

*Thank you for your interest in our community.  
We hope you'll consider joining us as resident owners.*



The homes on Ashwood Lane in Umpqua Ranch Cooperative

**There are many benefits of living in a resident-owned community:**

- ❑ Members create the Park Rules
- ❑ Decisions are made by the group – everyone decides
- ❑ The park is cleaner
- ❑ There's a sense of ownership
- ❑ The energy you put into the community benefits you directly
- ❑ The park is more family oriented – people help each other
- ❑ Members control the monthly rent
- ❑ Members control their own future as homeowners
- ❑ All people share equally in the benefits
- ❑ We promote and practice democratic decision making
- ❑ Housing stays affordable
- ❑ A sense of camaraderie and accomplishment



The Umpqua Ranch Cooperative Suggestion Box

**A few points about living in a homeowners cooperative:**

- ❑ You will be an owner *and* a tenant. You will own one share in the cooperative, which collectively owns the entire community.
- ❑ Members (you) vote on the annual cooperative budget.
- ❑ Members are encouraged to participate from time to time as volunteers in running the cooperative and the community, in order to keep costs down.

- ❑ Umpqua Ranch Cooperative is governed by bylaws. You'll have an opportunity to read the bylaws as you review this application packet. Please ask questions if you have them.

**Here are the steps in our application process:**

- ❑ Please complete the application contained in this packet.
- ❑ Return the fully **completed** application to CMS with all of the requested documentation, including a non-refundable Application Fee of \$35 for each adult household member. This fee is required for each adult household member, age 18 or older.
- ❑ Attend an interview with the Membership Committee, if requested.
- ❑ Await approval by the cooperative's Board of Directors.
- ❑ Applicants are notified of their acceptance or denial.

**After you are approved, and before you move in:**

- ❑ Pay your \$100 Membership Fee (this one-time fee is fully refundable when you sell your home, less any outstanding fees owed to the cooperative).
- ❑ Sign the Space Lease that is signed by all title holders and their spouses or partners in civil union, with all other household members listed.
- ❑ Pay your first monthly space rent
- ❑ Cooperative Board of Directors signs the lease, and you close on your home!

**PLEASE RETURN ALL SIGNED, COMPLETED APPLICATION MATERIALS  
(and \$35 fee) TO:**

**Cooperative Management Solutions**

**Attn: Umpqua Ranch Cooperative  
Property Manager Tamie Kaufman  
29317 Melody Lane  
Gold Beach, OR 97444**