

More than 40 years ago, a committee of Mansfield residents investigated the housing needs of older residents of the town and then decided to partner with the New Samaritan Corporation to develop a 3-part campus to serve the needs of older citizens. Located on a 30-acre parcel just south of UConn, the site now includes Juniper Hill Village and Mansfield Rehabilitation and Nursing Center along with Glen Ridge, a residential community for adults over 55.

Glen Ridge is for independent 55+ members, individuals who are mobile and able to fully participate in the life of the Cooperative.

As a cooperative, we depend on volunteers to join our committees and/or to serve on the Executive Board, the community's governing body.

Located at the edge of the UConn campus and near a bustling commercial district, Glen Ridge offers amenities not often found in similar housing options.

More than housing, Glen Ridge is a vibrant community of engaged residents who value participation in a variety of activities.

Facilities

Glen Ridge was built in four phases (1983, 1988, 1992, & 2004) and is now fully developed. There are 51 homes within 14 buildings, 3 or 4 homes each. All of the units are specifically designed with single floor living so that residents are able to live independently. Some homes are a bit more spacious with the addition of basement space.

Floor space of the homes varies between 900 and 1,200 square feet, with eight floor plans in all. They are distinguished by the number of bedrooms, the number of baths, whether there is a basement, and if the basement is a walkout. Each home comes with an assigned detached garage and additional parking is available for members and guests.

There is an on-site office served by part-time staff as well as a community room available for the use of residents and families.

Units were constructed with all-electric heat. Since then, some owners have supplemented that with propane furnaces, pellet stoves and many have installed mini-split heat/AC systems.

Roads are privately owned and maintained by Glen Ridge. Community grounds are maintained by a crew of 3 full-time grounds keepers shared by Glen Ridge, Juniper Hill Village, and the Mansfield Rehabilitation and Nursing Center.

Finances

The monthly fee has two parts – the Association fee and property taxes. The Association fee covers operating costs and is determined annually by a budget approved by members of the community. Part of the monthly fee is designated for our Replacement Reserve account, the fund that accumulates for the purpose of meeting capital needs that are separate from our operating expenses. While so far, we have not had to resort to a special assessment for unexpected needs, we need to continue to be fiscally prudent to anticipate possible major replacement needs.

Since Mansfield issues an overall property assessment and tax bill to the Association, taxes are charged to each unit in proportion to the unit's size. One-twelfth of the total is collected monthly and placed in an escrow account. The Association pays the semi-annually bill from that account. If a member itemizes deductions on a personal income tax return, these real estate taxes are eligible.

Glen Ridge was designed to meet the needs of individuals with moderate income. Transfer of property, therefore, has unique requirements. When a home is sold, one-third of the appreciated value (if there is any) is returned to the Cooperative. To maintain affordability, the annualized appreciation is limited to 6% of the amount initially paid by the member for the unit. Members receive credit for capital improvements made to their unit. Those costs are added into the Transfer Value Calculation, thus increasing the allowable sales price.

Should foreclosure on a unit be necessary, banks are required to pay any association fees and taxes in arrears when a home is seized. With condominiums, however, associations can be financially responsible in the event of foreclosure.

People interested in Glen Ridge must apply for membership and become stockholders of the nonprofit stock corporation, shares of which are determined by the home type. Owners are issued a long term lease or "proprietary lease" along with a stock certificate following the purchase of a home. Membership approval includes income and age verification that allows Glen Ridge to maintain a very stable community, both socially and fiscally.

Governance

The Cooperative is managed by a part time administrator who meets monthly with the Executive Board. The Board is comprised of resident members elected annually by the Glen Ridge community. The governing documents of Glen Ridge are a "Declaration", By Laws, and Rules and Regulations which are compiled in the "Glen Ridge Reference Booklet" given to each member.