



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

VISIT OUR WEBSITE:

[Woods Cooperative.com](http://WoodsCooperative.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

HOMES IN The Woods

**43300 LITTLE RIVER AIRPORT ROAD
LITTLE RIVER, CALIFORNIA 95456**



707.937.0284 707.937.0225

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