



Realtor Summary Sheet

Key Information Buyers Should Know Before Writing an Offer

Community Overview

Pioneer Park is a **55+ non-profit housing co-operative** in Aldergrove, BC. It is **not** a strata, typical mobile home park, or rental community. As a working co-operative, members help operate the community by contributing their time and skills. Members own their manufactured homes but **do not own the land**.

The co-op is self-managed by elected volunteer directors, with support from participating members. No property management company is involved.

Age & Residency Requirements

- Members must be **55+**.
- The home must be the **primary residence**.
- All occupants must be able to **live independently & maintain their home & lot**.
- Members must **actively participate** in community

Conditional pre-approved membership is now available BEFORE making an offer to purchase.

Land Lease

- Pioneer Park is located on land leased from **Matsqui First Nation (MFN)**.
- The Head lease is for bare land and is between Matsqui First Nation and Pioneer Park Cooperative Housing Association
- **Responsibility for all services** belongs to Pioneer Park
- Head lease was renewed in **2023 for 49 years**.
- Annual lease payments are **reviewed every five years**.
- Members pay **property taxes directly to MFN** based on BC Assessment values.
- MFN has their own schedule for sending tax notices, usually around August.

Membership Shares

To become a Pioneer Park member, buyers must purchase **919 shares at \$10 each, for a total of \$9,190**. This amount is separate from the home purchase price and is paid directly to Pioneer Park Cooperative Housing Association for membership.

Shares: Do **not** appreciate
 Do **not** pay dividends
 Payment in full is required before membership can be granted

Monthly Housing Charges

Monthly housing charges include:

- Lease payment
- Administration expenses
- Operating expenses (eg street lighting and snow removal)
- Water, sanitation, roads, buildings, electrical & landscape repair & maintenance
- Waste & recycling contracted removal services
- Materials and equipment for maintenance
- Capital reserves

Members must have their own account for:

- BC Hydro
- FortisBC (if applicable)
- Internet/phone services

Shared Services

Pioneer Park maintains:

- Water system (two wells and tanks)
- Two Sanitation plants and fields & several septic tanks
- Electrical distribution sheds & street lights
- Roads, buildings and landscape areas
- Garbage and recycling facilities
- Community hall and activity spaces

Communication & Meetings

Members are expected to stay informed through:

- Robocall notices
- Email updates
- Bulletin board postings
- The Pioneer Express newsletter
- The members-only Facebook page

Members are expected to attend general meetings and the AGM.

Volunteer Participation

Pioneer Park is self-managed and does not use a property management company.

Members are expected to contribute volunteer time to help with:

- Landscaping & gardening
- Snow removal & road repair
- Hall event setup, cleanup and maintenance
- Various committees
- Administrative assistance
- Repair & maintenance support for shared services
- Community projects

Home, Lot & Permit Requirements

Members are personally responsible for their lot including:

- All home and lot maintenance
- Landscaping, drainage, and walkways
- Retaining walls (upper lot member is responsible)

A co-op permit is required for most exterior changes:

- Additions & decks
- Fences
- Structural window/door changes
- Any footprint or exterior alteration

Unapproved work may need to be corrected before the sale or negotiated with the buyer for completion after purchase. **Check with the Pioneer Park office for any noted lot deficiencies before making an offer.**

Sanitation System Rules

Pioneer Park operates its own septic system. Garburators are not permitted. Strict rules apply to avoid costly repairs:

Do not put the following into the system:

- Wipes, including “flushable” wipes, incontinence products, and hygiene products
- Cooking grease, oil, fatty dairy products, bleach, chemicals, paint, cat litter, dental floss, or anything that could cause blockages or harm beneficial bacteria

Only **toilet tissue and bodily waste** may be flushed.

Membership Approval

Unless conditional pre-approval has been obtained, all offers must be subject to approval of membership in Pioneer Park Cooperative Housing Association. Buyers must be Association members before they can reside in Pioneer Park.

Buyers must:

- Review the information about the structure & expectations of Pioneer Park Co-op
- Request a membership application - \$100 administration fee
- Read the Rules, Occupancy Agreement and Policies
- Submit an application, including references
- Attend an interview after reference checks are completed
- Receive Board pre-approval

Membership is **not automatic**.

Pre-approval is valid for up to 12 months. Full membership begins on the possession date, after the Pioneer Park home purchase is complete and the required shares have been paid in full.

Pre-approval may be rescinded if material change in circumstances prevent full participation in the Co-operative.

Quick Summary for Realtors

- ✓ 55+ community for active adults
- ✓ Land leased from Matsqui First Nation
- ✓ \$9,190 share purchase required (separate from home purchase, no lawyer involvement required)
- ✓ Monthly housing charges apply
- ✓ Volunteer participation expected
- ✓ Permits required for exterior changes
- ✓ Strict septic system requirements
- ✓ Verify Silver Seal certification
- ✓ Due to the age of many homes, be aware that Poly B piping may be present
- ✓ Check with Pioneer Park office for any lot deficiencies noted
- ✓ Conditional pre-approval is recommended before placing an offer
- ✓ If pre-approval is not in place, offers must include '**subject to membership approval**' with a date at least 2 weeks after submitting membership application. This allows time for reference checks and the interview process.
- ✓ Applications are 'received' during Pioneer Park office hours on Tuesdays between 10 am and 1 pm