



FRASIER

[Fees](#) | [Pricing](#) | [Membership](#) | [FAQS](#) | [Value Checklist](#)



FRASIER

Independent Living **Fee Information**

Frasier is known as a Type B/Modified Life Plan Community which means residents pay an entrance fee in exchange for a portion of future health care throughout the continuum at any level. Additionally, if you outlive your financial resources while at Frasier, you will be able to remain at Frasier.

Entrance Fee Options:

There are two financial options from which to choose:

- A non-refundable entrance fee choice which provides Frasier membership.
- A refundable entrance fee option which allows for a 50% refund and is designed for those who wish to assure a fixed refund for their heirs or estate. This fee is 45% more than the non-refundable entrance fee.

Medical Benefits:

- Both entrance fee options provide 60 days per resident over their lifetime, in The Summit Care Center at no additional cost.
- Reduced monthly fees for the next levels of care.
- Discounted rates for recuperative and long-term nursing care.
- Frasier Care: complimentary, 24/7 emergency support from our staff.

Medical Tax Deduction:

In Accordance with the Internal Revenue Code of 1954, Section 213 and Revenue Rulings, 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. A copy of Frasier's annual tax deduction letter to residents is available upon request.

Although tax codes may change, currently a portion of Frasier's entrance and monthly fees are eligible as a medical tax expense. If your total medical expense exceed 7.5% of your adjusted gross income, you may qualify for this deduction.



FRASIER

Independent Living Pricing Sheet

Residence Style	Square Footage	Entrance Fee Non-Refundable	Entrance Fee 50% Refundable	Monthly Fee One Person	Monthly Fee Two People
One Bedroom	530 to 1,212	\$197,676 to \$678,862	\$286,487 to \$983,858	\$4,050 to \$6,359	\$5,727 to \$8,036
One Bedroom with Den	1,070 to 1,582	\$525,864 to \$835,652	\$762,121 to \$1,211,089	\$6,032 to \$6,849	\$7,708 to \$8,526
Two Bedroom	920 to 1,585	\$471,100 to \$820,443	\$682,754 to \$1,189,048	\$5,707 to \$6,849	\$7,383 to \$8,526
Two Bedroom with Den	1,512 to 1,904	\$785,150 to \$1,053,789	\$1,137,899 to \$1,527,230	\$6,849 to \$7,633	\$8,526 to \$9,310
Second Person Fee	_____	\$100,000	\$100,000	_____	_____
Approximate Tax Benefit	_____	\$63,178	\$63,178	\$1,128	\$223

* All rates are effective July 1, 2024 and are subject to change. The Frasier disclosure statement is available for your review and describes more completely the terms regarding entrance fee options and refund.

Monthly fee includes 350 dining points per person; utilities; cable; internet; landline phone; safety watch/pendant; one parking spot in the garage; small storage space; wellness and activity programs.

Housekeeping service not included in the monthly fee, but available for an additional charge.

Window coverings are the resident's responsibility.



FRASIER

Independent Living **Becoming A Member**

This section explains the process and requirements for becoming a member of Frasier's independent living community. All persons applying for membership to Frasier must meet this criterion for independent living.

AGE: At the time of move in, single applicants and at least one member of every couple must be 65 years of age or older.

INCLUSIVENESS: We are an inclusive and welcoming community and do not discriminate based on race, color, religion, gender, 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.

SMOKE-FREE: Frasier is a tobacco-free community.

MEDICAL: A completed medical history and physical examination (by the applicant's physician) is required.

ASSESSMENT: Once an apartment has been offered, a navigator will meet with each applicant for a medical review including a cognitive and physical assessment. This individual assessment is designed to ensure that all prospective members meet the criteria for independent living.

OUT-OF-STATE APPLICANT: An out-of-state applicant must personally visit Frasier for a medical review and assessment.

FINANCIALLY QUALIFIED: All applicants must meet financial requirements. Actuarial considerations will be made to determine if financial resources are sufficient.

APPLICATION FEES: An application fee of \$2,000 for a single occupancy or \$4,000 for a dual occupancy which includes a refundable deposit of \$1,000 per person, is required.

90-DAY TRIAL: A 90-day trial period of residency is required prior to final acceptance for membership.

BACKGROUND CHECK: A background check, including a sex offender screening, will be performed on every incoming member.

Cost Comparison Member vs Non-Member

The Meadows Assisted Living

One Bedroom	Monthly Member Fee	Monthly Non-Member Fee	Per Month Saving
400 sq. feet	\$9,825	\$10,916	\$1,091

The Summit Care Center

Private Room	Daily Member Fee	Daily Non-Member Fee	Per Month Saving
	\$529	\$661	\$4,026



FAQs Frequently Asked Questions

What is a Life Plan Community?

As a Life Plan Community (LPC), we offer a continuum of care, which allows members to live actively and independently while ensuring in advance for the possibility of future care needs.

How do I know if I can afford Frasier?

We have a calculator tool on our website under independent living to help assess your affordability.

How is Frasier structured as an LPC?

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

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 skilled nursing (The Summit Care Center) for 60 days per resident over their lifetime, at no additional cost.

What kind of emergency assistance is available?

- The personal help pull cord, featured in all apartment and public areas, prompts a quick response from Frasier staff
- Our Frasier Care team 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 is a campus-wide fire alarm system
- The campus is in a residential neighborhood with well-lit grounds and parking areas
- Solicitation is not permitted on campus

Do you have electric vehicle charging stations?

Yes, for a monthly fee.



FAQs Frequently Asked Questions

Is transportation available?

We offer complimentary local rides in a comfortable van and scheduled personal transportation for appointments for a fee. Transportation is complimentary for Community Life and Wellness trips.

How long is the waiting list?

The length of the waiting list fluctuates but there are generally around 600 households on it. If you feel Frasier might be the best future home for you, we recommend you join the waiting list as soon as possible.

What is the time span from accepting an apartment to move in/close?

Once accepted, you have up to 90 days to close.

What is the average wait time?

How long you are on the waiting list depends on the location and size of the apartment you desire. One bedrooms with a den and two bedroom apartments have the longest wait times-anywhere from a few to several years. Smaller apartments have shorter wait times.

Do I go to the end of the list if I say no when called for an apartment?

No, however if you accept an apartment and then change your mind and do not move in, your new date becomes the date you cancel.

Do the monthly fees go up every year?

Yes. For budgeting purposes, we suggest planning for an annual increase. We assume 7% in our financial assessment, but it could be more or less.

How does the meal program work?

Every quarter each resident has 1,050 dining points to use at three of our amazing venues: North Fork Restaurant, South Fork Restaurant, or Mayme's Market.

Can I receive care in my apartment?

Yes. You can have a home care in your independent living apartment at your expense.

Are pets allowed?

Yes. We are a pet friendly community.



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Independent Living Value Checklist

Items to Consider	Your Current Monthly Cost	Frasier Members
Mortgage/Rent		✓
Condo/Home Assessment		✓
Property Taxes/Insurance		✓
Food/Groceries/Meals		✓
Homeowners' Association Fees		✓
Utilities (Electric, Gas, Water, Trash)		✓
Cable TV & Wireless Internet		✓
Medical Alert System		✓
Home Maintenance & Repairs		✓
Lawn & Garden Maintenance		✓
Building Security & Alert Systems		✓
Gym Membership		✓
Social & Entertainment Activities		✓
Covered Parking		✓
Total		

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