

# THE WOODS

A RESIDENT OWNED COMMUNITY



WOODS COOPERATIVE  
ASSOCIATION, Inc

43300 LITTLE RIVER AIRPORT RD.

## RESIDENT OWNED SENIOR COMMUNITY

LITTLE RIVER, CA

## WOODS COOPERATIVE ASSOCIATION, INC

- SPACIOUS LOTS
- COOPERATIVE-OWNED
- 55+ COMMUNITY
- AFFORDABLE HOMES
- INDOOR POOL & SPA
- MENDOCINO COAST

### CONTACT US

707.937.0294

[thewoods@evans-management.com](mailto:thewoods@evans-management.com)

VISIT OUR WEBSITE:

<https://www.thewoodscooperative.com>



HOMES FOR SALE



UNIQUE LOCATION



The heated pool and therapeutic whirlpool are always open to members and their guests.



Paved curving roads, with turnouts for parking, link the 132 triangular lots.

The clubhouse accommodates a library, social hall, pool room, lounge, craft room, large kitchen and card room.



# The woods

A mobile home community for adults on thirty-seven wooded acres adjacent to state park lands. This is like no other mobile home park you have ever seen . . . We wanted it that way because we live here.

Paul Edward Tay, AIA Architect  
Ruth Border Tay



43300 LITTLE RIVER AIRPORT ROAD  
LITTLE RIVER, CALIFORNIA 95456



## OUR HISTORY

Designed &  
constructed in 1970's  
Purchased by residents  
in 2021





## POOL & SPA

WHAT  
WE  
ENJOY  
as  
Woods  
Cooperative  
Members



## CLUBHOUSE

- EXERCISE STATIONS  
LOCATED INDOORS &  
OUT DOORS
- POOL TABLE & GAMES
- ONGOING INTEREST  
GROUPS
- COMMUNITY SOCIAL  
EVENTS
- PRIVATE PARTY  
RESERVATIONS



## LIBRARY

# WHAT WE DO



**Halloween  
At  
The Woods**



**WCA Annual  
Artisan's Fair**



**Neighbors  
fire  
hardening  
our  
lots**



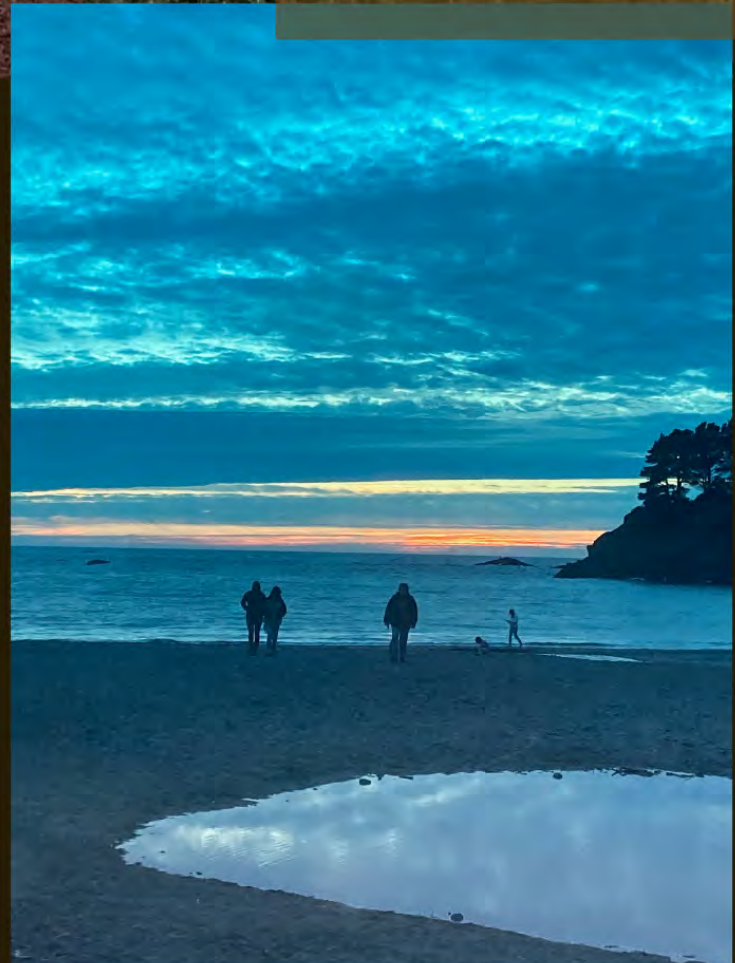
**WCA  
Preparedness**



**Annual  
"We Own It"  
Music Celebration**

# WHAT IS NEARBY

Hiking trails  
throughout  
our property  
with pristine  
state park land  
and local  
beaches just  
minutes away



# THE PROCESS OF HOME OWNERSHIP

- Contact a realtor to be shown homes for sale in The Woods and make a bid
- Submit your application for membership in the Woods Cooperative Association
- Complete the escrow process with your realtor
- Review and sign the WCA Homeowners Lease Agreement, which specifies your monthly carrying charge
- Assume ownership of your home and become a shareholder in the ownership of our land

