

Harmony Village Fact Sheet

Location: Golden, Colorado. Town of 17,000 known for the Coors brewery, nestled in the foothills of the Rocky Mountains, 20 miles west of Denver.

History: Matt Worswick and his wife Linda are founding members of Harmony Village and held the first future residents' meeting in April of 1992. The Site was optioned in 1994 and construction started in 1995. Community members began to move in during October 1996.

Site: 5.5 acres part of 10.5 acre planned unit development (PUD)
Homes: 27 townhomes, 5 model types ranging from 848 sq. ft. to 1,624 sq. ft. of finished areas.

Homes: 26 town homes clustered in six buildings.

Purchase prices: Homes were originally \$90,000 to \$250,000.

Current values: \$250,000 to \$475,000.

Architectural Style: Southwestern "pueblo" style homes with a "mission" style Common House.

Residents: Adults: 26, 13 elders over 55: 13, Kids (ages 0-12): 13
Teens (ages 13-18): 3, Renters: 4.

Governance: 5 person Coordinating Council representing Buildings, Grounds, Resources (financial & human), Hands-On Tasks, and Social Capital. Harmony has individual "point people" for specific maintenance tasks (e.g. sprinklers, community lighting, etc.) Residents are asked to put in a minimum of 4 hours per person per month on community service.

Meetings: Community gatherings happen once a month. Meetings rotate in three categories – Business, Social Capital (communication, cooperation and social gatherings), Hands-on work days (community projects.) Community meals happen about once per week, sponsored by 5 cooking teams. The Common House hosts a variety of functions including yoga, a drumming group, Spanish class, book discussion groups (e.g. non-violent communication, sustainability), movie night, etc.

FEATURES:

Site:

- Master PUD (cohousing and adjoining conventional townhomes) preserved 5.5 acres of the 10.5 acre site as dedicated open space
- Careful site development preserved all of the large existing cottonwood trees and two natural waterways
- Common amenities include community-designed and installed brick walkways, a common green, community fountain, playground and tot lot; large (one-acre) community garden; orchard, walking meditation labyrinth, kids' tree fort and wild outdoor area, community shop.

Common House:

- Kitchen
- Dining area
- Sitting area with fireplace and built-in benches
- Kid's romp room and arts & crafts room
- Laundry area
- Roof top deck with hot tub and sitting area
- Guest room and secondary guest/meditation room
- Recreation room (partially finished) with media center, pool table, foosball and exercise equipment
- Adult craft area (future) and guest bathroom.

Homes:

- 5 model types including ranging in size from 848 sq. ft. (one bedroom), two bedroom versions of 1,120 and 1,265 sq. ft. and three bedroom models from 1,568 to 1,624 sq. ft.
- Energy conservation features: R20+ walls, R38+ ceilings, low-E wood windows, 90%+efficient sealed combustion furnaces.
- A tile co-op finished 10 homes.

Design & Construction:

Matt Worswick of Synergy Design designed the community. Wonderland Hill Development Company of Boulder, CO, was the project developer and builder.

For more info, please visit www.HarmonyVillage.org or call Harmony member John Lightburn at (303) 216-1140.