

# Welcome to Nevada City Cohousing



We are a community of 34 private, energy-efficient homes that share a “common house,” which includes a dining/meeting room with gourmet kitchen, lounge with pool table, kids’ play room, music room, two guest rooms, and a teen room. Outside we share our pool, hot tub, gardens, and six wooded acres of open space: good for quiet meditation and building forts. We range in age from under 1 to mid-80’s, a truly multi-generational community. We share community meals up to 5x a week when you want to join in. Our community thrives because we residents actively participate in both the maintenance and the management.

Construction was completed in 2006. Architects Katie McCamant and Chuck Durrett initiated the community when they organized a group of buyers around this Nevada City property. The buyers all invested to pay the development costs, with McCamant & Durrett managing the development through construction. Chuck and Katie still live here. Find out more at [www.cohousing-solutions.com](http://www.cohousing-solutions.com).

Our private homes range from two-bedroom (850 sf) to four-bedroom (1700 sf) townhomes. They feature excellent natural lighting, quiet, energy-efficient hydronic heating, solar panels, and complete kitchens. Most homes have private-use areas out back.

The design and the collaborative nature of our neighborhood makes it easy to save energy, water and other resources. For instance, due to good insulation, window placement, porches and shading, we don’t need air conditioning. We use less than half the water of our typical California family. Because we can walk to our quaint downtown, and the community has a lot happening on site, we drive less.

**HOA:** Legally, we are a relatively conventional condominium with a Homeowners Association, qualifying for typical competitive mortgages. HOA dues range from \$595 to \$793 per month depending on size of the home, whether you have a garage, and number of solar panels.

**Our HOA fees include:**

- Fast wifi (no Comcast needed)
- All of our hot water and heating (all natural gas)
- The costs of operating the common house, pool and spa
- Insurance and a maintenance reserve fund for maintaining all building exteriors
- Trash and recycling pick-up

**Utilities:** Most of us only pay the PG&E Administrative Fee, since our solar panels offset most of the electrical costs. Natural gas is paid in HOA dues.

**How we work:** We hold a General Meeting about once a month, with most decisions made by consensus. Work is done by committees or tasks (landscape, laundry room point person, etc).

**Each person contributes:**

- Cook or co-cook a common meal once a month
- Select a chore to help maintain the Common House
- Serve on a committee
- Attend HOA meetings
- Pitch in for any special community needs that come up
- Contribute 4 hours per month (outside of the above) to work within cohousing
  - Financial contributions are also an option in lieu of these hours

Beyond this, there are many more areas that are necessary for the maintenance of the community, for those who are able to contribute.

**Design:**

- Natural lighting provided by well placed, high windows and skylights
- Hydronic (water) baseboard heating is very quiet and efficient. No AC.
- Every home has 4–12 photovoltaic solar panels, located on the garages but tied into each home's individual electrical meter. Tied into the PG&E electrical grid, excess power generated is credited against future electric bills.
- Extra space in closets

**Home Sizes:**

- 2 Bedroom/1 bath Flats: 858 – 870 sf
  - 2+ Bedroom/2 bath Townhouse: 1190 sf
  - 3+ Bedroom/2 bath Townhouse: 1440 sf
  - 4 Bedroom/3 bath Townhouse: 1694 sf
- ("+" room is a small bedroom sans closet)

**Current Homes for Sale:**

Check our website [www.nccoho.org](http://www.nccoho.org), or send an email to [info@nccoho.org](mailto:info@nccoho.org), as not all homes for sale make it to the website. You can also call Colleen at 831-535-2997.