

INDEPENDENT LIVING

There's no place like home

Whether you're living in The Peaks or The Prairies, Frasier's independent living apartments are spacious, modern, and elegantly appointed. And with floor plans as varied as our residents – from cozy one-bedroom to roomy two-bedroom apartments with dens – you're sure to find one perfectly suited to your tastes and lifestyle.

Bring your favorite furniture, your art, your memorabilia, even your pets! At Frasier, your apartment will feel like home – and you'll feel like part of this vibrant community – in no time.



Our Independent Living residences feature:

- ADA/universal design
- Balconies (The Prairies) / Patios (The Peaks)
- Cable television
- Concierge services
- Full kitchen
- Garage parking for one vehicle
- High speed internet and telephone
- Individual climate control
- Maintenance
- Mountain or courtyard views
- Storage space
- Utilities
- Washer and dryer
- 24-hour emergency response systems (Frasier Care)

Members also enjoy:

- Community app
- Guest meals and catering services*
- Health clinic with physician*
- Home care services*
- Indoor lap pool and therapy pool
- Three dining venues*
- Notary services
- Overnight guest rooms*
- Podiatry services*
- Priority admission to The Meadows Assisted Living and The Summit Care Center with discounts
- Rollaway beds
- Salon and spa services*
- Scheduled local transportation service
- Smoke-free environment
- Wellness Center
- 24-hour staff on-site

Food for thought

Part of living well is eating well and you're sure to do just that at Frasier. Enjoy your fully equipped kitchen or meet friends and gather around a table in our casual dining venue or elegant dining room for culinary delights that will tantalize your tastebuds. If you'd prefer, we'll even deliver dinner right to your door. Either way, you'll savor a diverse selection of delicious and nutritious dishes at Frasier.

** available for an additional cost*

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Your happiness is our priority

If you're ready to embark on a new and exciting chapter in your life, Frasier is the place to start. Inspired living comes naturally here, thanks to countless opportunities to explore new adventures and interests and a close group of vital, engaged people who share your zest for life. In fact, with a list of amenities and activities from a to z, it's clear there is always something special happening at Frasier.

Activities and amenities include:

- Art studio with pottery kiln
- Art gallery and exhibits
- Bible study
- Billiards and table tennis
- Bocce ball court
- Book clubs
- Biking groups
- Bridge clubs
- Catering services for private parties
- Chapel/Assembly room
- Community gathering rooms
- Concerts
- Crafts
- Cultural and social excursions
- Dance classes
- Discussion series
- Dog area
- Ecumenical workshops, services and gatherings
- Educational seminars
- Financial seminars
- Games
- Gardening
- Gift shop
- Hiking group
- History room
- Intergenerational programs
- Lectures
- Library
- Movie theatre
- Music and singing groups
- Nutrition group
- Outdoor fireplace and patios
- Postal services
- Resident-operated brewery
- Resident-written publications
- Sewing and quilting
- Support groups



- Theater group
- Volunteer opportunities
- Walking groups
- Weekly social hour
- Worship services
- Wellness seminars
- Woodworking shop
- Writing and poetry groups



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FREQUENTLY ASKED QUESTIONS:

How is Frasier different from other retirement communities?

As a Life Plan Community, we offer a continuum of care, which allows members to live actively and independently while ensuring in advance for the possibility of future health and personal care needs. We are a nonprofit organization established in 1960 and affiliated with the Mountain Sky United Methodist Conference. Our Board of Trustees includes respected members of the local business, medical and religious communities.

How is your Life Plan Community structured?

Frasier enters into a membership agreement with people when they move in to the independent living residences, which ensures them residence, use of the campus facilities and services, and access to on-site healthcare. Members have priority admission to The Meadows Assisted Living and The Summit Care Center at Frasier, and receive services at a discounted rate.

Can independent living members receive temporary care at The Summit Care Center?

Yes, members are entitled to receive care in a semi-private room in The Summit Care Center for 30 days per apartment, per year at no additional cost.

What happens when members move to The Meadows Assisted Living or The Summit Care Center at Frasier?

Apartments of members who were single occupant are made available for re-occupancy. If there are two occupants, the remaining member's independent living fee is reduced to the single occupancy rate.

What kind of emergency assistance is available?

- The personal help button, featured in all apartment and public areas, prompts a quick response from Frasier staff 24/7
- A security guard is on duty nightly
- Each apartment features a private locking system, a smoke detection and fire-protection sprinkler system and there is a campus-central fire alarm
- The campus is located in a residential neighborhood with well-lit grounds and parking areas
- Solicitation is not permitted on campus

Is transportation available?

We offer a complimentary around-town shopping shuttle in our comfortable vans and scheduled personal transportation for appointments for a nominal fee. Transportation is complimentary for Community Life and Wellness trips.

HOW TO BECOME A MEMBER

1. All persons applying for membership to Frasier 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. We are an inclusive and welcoming community and do not discriminate on the basis of race, color, religion, gender, age, physical or mental ability, sexual orientation, gender expression, military or familial status, ethnicity or national origin. We comply with the Americans with Disabilities Act and Fair Housing Guidelines.
3. Frasier is a tobacco-free community. 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, updated information may be required.
5. A staff member will meet with each applicant for a medical review and assessment. This individual assessment is designed to ensure that all prospective members meet the criteria for independent living and that the member's needs will be met while residing in The Peaks or The Prairies apartments.
6. An out-of-state applicant must personally visit Frasier for a medical review and assessment.
7. All applicants 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 non-refundable application fee of \$350 per person or \$500 for co-occupants is required. An additional refundable \$1,000 per person waitlist fee is required for applicants to independent living.
9. Satisfactory completion of a 90-day trial period of residency is required prior to final acceptance for membership.
10. All financial and health information will be kept confidential. These requirements are subject to the provisions of Frasier's contract and documents.



FRASIER

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Frasier is known as a Type B/modified Life Plan Community. This means residents are paying an entrance fee to offset future health and long-term care.

Entrance fee options:

- The **refundable** entrance fee option allows for a 50% refund of the entrance fee paid, and is designed for those who wish to assure a fixed refund for their heirs or estate.
- We also offer a **non-refundable** entrance fee choice, which provides Frasier membership at 25% less than the refundable option fees.

Medical benefits:

- Both entrance fee options provide for 30-days per year, per apartment in The Summit Care Center at Frasier (semi-private room) at no additional cost, if needed.
- Discounted rates for The Meadows Assisted Living at Frasier.
- Discounted rates for recuperative and long-term nursing care.
- Frasier Care emergency response services.

Income tax deduction:

Frasier is a nonprofit corporation under Section 501 c (3) of the Internal Revenue Code which in Accordance with the Internal Revenue Code of 1954, Section 213 and Revenue Rulings 67-185, 68-525, 75-302, 76-481, PLR 8213102, and Federal Tax Case Baker v. Commissioner, **members of Frasier may be entitled to deduct as a medical expense a portion of the monthly service fees and entrance fees which represent medical care in the year paid.**



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FRASIER CARE

The support you need to live happily and independently

Staying healthy and living independently is your priority. Helping you in this effort is ours. That's why we offer Frasier Care, a comprehensive program that encompasses complimentary, around-the-clock emergency support from our on-site resident assistants.

Frasier Care complimentary services include:

- Real time location system with watch-style or pendant notification system to notify Frasier Care staff of an emergency and identify your approximate location.
- Pull cord alert systems in restrooms, most common areas, and garages to summon assistance.
- Daily check-in system (optional)
- Oxygen management
- Prescription delivery from local pharmacies
- CU Audiology clinic
- Family Hearing clinic
- Coordination and referral to a qualified Frasier staff member to help with medical care navigation, mental health support, answering insurance and long-term care questions, advance directive planning, and the need for a higher level of care
- Emergency protocol orientation and resident medical records management



Frasier Care fee-based medical services encompass:

- Foot care clinics
- Annual flu shot clinic
- Lab work (provided by Boulder Community Hospital Lab)



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