

# INDEPENDENT LIVING

## There's no place like home

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:

- Mountain or courtyard views
- Patio (garden level)
- Full kitchen
- In-home washer and dryer
- Utilities
- Maintenance
- Extended basic cable television
- High speed internet access\*
- Individual climate control
- Concierge services
- Underground parking for one vehicle
- Additional storage space
- Wellness Center with heated therapy pool\*
- Wheelchair accessibility
- ADA adaptability
- 24-hour emergency response systems
- Smoke alarms and sprinkler system

### Members also enjoy:

- Scheduled local transportation service
- 24-hour staff on-site
- Notary services
- Newspaper delivery
- Smoke-free environment
- Priority admission to Assisted Living and the Health Care Center with discounts
- Meals in the Towne Grille\*
- Guest meals and catering services\*
- Overnight guest rooms\*
- Rollaway beds\*
- Weekly housekeeping\*
- Choice of full or flex meal plans\*
- Salon and spa services\*
- Frasier Care and In-Home Services\*
- Health Clinic with physician and podiatry services\*

### Food for thought

Part of living well is eating well and you're sure to do just that at Frasier. Love to cook? Enjoy your favorite recipes in the privacy of your home. No time or desire to prepare a meal? Grab your family and friends and gather around a table in our casual Towne Grille 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*

# INDEPENDENT LIVING

## 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's always something special happening at Frasier.

### Activities and amenities include:

- Art studio with open pottery kiln
- Art gallery and exhibits
- Bible study
- Billiards and table tennis
- Book clubs
- Resident-operated brewery
- 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
- Ecumenical workshops, services and gatherings
- Educational seminars
- Financial seminars
- Fitness programs
- Games
- Gardening
- Gift shop
- Golf simulator
- Hiking group
- History room
- Intergenerational programs
- Lecture series
- Library and reading room
- Media center
- Music and singing groups
- Nutrition group
- Postal services
- Resident-written publications
- Running group
- Sewing and quilting
- Ski club
- Support groups
- Surplus and clothing store
- Theater group
- Video library



- Volunteerism
- Walking groups
- Weekly social hour
- Weekly movies
- Worship services
- Wellness seminars
- Woodworking shop
- World faith seminars
- Writing and poetry groups



# FRASIER

350 Ponca Place • Boulder, Colorado 80303  
720-562-4440 • FrasierMeadows.org

## FREQUENTLY ASKED QUESTIONS:

### **How is Frasier different from other retirement communities?**

We offer a continuum of care, which allows members to live actively and independently while providing in advance for the possibility of future health and personal care needs. We're a nonprofit organization established in 1960 and affiliated with the Rocky Mountain United Methodist Conference. The Board of Trustees includes respected members of the local business, medical and religious communities.

### **How is your continuing care retirement community structured?**

Frasier enters into a membership agreement with people in 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 Assisted Living and the Health Care Center and receive services at a discounted rate.

### **Can Independent Living members receive temporary care at the Health Care Center?**

Yes, members are entitled to receive care in a semi-private room in the Health Care Center for 30 days per apartment, per year at no additional cost. During the 30-day recuperative period, members continue to pay their independent living fee. Beyond that time, members pay their independent living fee and a reduced daily Health Care Center rate. Members who release their apartment to take permanent residence in the Health Care Center receive the discounted member rate.

### **What happens when members move to Assisted Living or the Health Care Center?**

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
- A resident assistant is on duty 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's a campus-central fire alarm
- The campus is located in a residential neighborhood with well-lighted grounds and parking areas
- Solicitation is not permitted on campus

### **Is transportation available?**

We offer complimentary scheduled transportation in our comfortable coach and van for shopping, medical appointments, banking and other outings.

## 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. No applicants addicted to the use of alcoholic beverages or dangerous drugs will be considered for membership. 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 Independent Living apartments.
6. If an out-of-state applicant cannot personally visit Frasier for a medical review and assessment, a home health agency near the prospective member's home will be contacted to complete the evaluation at Frasier's expense.
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 \$1000 per person 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. During this period, either the prospective member or Frasier may terminate residency.
10. Frasier reserves the right to accept or reject any application for membership. All financial and health information will be kept confidential. These requirements are subject to the provisions of Frasier's retirement community contract and documents.
11. A complimentary overnight visit is recommended for applicants only.



350 Ponca Place • Boulder, Colorado 80303  
720-562-4440 • FrasierMeadows.org

# INDEPENDENT LIVING

## Entrance fee options:

- The refundable entrance fee (Option A) 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 (Option C), 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 Health Care Center (semi-private room) at no additional cost, if needed.
- Discounted rates for Assisted Living
- Discounted rates for recuperative and long-term nursing care.

## 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.

## Costs in addition to monthly fee:

- Flex meal plan – \$300 per person per month (declining balance)
- Communication and technology fee – \$55 per month
- Wellness Center – \$75 month per year (optional)
- House Keeping – \$40 per hour (optional)



# FRASIER

350 Ponca Place • Boulder, Colorado 80303  
720-562-4440 • FrasierMeadows.org