



Life Plan Community, Also Known as a CCRC – Continuous Care Retirement Community

- A Life Plan Community, also known as a CCRC community, delivers independent living and an amenity-rich lifestyle with guaranteed access to onsite higher-level care as your health care needs progress. This continuum of care ensures residents have the stability of remaining in the place they call home.

Why Move to a Life Plan Community?

The decision to move to a Life Plan Community, takes a great deal of consideration. Here are the major benefits of a Life Plan Community:

- It offers independent living with various residential options. Our community will offer 1 & 2 BR apartments, 2 BR villas and 3 BR penthouses.
- It ensures access to advanced healthcare support, such as assisted living, memory care, long-term care (nursing home) and short-term skilled rehab.
- It increases social engagement and expands your social network with a wide range of activities and amenities.
- It creates a maintenance-free lifestyle, as cooking, cleaning, house and yard work are provided. Our community will also have an indoor pool/hot tub, planned pickleball court, theater room, fitness room, outdoor fire pits, outdoor BBQ area, dog run and beautifully landscaped grounds with plenty of walking paths.
- It offers potential tax benefits.
- It provides peace of mind and security for the residents and their caregivers. You are guaranteed care, with a guaranteed place in assisted living or the other levels of care when you need it. And you will never be asked to leave should you run out of money.

The Levels of a Life Plan Retirement Community

- **Independent living:** You want to move into a Life Plan Community while you are still independent. Active, healthy older adults enjoy the Life Plan amenities and maintenance-free benefits, all while living unassisted in their choice of residence.
- **Assisted living:** If a senior's level of care needs to increase, assisted living provides 24/7 access to medical and custodial care. While residents are encouraged to be as independent as possible, staff members are available to help with activities of daily

living, such as bathing, dressing, or medication management. Assisted living may take the form of private or semi-private apartment-style accommodation.

- **Memory care:** Seniors struggling with memory loss due to dementia, Alzheimer's disease, or other cognitive impairments can transition to the CCRC's on-campus memory care facility. Specially trained staff provide personalized care with a focus on keeping residents comfortable, engaged, and safe.
- **Long-term skilled nursing:** As your healthcare needs progress, living in an assisted living apartment may no longer be feasible. Living in the long-term skilled nursing (what many think of as the “nursing home” provides you 24/7 care, with all of your needs met.
- **Short-term skilled nursing care:** Similar to assisted living, short-term skilled nursing care includes 24/7 medical and custodial care. However, short-term skilled nursing focuses on short-term care and rehabilitation. For example, residents needing post-surgery wound care, physical or speech therapy after a stroke, or intravenous medication administration would reside in the CCRC's skilled nursing care unit. Residents return to their independent or assisted living apartment after a short-term stay.

How Much Do Life Plan Communities Cost?

- Life Plan Communities and CCRC's are entrance fee communities.
- The entrance fees guarantee housing and medical care. In comparison, older adults choosing to age in place in their current homes may face unexpected and exorbitant healthcare costs. Life Plan provide peace of mind that aging in place at home does not.
- Cascade Village at Smokey Point entrance fees start at \$247,000 for a 1 BR apartment and increase, based on the size of the apartment and the number of total occupants (maximum of 2 per apartment).

Why Do Life Plan and CCRC Communities Charge an Entrance Fee?

- Moving into a Life Plan Community/CCRC is an investment in your future. Think of this as Long-Term Care Insurance with walls. The entrance fee is a contractual upfront cost (like a down payment on a home). An entrance fee guarantees housing and medical services throughout your lifetime.

What Does My Entrance Fee “Buy Me?” Why Don't I Own the Unit?

- These are not owned by you – you do not own your unit.
- What you are “buying” is the guaranteed access to care as you age, and at a considerably lower price than market rate, when you eventually need it. This is like, but much more robust than, a long-term health insurance plan.

- You are also “securing” piece of mind, knowing you will be cared for, and you will never be asked to leave should you run out of funds to no fault of your own.
- Many residents sell their existing homes to finance the entrance and monthly fees associated with a Life Plan Community.

Why Do Life Plan and CCRC Communities Charge a Monthly Fee as well?

- The entrance fee, as noted above, is the upfront cost that guarantees your care, for as long as you need it.
- The monthly fee covers all the amenities while you live at Cascade Village at Smokey Point. Our monthly fee includes:
 - Life Care Benefit/Continuum of Care -- access to all the future healthcare you need as outlined above in “The levels of a continuing care retirement community.” Guaranteed. And at a rate that is significantly lower than the market rate.
 - Weekly housekeeping, including changing bed linens that you provide
 - Full gourmet kitchen and washer/dryer in apartment.
 - All Utilities including heat & A/C, which you control in your apartment.
 - Private, 1-car garage. 24-hour security, gated community, and emergency alert system.
 - Interior and exterior maintenance.
 - Property Taxes.
 - Concierge Services.
 - Group & point to point transportation services.
 - Fitness center with instructors and classes
 - Heated Pool & Spa.
 - Life Enriching Activities, Social Events, & Education.
 - Flexible meal plan where you can eat in the restaurant, bistro or bar.
 - And much more!

What is my Financial Risk if I make a deposit?

- \$500
- To reserve an apartment, you need to make a 10% deposit, based on the apartment you are interested in and the entrance fee contract you choose.
- Should you change your mind or are not able to move in once we open, your deposit is refundable, minus a \$500 fee.

Is securing your future healthcare and long-term needs for a mere \$500 worth it to you?

**Make a plan while you are able to and don't wait for the plan to be made for you!!!
This is a gift to you and your family, no more worrying about what happens if. We take care of the what if's..... Make a PLAN!!!**