



Glorious Waterfront Living

About BayWoods

Mission Statement

The mission of the BayWoods Cooperative Housing Corporation (BCHC), a Maryland for-profit housing cooperative corporation, is to provide senior adults an opportunity to live in style and grace in the maritime atmosphere of Annapolis, Maryland; to maintain a community which provides superior social, cultural, recreational and healthcare services; to remain responsive to the beauty of the Chesapeake Bay and its surrounding pleasures of fishing, boating and walking; to support the community that is committed to caring, respect, sensitivity and security for all of its residents in a personal and fiscally responsible manner.

Equity Through Cooperative Ownership

BayWoods is a Maryland cooperative housing corporation (co-op) under which each BayWoods shareholder is entitled to lease a particular BayWoods residence.

Accordingly, BayWoods offers its shareholders an equity position in all the assets of the co-op, including the land, residential buildings, three-story clubhouse, state-of-the-art healthcare center, covered parking garage, putting green, and the fishing and crabbing pier.

Key Benefits of BayWoods' Co-op Ownership

The equity position offered by BayWoods provides its shareholders with home ownership advantages (with none of the maintenance headaches) such as:

Tax Advantages: Based on your proportionate share of BayWoods stock ownership, a portion of the Community's property tax and mortgage interest may be included as itemized deductions on your individual federal and Maryland income tax returns.

Estate Advantage: Your purchase of BayWoods stock constitutes an asset which may appreciate, whereas typical entrance fees in non co-op CCRC's cannot appreciate. Many of our shareholders have seen significant appreciation in the value of their BayWoods stock.

Management Decisions Advantage: As a shareholder, you are represented by the four shareholder-elected Directors of the seven-member BayWoods Board of Directors.





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Staff

Vienna Laurendi / Executive Director

Gary Smith / Chief Financial Officer

Donn Rudiger / Director Hospitality and Environmental Services

Lynn Carr, RN / Director of Health & Wellness

John Gorman / Director of Maintenance, and Security

Kassie Foundos / Director of Marketing

Becky Crosby / Director of Resident Services

Donna Parker / Director of Human Resources and Executive Assistant

Donna Walsh, RN / Wellness Nurse

FAQs

What do CCRC's offer in the way of activities and amenities?

In a CCRC like Baywoods, residents will enjoy the privacy of their apartments and many participate in cultural, educational, social, religious and entertainment activities. They will have access to a library, game room, walking paths, fully equipped wellness center, heated indoor swimming pool and spa, auditorium, and more as listed on the amenities page.

What conveniences are offered in a CCRC like Baywoods?

The CCRC environment is designed to relieve residents of everyday worries. Conveniences will include restaurant-style dining in two dining rooms, flat linen service, regular housekeeping, scheduled transportation, on-site banking, a beauty and barber shop, postal services, and so





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on. By offering freedom and independence, Baywoods provides an unmatched opportunity to secure a highly desirable way of life.

Can I afford to live in a Continuing Care Retirement Community?

It's important to remember that the monthly service fees cover housing, utilities (except telephone), dining, maintenance, and stated services and amenities. And perhaps most importantly, it provides the peace of mind that long-range planning gives. It's a good idea to total your current monthly expenses and compare them with the CCRC you are considering. Bay-Woods pricing starts at the mid \$400Ks.

