that determines the value of the Life Lease. It is up to the resident or the estate to establish the selling price and negotiate the transfer. When selling, Wellingstone has the first right of refusal to purchase the Life Lease. Wellingstone does not guarantee a buyer nor is it obligated to purchase the Life Lease. Then the resident or the estate must approach the members on the waiting list of Wellingstone. Other prospective buyers must meet the criteria of membership of Wellingstone Christian Home. Wellingstone will assist the resident or the estate in every way possible to find an eligible purchaser. Upon the transfer of the Life Lease Wellingstone will retain 5% of the selling price for the capital fund.

## HISTORY OF THE HOME

Wellington Home is located at the southern end of Upper Wellington, on central Hamilton Mountain. Building a senior residence on the vacant lands around the Mt. Hamilton Christian Reformed church was an idea that first surfaced in 1976. It took some years for city services to be installed but in 1986 a 52 unit building was completed and residents began moving into one and two bedroom apartments. These apartments have enjoyed great success. A waiting list is testimony to the popularity of the apartments. Since building the original units this nonprofit organization has been able to purchase adjacent land on Stone Church Road making it possible for an additional 72 units to be built. The two buildings are connected allowing for one community. The home has a total of 124 units, plus guest rooms.

## THE COMMUNITY

Wellington Home is ideally located. It is next to Bethel Gospel Tabernacle and the Mt. Hamilton Christian Reformed Church, within walking distance to the Canadian Reformed Church and within a few driving miles to churches of other denominations. The Wellington Nursing Home and emergency services are located directly across the street.

A bus stop is within a few steps of the home. Limeridge Mall and Mountain Plaza Mall are located a few miles away. Once a week a local grocery chain arranges for a door to door pick-up by bus to a nearby mall that contains a large supermarket.

Hamilton is home to McMaster Medical Centre, a world renowned medical facility. This institution has attracted some of the best specialists in their field. Upper James Street, which is a main artery, and one block away from the Wellington Home, houses doctor's offices, dentist's offices, banks, restaurants and plazas.

Hamilton has an effective Meals on Wheels program and home care services can be arranged through the Community Care Access Centre.

McMaster University, Mohawk College, Redeemer University College, Hamilton Place and many area churches are all within easy driving distance and offer a wide range of cultural events that include concerts, plays, and academic lectures.

## AMENITIES IN COMMON AREAS:

Two furnished guest suites

Large lobbies and lounge areas

Storage locker for every unit

Wellness Support Program

Nurse on duty for some hours each week

Common laundry area (Phase One)

Common room, kitchen and dining hall for communal and family occasions

Tuck shop (tenant managed)  
Coffee shop (tenant managed)  
Hair salon  
Craft room  
Woodworking shop  
Library  
Billiard room  
Exercise room  
Shuffle board, indoors and outdoors  
Elevators  
Secure entry system

APARTMENT AMENITIES:

Designated parking spaces  
Stackable laundry appliances in Phase two units  
Individual controls for air-conditioning and heating  
Wheel-chair accessible units  
Balconies  
Large vinyl casement windows  
Lever style door handles  
Double stainless steel sinks  
Space and connections for dishwasher  
Pre-wired cable TV and telephone in bedrooms, living room and den  
Storage Locker