

Services and Amenities

INDEPENDENT LIVING

At Frasier Meadows Retirement Community (FMRC), we know our residents are as unique as our apartments. FMRC's offers a variety of floor plans from studios to spacious two-bedroom apartments with dens. A multitude of choices are available from space saving kitchens to gourmet kitchens, patios or sunrooms, mountain and courtyard views, one can select the residence that best fits one's lifestyle. Larger apartments are available in Frasier North and Frasier South. Entrance fees will be based on square footage and location. Please contact the Marketing Manager for floor plans and to schedule an appointment.

Services and Amenities	Frasier Central	Frasier North and South
Housekeeping (weekly)	Yes	Available for a fee
Flat laundry (weekly)	Yes	N/A
Washer/dryers	Yes (w/a few exceptions)	Yes
Emergency call system	Yes	Yes
All utilities (except telephone)	Yes	Yes
Extended basic cable television	Yes	Yes
Mountain or courtyard views	Yes	Yes
High speed cable internet access	Available for a fee	Available for a fee
Kitchens	Yes	Yes
Underground parking	Yes	Yes
Storage cage	Yes	Yes
Smoke alarms/sprinkler systems	Yes	Yes
Walk-in closets	Yes(not all apartments)	Yes
Residential climate control	Yes	Yes
Wheelchair accessibility	Yes	Yes
Patios	Yes, on garden level	Yes, on garden level
Concierge services	Yes	Yes
Activities, social, religious and educational programs	Yes	Yes
Scheduled transportation	Yes	Yes



FRASIER MEADOWS
RETIREMENT COMMUNITY

Community Features and Activities

INDEPENDENT LIVING

Frasier Meadows Retirement Community (FMRC) offers a beautiful location on a twenty acre campus. The opportunities for community involvement and activities are abundant. Since 1960, residents have played an active role in defining FMRC's culture. The result is a nurturing community of residents who share in each other's interests and talents through social, cultural, spiritual, and recreational interaction.

Activities and Amenities

- Arts, Open Studio with Kiln
- Art Gallery and Exhibits
- Beauty and Barber Shop
- Bible Studies
- Biking, Walking and Hiking Groups
- Book Reviews
- Bridge Clubs
- Chapel/Assembly Room
- Clothes Closet
- Community Party Rooms
- Concerts and Dances
- Dialogue Discussion Series
- Ecumenical Workshops, Services and Gatherings
- Educational Programs/Speakers
- Financial Seminars
- Games
- Gardening
- Gift Shop
- Global and Local Current Events
- Golf Simulator and Pool Table
- History Room
- Individual garden plots/Greenhouse
- Intergenerational Programs
- Interdenominational Services
- Library and Reading Room
- Media Center
- Movies
- On-site Adult Day Program
- On-site Day Care Center
- Outings for Cultural and Social Excursions
- Resident Publications
- Resident Talent Shows
- Sewing and Quilting
- Socials, Parties and Dances
- Support Groups
- Surplus Store
- Theater Group
- Video Library
- Volunteerism
- Weekly Social Hour
- Weekly Worship Services
- Wellness Center with Heated Pool
- Wellness talks
- Woodshop
- World Faith Seminars

AND MORE...!

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Questions and Answers

INDEPENDENT LIVING

How does Frasier Meadows Retirement Community (FMRC) differ from other Retirement Communities?

Frasier Meadows offers a continuum of care - an approach to retirement living for people who wish to continue active, independent lifestyles while providing in advance for future health and personal care needs. FMRC is a nonprofit corporation established in 1960 and affiliated with the Rocky Mountain United Methodist Conference. The Frasier Meadows Board of Trustees includes respected members of the business, medical and religious communities.

What is a Continuing Care Retirement Community?

Frasier Meadows enters into a Membership Agreement with its Members, which provides residence, health care, and the use of the campus facilities and services. Members have priority admission to the Health Care Center and Assisted Living and receive services at a discounted rate.



What are the benefits in Frasier Meadows Health Care Center?

Members receive thirty days per apartment per year in a semi-private room in the Health Care Center at no additional cost. During the thirty day recuperative period, the Member continues to pay only his monthly apartment charge. After thirty days the Member continues to pay his apartment charge and a reduced daily rate. When a Member releases his/her apartment and requires permanent residence in the Health Care Center, he/she receives the preferred Member rate.

What happens to a Member's apartment if he/she moves to Assisted Living or the Health Care Center?

If the Member is a single occupant; the residence will be made available for re-occupancy. If there are two occupants, the remaining Member's monthly charge changes to the single occupancy rate.

What kind of emergency assistance is available?

• All apartments and public areas have a personal help button (PHB) that is

responded to by Frasier Meadows staff.

- There is a resident assistant on duty 24-7.
- Each apartment has its own private locking system, fire-protection sprinkler system, individual smoke detection and a central fire alarm.
- The grounds and parking areas are well-lighted, and Frasier Meadows is located in a residential neighborhood.
- No solicitation is allowed.
- Security guard is on duty nightly when there is no receptionist.

What transportation is available?

We offer complimentary scheduled transportation for shopping, medical appointments, banking, and social activities in our comfortable coach and van. Public transportation makes daily stops for local routes and transfers to metropolitan Denver, in front of FMRC's main entrance. For Members that maintain a car, there is free on-site and underground parking.

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Requirements for Admission

INDEPENDENT LIVING

1. All persons applying for admission to Frasier Meadows Retirement Community must meet criteria for Independent living.

2. Single applicants and at least one member of every couple must be 65 years of age or older and admission is open to all persons regardless of sex, race, creed, sexual orientation, or national origin. We comply with all Americans with Disabilities Act (A.D.A.) and fair housing guidelines.

3. No applicants addicted to the use of alcoholic beverages or dangerous drugs will be considered for admission. Only non-smokers will be accepted.

4. A completed medical history and physical examination (by the applicant's physician) is required. If there have been changes in the applicant's health status after the original history and physical have been submitted, up-dated information may be required.

5. A member of the Resident Resource team and nurse will meet with each applicant for a medical review and assessment.

Each applicant will be evaluated individually to ensure that prospective residents meet the criteria for Independent Living and that the residents needs will be met while residing in the Independent apartments.

6. If an out of state applicant is not able to personally visit FMRC and be evaluated by FMRC staff, then a home health agency will be contacted near the applicant's home to complete the evaluation at the applicant's expense.

7. The applicant must meet financial requirements. Actuarial considerations will be made to determine if financial resources are sufficient. A financial profile will be completed and applicants may meet with the Chief Financial Officer upon request.

8. A complimentary overnight visit is recommended.

9. A non-refundable application fee of \$350.00 per person/\$500.00 per couple is required. An additional check for \$1,000 (per person) refundable fee is required for Frasier North and South.

10. Satisfactorily completing a 90-day trial period of residency is required prior to final acceptance for Membership. During this period either the prospective resident or Frasier Meadows Retirement Community may terminate residency.

Frasier Meadows Retirement Community reserves the right to accept or reject any application for admission. All financial and health information will be kept confidential. These requirements are subject to the provisions of Frasier Meadows Retirement Community Contract and Documents.

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Entrance Fees and Monthly Fees

INDEPENDENT LIVING

Residence	Entrance Fee Option A	Entrance Fee Additional Person	Monthly Fees One Person	Monthly Fees Additional Person	Square Footage
Frasier Central					
Studio	\$58,900 to \$119,600	N/A	\$1,100 to \$1,400	N/A	280 to 480
One Bedroom	\$121,400 to \$246,700	\$30,000	\$1,533 to \$3,180	\$595	560 to 1080
Two Bedroom	\$187,600 to \$591,800	\$30,000	\$1,923 to \$3,580	\$595	825 to 1,782
Frasier North and South					
One Bedroom	\$299,700 to \$442,500	\$30,000	\$2,191 to \$3,130	\$595	903 to 1,158
One Bedroom with Den	\$326,000 to \$505,500	\$30,000	\$2,159 to \$2,861	\$595	986 to 1,446
Two Bedroom	\$424,200 to \$497,500	\$30,000	\$2,520 to \$2,968	\$595	1,232 to 1,408
Two Bedroom with Den	\$492,200 to \$647,500	\$30,000	\$2,932 to \$3,840	\$595	1,512 to 1,743

Frasier Meadows Retirement Community offers two entrance fee options: Option A and Option C.

Option A fees which allow a 50% refund.

Option C fees are 75% of Option A fees, but allow no refund.

The entrance fees shown above reflect the Option A fees, available to future members.

Rates effective July 2011, and are subject to change.



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Financial Information

INDEPENDENT LIVING

Frasier Meadows Retirement Community (FMRC) offers two Entrance Fees. Upon completion of a 90-day trial period of residency, Members are eligible for discounts in Assisted Living and in the Health Care Center. Frasier Meadows Retirement Community contract is available for your review and describes more completely the terms regarding the Entrance Fee options and refunds.

Refundable Entrance Fee

The refundable Entrance Fee allows for a 50% refund of the Entrance Fee paid. It is designed for those who wish to assure a fixed refund for their heirs.

Non-refundable Entrance Fee

The non-refundable Entrance Fee option provides Membership into FMRC less expensively than the refundable option.

Income Tax Deduction

FMRC is a non profit corporation under Section 501 (c) (3) of the Internal Revenue Code which allows the resident to take a one-time pre-paid medical deduction the year that the Entrance Fee is paid. In addition, a portion of the monthly fee is deductible annually as a medical health insurance deduction.

Medical Benefits

The refundable and the non-refundable Entrance Fee options provide for 30 days per year per apartment in the Health Care Center in a semi-private room. Members also receive a reduced rate for recuperative care and long-term skilled nursing care. Rates are also discounted for Members in Assisted Living.

Meal Plans

Residents must select one of the two options listed below:

Full Meal Plan

\$749 per person/per month (3 meals per day)

Flex Plan with Food Benefit

\$202 per person/per month

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