

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

Members also enjoy:

- Choice of full or flex meal plans*
- Guest meals and catering services*
- Frasier Care and Frasier@Home*
- Health clinic with physician*
- Meals in our three dining venues*
- Newspaper delivery
- 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
- 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. 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 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's 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
- 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
- Dog area
- Ecumenical workshops, services and gatherings
- Educational seminars
- Financial seminars
- Fitness programs
- Games
- Gardening
- Gift shop
- Hiking group
- History room
- Intergenerational programs
- Lectures
- Library
- Media center
- Movies
- Music and singing groups
- Nutrition group
- Outdoor fireplace
- Postal services
- Resident-written publications
- Running group
- Sewing and quilting
- Support groups
- Surplus and clothing store



- Theater group
- Video library
- Volunteerism
- Walking groups
- Weekly social hour
- Worship services
- Wellness seminars
- Woodworking shop
- Writing and poetry groups



FRASIER

350 Ponca Place | Boulder, Colorado 80303
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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 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. During the 30-day recuperative period, members continue to pay their independent living fee. Beyond that time, members pay their independent living fee. Members who release their apartment to take permanent residence in The Summit Care Center receive the discounted member rate.

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
- 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-lit 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. 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 \$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 contract and documents.
11. A complimentary overnight visit is recommended for applicants only.



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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 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.

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 – \$325 per person per month (declining balance)
- Full meal plan – \$975 per person per month (optional)
- Wellness Center – \$120 per year (optional)



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