

How to Become a Member of Woodard Lane Cohousing, LLC.

Becoming a member of any intentional community is not a decision that should take place without a significant amount of thought and soul-searching. Each community is different, but all share a characteristic of being a wonderfully complex interweaving of ideas and personalities. It is both a joyful and challenging experience as members work to stay connected, and to meet both the community and their personal needs. Participation in an intentional community will forever change your life. Additionally, you will, in some fashion, influence the lives of others in that community. To make this a positive, enriching experience for you and other community members, all adult participants must be emotionally mature and have a healthy self-esteem. Children in the community must be responsively and responsibly parented.

Therefore, the membership of the Woodard Lane Cohousing has developed the following pathway for those who may be interested in exploring the possibility of joining. The intent of the process described below is to allow you the time to learn about us, for us to learn about you, and most importantly for you to learn about yourself in community. The following are categories of membership:

Observer → Prospective → Associate → Full

Observer: Any interested person may attend “open” meetings of Woodard Lane Cohousing. This meeting begins with a community dinner during which Observers have an opportunity to interact with and ask questions of other members. Following the meal is a formal meeting when observers may listen but are asked not to participate in the meeting discussion.

Prospective Member: Prospective Members have attended at least one open meeting, and have declared their interest in exploring membership. This member category participates in discussions at meeting as long as they stay on the current topic. Each Prospective Member (or the household in case of a family) has a “buddy” who is a Full or Associate Member.

Pathway to becoming a Prospective Member:

- Visit the property,
- Review and accept the Woodard Lane Cohousing Values and “Members are willing to” and “Members desire to” statements;
- Submit in writing (to their “buddy” and/or a full member) answers to the following questions:
 - Why are you interested in Cohousing?
 - Why are you interested in this project?

After becoming a Prospective Member:

The individual or household members may attend other business meetings and community events and work on a committee (this is encouraged to better understand the community process and have more contact with members). The “buddy” member shall:

- Notice the new prospective member of all future community meetings/events;
 - Provide information on current Full and Associate Members;
 - Provide current Woodard Lane Cohousing policies and procedures; and
 - Add this prospective member to the E-mail distribution list of current Members.
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Associate Member: Associate Members are those who are actively contributing to our discussions (but can not “block” a decision); and participating in the work required to create and maintain our community. This work includes, but is not limited to: assisting with community dinner preparation and committee participation. At this point, an individual or household is very interested in our community and is most likely, but not necessarily, moving toward Full Membership of Woodard Lane Cohousing.

Pathway to becoming an Associate Member:

- Meeting attendance: at least 2 meetings as a Prospective Member per adult
- The individual or household can make their application to becoming an Associate Member by submitting in writing:
 - Answers to questionnaire (provided by your “buddy”).
 - List contact information for at least 3 references, one of which needs to be someone you work closely with on a regular basis.
 - “Net Worth Statement” and/or a plan to finance your unit and your share of community expenses (if you will use non-traditional financing).
- All Full and Associate Members will review the written application information and the Member’s relationship with the group thus far.
- The current membership must come to consensus on the Prospective Member’s transition to Associate Member within two weeks of receiving a completed application. Any concerns will be addressed to the Prospective Member directly and an opportunity to openly discuss those concerns will be given.

After acceptance as an Associate Member:

- A household pays \$40.00 per month dues. (Upon becoming a Full Member the accumulated dues will be applied toward your Full Membership financial responsibility. If you withdraw from Woodard Lane Cohousing, your accumulated dues will be forfeited. If the LLC determines that the relationship is not a good fit for the community, then the dues will be refunded in full);
- The Member will regularly attend meetings and other community events;
- The Member will participate in one or more committees; and

- The Member will host meetings (as appropriate) and assist with meal preparation.
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Full Member: Full Members are those who have made the necessary personal, emotional, and financial commitments to the community. They fully intent to build/live in the community.

Pathway to becoming a Full Member:

- Meeting Attendance:
 - Single member: at least 6 meetings as an Associate Member (committee meetings count) plus 1 social.
 - Couple member: One adult, at least 6 meetings as an Associate Member (committee meetings count) plus 1 social. The other adult, at least 3 meetings as an Associate Member (committee meetings do not count) plus 1 social.
- Participate in one or more committees;
- Declare the intent to be a Full Member;
- All Full Members will review the relationship of this Associate Member/household with the group thus far. The Associate Member will be notified of their acceptance as a Full Member within two weeks of their declaration to be a Full Member. Any concerns will be addressed to the Associate Member directly and an opportunity to openly discuss those concerns will be given. For a household with more than one adult, all adults must have successfully moved through the steps for Prospective and Associate membership. All adults in a household enter as Full Members simultaneously.

After acceptance as a Full Member:

- Member must read and sign Woodard Lane Cohousing LLC Agreement (if necessary, seek legal counsel)
- Member pays all financial contributions required to date (the amount contributed by other full members minus contributions made as an Associate member).

After commitment to a full member, Woodard Lane Cohousing will provide you:

- Stakeholder status in all processes and decision-making. i.e. the right to block during decision making.
- All rights, privileges and obligations as defined by the Woodard Lane Cohousing LLC Agreement, and/or other legal documentation
- Placement on the “priority order” for site selection. (When house sites are determined, each full member can select a site based on the “priority order” list).