

GUIDELINES FOR MILAGRO TOUR GUIDES

- A. ORIENTATION and overview starting in the Common House main entry.
1. Review tri-fold especially the map: 43 acres, 8 acres developed, rest nature easement never to be developed
 2. Review mission and values on bulletin board
 3. Walk in library and describe use; committee, movies.
 4. Go to kid's room
 5. Kitchen for Sat and party needs
 6. Go out back door to laundry, drying yard, cistern
 7. Walk towards pool; one for all community, like one piece of grass to conserve
 8. Walk past basketball area and go to west end, on path mention; permaculture to catch and hold water, mulching, collecting black and gray water to wetland then pumped throughout for vegetation watering.
 9. Walk to west end. If party seems interested go past west gate to view land. Mention items below.
 10. Walk to east end to wetlands and describe our gray and black water treatment system which is pumped to vegetation. Also gravel pave parking lot and environmentally friendly road.
- B. CONSTRUCTION: materials and layout
1. Adobe walls 14" thick from local earth and locally made
 2. Roofs are standing seam metal guaranteed 100 years; mention 12(?) homeowners have PV and all homes have solar water heating.
 3. Floors are scored concrete to hold heat/cold
 4. Heating/cooling with 13 seer Heat Pumps
 - 5.
- C. ENERGY AND WATER Saving Features
1. Orientation of all homes is directly south facing for max. solar gain with large south windows
 2. Windows are smaller on north side to minimize winter cold input
 3. We have many cisterns mostly individually owned
 4. Homes have energy and water saving appliances, water faucets, toilets
 5. Fruit and vegetables grown throughout
- D. SOCIAL INTERACTIONS
1. Cohousing architecturally designed to foster social interactions thus kitchen windows in front and parking away from homes
 2. Share facilities, CH, pool, laundry, basketball and kids stuff, workshop, garden, walking trails, labyrinth
 3. Gatherings, shared meals; everyone takes turns cooks. Weekly movies and happy hour.
 4. Special events; aloha event for welcoming new and sending off residents, holiday and birthday parties, community retreat.
- E. GOVERNANCE
1. Monthly community meeting; whole community is the board to make decisions, use a modified consensus process. Town halls to present information for a proposal.
 2. Committees; finance and business, common house, structure and maintenance, community relations, architectural review, landscape.
- F. FINANCES
1. Annual budget developed by finance and business committee, for operating and reserve budgets
 2. Dues for each household with assessments for special needs occasionally