

Seasons at Apple Valley

INDEPENDENT LIVING PLUS

Senior living with a touch of convenience and support.

SUITE STYLE	APPROX. SQ. FEET	MONTHLY APT. FEE
1 BDRM - DELANEY	613	\$2,595
1 BDRM - BELMONT	587	\$2,720
1 BDRM - BRIAR OAK	613	\$2,740
1 BDRM - CEDAR ISLE	613	\$2,820
1 BDRM+DEN - GALAXY	852	\$3,695
1 BDRM+DEN - HERITAGE	852	\$3,695

SUITE STYLE	APPROX. SQ. FEET	MONTHLY APT. FEE
2 BDRM - KELLEY	952	\$3,730
2 BDRM - LEGACY	1,038	\$3,920
2 BDRM - PENNOCK	1,046	\$4,070
2 BDRM - REGATTA	1,073	\$4,070
2 BDRM - WILDWOOD	1,205	\$4,600

MONTHLY APARTMENT FEE INCLUDES:

- Choice of apartment style
- Robust social, spiritual, educational, and leisure activities
- Tailored wellness and exercise programming
- Scheduled outings and transportation
- Assistance with arranging transportation to medical and social services appointments
- Assistance accessing community resources and social services
- Utilities: electric, gas, water, trash, basic satellite, and Wi-Fi (excludes phone)
- Controlled building access
- Routine interior and exterior maintenance
- Emergency response system*
- Use of community spaces
- Daily I'm OK check
- Priority access to community and other Ecumen housing and other care options

* Staff will respond and call 911 when responding to emergency call pendent system.

ADDITIONAL INFORMATION:

- Individuals will have an evaluation prior to move-in to discuss questions and concerns
- Leases are month-to-month
- Second Occupant fee is \$165 per month plus optional meal plan
- A \$500 reservation fee will hold an apartment and be credited to the first month's bill
- A \$2,000 non-refundable community fee is due upon move-in for the upkeep of living spaces and grounds

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INDEPENDENT LIVING PLUS – ADDITIONAL SERVICES

ANCILLARY RATES:

Available Meal Packages:

– 1 Meal/Day Package	\$325/month
– 2 Meals/Day Package	\$650/month
– 3 Meals/Day Package	\$865/month
Additional Meal (Resident)	\$13/meal
Guest Meal (Breakfast)	\$11/meal
Guest Meal (Lunch/Dinner)	\$15/meal
Holiday Meal	\$19/meal

SECOND OCCUPANT:

Second Occupant	\$165/month
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HOUSEHOLD MANAGEMENT/BUILDING FEATURES:

Resident Assistant Emergency Call Pendant Response (15-minute Increment)	\$18
Maintenance (15-minute increment)	\$30
Underground Parking (per month)	\$70
Storage Locker (per month)	\$35
Club Room Locker Fee (per month)	\$20
Pet Deposit	\$1,000
Transfer Fee	\$1,000
Key Replacement	\$25
FOB Replacement	\$60
Emergency Call Pendant Replacement	\$225
Garage Door Opener Replacement	\$40
Laundry Packages (per month)	
– 1 load per week	\$65/month
– 2 loads per week	\$130/month
Meal Tray Delivery	\$10
Light Housekeeping Packages (per month)	
– Bi-weekly	\$90/month
– Weekly	\$180/month
Guest Room (per night)	\$95/night

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ASSISTED LIVING PERSONALIZED HEALTH CARE AND SUPPORT SERVICES

Our care teams will provide health care and support services customized to your specific needs. We're here to provide as much or as little support as you need.

MONTHLY HEALTH CARE SERVICE FEES INCLUDE:

- Initial nurse meeting and assessment
- 24-hour on-site staff
- Quarterly nurse assessment
- Weekly light housekeeping
- Weekly flat linen change
- Monthly vital checks
- Access to in-house physician team
- Staff will respond, evaluate, treat, and/or call 911 when responding to Emergency call pendent system.

To help you estimate your monthly fee, use the Health Care Services Fee Estimator on page two and compare your estimated point totals to the monthly fee. Final health care services and fees will be established after meeting with Clinical Services and prior to move-in.

ESTIMATED POINTS	CARE LEVEL	MONTHLY FEE
0 - 7	1	\$1,705
8 - 15	2	\$2,210
16 - 30	3	\$3,120
31 - 45	4	\$3,865
46 - 60	5	\$4,610
61 - 75	6	\$5,355
76 - 90	7	\$6,100
91 - 105*	8	\$6,845

*Additional care levels available.

SOME ADDITIONAL HEALTH CARE SERVICES AVAILABLE:

- Administering nebulizer treatments
- Managing oxygen concentrators and filling portable tanks
- Changing, emptying, and cleaning catheter, or colostomy
- Diabetic nail care
- Coumadin management
- Cleaning and monitoring of CPAP or BIPAP machines
- Monitoring of vital signs (temperature, pulse, respiration, blood pressure, oxygen saturation, weight)

Speak with one of our nurses to hear more about these and other additional services along with the monthly fee.

Effective January 1, 2026 | Prices are subject to change with a 30-day notice

HEALTH CARE SERVICES FEES ESTIMATOR

Select your desired services, add up your points and refer to the chart to calculate your estimated monthly health and support services cost.

WHERE I NEED ASSISTANCE	MONTHLY POINTS
Putting in my hearing aids.....	3 _____
Taking a shower or bath	
1x per week (from one team member).....	2 _____
2x per week (from one team member).....	4 _____
Grooming in the morning and evening (shaving, brushing hair, washing face, etc.)	
Verbal reminders and set up.....	2 _____
Physical assistance.....	10 _____
Oral care in the morning and evening	
Physical assistance.....	5 _____
Physical assistance with denture care—remove, store, clean (add additional 5 points).....	5 _____
Getting in and out of bed	
Pulling back covers and having equipment in place.....	3 _____
Assistance from one team member to get in and out of bed.....	5 _____
Getting dressed in the morning and evening	
Set up and team member standing by.....	8 _____
Assistance from one team member.....	15 _____
Using the bathroom and/or continence care	
Assistance from one team member.....	15 _____
Managing my medication	
Taking oral medications up to 3x daily.....	8 _____
Taking oral medications up to 5x daily.....	13 _____
Applying eye drops 2x daily.....	2 _____
Applying topical medications 2x daily.....	5 _____
Managing my diabetes	
Checking glucose and administering insulin (if necessary) 1x daily.....	6 _____
Checking glucose and administering insulin (if necessary) 3x daily.....	16 _____
Participating in social and leisure activities	
Verbal reminders for upcoming activities.....	1 _____
Assistance getting to and from activities in the building.....	5 _____
Assistance getting to and from dining room.....	8 _____
Moving from one surface to another (transferring)	
Set up and team member standing by to provide verbal cueing.....	3 _____
Assistance from one team member.....	5 _____
Additional support services	
Assistance with daily bed making.....	3 _____
Assistance with additional trash removal.....	3 _____
Assistance with additional housekeeping.....	2 _____
Assistance with routine laundry (1 load/week).....	2 _____
Assistance with laundering of linens (1 load/week).....	2 _____
Total Estimated Points* _____	

*Final health care and support services fee will be determined when meeting with one of our nurses prior to move-in. Services vary by location. Cost of equipment, medication and supplies is not included in the cost of health care services.