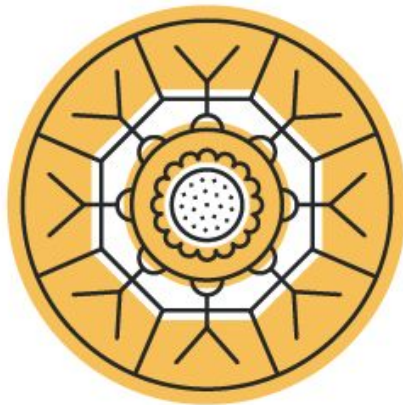


The smallest unit in community is not the individual...

*it's the relationship between two members.*



**WEAVE THE PEOPLE, LLC.**

*Community-Owned Community*

# Why Weave the People?

Well, get it? It's like "We The People..." but "Weave" because it's located in Weaverville, NC. See now? It's referential.

*But really, more importantly...*

1

**The American Dream** and the Nuclear Family Model more often serves as an engine for consumerism, rather than a sustainable way of life.

2

Individually-owned "**communities**" **are not sustainable** or thriving.

3

Mother Earth's communities of "**weirdos**" **need space** to innovate and organize, or will be priced out.

4

We are facing serious and overwhelming environmental **challenges demanding us to innovate, organize and weave.**



# The Misguided Tradition of “The American Dream”

*The American Dream of the Nuclear Family is unsustainable, no matter how you cut it:*

## **Psychologically**

each individual lacks the support they need for happiness and thriving

## **Economically**

this model keeps people stuck in economic scarcity. Was a successful tool used to drive consumerism through idolization of independence and isolation

## **Socially**

the margins of society in age, economic class, ability and more don't get the support they need

## **Environmentally**

the resources of one family one home take a huge environmental toll



**We need a tapestry woven of creative, multi-generational, resilient, resourced, and empowered communities.**

# Why Many “Communities” Ride the Struggle-bus

Our culture is filled with “communities” that are owned by individuals rather than the communities themselves.

The reality is, we lack an abundance of sustainable *Community-Owned Communities*, and people are struggling to find their way to collective stewardship.

When we don't have the opportunity to create equity in a community project, we're naturally less inclined to participate in it's evolution and eventually must move on.

Meanwhile, their future in the community itself is up to the decision of one owner. This is a problem.



What might it look like when the community owns the community?

# Q: Will Earth Stay Weird?

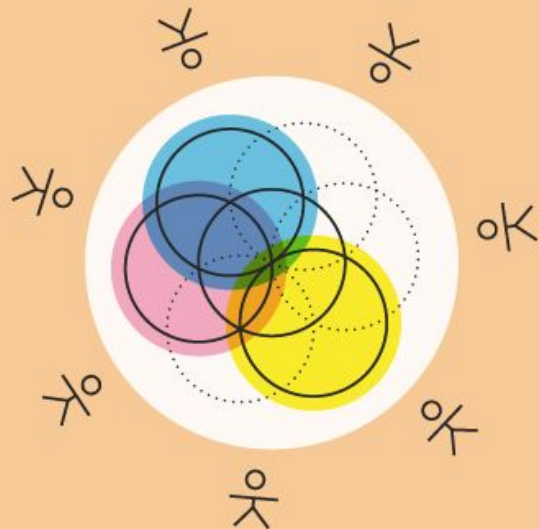
*Will it's urban communities create regenerative models of living for other communities to follow suit?*

When artists, healers, farmers, revolutionaries, and innovators are supported, culture is illuminated, evolves exponentially, and a more beautiful world is possible.

*Undoubtedly, as times change, so must communities.*

**Locally, As Asheville is flooded with affluent transplants from harsher climates, we wonder:**

will the artists, creatives and communities of Asheville empower themselves to keep up their devotions to craft, community and connection?



**A: Hmmmpossibly.**

When our communities organize and innovate-  
***good shit happens!***



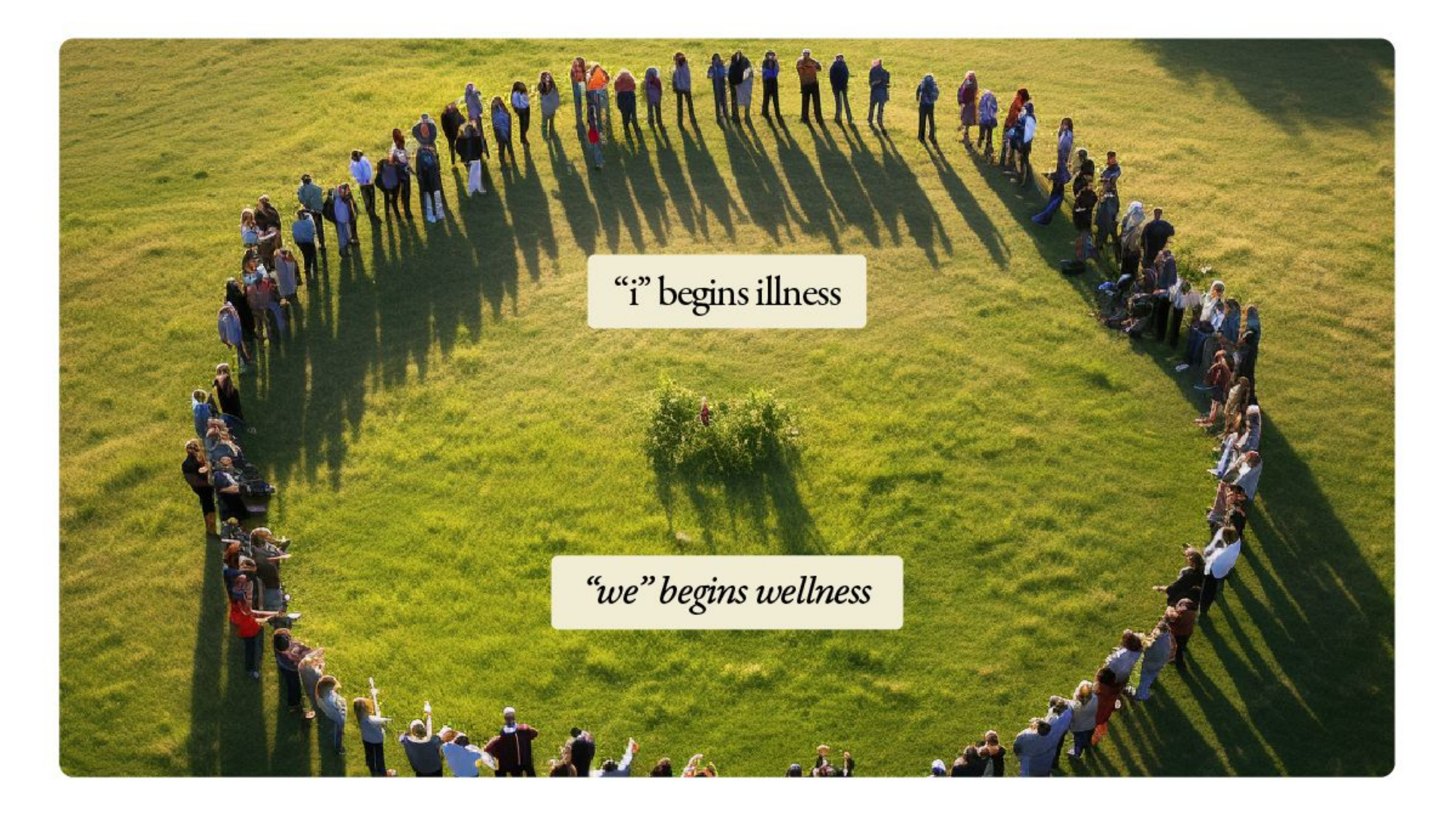
# The Environmental Illness

*There's no doubt that the climates are a-changin'. Fires, exceptional hot and cold, toxins and extinctions...*

How can we do our part to steward the land for the betterment of the earth, and to balance the ecosystem that holds us and all our earthling companions?

**Stewarding the land and our resources in an ecologically responsible way, growing food, and growing community might just play a part.**





*“i” begins illness*

*“we” begins wellness*



# Why Invest in Community-Owned Community?

**There is healing power in healing relationships-** to the land, to one another, to ourselves.

**Witness & evolve the power of collective creativity** amongst dedicated and highly-invested groups of people.

**Creating and sharing replicable models** for environmental sustainability and care for all.

**Improved quality of life, rippling out** from artists, healers, innovators, weirdos and change-makers.



According to *seemingly endless research* – more than *money, fame & “Likes”* – *relationships* are what keep people happy throughout their lives. *You don't say...*

# Community is Creativity

*Communities become creative hubs* for an outpouring of offerings to the wider community.

Currently, our community is made of dancers, writers, musicians, storytellers, filmmakers, teachers, artists, naturalists and those psyilly folks who don't easily fit into the box of words...

## Let's dream big **together.**

Examples of on-going offerings in **Asheville's local Communities:**



Grief Rituals & Garden  
Apprenticeships at **Sunsong**  
*(May Sun lives here.)*

Compassion Camp  
at **Earthaven**  
*(CJ lived here.)*

Soulstice at  
**The Landing**  
*(CJ lives here.)*

Improv Nights & original play  
readings at **Herron Cove**  
*(Juno lives here.)*



# Renting Sucks. Ownership is Good- for One. Stewardship is Great for Many.

There's a fundamental difference between *renting, owning, and stewardship.*

The difference is having a seat at the table for decision-making; a profound difference that permeates the spirit.

When we take on the responsibilities of owning and community stewardship, we learn, grow, and become more empowered in ways that feed a larger picture.

Stewarding community is about creating **a future that will last for generations.**



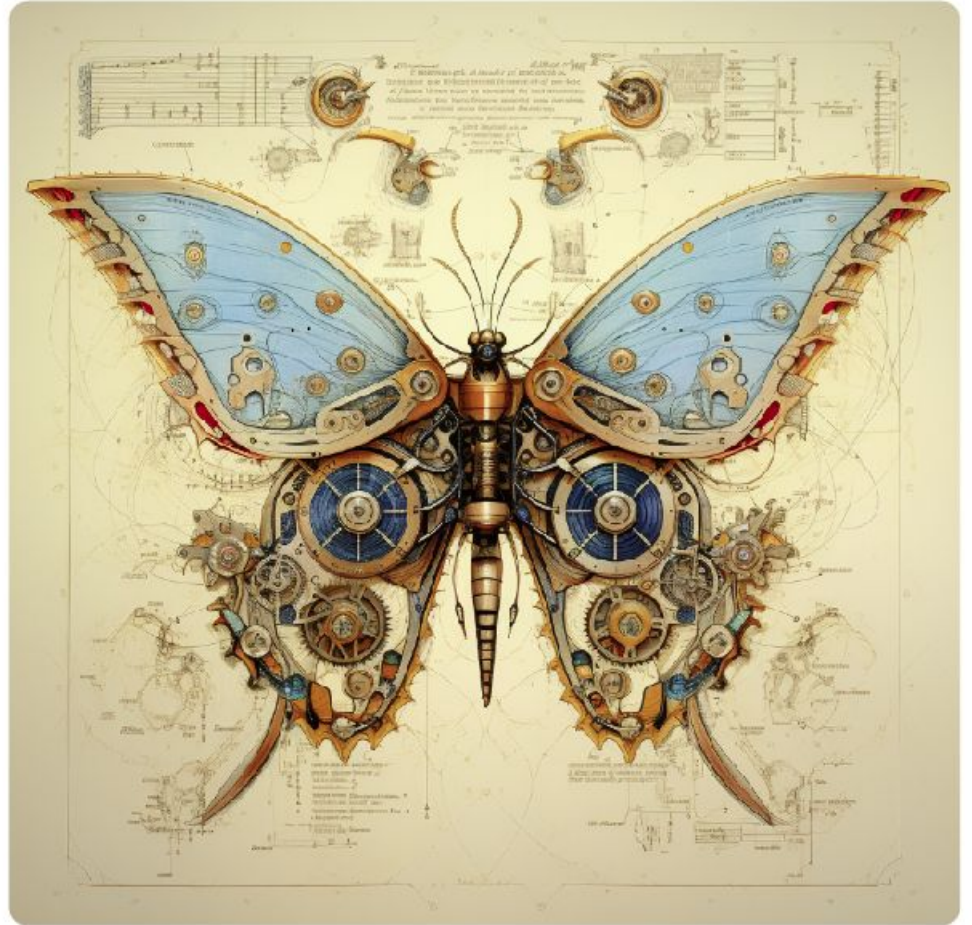
*CJ, May Sun and Juno proudly displaying their shiny new WTP, LLC Debit Cards from United Federal Bank... May Sun with a United Bank lollipop.*



Stewardship is ownership  
by a community.

# Our Project: **Weave the People.**

A community model that focuses on  
*methods and systems that are accessible  
and reproducible* whenever possible.





# Opportunity Flew in the Backdoor

We've been offered an incredible opportunity to purchase *Herron Cove* as a cooperative—

a “community” **9** years strong.

a beautiful **2.6 acres**.

**15 minutes** from downtown.

We endeavor to transform it into a **co-living** Community-Owned Community that **centers collective ownership** while **transparently sharing** and demonstrating our findings in the process.



# It's Good to Be Alive With You. Thanks, Water. Thanks, Earth.

The soil at Herron Cove is *rich AF*.

Thanks to land stewards of the past 9 years,  
**the land is fruitfully abundant with pears,  
apples, pumpkins, wild herbs, and berries**

**Tea plants grow happily on the land-**  
albeit hidden in brambles at the moment.

We are actively envisioning what is hmmmpossible with a manageable yet dream big-able  
2.6 acres **when folks collectively invest in tending and stewarding their home.** Care to join?



*Herron Cove not pictured*



An aerial photograph of a rural village nestled in a lush, green forest. The houses are built with wood and have corrugated metal roofs. The roofs vary in color, with some appearing dark blue or black, possibly due to weathering or specific materials. The houses are scattered across a cleared area, with some having small courtyards or gardens. The surrounding forest is dense and vibrant green, suggesting a healthy, natural environment. The overall scene conveys a sense of a self-sufficient, community-oriented settlement.

# Vision

We envision a world where *land & home*  
is collectively stewarded by cooperative-based communities.



An aerial photograph of a vibrant, storybook-style village. The central focus is a large, ornate golden dome structure with intricate carvings. Surrounding it are several colorful houses with gabled roofs in shades of yellow, red, and blue. A small blue pond is nestled among the buildings. The entire village is surrounded by lush green trees and manicured lawns, with winding paths connecting the various structures.

# Mission

This vision will be achieved by *demonstrating & sharing a model of harmonious co-stewardship.*



An aerial photograph of a traditional wooden village. The central focus is a large, multi-tiered wooden tower with a conical roof, surrounded by a circular pond. The village consists of numerous wooden houses with thatched roofs, built on a hillside. The scene is lush with greenery and trees. The word "Aim" is overlaid in large white letters on the left side of the image.

# Aim

Our mission is to be actualized by *practicing & evolving co-living systems* in order to *create a nourishing, regenerative community space* for our cooperative members *& the broader community.*



# The Founders

Those *seen dancing* were thought to be insane by those who could not hear the music.



## Juno

Dog mother extraordinaire with a cackling wit. Has been living at Herron Cove for the last 3 years in her tiny house which she designed and helped build. Healer, performer, and community visionary.

## May Sun

Born at home, dancing. Resident of a neighboring community for the past 4 years. Asheville area for 13. Hand-built home. Artist. Designer. Beyond-sensical Oracle.



## CJ

Dances on a treadmill while tracking three computer screens. Communitarian, philosopher, mover and linguist. Has been living in community in the Asheville area for 10 years practicing sociocracy and working with community organizations.





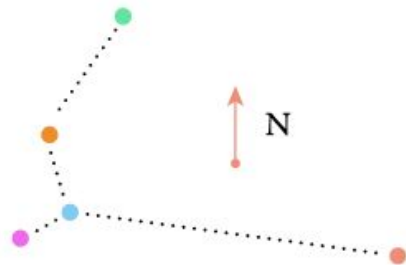
# Running a Cooperative AND a Community?!

**Let's be real- it's no small task.  
Have you done this before?**

We're learning from combined 30+ years of experience with community living, and riding the backs of the experience of many cooperatives and land projects that have come before us.

None of us have bought into a cooperative land project yet. But, we have all lived on, participated in and witnessed them directly.

Patently, we've been waiting for the right opportunity...

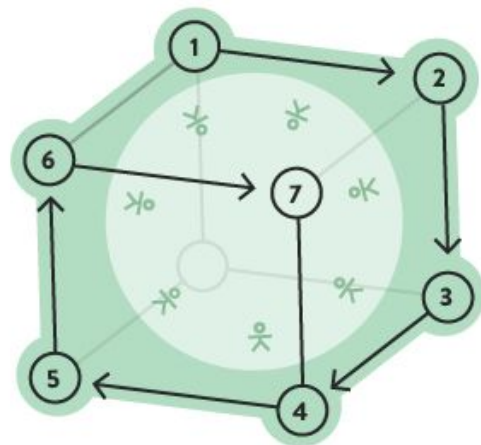


From land projects new and old like *Earthaven* & *Sun Song*. Including communities across town from *Possum Splendor*, *The Landing*, *Herron Cove* itself & more.

We've been learning from the experiences of communities and legal frameworks from across the country including **sociocratic governance** (*used by hundreds of intentional communities and organizations the world over*).

# **ASAP:** As Secure as Possible

*Organized to ensure the Cooperative & the Community work.*



## **1 Solid Operating Agreements**

We've referenced & considered many nuances of collective ownership.

## **2 Comprehensive Budgeting & Financial Planning**

- comprehensive, thorough, padded, considers worst case scenarios

## **3 Effective Consent Based Governance**

Sociocracy

## **4 Community Agreements & Practices**

community created, processes for conflict, accountability and repair..

*...the list goes on.*



# Solid Operating Agreements

*\*We've considered many nuances of collective ownership.*

How do we evaluate & welcome new members?

---

How do people leave the cooperative?

---

What if we need to remove someone from the cooperative?

What do we do in case of conflict?

---

How do we ensure legal & tax compliance?

---

*Who left these God-forsink'n dishes in the sink?!*

*\*With support from **Regen Law**, a North Carolina based Cooperative-oriented law firm run by **Steve Virgil**.*

————— Read our  
**OPERATING AGREEMENTS**  
————— here

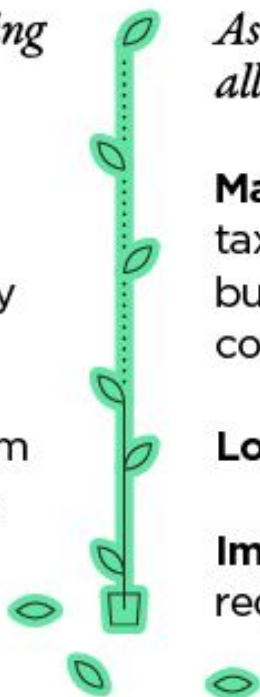
# Comprehensive Budgeting & Financial Planning

*Indeed, it's comprehensive— considering a wide range of possible scenarios...*

## **Considers worst case scenarios:**

A comprehensive plan in the case things don't go as comprehensively planned.

**Padded:** a little healthy wiggle room in the budget, so we don't wind up with a surprise of being short.



*As well, it's thorough— including all the important details...*

**Maintenance Fees:** home insurance, property taxes, unexpected repairs and maintenance budget, co-op licensing and registration fees, co-op legal fees, co-op labor expenses

**Loans:** interest amortization timelines

**Improvement budgets:** for a wide range of required and supplementary improvements.



# Transparently Walking Each other Home

Peek at the Expense Side of *One Budget Scenario.*

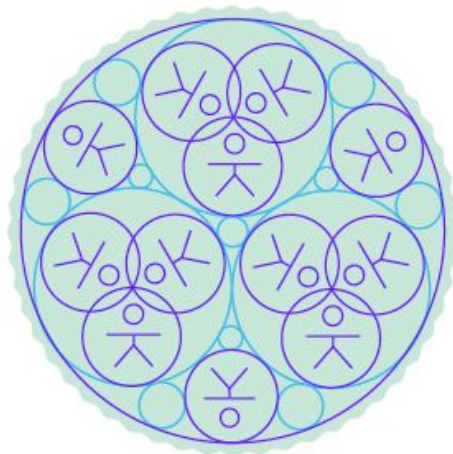
WTP Financials X

WWW.DOCS.GOOGLE.COM

Ownership Financials					
<b>Loan Payments</b>					
		<b>\$4,081</b>	Monthly		
	Mortgage Payments	\$3,021	Monthly		
	Loan Payments	\$1,061	Monthly		
<b>LLC &amp; Home Maintenance Payments</b>					
		<b>\$22,228</b>	Annually	<b>\$1,852</b>	monthly
	Property taxes	\$3,350	Annually	\$279	monthly
	Homeowners Insurance	\$1,678	Annually	\$140	monthly
	Maintenance Costs	\$10,000	Annually	\$833	monthly
	Improvements Fund	\$0	Annually	\$0	monthly
	Management Finances			\$0	monthly
	LLC Renewal	\$300	Annually	\$25	monthly
	LLC Taxes	pass through	Annually		
	Legal Consult	\$500	Annually	\$42	monthly
	Accounting Consult/Support	\$1,000	Annually	\$83	monthly
	Co-op Maintenance Labor			\$0	monthly
	Property Management Lab	\$1,800	annually	\$150	monthly
	Bookkeeping Labor	\$1,800	annually	\$150	monthly
	Administrative Labor	\$1,800	annually	\$150	monthly
	Community Maintenance Lab	\$0	annually	0	monthly
					estimated based o 5hr a month, 12 m
					estimated based o 5hr a month, 12 m
					estimated based o 5hr a month, 12 m
					handled by commu volunteer basis

# Effective Consent-Based Governance

We use *sociocracy*- a democratic, horizontal, people-based decision-making framework used by intentional communities and organizations the world over. *Featuring:*



**People-based meetings** with clear notes, facilitation, rounds

Dynamic, **circle-based organizational structure** with **double-links** for representation and clear **aims & domains**

Review **terms** on roles and policy decisions

Global **community of support**  
[www.sociocracyforall.org](http://www.sociocracyforall.org)

Additionally, the cooperative has a *fall back decision making process* that the community can initiate if unable to find consent on a decision.



# Community Agreements & Practices

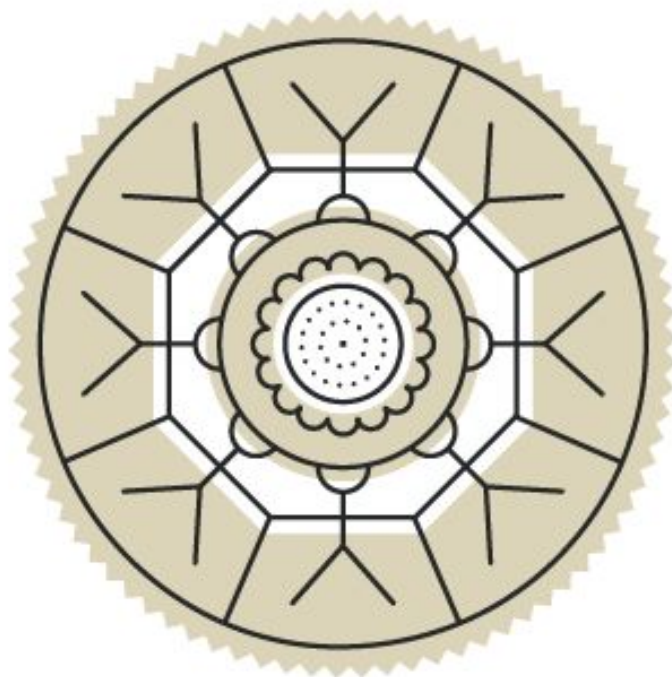
## **Living, co-created community agreements**

The cooperative will be seeded with a basic framework as a starting point for community agreements. *(Coming soon)*

From then on all community members *(whether owners, renters or otherwise)* will participate in co-creating the living community agreements.

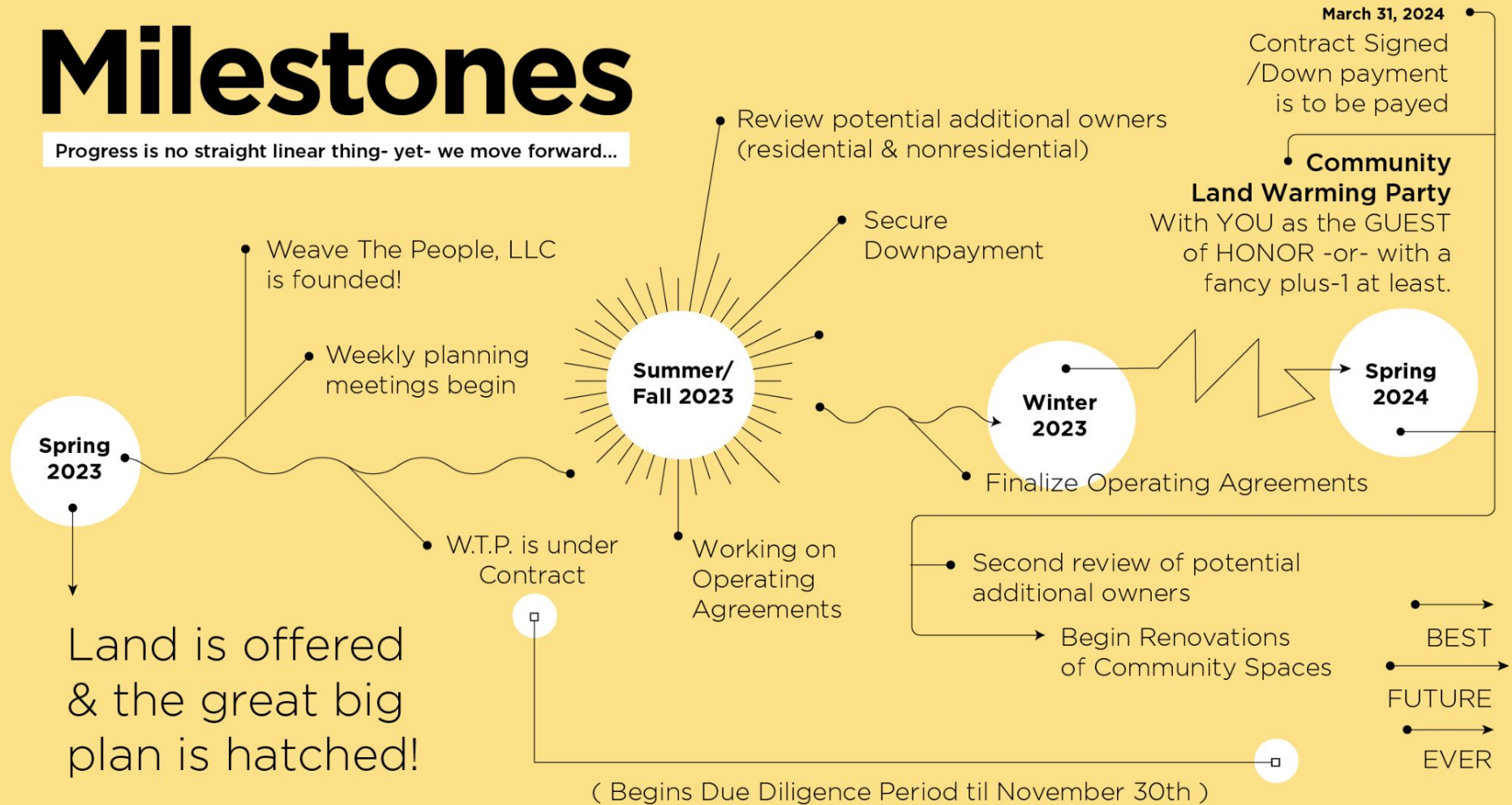
## **Regular community meetings & work days**

**Processes for accountability, conflict navigation and repair**



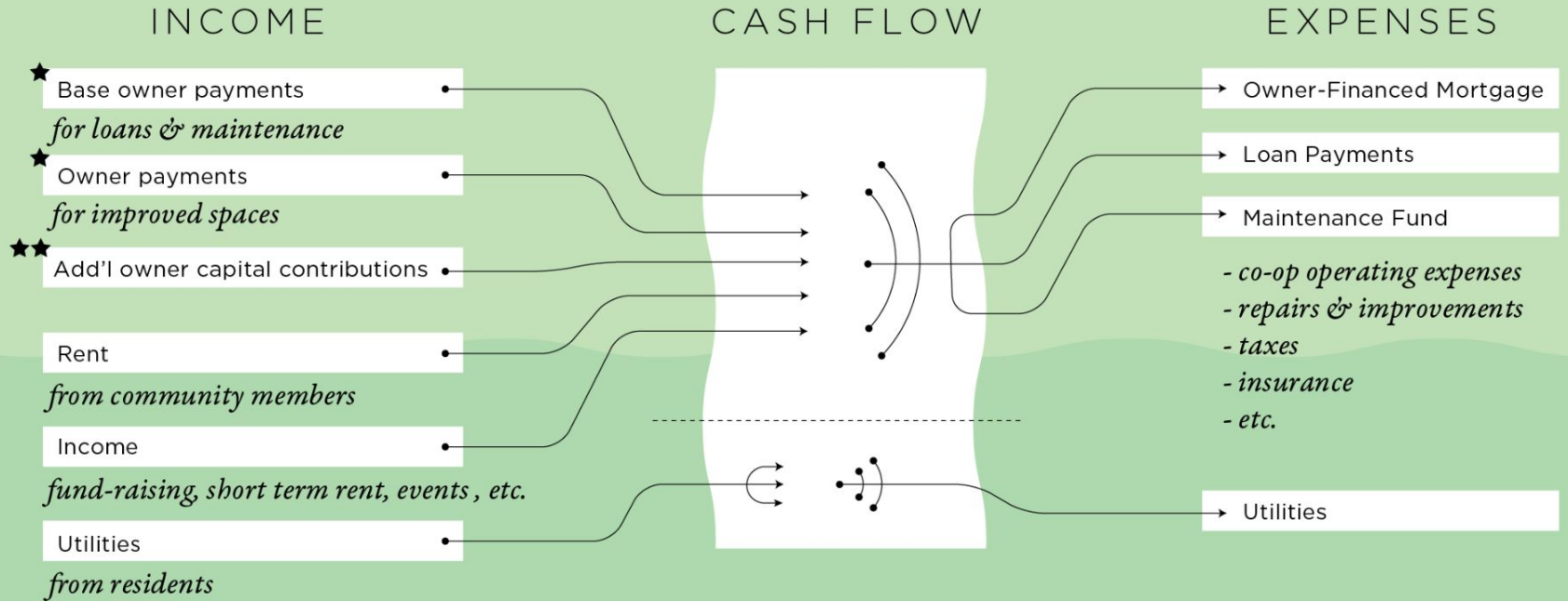
# Milestones

Progress is no straight linear thing- yet- we move forward...





# Revenue Model



★ *Owner Payment Portion for loans applied to the individual's capital account*

★★ *Value treated as a loan with comparable interest rate to other loans*

# Initial Costs

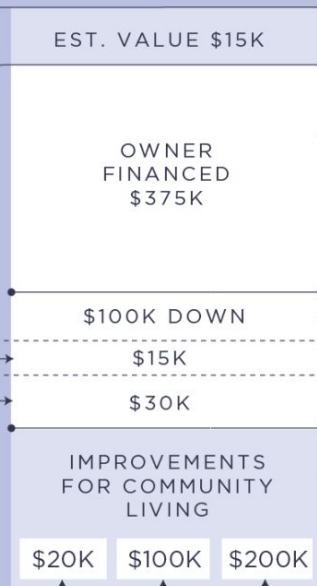
TOTAL PURCHASE PRICE: \$475K  
IMPROVEMENT FUND: \$20-200K  
FOUNDING COST: \$15K

## INITIAL INVESTMENTS

- By Founders
- Lawyer Fees
- Negotiations
- Inspections & Appraisals
- Legal Documents
- Pitch Documents
- Budgetry
- Earnest Money Down

3 Additional Owners

*Initial Investments \$30k*



## LOANS

• Owner-Financed

*@ 5% Interest  
Over 15 Years*

• Community Loans

*\$75k @ 8%  
Over 15 Years*

Improvement Scenarios

• *Fancy Town*

• *Complete*

• *Minimum*



# How to Get Involved

*So many ways... How would you like to show up?*

## **Become an Owner Member**

Applications available for:

- *Non-Resident Owner Members*
- *Resident Owner Members*

## **Invest with a loan to the cooperative**

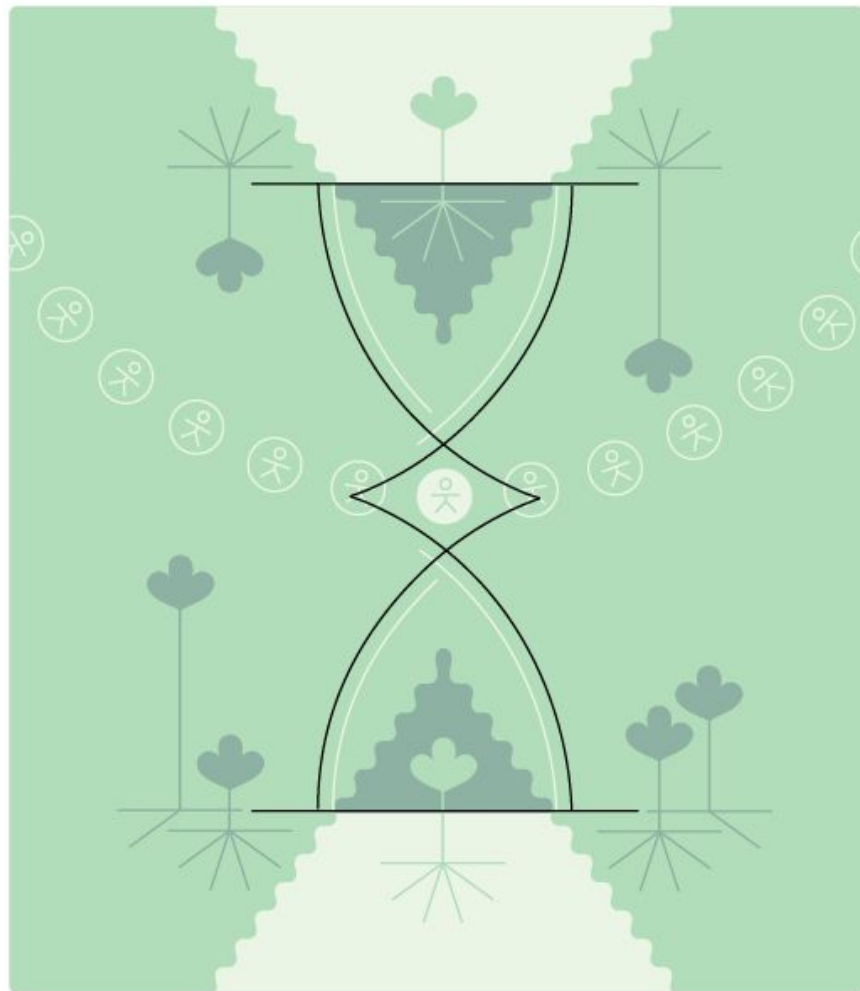
Very helpful to the cause currently.

## **Be a part of the community**

You probably already are!

## **Start your own housing cooperative!**

Wow, that's awesome of you.  
Let us support your process!



# Become a Resident Owner Member

Currently we have three members (Juno, May Sun and CJ), but there's space in this community for at least **eight or more residents**.

## Quest:

- 1** Does our VMA, location and vibe match your hopes & dreams?
- 2** Do you want to live here, and help manage the cooperative?
- 3** Are you able to make the \$10k-15k initial contribution, and ~\$400-\$1,000 in monthly member payments for the foreseeable future? (There are options to transfer your member share down the line and be paid back the money you contributed towards the purchase of and investments in the home.)



If it's a **YES / YES / YES**, apply to be an Owner Member!

We aim to have ~6 owners, and some renters to allow for medium term community members to participate as well.



# Resident Owner Member?

*Right, Resident Owners are owners and they live at the Cooperative.*

They regularly **participate in decisions** pertaining to the community and operations of the cooperative.

An **initial member payment of \$10k or \$15k** is paid depending on the phase of joining.

They make **monthly payments** equal to amount of all other members. Plus the value of improved spaces owned by the cooperative.

The portion of these payments that **pays off principle and interest on loans** goes into their Capital Account, *which can be cashed out if they sell their share.*

The portion which goes to **maintenance and operations** does not get credited to the Capital Account.

Owners may also make **Capital Contributions** which are treated as loans and may carry an interest rate.



Fill out the Application for Residency!

# Become a Non-Resident Owner Member

*Do you...*

- share the community vision?
- want to help make it possible?
- already have a fine place to live?
- have the funds to offer a large loan?

*Or perhaps you...*

- care to learn about how it all works on an experiential level?
- are interested in living here in the future (but not yet)?

*Non-Resident Owner Membership may be for you!*

**NRO Member's** make an initial investment, monthly payments, and participate in management of the cooperative.

**NRO Member's** don't live on the land but are always welcome to be here and use the facilities.

**NRO Member's** are granted permanent **Guest of Honor** status and get the **First Baps** on community piñata smashing days.



Find out more about  
NRO Membership

# Non-Resident Owner Member?

NRO Members **participate in operation of the cooperative** and related decisions & participate variably in community level decision-making.

NRO Members make **monthly payments** that contributes to their capital account (i.e. equity).

*In the meantime...*

Owners may also make **Capital Contributions** which are treated as loans and may carry an interest rate.

*Non-Resident Owners are owners but do not live at the Cooperative.*

An **initial member payment of \$10k or \$15k** is paid depending on the phase of joining.

*The details of NRO member benefits are still being ironed out.*

*If there is some way that you would be excited to plug in in this way- let's talk!*





# What if you want to leave?

While we're *deeply committed* to this project, we are also well aware of the ways *life can change*.

**We've created a model which makes it relatively easy to leave the cooperative**, without the requirement of replacement owners or large cash buyouts. The pace at which a member can be reimbursed will be more limited during the first 15 years while the cooperative still owes on the loans.

**An individual can leave at any time**, and will be reimbursed their share at the quickest pace feasible to the cooperative.

However, if they plan ahead a member can also **engage in a Stewarded Transition in collaboration with the cooperative** to establish a more ideal financial situation for the cooperative and allow for a quicker reimbursement of their owner share.

Read more about how people come and go in *Sections 10 and 11* of the *Operating Agreements*.

# Be a part of the community

You probably are already a member of our community *on one of its many levels...*

Have you ever **been to a party** or event at Herron Cove? **Soaked in the Sauna?** Joined a **song circle**? Wished upon a **butt candle**?

Or perhaps we know you from **dance**, or **circling**, **frisbee** or a **mutual aid** event?

.....

We enter into community living when *we show up together- witnessing & supporting one another more & more.*

Who's to say what's possible, *but us?!*

Perhaps you live in one of the many other **community houses** in the greater Asheville area?

Perhaps you could **see yourself living here** as a non-owner resident?

Get Weave the People updates & stay connected



*Find out what's up, including events, ways to plug in, open rooms for rent, etc.*

QR  
coming  
soon

# Want to start your own Cooperative?

Our vision is a community - a world - *owned by the people who live in it!*

Are you interested in creating  
a community home that's  
owned by the community  
that lives in it?

**It's no clearly blazed path**, but we're  
picking up the bread crumbs and  
helping to chart the course- collecting  
and sharing resources and experiences  
along the way!

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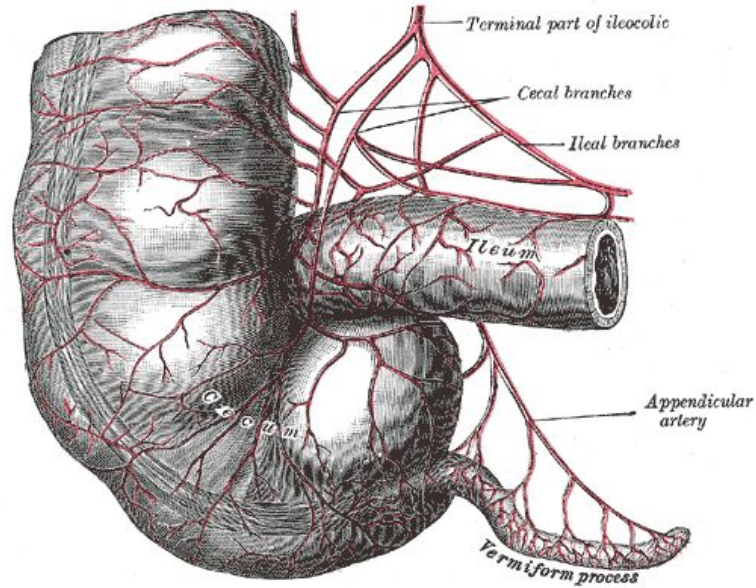
If you're interested in starting your  
own Cooperative, let us know!

→  
We'll keep you  
informed & share  
our resources!

QR  
coming  
soon



# Appendix



# Use of Improvement Funds

*Dream, Median & Minimal for various Financial scenerios.*

\$85K for Down payment  
**10K-100K for Renovations:**

Kitchen	Well System
Bathroom	Outdoor Kitchen
Deck	Privacy fencing
	...

		High	Median	Minimum	Bare minium	
		\$214,934	\$99,624	\$22,648	\$4,900	
Pond Project		\$40,000	\$15,000	\$0	\$0	Crazy rough approx
Kitchen Remodel		\$17,990	\$10,435	\$5,940	\$500	<a href="#">Juno projections</a>
Well Project		\$5,000	\$4,000	\$3,000	\$3,000	<a href="#">Juno Projections</a>
Outdoor Kitchen project		\$6,160	\$3,620	\$2,020	\$0	<a href="#">Maysun Projections</a>
Bathouse Project		\$6,484	\$5,984	\$3,258	\$0	<a href="#">Mayson Projections</a>
Bathroom Remodel		\$29,300	\$23,500	\$4,200	\$1,000	<a href="#">Juno Projections</a>
Field Project		\$5,000	\$2,000	\$500	\$0	Crazy rough approx
Deck Repairs		\$13,100	\$9,450	\$530	\$200	<a href="#">Juno Projections</a>
Drainage Improvements		\$1,000	\$500	\$100	\$0	Crazy rough approx
Mold Prevention		\$500	\$300	\$100	\$0	Crazy rough approx
Parking		\$3,000	\$2,000	\$1,000	\$0	Crazy rough approx
Privacy Fencing		\$5,400	\$2,835	\$500	\$200	<a href="#">Juno Projections</a>
Solar Panels		\$40,000	\$15,000	\$0	\$0	Crazy rough approx
Barn Remodel		\$10,000	\$4,000	\$1,000	\$0	Rough approx
Tiny Home		\$30,000	\$0	\$0	\$0	Rough approx
Arborist Work		\$2,000	\$1,000	\$500	\$0	Rough approx



**Thanks.**