

FOUR-MILE VILLAGE

APPLICATION FOR MEMBERSHIP



**PRIVATELY FINANCED ELDERLY HOUSING
CONSTRUCTED AND MANAGED BY
THE BOXFORD FRIENDSHIP FOUNDATION INC**

September 1, 2024

Boxford Friendship Foundation, Inc. General Information

The Boxford Friendship Foundation is accepting applications for residence at Four Mile Village, a senior housing development located at 234 Ipswich Road in Boxford, MA. The Boxford Friendship Foundation is a nonprofit corporation located in Boxford, Massachusetts.

Membership in the Boxford Friendship Foundation is open to all those who are 60 years of age or older. A refundable non-interest bearing deposit of Three Thousand Dollars (\$3,000) must accompany each application.

Applicants with a Boxford connection (e.g. resident, former resident, or other connection) will receive a waiting list preference and will be offered a unit prior to an applicant without a Boxford connection preference.

Those for whom no unit is presently available as well as those not desiring to move into a unit immediately or those not yet 60 years of age may remain on a waiting list with an assigned application number. Future residents will be selected from this list in the order of their numerical sequence.

Eligible applicants interested in membership, but unable to provide the initial deposit, should nevertheless complete the application form and attach a note of explanation.

The attached application, along with the refundable non-interest bearing deposit of \$3,000 made out to the Boxford Friendship Foundation, Inc., should be mailed to the Boxford Friendship Foundation, Inc. at 50 Four Mile Village, Boxford, MA, 01921.

If you would like additional information, please call the Four Mile Village office at 978-887-8941.

Board of Directors (2023-24)

David Benson, Chairman

Martha Clark

Joyce Merrill

Tamara Davis

Art Havey

David Allen

Chris Johnson

Ruthann Budrewicz

Rita Dinn

INFORMATION ON FOUR MILE VILLAGE

Buildings and Location

Four Mile Village is located on 37 acres of land bordering Four Mile Pond, with an entrance on the south side of Ipswich Road, one-half mile west of Georgetown Road.

Phase I consists of six residence buildings (Buildings A-F) plus a community building. Each building contains 8 living units. Although the buildings are of two-story construction, each unit is on one level and contains a kitchen, bathroom, dining area, living room, and either one bedroom or one bedroom and den. Phase II consists of three similar residence buildings (Buildings G, H, I) of eight units each. Phase III consists of three additional residence buildings (Buildings J, K, L) also with eight units each.

Kitchen appliances are provided. Units are fully decorated allowing limited choices of wall colors and flooring.

Construction

Phase I of Four Mile Village was designed by Architects Four and built by Eckman Construction Company both of Manchester, NH. The construction financing was provided by Essexbank of Peabody, MA. Phase II was designed by Architects Four, built by Carr Engineering, Ltd. Of Peabody, MA, and financed by Essexbank. Phase III was designed by Curtis-Walter-Stewart Architects of Portland, ME, built by R. C. Foss and Son, Inc., of Pittsfield, NH, and financed by the Family Bank of Haverhill, MA.

Construction of Phase I (48 units) was completed in May of 1986; Phase II (24 units) was completed in December of 1987; and Phase III (24 units) was completed in May of 1995.

Finances

Four Mile Village is a private elderly housing development with each resident paying his/her share of the capital and operating costs and receiving a lifetime lease on an individual living unit.

The value of a unit will be adjusted periodically by the Board of Directors of the Boxford Friendship Foundation. There can be no assurance that value of a unit will increase or grow at the prevailing market rates or based upon interest rates or inflation. It is the intention of the Boxford Friendship Foundation to provide housing for the elderly at below market value, not to provide an opportunity for investment. Recovery of your money from the Boxford Friendship Foundation will occur upon the availability of a new applicant willing to pay the value of the unit at that time. The proceeds of your resident deposit will equal the current value of the unit less an administrative fee, applicable move-out fees, cleaning fee, unpaid utility costs, and any other costs to return the unit to a standard condition for the incoming resident.

No federal or state funds were used in the construction of Four Mile Village.

Operation and maintenance (real estate taxes, administration, buildings and grounds, insurance, common area utilities, plowing, etc.) are provided by funds collected monthly from the residents (monthly operating fee).

Utilities are billed individually to each unit (electricity, heat, telephone, etc.).

The Board of Directors is aware that some applicants may need financial assistance. The Board is able to review and consider applicants for financial aid based upon demonstrated need. Those uncertain of their ability to bear the full share of the cost may apply for financial aid.

Schedule of Financial Payments

A \$3,000 refundable non-interest bearing deposit must accompany all applications. Applicants are required to provide an additional \$5,000 deposit when accepting a unit for a total commitment deposit of \$8,000. The \$5,000 resident deposit is non-refundable. Payment of the remaining balance is made when the unit is available for occupancy.

Current Unit Values and Fees

Four Mile Village - Unit Values and Fees			
	As of 03/01/2024		As of 09/01/2024
Unit Size (Square Footage)	Unit Price	Move-In Fee	Monthly Fee
One Bedroom (650)	\$99,700	\$4,985	\$697
One Bedroom & Den (850)	\$127,000	\$12,700	\$805
One Bedroom & Den (1050)	\$143,400	\$14,340	\$912
One Bedroom & Den (1250)	\$180,300	\$18,300	\$1,021

**Unit Values and Operating Fees are subject to change upon board approval.*

Deposit Refunds

If you decide to remove your name from the waiting list, the initial application deposit of \$3,000 will be refunded within 30 days of your written request. The application deposit is non-interest bearing. The \$5,000 Resident Agreement Deposit that is paid upon accepting a unit is nonrefundable.

Eligibility

One occupant of a unit must be 60 years of age or older to take residency at Four Mile Village. A waiting list preference is given to applicants with a Boxford Connection.

Death of the Original Applicant

If one resident of a unit dies or is unable to continue occupancy for any reason, the other may continue to occupy the unit. If the remaining member is properly qualified (60 years of age or older, a resident, former resident, etc.) the resident may bring in a new occupant. Please request a copy of the Additional Occupant Policy for more information.

Waiting List

A waiting list has been established comprising applicants who have expressed interest in living at Four Mile Village. To be placed on the waiting list all applicants must submit a completed application along with a \$3,000 non-interest bearing deposit. An exclusive waiting list number is issued to each applicant when the application and deposit is received. Applicants are offered units in numerical order as units become available from vacated units or new construction. Applicants with a Boxford connection are given a priority on the waiting list. No persons under age 60 will be allowed to take residency of a unit, but they may remain on the waiting list with their originally assigned number. Those not eligible or not ready to move in will be passed over for available units, but they will maintain their waiting list number. New applicants will be added to the waiting list in the order that the application is received.

Management, Rules, and Regulations

A covenant and set of rules and regulations will be made available when applicants are accepted for residence. The Board of Directors has hired a property management company to carry out its policies and manage the facilities and operations on a day-to-day basis.

FOUR MILE VILLAGE IS A NON-SMOKING COMMUNITY

Smoking is prohibited at Four Mile Village. Please request a copy of the Smoke Free Policy for more details.

FOR OFFICE USE

Application Received _____
Assignment Number _____
Deposit Received _____
Duplicate Filed _____

FOUR MILE VILLAGE MEMBERSHIP APPLICATION

A. Applicant (Person who will occupy a unit)

Name _____

Address _____

Telephone No. _____ Date of Birth _____

Email Address _____

B. INFORMATION ABOUT OTHER OCCUPANT OF THE UNIT (if any)

Name _____

Date of Birth _____

Relationship to applicant _____

C. WHEN WOULD YOU LIKE TO MOVE IN?

____ As soon as possible (I can sign a lease for a unit I prefer within 30 days)

____ Later (I will notify you when I am prepared a sign a lease for a unit I prefer
within 30 days)

D. TYPE OF UNIT DESIRED:

_____ One bedroom (650 square feet)

_____ One bedroom and den (850 square feet)

_____ Large One bedroom and den (1050 square feet)

_____ Large One bedroom and den (1250 square feet)

_____ First Floor

_____ Second Floor

_____ Handicapped accessible unit

E. PLEASE CIRCLE THE CATEGORY APPLICABLE

- 1. Resident or Former Resident of Boxford
- 2. Parent of a resident of Boxford
- 3. Son or daughter of a resident of Boxford
- 4. Grandparent of a resident of Boxford
- 5. Brother or sister of a resident of Boxford
- 6. None of the above

F. If E2, E3, E4, E5 WERE CIRCLED, PLEASE COMPLETE THE FOLLOWING:

Name of son/daughter/grandson, granddaughter/brother/sister:

Their present address _____

Telephone number _____

IF E1 WAS CIRCLED, PLEASE LIST THE BOXFORD ADDRESSES:

Address(es)	Dates of residency
_____	_____
_____	_____

G. CONTACT PERSON IF WE ARE UNABLE TO REACH YOU:

H. WILL YOU NEED SOME FORM OF FINANCIAL AID? YES ____ NO ____

If you will be seeking financial aid, we will require a statement of estimated assets and sources of income.

I. DEPOSIT OF \$3,000 IS ENCLOSED: CHECK ____ MONEY ORDER ____

This deposit is non-interest bearing and fully refundable. Refunds will be made within 30 days of written request for withdrawal of this application for membership.

Please make checks payable to THE BOXFORD FRIENDSHIP FOUNDATION, INC., and mail along with the application to 50 Four Mile Village, Boxford, MA, 01921.

Applicant Signature _____ Date _____