



Salem Village Cottages

Salem Village offers carefree housing for seniors in our cottage communities. We have two locations in Mount Vernon. Our Salem Village II cottages are at the northwest corner of Hoag and LaVenture. The Highland Greens II cottages are located at 3200 North 30th Street. Please read about the lifestyle, features and unique financial arrangement to see if our communities are right for you.

Cottage Lifestyle

The Salem Village Cottage Communities of Highland Greens II and Salem Village II provide a unique living arrangement to increase your freedom and comfort during retirement years. Our carefree senior cottages are a way to be rid of the obligations of home ownership while maintaining an independent lifestyle; perfect for the couple or individual that cannot, or no longer desires to do the work of maintaining the family home. Skip the nuisance of yard work, instead visit the grandkids or soar away to your dreamed destination.

The unique arrangement of these cottages combines all the best features of an independent home and a condominium. Residents buy a lifetime tenancy right

to live in their chosen cottage home, while the actual property ownership and property responsibilities remain with the Salem Village. The building exterior maintenance as well as the basic interior maintenance is organized and managed for the residents. Common utilities of water, sewer, garbage and cable are paid. Building insurance is obtained and paid. Property taxes are paid. Grounds are maintained. All this will be wrapped into one simple affordable monthly maintenance/utility fee. Olga, a contented resident of Salem Village II in Mount Vernon WA says, “I think it’s very reasonably priced for those of us on a fixed income.” She continued, “They take beautiful care of the grounds, and it’s a very safe place for someone like me who lives alone.”

Salem Village Communities is a church affiliated non-profit corporation although joining the church is not required. Anolea of Salem Village II states, “It’s close to church, and close to town. My neighbors are very friendly – some of us like to get together to go shopping or go to the casino,” Living in such a community provides safety, security and opportunity for social interaction. Immediate neighbors are available for networking and watching out for one another.

Cottage Features

The cottages range from 950 to 1200 square feet and include features such as a garage and a second bathroom that are the most desirable in a family home. The residence is most likely smaller than the old family home, so prepare to downsize and simplify. This needs to start anyway to assist the eventual task left to your heirs. Olga left a three-bedroom home in Anacortes when she moved to Salem Village II in 2003. “My old place had a sun porch, so I chose a corner cottage that gets a lot of sun. My son and I thought it was a good location. We came and looked

on a Saturday morning and wrote a check for the deposit before noon!” Olga recalled.

The cottages, designed for seniors, include many features for graceful aging in place. Elimination of steps, having wider interior doorways, installing lever door handles and installing handles on all cabinetry allow seniors to continue living in the community beyond when the family home may become impractical. Irene and her husband Bob lived on an acre of land, but couldn’t keep it up any more when Bob had to have his leg amputated in 2002. “I’m so thankful we moved when we did,” said Irene. “There’s no yard work to worry about, and somehow having the church close by makes me feel very safe here.”

Simplify Financial Planning

Major benefits continue when even the cottage is no longer an appropriate place to live. Salem Village buys the lifetime tenancy right back, allowing residents to vacate when best for them, rather than as the real estate market cooperates. Salem Village repurchases the unit “as is” freeing the resident from the hassle of finding a buyer or getting the residence into an attractive sellable condition. The repurchase price has a modest discount from the original price to pay for making the residence new-like again, and to accumulate reserves for big ticket items like appliance replacement or a new roof. Excluding these costs from the monthly fee makes living in the community very affordable, a significant saving from maintaining the family home. The repurchase discount is offset by the absence, when moving in or moving out, of any closing costs or real estate fees charged on typical real estate transactions.

The purchase price, the reasonable monthly maintenance/utility fee and the predetermined repurchase price simplify financial planning. How much easier can things be in these uncertain economic times?

Is this a housing solution for you or someone you know? For a personal showing or for more information please call:

Salem Village Communities

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