

***Masonicare at Ashlar Village
Assisted Living
Schedule of Services and Fees***

Masonicare at Ashlar Village offers a comprehensive list of services and amenities to meet the diverse and changing needs of residents requiring assisted living. From aiding residents with day-to-day activities, to helping them attain the joys that each day holds, our community provides the security, comfort, and convenience that brings peace of mind to assisted living.

Core Services *Included* in the Monthly Fee:

- three delicious meals a day
- all utilities (except phone and cable television)
- housekeeping services performed regularly
- linen and towels changed and replaced weekly
- transportation to doctor appointments (limit 15 mile square radius)
- transportation within the area
- stimulating recreational/therapeutic activities
- personal care with activities of daily living
- some nursing care and 24-hour consultation by phone
- 24-hour emergency call (pull cords or wrist call)
- 24-hour residential security

Additional Services Available According to Physical/Medical/Psychiatric Needs of Residents:

- skilled nursing care
- self-care training (ambulation, incontinence, vision or hearing loss)
- individual or group mental health counseling
- physical, occupational, and speech therapies
- audiology and dietary evaluation
- companion services for those with memory deficits
- access to adaptive equipment designed to enhance communication

The Hearth: In addition to the core services listed above the Hearth provides specialized programming for memory-impaired individuals. The Hearth enables those with mild to moderate Alzheimer's disease or other dementias to remain independent, with the care they need, in a safe and secure environment.

10/09

**POND RIDGE AT ASHLAR VILLAGE
MONTHLY APARTMENT RENTAL FEES**

The below fees are based on the size of apartment unit and the level of care the resident will be receiving each month.

Assistance will be provided by Registered Nurses, Certified Nurses Aides, Personal Care Attendants and Social Workers. The fees also include a list of services relating to residency.

Level I – Up to 3.5 hours a week (average 30 minutes of help a day)

Level II – Up to 7 hours of help a week (average 60 minutes of help a day)

Level III – Up to 10.5 hours of help a week (average 90 minutes of help a day)

Level IV – Up to 14 hours of help a week (average 120 minutes of help a day)

Size Unit	Level I	Level II	Level III	Level IV
Hearth Studio				6,414
Small Studio	3,478	4,205	4,934	5,662
Typical Studio	4,230	4,957	5,686	6,414
Deluxe Studio	4,391	5,118	5,847	6,575
One Bedroom	5,601	6,328	7,057	7,785
One Bedroom Corner	5,807	6,534	7,263	
Deluxe One Bedroom	6,188	6,915	7,644	
Two Bedroom	6,715	7,442	8,171	
Deluxe Two Bedroom	6,993	7,720	8,449	

PLEASE NOTE: Add \$796.00 charge for the second person fee, and add 728.00 charge per month for each level of care the second person requires.

Example: A one bedroom with first person receiving Level II care and second person receiving Level I care: 5,601.00 + 796.00 + 728.00 = 7,125.00.

Masonicare at Ashlar Village

10/1/2010

Independent Living RESIDENCES (year built)	Ent. Fee* 1 Person	Ent. Fee* 2 People	Mo. Fee 1 Person	Mo. Fee 2 People	Square Footage
<i>Monthly fee includes all utilities - except electric. Telephone, Senior TV, and internet not included.</i>					
<i>(Average monthly electric cost is \$90-\$120 depending on size and usage.)</i>					
Bridgehouse/Knoll Apts. (1985)					
One bedroom/one bath	\$102,000	\$117,000	\$1,972	\$2,377	665
Two bedroom/one bath	\$151,500	\$166,500	\$2,255	\$2,660	930
Meadow Wood Apts. (1991)					
One bedroom/one bath	\$109,000	\$124,000	\$2,118	\$2,524	739
Two bedroom/1.5 bath	\$174,000	\$189,000	\$2,547	\$2,954	967
Cottages (1985/1991)					
<u>One bedroom/one bath</u>					
Birch	\$126,500	\$141,500	\$1,524	\$1,726	865
<u>Two bedroom/one bath</u>					
Pine	\$183,500	\$198,500	\$1,877	\$2,079	1,185
<u>Two bedroom (1.5 bath)</u>					
Traditional III	\$204,000	\$219,000	\$2,335	\$2,539	1,185
Contemporary	\$202,000	\$217,000	\$2,335	\$2,539	1,160
<u>Two bedroom (two full baths)</u>					
Oak II	\$213,000	\$228,000	\$2,356	\$2,556	1,170
Willow	\$215,000	\$230,000	\$2,382	\$2,585	1,338
<i>Monthly fee includes all utilities and Senior TV. Telephone and internet not included.</i>					
Notch Hill Apts. (2008)					
<u>Two bedroom</u>					
Model - 2Ba	\$249,000	\$264,000	\$2,910	\$3,325	1,130
Model - 2Bb	\$254,000	\$269,000	\$2,910	\$3,325	1,148
Model - 2Bc	\$264,000	\$279,000	\$2,910	\$3,325	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$309,000	\$324,000	\$3,028	\$3,444	1,486
Model - 2BDb	\$314,000	\$329,000	\$3,028	\$3,444	1,496
Model - 2BDc	\$314,000	\$329,000	\$3,028	\$3,444	1,504
<u>Three bedroom</u>					
Model - 3B	\$322,000	\$337,000	\$3,147	\$3,562	1,542
Villas (2005/2006)					
<u>Two bedroom</u>					
Apple	\$304,000	\$319,000	\$2,760	\$2,998	1,545
Apple with walkout basement	\$319,000	\$334,000	\$2,760	\$2,998	1,545
Peach	\$314,000	\$329,000	\$2,820	\$3,058	1,600
Peach with walkout basement	\$329,000	\$344,000	\$2,820	\$3,058	1,600
<u>Two bedroom with den</u>					
Pear	\$344,000	\$359,000	\$3,028	\$3,266	1,703
Pear with walkout basement	\$359,000	\$374,000	\$3,028	\$3,266	1,703
Cherry	\$354,000	\$369,000	\$3,087	\$3,325	1,758
Cherry with walkout basement	\$369,000	\$384,000	\$3,087	\$3,325	1,758
*Sunroom additional \$25,000					
*Finished basement-prices vary on model selected					
					<i>Prices are subject to change.</i>

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

1 PERSON

2 PERSON

PHASE I

(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom	\$1,226.00	\$1,637.00
2 Bedroom	\$1,359.00	\$1,777.00

COTTAGES

1 Bedroom	\$1,009.00	\$1,087.00
2 Bedroom	\$1,121.00	\$1,192.00
2 Bedroom Exp.	\$1,138.00	\$1,209.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,836.00	\$2,332.00
2 Bedroom	\$1,961.00	\$2,467.00
<u>COTTAGES</u>		
1 Bedroom	\$1,617.00	\$1,809.00
2 Bedroom	\$1,719.00	\$1,917.00
2 Bedroom Exp.	\$1,735.00	\$1,935.00
2 Bedroom Exp. W/2 Bathrooms	\$1,805.00	\$2,003.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,118.00	\$2,547.00
Larger-1 Bedroom	\$2,431.00	\$2,345.00
2 Bedroom	\$2,547.00	\$2,975.00
Larger-2 Bedroom	\$2,860.00	\$3,286.00
3 Bedroom	\$3,286.00	\$3,711.00
 <u>COTTAGES</u>		
Traditional	\$2,170.00	\$2,360.00
Traditional Exp.	\$2,393.00	\$2,597.00
Contemporary	\$2,393.00	\$2,597.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,826.00	\$2,230.00
2 Bedroom	\$1,961.00	\$2,366.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,389.00	\$1,592.00
1 Bedroom (Birch)	\$1,524.00	\$1,727.00
2 Bedroom (Dogwood)	\$1,740.00	\$1,983.00
2 Bedroom (Pine)	\$1,877.00	\$2,079.00
2 Bedroom (Oak)	\$2,044.00	\$2,247.00
2 Bedroom (Willow)	\$2,382.00	\$2,584.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,118.00	\$2,521.00
2 Bedroom	\$2,547.00	\$2,952.00
<u>COTTAGES</u>		
Traditional	\$2,105.00	\$2,308.00
Contemporary	\$2,335.00	\$2,539.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(February 19, 2003 Price Structure)

<u>APARTMENTS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Bridgehouse</u>		
1 Bedroom	\$1,826.00	\$2,230.00
2 Bedroom	\$1,961.00	\$2,366.00
<u>Knoll</u>		
1 Bedroom	\$1,972.00	\$2,376.00
2 Bedroom	\$2,255.00	\$2,659.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,118.00	\$2,521.00
2 Bedroom	\$2,547.00	\$2,962.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Apple	\$1,389.00	\$1,592.00
Birch	\$1,524.00	\$1,727.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,877.00	\$2,079.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,044.00	\$2,247.00
Traditional	\$2,105.00	\$2,308.00
Traditional II	\$2,105.00	\$2,308.00
Traditional III	\$2,335.00	\$2,539.00
Contemporary	\$2,335.00	\$2,539.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,356.00	\$2,555.00
Willow	\$2,382.00	\$2,584.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,826.00	\$2,230.00
2 Bedroom	\$1,961.00	\$2,366.00
<u>Knoll</u>		
1 Bedroom	\$1,972.00	\$2,376.00
2 Bedroom	\$2,255.00	\$2,659.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,118.00	\$2,521.00
2 Bedroom	\$2,547.00	\$2,952.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,389.00	\$1,592.00
Birch	\$1,524.00	\$1,727.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,877.00	\$2,079.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,044.00	\$2,247.00
Traditional	\$2,105.00	\$2,308.00
Traditional II	\$2,105.00	\$2,308.00
Traditional III	\$2,335.00	\$2,539.00
Contemporary	\$2,335.00	\$2,539.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,356.00	\$2,555.00
Willow	\$2,382.00	\$2,584.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$1,972.00	\$2,377.00
Two Bedroom/One Bath	\$2,255.00	\$2,660.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$2,118.00	\$2,524.00
Two Bedroom/1.5 Bath	\$2,547.00	\$2,954.00
Large Two Bedroom/1.5 Bath	\$2,879.00	\$3,286.00
Three Bedroom/1.5 Bath	\$3,304.00	\$3,711.00

ASHLAR VILLAGE
 FISCAL YEAR 2011 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2010)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,411.00	\$1,592.00
Birch	\$1,524.00	\$1,726.00
<u>Two Bedroom/One Bath</u>		
Pine	\$1,877.00	\$2,079.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak	\$2,044.00	\$2,247.00
Traditional	\$2,105.00	\$2,308.00
Traditional II	\$2,105.00	\$2,308.00
Traditional III	\$2,335.00	\$2,539.00
Contemporary	\$2,335.00	\$2,539.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,356.00	\$2,556.00
Willow	\$2,382.00	\$2,585.00

Revised Beech – to \$1,370 x .3% Increase = \$1,411.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,760.00	\$2,998.00
Apple with walkout basement	\$2,760.00	\$2,998.00
Peach	\$2,820.00	\$3,058.00
Peach with walkout basement	\$2,820.00	\$3,058.00
<u>Two Bedroom with Den</u>		
Pear	\$3,028.00	\$3,266.00
Pear with walkout basement	\$3,028.00	\$3,266.00
Cherry	\$3,087.00	\$3,325.00
Cherry with walkout basement	\$3,087.00	\$3,325.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model – 2 Ba	\$2,910.00	\$3,325.00
Model - 2 Bb	\$2,910.00	\$3,325.00
Model – 2 Bc	\$2,910.00	\$3,325.00
<u>Two Bedroom with Den</u>		
Model – 2Bda	\$3,028.00	\$3,444.00
Model – 2Bdb	\$3,028.00	\$3,444.00
Model – 2 Bdc	\$3,028.00	\$3,444.00
<u>Three Bedroom</u>		
Model – 3B	\$3,147.00	\$3,562.00

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 30, 2010

SUBJECT: Fiscal Year 2011

The charges listed below are effective October 1, 2010, for the following Ashlar Village services.

<u>SERVICE</u>	<u>Effective 10/1/2010</u>
I. FOOD SERVICE	
Guest Meal	\$14.50
Villa/Cottage Resident Meal	\$13.50
Holiday Guest Meals	\$17.50
Beverages:	
Mixed Drink	\$ 4.75
Wine/Beer	\$ 3.75
Soda/Juice	\$ 1.25
Villa/Cottage Resident Meal Coupons:	
20 Meal Package	\$245.00 (\$12.25/Meal)
30 Meal Package	\$352.50 (\$11.75/Meal)
Meal Delivery:	
Apartment:	\$6.25
Villa/Cottage:	\$7.25
Assistance to and from Dining Room:	\$7.00
II. HOUSEKEEPING	
Additional Housekeeping	\$20.00/Hr. (\$5.00/Quarter Hour)
Rollaway Bed	\$13.00/Per Night
Guest Apartment	\$79.50
III. MAINTENANCE	
Maintenance Mechanic or Painter	\$33.00/Hr. (\$8.25/Quarter Hour)
Apartment Carport Rental	\$745.00/Year (Annual Rental)
	\$ 73.00/Month (Seasonal Rental)
Unit Key Charge: (Pond Ridge/Cottage Storage Room)	\$4.00
Mail Box Key Charge	\$2.00
Key Card Charge	\$2.00
Senior TV	\$31.00/Month
Internet Access	\$20.00/Month

IV. MEAL CREDIT

A meal credit is available for apartment residents who will be away for fifteen (15) or more consecutive days, provided they have given the Administration Office written notice of their absence by using the meal credit form. The credit will be \$4.75 per

**POND RIDGE AT ASHLAR VILLAGE
MONTHLY APARTMENT RENTAL FEES**

The below fees are based on the size of apartment unit and the level of care the resident will be receiving each month.

Assistance will be provided by Registered Nurses, Certified Nurses Aides, Personal Care Attendants and Social Workers. The fees also include a list of services relating to residency.

Level I – Up to 3.5 hours a week (average 30 minutes of help a day)

Level II – Up to 7 hours of help a week (average 60 minutes of help a day)

Level III – Up to 10.5 hours of help a week (average 90 minutes of help a day)

Level IV – Up to 14 hours of help a week (average 120 minutes of help a day)

Size Unit	Level I	Level II	Level III	Level IV
Hearth Studio				6,156
Typical Studio	4,077	4,770	5,463	6,156
Deluxe Studio	4,232	4,925	5,618	6,311
One Bedroom	5,401	6,094	6,787	7,480
One Bedroom Corner	5,600	6,293	6,986	
Deluxe One Bedroom	5,968	6,661	7,354	
Two Bedroom	6,478	7,171	7,864	
Deluxe Two Bedroom	6,746	7,439	8,132	

PLEASE NOTE: Add \$769.00 charge for the second person fee, and add \$693.00 charge per month for each level of care the second person requires.

Example: A one bedroom with first person receiving Level II care and second person receiving Level I care: 5,401.00 + 769.00 + 693.00 = 6,863.00.

Pond Ridge

The Miscellaneous Charges below are effective October 1st 2009 for the following Pond Ridge services:

SERVICE

FOOD SERVICE

Guest Meals

Breakfast	\$ 6.00
Lunch	\$13.00
Dinner	\$10.75
Holiday Luncheon Meal	\$17.25

Meal Delivery for Residents

Meal Delivery to Room	\$6.00
(Non-illness related, limited availability)	

Meal Credit

A meal credit is available for residents who will be away for fifteen (15) or more consecutive days, provided that they have given the Administrative Office written notice of their absence. The meal credit will be \$5.15 per day.

Housekeeping

Additional Housekeeping	\$19.00/Hr.
Rollaway Bed	\$12.00/Per Night
Guest Apartment (Ashlar Village)	\$79.00

Personal laundry services may be included as part of your plan of services or personal laundry services can be arranged through local contractor on a fee-for service basis. Pond Ridge supplies flat linen service as part of the monthly rate.

person per day. If you have any questions regarding any of these changes, please feel free to contact Administration at 679-6403 or 679-6000.

**ASHLAR VILLAGE/POND RIDGE
HAIR/BARBER SALON**

<u>Service</u>	<u>Effective 10/1/10</u>
Hair Cut-Female	\$19.50
Hair Cut-Male	\$15.50
Shampoo & Set or Blow Dry	\$20.00
Up Do Added to Set	+\$2.50
Permanent	\$74.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.50
Trim Neck	\$ 6.25
Manicure-File Only	\$ 8.50
Manicure	\$16.00
Coloring	\$27.25 and Up
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.25+
Waxing Lip (Upper)	\$ 7.00+
Waxing Eyebrows	\$10.75+
Eyebrow Arch	\$ 8.00+
Beard Trim	\$ 5.25+
Polish Change	\$ 7.00

MAINTENANCE

Maint. Mechanic or Painter	\$32.00/Hr. (\$8.00 Quarter Hour)
Key Charge	\$4.00/Key
Mail Box Key	\$2.00/Key

POND RIDGE HAIR SALON

<u>Service</u>	<u>Effective 10/1/09</u>
Hair Cut-Female	\$19.00
Hair Cut-Male	\$15.00
Shampoo & Set or Blow Dry	\$19.50
Up Do Added to Set	+\$2.50
Permanent	\$72.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.25
Trim Neck	\$ 6.25
Manicure-File Only	\$ 8.25
Manicure	\$16.00
Coloring	\$25.75 and Up
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.25+
Waxing Lip (Upper)	\$ 7.00+
Waxing Eyebrows	\$10.75+
Eyebrow Arch	\$ 8.00
Beard Trim	\$ 5.25+
Polish Change	\$ 7.00
Shampoo & Hair Cut	
Female	\$25.50
Male	\$21.50

RECREATION

Recreation Out-trips	Varies
CABLE-SENIOR TV	\$30.00
INTERNET	\$20.00

Masonicare at Ashlar Village

10/1/2009

RESIDENCE	Ent. Fee 1 Person	Ent. Fee 2 People	Mo. Fee 1 Person	Mo. Fee 2 People	Square Footage
APARTMENTS:					
Bridgehouse/Knoll					
One bedroom/one bath	\$102,000	\$117,000	\$1,915	\$2,308	665
Two bedroom/one bath	\$151,500	\$166,500	\$2,189	\$2,583	930
Meadow Wood					
One bedroom/one bath	\$109,000	\$124,000	\$2,056	\$2,450	739
Two bedroom/1.5 bath	\$171,000	\$186,000	\$2,473	\$2,868	967
Large Two bedroom/1.5 bath	\$216,000	\$231,000	\$2,795	\$3,190	1,200
Three bedroom/1.5 bath	\$289,000	\$304,000	\$3,208	\$3,603	1,450
Notch Hill					
<u>Two bedroom</u>					
Model - 2Ba	\$249,000	\$264,000	\$2,812	\$3,213	1,130
Model - 2Bb	\$254,000	\$269,000	\$2,812	\$3,213	1,148
Model - 2Bc	\$264,000	\$279,000	\$2,812	\$3,213	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$309,000	\$324,000	\$2,926	\$3,328	1,486
Model - 2BDb	\$314,000	\$329,000	\$2,926	\$3,328	1,496
Model - 2BDc	\$314,000	\$329,000	\$2,926	\$3,328	1,504
<u>Three bedroom</u>					
Model - 3B	\$322,000	\$337,000	\$3,041	\$3,442	1,542
COTTAGES					
<u>One bedroom/one bath</u>					
Beech	\$109,000	\$124,000	\$1,370	\$1,546	825
Birch	\$123,500	\$138,500	\$1,480	\$1,676	865
<u>Two bedroom/one bath</u>					
Pine	\$183,500	\$198,500	\$1,822	\$2,018	1,185
<u>Two bedroom (1.5 bath)</u>					
Oak	\$172,000	\$187,000	\$1,984	\$2,182	1,056
Traditional	\$180,000	\$195,000	\$2,044	\$2,241	1,046
Traditional II	\$185,000	\$200,000	\$2,044	\$2,241	1,196
Traditional III	\$201,000	\$216,000	\$2,267	\$2,465	1,185
Contemporary	\$199,000	\$214,000	\$2,267	\$2,465	1,160
<u>Two bedroom (two full baths)</u>					
Oak II	\$210,000	\$225,000	\$2,287	\$2,482	1,170
Willow	\$212,000	\$227,000	\$2,313	\$2,510	1,338
VILLAS					
<u>Two bedroom</u>					
Apple	\$304,000	\$319,000	\$2,667	\$2,897	1,545
Apple with walkout basement	\$319,000	\$334,000	\$2,667	\$2,897	1,545
Peach	\$314,000	\$329,000	\$2,725	\$2,955	1,600
Peach with walkout basement	\$329,000	\$344,000	\$2,725	\$2,955	1,600
<u>Two bedroom with den</u>					
Pear	\$344,000	\$359,000	\$2,926	\$3,156	1,703
Pear with walkout basement	\$359,000	\$374,000	\$2,926	\$3,156	1,703
Cherry	\$354,000	\$369,000	\$2,983	\$3,213	1,758
Cherry with walkout basement	\$369,000	\$384,000	\$2,983	\$3,213	1,758

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 26, 2009

SUBJECT: Fiscal Year 2010

The charges listed below are effective October 1, 2009, for the following Ashlar Village services.

<u>SERVICE</u>	<u>Effective 10/1/2009</u>
I. FOOD SERVICE	
Guest Meal	\$14.25
Villa/Cottage Resident Meal	\$13.25
Holiday Guest Meals	\$17.25
Beverages:	
Mixed Drink	\$ 4.50
Wine/Beer	\$ 3.50
Soda/Juice	\$ 1.25
Villa/Cottage Resident Meal Coupons:	
20 Meal Package	\$240.00 (\$12.00/Meal)
30 Meal Package	\$345.00 (\$11.50/Meal)
Meal Delivery:	
Apartment:	\$6.00
Villa/Cottage:	\$7.00
Assistance to and from Dining Room:	\$6.50
II. HOUSEKEEPING	
Additional Housekeeping	\$19.00/Hr. (\$4.75/Quarter Hour)
Rollaway Bed	\$12.00
Guest Apartment	\$79.00
III. MAINTENANCE	
Maintenance Mechanic or Painter	\$32.00/Hr. (\$8.00/Quarter Hour)
Apartment Carport Rental	\$740.00/Year (Annual Rental) \$ 72.00/Month (Seasonal Rental)
Unit Key Charge: (Pond Ridge/Cottage Storage Room)	\$4.00
Mail Box Key Charge	\$2.00
Key Card Charge	\$1.50
Senior TV	\$30.00/Month
Internet Access	\$20.00/Month

IV. MEAL CREDIT

A meal credit is available for apartment residents who will be away for fifteen (15) or more consecutive days, provided they have given the Administration Office written notice of their absence by using the meal credit form. The credit will be \$4.70 per

person per day. If you have any questions regarding any of these changes, please feel free to contact Administration at 679-6403 or 679-6000.

ASHLAR VILLAGE/POND RIDGE HAIR/BARBER SALON

<u>Service</u>	<u>Effective 10/1/09</u>
Hair Cut-Female	\$19.00
Hair Cut-Male	\$15.00
Shampoo & Set or Blow Dry	\$19.50
Up Do Added to Set	+\$2.50
Permanent	\$72.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.25
Trim Neck	\$ 6.25
Manicure-File Only	\$ 8.25
Manicure	\$16.00
Coloring	\$25.75 and Up
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.25+
Waxing Lip (Upper)	\$ 7.00+
Waxing Eyebrows	\$10.75+
Eyebrow Arch	\$ 8.00
Beard Trim	\$ 5.25+
Polish Change	\$ 7.00
Shampoo & Hair Cut	
Female	\$25.50
Male	\$21.50

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

1 PERSON

2 PERSON

PHASE I
(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom	\$1,190.00	\$1,589.00
2 Bedroom	\$1,319.00	\$1,725.00

COTTAGES

1 Bedroom	\$ 980.00	\$1,051.00
2 Bedroom	\$1,088.00	\$1,157.00
2 Bedroom Exp.	\$1,105.00	\$1,174.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,783.00	\$2,264.00
2 Bedroom	\$1,904.00	\$2,395.00
<u>COTTAGES</u>		
1 Bedroom	\$1,570.00	\$1,756.00
2 Bedroom	\$1,669.00	\$1,861.00
2 Bedroom Exp.	\$1,684.00	\$1,879.00
2 Bedroom Exp. W/2 Bathrooms	\$1,752.00	\$1,945.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,056.00	\$2,473.00
Larger-1 Bedroom	\$2,360.00	\$2,277.00
2 Bedroom	\$2,473.00	\$2,888.00
Larger-2 Bedroom	\$2,777.00	\$3,190.00
3 Bedroom	\$3,190.00	\$3,603.00
<u>COTTAGES</u>		
Traditional	\$2,107.00	\$2,291.00
Traditional Exp.	\$2,323.00	\$2,521.00
Contemporary	\$2,323.00	\$2,521.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
<u>(NON- PIONEERS)</u>		
<u>APARTMENTS</u>		
1 Bedroom	\$1,773.00	\$2,165.00
2 Bedroom	\$1,904.00	\$2,297.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,349.00	\$1,546.00
1 Bedroom (Birch)	\$1,480.00	\$1,677.00
2 Bedroom (Dogwood)	\$1,689.00	\$1,925.00
2 Bedroom (Pine)	\$1,822.00	\$2,018.00
2 Bedroom (Oak)	\$1,984.00	\$2,182.00
2 Bedroom (Willow)	\$2,313.00	\$2,509.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,056.00	\$2,448.00
2 Bedroom	\$2,473.00	\$2,866.00
<u>COTTAGES</u>		
Traditional	\$2,044.00	\$2,241.00
Contemporary	\$2,267.00	\$2,465.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Apple	\$1,349.00	\$1,546.00
Birch	\$1,480.00	\$1,677.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,822.00	\$2,018.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,984.00	\$2,182.00
Traditional	\$2,044.00	\$2,241.00
Traditional II	\$2,044.00	\$2,241.00
Traditional III	\$2,267.00	\$2,465.00
Contemporary	\$2,267.00	\$2,465.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,287.00	\$2,481.00
Willow	\$2,313.00	\$2,509.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,773.00	\$2,165.00
2 Bedroom	\$1,904.00	\$2,297.00
<u>Knoll</u>		
1 Bedroom	\$1,915.00	\$2,307.00
2 Bedroom	\$2,189.00	\$2,582.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,056.00	\$2,448.00
2 Bedroom	\$2,473.00	\$2,866.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,349.00	\$1,546.00
Birch	\$1,480.00	\$1,677.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,822.00	\$2,018.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,984.00	\$2,182.00
Traditional	\$2,044.00	\$2,241.00
Traditional II	\$2,044.00	\$2,241.00
Traditional III	\$2,267.00	\$2,465.00
Contemporary	\$2,267.00	\$2,465.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,287.00	\$2,481.00
Willow	\$2,313.00	\$2,509.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,773.00	\$2,165.00
2 Bedroom	\$1,904.00	\$2,297.00
<u>Knoll</u>		
1 Bedroom	\$1,915.00	\$2,307.00
2 Bedroom	\$2,189.00	\$2,582.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,056.00	\$2,448.00
2 Bedroom	\$2,473.00	\$2,866.00

ASHLAR VILLAGE
 FISCAL YEAR 2010 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2009)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,370.00	\$1,546.00
Birch	\$1,480.00	\$1,676.00
 <u>Two Bedroom/One Bath</u>		
Pine	\$1,822.00	\$2,018.00
 <u>Two Bedroom (1.5 Bath)</u>		
Oak	\$1,984.00	\$2,182.00
Traditional	\$2,044.00	\$2,241.00
Traditional II	\$2,044.00	\$2,241.00
Traditional III	\$2,267.00	\$2,465.00
Contemporary	\$2,267.00	\$2,465.00
 <u>Two Bedroom (two full baths)</u>		
Oak II	\$2,287.00	\$2,482.00
Willow	\$2,313.00	\$2,510.00

Revised Beech – to \$1,291x .3% Increase = \$1,330.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,667.00	\$2,897.00
Apple with walkout basement	\$2,667.00	\$2,897.00
Peach	\$2,725.00	\$2,955.00
Peach with walkout basement	\$2,725.00	\$2,955.00
<u>Two Bedroom with Den</u>		
Pear	\$2,926.00	\$3,156.00
Pear with walkout basement	\$2,926.00	\$3,156.00
Cherry	\$2,983.00	\$3,213.00
Cherry with walkout basement	\$2,983.00	\$3,213.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$1,915.00	\$2,308.00
Two Bedroom/One Bath	\$2,189.00	\$2,583.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$2,056.00	\$2,450.00
Two Bedroom/1.5 Bath	\$2,473.00	\$2,868.00
Large Two Bedroom/1.5 Bath	\$2,795.00	\$3,190.00
Three Bedroom/1.5 Bath	\$3,208.00	\$3,603.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model - 2 Ba	\$2,812.00	\$3,213.00
Model - 2 Bb	\$2,812.00	\$3,213.00
Model - 2 Bc	\$2,812.00	\$3,213.00
<u>Two Bedroom with Den</u>		
Model - 2Bda	\$2,926.00	\$3,328.00
Model - 2Bdb	\$2,926.00	\$3,328.00
Model - 2 Bdc	\$2,926.00	\$3,328.00
<u>Three Bedroom</u>		
Model - 3B	\$3,041.00	\$3,442.00

Pond Ridge

The Miscellaneous Charges below are effective October 1st 2009 for the following Pond Ridge services:

SERVICE

FOOD SERVICE

Guest Meals

Breakfast	\$ 6.00
Lunch	\$13.00
Dinner	\$10.75
Holiday Luncheon Meal	\$17.25

Meal Delivery for Residents

Meal Delivery to Room	\$6.00
(Non-illness related, limited availability)	

Meal Credit

A meal credit is available for residents who will be away for fifteen (15) or more consecutive days, provided that they have given the Administrative Office written notice of their absence. The meal credit will be \$5.15 per day.

Housekeeping

Additional Housekeeping	\$19.00/Hr.
Rollaway Bed	\$12.00/Per Night
Guest Apartment (Ashlar Village)	\$79.00

Personal laundry services may be included as part of your plan of services or personal laundry services can be arranged through local contractor on a fee-for service basis. Pond Ridge supplies flat linen service as part of the monthly rate.

MAINTENANCE

Maint. Mechanic or Painter	\$32.00/Hr. (\$8.00 Quarter Hour)
Key Charge	\$4.00/Key
Mail Box Key	\$2.00/Key

POND RIDGE HAIR SALON

<u>Service</u>	<u>Effective 10/1/09</u>
Hair Cut-Female	\$19.00
Hair Cut-Male	\$15.00
Shampoo & Set or Blow Dry	\$19.50
Up Do Added to Set	+\$2.50
Permanent	\$72.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.25
Trim Neck	\$ 6.25
Manicure-File Only	\$ 8.25
Manicure	\$16.00
Coloring	\$25.75 and Up
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.25+
Waxing Lip (Upper)	\$ 7.00+
Waxing Eyebrows	\$10.75+
Eyebrow Arch	\$ 8.00
Beard Trim	\$ 5.25+
Polish Change	\$ 7.00
Shampoo & Hair Cut	
Female	\$25.50
Male	\$21.50

RECREATION

Recreation Out-trips	Varies
CABLE-SENIOR TV	\$30.00
INTERNET	\$20.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

1 PERSON

2 PERSON

PHASE I

(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom	\$1,155.00	\$1,543.00
2 Bedroom	\$1,281.00	\$1,675.00

COTTAGES

1 Bedroom	\$ 951.00	\$1,020.00
2 Bedroom	\$1,056.00	\$1,123.00
2 Bedroom Exp.	\$1,073.00	\$1,140.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,731.00	\$2,198.00
2 Bedroom	\$1,849.00	\$2,325.00
<u>COTTAGES</u>		
1 Bedroom	\$1,524.00	\$1,705.00
2 Bedroom	\$1,620.00	\$1,807.00
2 Bedroom Exp.	\$1,635.00	\$1,824.00
2 Bedroom Exp. W/2 Bathrooms	\$1,701.00	\$1,888.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,996.00	\$2,401.00
Larger-1 Bedroom	\$2,291.00	\$2,696.00
2 Bedroom	\$2,401.00	\$2,804.00
Larger-2 Bedroom	\$2,696.00	\$3,097.00
3 Bedroom	\$3,097.00	\$3,498.00
<u>COTTAGES</u>		
Traditional	\$2,046.00	\$2,224.00
Traditional Exp.	\$2,255.00	\$2,448.00
Contemporary	\$2,255.00	\$2,448.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,721.00	\$2,102.00
2 Bedroom	\$1,849.00	\$2,230.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,310.00	\$1,501.00
1 Bedroom (Birch)	\$1,437.00	\$1,628.00
2 Bedroom (Dogwood)	\$1,640.00	\$1,869.00
2 Bedroom (Pine)	\$1,769.00	\$1,959.00
2 Bedroom (Oak)	\$1,926.00	\$2,118.00
2 Bedroom (Willow)	\$2,246.00	\$2,436.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,996.00	\$2,377.00
2 Bedroom	\$2,401.00	\$2,783.00
<u>COTTAGES</u>		
Traditional	\$1,984.00	\$2,176.00
Contemporary	\$2,201.00	\$2,393.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(February 19, 2003 Price Structure)

1 PERSON

2 PERSON

COTTAGES

One Bedroom (One Bath)

Apple	\$1,310.00	\$1,501.00
Birch	\$1,437.00	\$1,628.00

Two Bedroom (One Bath)

Pine	\$1,769.00	\$1,959.00
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Two Bedroom (One and One-Half Bath)

Oak	\$1,926.00	\$2,118.00
Traditional	\$1,984.00	\$2,176.00
Traditional II	\$1,984.00	\$2,176.00
Traditional III	\$2,201.00	\$2,393.00
Contemporary	\$2,201.00	\$2,393.00

Two Bedroom (Two Full Baths)

*Oak II	\$2,220.00	\$2,409.00
Willow	\$2,246.00	\$2,436.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,721.00	\$2,102.00
2 Bedroom	\$1,849.00	\$2,230.00
<u>Knoll</u>		
1 Bedroom	\$1,859.00	\$2,240.00
2 Bedroom	\$2,125.00	\$2,507.00
<u>Meadow Wood</u>		
1 Bedroom	\$1,996.00	\$2,377.00
2 Bedroom	\$2,401.00	\$2,783.00

ASHLAR VILLAGE
 FISCAL YEAR 2009 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2008)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,310.00	\$1,501.00
Birch	\$1,437.00	\$1,628.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,769.00	\$1,959.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,926.00	\$2,118.00
Traditional	\$1,984.00	\$2,176.00
Traditional II	\$1,984.00	\$2,176.00
Traditional III	\$2,201.00	\$2,393.00
Contemporary	\$2,201.00	\$2,393.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,220.00	\$2,409.00
Willow	\$2,246.00	\$2,436.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,721.00	\$2,102.00
2 Bedroom	\$1,849.00	\$2,230.00
<u>Knoll</u>		
1 Bedroom	\$1,859.00	\$2,240.00
2 Bedroom	\$2,125.00	\$2,507.00
<u>Meadow Wood</u>		
1 Bedroom	\$1,996.00	\$2,377.00
2 Bedroom	\$2,401.00	\$2,783.00

ASHLAR VILLAGE
 FISCAL YEAR 2009 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2008)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,330.00	\$1,501.00
Birch	\$1,437.00	\$1,627.00
<u>Two Bedroom/One Bath</u>		
Pine	\$1,769.00	\$1,959.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak	\$1,926.00	\$2,118.00
Traditional	\$1,984.00	\$2,176.00
Traditional II	\$1,984.00	\$2,176.00
Traditional III	\$2,201.00	\$2,393.00
Contemporary	\$2,201.00	\$2,393.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,220.00	\$2,410.00
Willow	\$2,246.00	\$2,437.00

Revised Beech – to \$1,291x .3% Increase = \$1,330.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,577.00	\$2,799.00
Apple with walkout basement	\$2,577.00	\$2,799.00
Peach	\$2,633.00	\$2,855.00
Peach with walkout basement	\$2,633.00	\$2,855.00
<u>Two Bedroom with Den</u>		
Pear	\$2,827.00	\$3,049.00
Pear with walkout basement	\$2,827.00	\$3,049.00
Cherry	\$2,882.00	\$3,104.00
Cherry with walkout basement	\$2,882.00	\$3,104.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(1/17/06 Price Structure)

<u>APARTMENTS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$1,859.00	\$2,241.00
Two Bedroom/One Bath	\$2,125.00	\$2,508.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$1,996.00	\$2,379.00
Two Bedroom/1.5 Bath	\$2,401.00	\$2,784.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model - 2 Ba	\$2,717.00	\$3,104.00
Model - 2 Bb	\$2,717.00	\$3,104.00
Model - 2 Bc	\$2,717.00	\$3,104.00
<u>Two Bedroom with Den</u>		
Model - 2Bda	\$2,827.00	\$3,215.00
Model - 2Bdb	\$2,827.00	\$3,215.00
Model - 2 Bdc	\$2,827.00	\$3,215.00
<u>Three Bedroom</u>		
Model - 3B	\$2,938.00	\$3,326.00

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 27, 2008

SUBJECT: Fiscal Year 2009

The charges listed below are effective October 1, 2008, for the following Ashlar Village services.

<u>SERVICE</u>	<u>Effective 10/1/2008</u>
I. FOOD SERVICE	
Guest Meal	\$13.75
Villa/Cottage Resident Meal	\$12.75
Holiday Guest Meals	\$16.75
Beverages:	
Mixed Drink	\$ 4.25
Wine/Beer	\$ 3.25
Soda/Juice	\$ 1.25
Villa/Cottage Resident Meal Coupons:	
20 Meal Package	\$230.00 (\$11.50/Meal)
30 Meal Package	\$330.00 (\$11.00/Meal)
Meal Delivery:	
Apartment:	\$5.75
Villa/Cottage:	\$6.75
Assistance to and from Dining Room:	\$6.00
II. HOUSEKEEPING	
Additional Housekeeping	\$18.00/Hr. (\$4.50/Quarter Hour)
Rollaway Bed	\$12.00
Guest Apartment	\$77.50
III. MAINTENANCE	
Maintenance Mechanic or Painter	\$31.00/Hr. (\$7.75/Quarter Hour)
Apartment Carport Rental	\$740.00/Year (Annual Rental)
	\$ 72.00/Month (Seasonal Rental)
Mail Box Key Charge	\$2.00
Key Card Charge	\$1.00
Senior TV	\$29.00/Month
Internet Access	\$20.00/Month

IV. MEAL CREDIT

A meal credit is available for apartment residents who will be away for fifteen (15) or more consecutive days, provided they have given the Administration Office written notice of their absence by using the meal credit form. The credit will be \$4.60 per person per day. If you have any questions regarding any of these changes, please feel free to contact Administration at 679-6403 or 679-6000.

**ASHLAR VILLAGE/POND RIDGE
HAIR/BARBER SALON**

<u>Service</u>	<u>Effective 10/1/08</u>
Hair Cut-Female	\$18.25
Hair Cut-Male	\$13.75
Shampoo & Set or Blow Dry	\$18.75
Up Do Added to Set	+\$2.50
Permanent	\$70.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.00
Trim Neck	\$ 6.00
Manicure-File Only	\$ 8.00
Manicure	\$15.50
Coloring	\$25.00
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.00+
Waxing Lip (Upper)	\$ 6.50+
Waxing Eyebrows	\$10.50+
Eyebrow Arch	\$ 7.50
Beard Trim	\$ 5.00+
Polish Change	\$ 6.75
Shampoo & Hair Cut	
Female	\$24.50
Male	\$20.00



Pond Ridge at Ashlar Village

An Assisted Living Community by  Masonicare

An Ageless
Commitment
to Caring

Cheshire Road
P.O. Box 70

Wallingford, CT 06492

Tel 203-679-6401

Fax 203-679-6124

www.masonicare.org

Services and Fee Schedule for Assisted Living Apartment Rental at Pond Ridge at Ashlar Village

As a premier assisted living community, Pond Ridge has a comprehensive list of services and amenities to meet the diverse and changing needs of residents. From aiding residents with day-to-day activities, to helping them attain the joys that each day holds, our community provides the security, comfort, and convenience that brings peace of mind to assisted living.

Core Services *Included* in the Monthly Fee:

- three delicious meals a day
- all utilities (except phone and cable television)
- housekeeping services performed regularly
- linen and towels changed and replaced weekly
- transportation to doctor appointments (limit 10 mile square radius)
- transportation within the area
- stimulating recreational/therapeutic activities
- personal care to meet most residents' needs
- some nursing care and 24-hour consultation by phone
- 24-hour emergency call (pull cords or wrist call)
- 24-hour residential security

Additional Services Available According to Physical/Medical/Psychiatric Needs of Residents:

- skilled nursing care
- personal care and morning assistance
- assistance with bathing and hygiene
- self-care training (ambulation, incontinence, vision or hearing loss)
- individual or group mental health counseling
- physical, occupational, and speech therapies
- audiology and dietary evaluation
- companion services for those with memory deficits
- access to adaptive equipment designed to enhance communication

**POND RIDGE AT ASHLAR VILLAGE
MONTHLY APARTMENT RENTAL FEES**

The below fees are based on the size of apartment unit and the level of care the resident will be receiving each month.

Assistance will be provided by Registered Nurses, Certified Nurses Aides, Personal Care Attendants and Social Workers. The fees also include a list of services relating to residency.

Level I – Up to 3.5 hours a week (average 30 minutes of help a day)

Level II – Up to 7 hours of help a week (average 60 minutes of help a day)

Level III – Up to 10.5 hours of help a week (average 90 minutes of help a day)

Level IV – Up to 14 hours of help a week (average 120 minutes of help a day)

<u>Size Unit</u>	<u>Level I</u>	<u>Level II</u>	<u>Level III</u>	<u>Level IV</u>
Typical Studio	3,788	4,417	5,046	5,675
Deluxe Studio	3,932	4,561	5,190	5,819
One Bedroom	5,024	5,653	6,282	6,911
One Bedroom Corner	5,210	5,839	6,468	
Deluxe One Bedroom	5,554	6,183	6,812	
Corner Deluxe One Bedroom	5,672	6,301	6,930	
Two Bedroom	6,029	6,658	7,287	

PLEASE NOTE: Add \$718.00 charge for the second person fee, and add \$629.00 charge per month for each level of care the second person requires.

Example: A one bedroom with first person receiving Level II care and second person receiving Level I care: $5,653.00 + 718.00 + 629.00 = 7,000.00$.

Pond Ridge

The Miscellaneous Charges below are effective October 1st 2007 for the following Pond Ridge services:

SERVICE

FOOD SERVICE

Guest Meals

Breakfast	\$ 5.50
Lunch	\$12.00
Dinner	\$10.00
Holiday Luncheon Meal	\$15.00

Meal Delivery for Residents

Meal Delivery to Room (Non-illness related, limited availability)	\$5.00
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Meal Credit

A meal credit is available for residents who will be away for fifteen (15) or more consecutive days, provided that they have given the Administrative Office written notice of their absence. The meal credit will be \$5.00 per day.

Housekeeping

Additional Housekeeping	\$17.00/Hr.
Rollaway Bed	\$10.00/Per Night
Guest Apartment (Ashlar Village)	\$75.00

Personal laundry services may be included as part of your plan of services or personal laundry services can be arranged through local contractor on a fee-for service basis. Pond Ridge supplies flat linen service as part of the monthly rate.

MAINTENANCE

Maint. Mechanic or Painter	\$30.00/Hr. (\$7.50/Quarter Hour)
Key Charge	\$ 2.50/Key

HAIR SALON CHARGES

Hair Cut-Female	\$17.75
Hair Cut-Male	\$13.25
Shampoo & Set or Blow Dry	\$18.25
Up Do	\$ 2.50+
Permanent	\$67.50
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.00
Trim Neck	\$ 6.00
Manicure-File Only	\$ 7.75
Manicure	\$15.00
Coloring	\$22.00
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.00+
Waxing Lip (Upper)	\$ 5.50+
Waxing Eyebrows	\$10.50
Eyebrow Arch	\$ 6.50
Beard Trim	\$ 5.00+
Polish Change	\$ 6.25
Shampoo & Haircut	
Female	\$24.50
Male	\$20.00

RECREATION

Recreation Out-trips	Varies
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<u>CABLE</u>	\$28.00
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ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

1 PERSON

2 PERSON

PHASE I

(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom	\$1,121.00	\$1,498.00
2 Bedroom	\$1,244.00	\$1,626.00

COTTAGES

1 Bedroom	\$ 923.00	\$ 990.00
2 Bedroom	\$1,025.00	\$1,091.00
2 Bedroom Exp.	\$1,042.00	\$1,107.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
<u>(NON- PIONEERS)</u>		
<u>APARTMENTS</u>		
1 Bedroom	\$1,671.00	\$2,134.00
2 Bedroom	\$1,795.00	\$2,257.00
<u>COTTAGES</u>		
1 Bedroom	\$1,480.00	\$1,655.00
2 Bedroom	\$1,573.00	\$1,754.00
2 Bedroom Exp.	\$1,587.00	\$1,771.00
2 Bedroom Exp. W/2 Bathrooms	\$1,651.00	\$1,833.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,938.00	\$2,331.00
Larger-1 Bedroom	\$2,224.00	\$2,617.00
2 Bedroom	\$2,331.00	\$2,722.00
Larger-2 Bedroom	\$2,617.00	\$3,007.00
3 Bedroom	\$3,007.00	\$3,396.00
<u>COTTAGES</u>		
Traditional	\$1,986.00	\$2,159.00
Traditional Exp.	\$2,189.00	\$2,377.00
Contemporary	\$2,189.00	\$2,377.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
<u>(NON- PIONEERS)</u>		
<u>APARTMENTS</u>		
1 Bedroom	\$1,671.00	\$2,041.00
2 Bedroom	\$1,795.00	\$2,165.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,272.00	\$1,457.00
1 Bedroom (Birch)	\$1,395.00	\$1,581.00
2 Bedroom (Dogwood)	\$1,592.00	\$1,815.00
2 Bedroom (Pine)	\$1,717.00	\$1,902.00
2 Bedroom (Oak)	\$1,870.00	\$2,056.00
2 Bedroom (Willow)	\$2,181.00	\$2,365.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,938.00	\$2,308.00
2 Bedroom	\$2,331.00	\$2,702.00
<u>COTTAGES</u>		
Traditional	\$1,926.00	\$2,113.00
Contemporary	\$2,137.00	\$2,323.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Apple	\$1,272.00	\$1,457.00
Birch	\$1,395.00	\$1,581.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,717.00	\$1,902.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,870.00	\$2,056.00
Traditional	\$1,926.00	\$2,113.00
Traditional II	\$1,926.00	\$2,113.00
Traditional III	\$2,137.00	\$2,323.00
Contemporary	\$2,137.00	\$2,323.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,155.00	\$2,339.00
Willow	\$2,181.00	\$2,365.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,671.00	\$2,041.00
2 Bedroom	\$1,795.00	\$2,165.00
<u>Knoll</u>		
1 Bedroom	\$1,805.00	\$2,175.00
2 Bedroom	\$2,063.00	\$2,434.00
<u>Meadow Wood</u>		
1 Bedroom	\$1,938.00	\$2,308.00
2 Bedroom	\$2,331.00	\$2,702.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,272.00	\$1,457.00
Birch	\$1,395.00	\$1,581.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,717.00	\$1,902.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,870.00	\$2,056.00
Traditional	\$1,926.00	\$2,113.00
Traditional II	\$1,926.00	\$2,113.00
Traditional III	\$2,137.00	\$2,323.00
Contemporary	\$2,137.00	\$2,323.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,155.00	\$2,339.00
Willow	\$2,181.00	\$2,365.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(4/1/04)

<u>APARTMENTS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Bridgehouse</u>		
1 Bedroom	\$1,671.00	\$2,041.00
2 Bedroom	\$1,795.00	\$2,165.00
<u>Knoll</u>		
1 Bedroom	\$1,805.00	\$2,175.00
2 Bedroom	\$2,063.00	\$2,434.00
<u>Meadow Wood</u>		
1 Bedroom	\$1,938.00	\$2,308.00
2 Bedroom	\$2,331.00	\$2,702.00

ASHLAR VILLAGE
 FISCAL YEAR 2008 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2007)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,291.00	\$1,457.00
Birch	\$1,395.00	\$1,580.00
<u>Two Bedroom/One Bath</u>		
Pine	\$1,717.00	\$1,902.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak	\$1,870.00	\$2,056.00
Traditional	\$1,926.00	\$2,113.00
Traditional II	\$1,926.00	\$2,113.00
Traditional III	\$2,137.00	\$2,632.00
Contemporary	\$2,137.00	\$2,632.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,155.00	\$2,340.00
Willow	\$2,181.00	\$2,366.00

Revised Beech – to \$1,291

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,490.00	\$2,704.00
Apple with walkout basement	\$2,490.00	\$2,704.00
Peach	\$2,544.00	\$2,758.00
Peach with walkout basement	\$2,544.00	\$2,758.00
<u>Two Bedroom with Den</u>		
Pear	\$2,731.00	\$2,946.00
Pear with walkout basement	\$2,731.00	\$2,946.00
Cherry	\$2,785.00	\$2,999.00
Cherry with walkout basement	\$2,785.00	\$2,999.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model - 2 Ba	\$2,625.00	\$2,999.00
Model - 2 Bb	\$2,625.00	\$2,999.00
Model - 2 Bc	\$2,625.00	\$2,999.00
<u>Two Bedroom with Den</u>		
Model - 2Bda	\$2,731.00	\$3,106.00
Model - 2Bdb	\$2,731.00	\$3,106.00
Model - 2 Bdc	\$2,731.00	\$3,106.00
<u>Three Bedroom</u>		
Model - 3B	\$2,839.00	\$3,214.00

ATTACHMENT C
ACTURIAL CERTIFICATE



415 Main Street
Reisterstown, MD 21136-1905
410-833-4220
410-833-4229 (fax)
www.continuingcareactuaries.com

**Ashlar Village Retirement Community
Statement of Actuarial Opinion**

November 28, 2016

I, Dave Bond, am a Fellow of the Society of Actuaries, a Member of the American Academy of Actuaries, Managing Partner of the firm of Continuing Care Actuaries, and I meet the qualification standards to render Statements of Actuarial Opinion for continuing care retirement communities. I have been retained by Ashlar Village Retirement Community to render a Statement of Actuarial Opinion, in accordance with Section 17b-527 of the Regulations implementing the Continuing Care Statutes, regarding the following actuarial projections included in Ashlar Village Retirement Community's 2016 Annual Financial Filing:

- Exhibit I Residential Turnover Rates
- Exhibit II Average Age of Residents
- Exhibit III Health Care Utilization Rates
- Exhibit IV Occupancy Rates
- Exhibit V Number of Health Care Admissions
- Exhibit VI Days of Care
- Exhibit VII Number of Permanent Transfers

I have examined the above items as shown in Ashlar Village Retirement Community's Annual Financial Filing. These items are attached to this Statement of Actuarial Opinion. In the course of my review, I relied upon the accuracy and completeness of data and supporting documentation prepared by Ashlar Village Retirement Community personnel. In the course of my examination, nothing came to my attention that causes me to believe that the underlying data information is unreasonable or inappropriate. My examination included such review as I considered necessary of the data, methods, and underlying assumptions used by and the resulting actuarial projections reported by Ashlar Village Retirement Community with respect to the above items as shown in Ashlar Village Retirement Community's 2016 Annual Financial Filing.

In my opinion, the above items as shown in Ashlar Village Retirement Community's 2016 Annual Financial Filing:

- are based upon methods which are consistent with sound actuarial principles and practices; and
- are based upon methods and underlying assumptions that appear reasonable and appropriate in this instance.

Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.

Respectfully,

A handwritten signature in blue ink that reads 'Dave Bond'.

Dave Bond, F.S.A., M.A.A.A.
Managing Partner

CONTINUING CARE AGREEMENT

MASONICARE AT HOME, INC. d/b/a LIVEHOME BY MASONICARE

A non-profit corporation with Masonicare Corporation,
a 501(c)(3) corporation, as its sole member.

A Continuing Care Contract is a financial investment, and your investment may be at risk. Masonicare At Home, Inc. d/b/a LiveHome by Masonicare's ability to meet its contractual obligations under such contract depends on its financial performance. We advise you to consult an attorney or other professional experienced in matters relating to investments in continuing care facilities and programs before you sign a Continuing Care Contract. The Department of Social Services does not guarantee the security of your investment.

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This Continuing Care Agreement ("Agreement") is made as of this ___ day of _____ between _____ (whom we shall refer to as "you" or the "Member") residing at _____ ("Home") and Masonicare At Home, Inc. ("Masonicare") d/b/a LiveHome by Masonicare located at 22 Masonic Avenue located in Wallingford, Connecticut 06492 (which we shall refer to as "we", "us", "LiveHome" or the "Provider"). If more than one person is signing this Agreement, "you" refers to each of you individually and both of you together and your obligations under this Agreement are joint and several.

I. DURATION OF AGREEMENT

This Agreement is effective as of the date set forth above (the "Membership Date"). This Agreement will remain in effect until it is terminated in accordance with Section V of this Agreement (the "Termination Date").

II. SERVICES

LiveHome will provide you the Services described in this Agreement according to the terms and conditions described in this Agreement.

You agree to accept and pay for the Services as set forth in this Agreement and to abide by the rules of LiveHome at all times while receiving services under this Agreement.

All Members receive the Standard Services Package as described in Section II.A. below. Additional services set forth in Section II.B. may be added at an additional cost. All fees are subject to change as detailed in Section IV.

A. STANDARD SERVICES PACKAGE

1. Care Line

As a Member, you will have unlimited, 24 hour access to LiveHome's Care Line, a hotline for Member care issues and questions.

2. Assessments

Upon becoming a member of LiveHome, we will perform an in-home assessment of your needs and work with you to develop a services/support plan. Assessments and updates to your service plan will be done on a yearly basis by a Wellness Navigator.

3. Meals

Members are entitled to one free dinner per week in the Waterside Dining Room at Masonicare at Ashlar Village. Additional meals will be available to Members at the cost paid by an Ashlar Village resident. Reservations are required and space is subject to availability.

4. Skilled Nursing/Respite Stays at Masonicare Health Center

As a member, you will be entitled to five (5) free days of skilled nursing, assisted living or respite stays at Masonicare Health Center or at one of Masonicare's Assisted Living Communities each calendar year. Free days must be used within the calendar year and may not be carried over to subsequent years or transferred to other Members.

5. Access to the Masonicare Continuum

LiveHome Members will have access to the Masonicare Continuum including the independent and assisted living residences and Masonicare's skilled nursing facilities. Admission will be contingent upon availability and satisfaction of all admissions requirements. Members are solely responsible for the cost associated with these services.

6. Social, Recreational and Wellness Programs

Members will have access to social, recreational and wellness programs offered at the Wallingford campus subject to availability.

7. Members Only Website

Each Member will have access to an on-line Members Only website which will allow Members access to program information, calendars, vendor lists and other member specific information.

8. Referral Service

Members will have access to a Referral Service for additional services not provided under this Agreement. These may include lawn care, professional house cleaning, handyman services, home remodeling, and snow removal. Some services are available at discounted rates. The Referral Service is available at no cost to you; however you are responsible for the cost of any services rendered by the referred service providers. Member shall indemnify, defend and hold LiveHome and the Masonicare Continuum harmless from and against any and all claims, demands or liabilities arising in connection with the work performed by Referral Service vendors.

9. Monthly Housekeeping

Members will receive three (3) hours of housekeeping per month.

B. OTHER SERVICES AVAILABLE AT AN ADDITIONAL FEE

The following services are available to Members at an additional fee. Fees for these additional services will be billed monthly with your monthly Membership Fee as set forth in Section IV. All fees are subject to change without notice. Updates to the current fee schedule are available upon request.

1. Home Based Healthcare Services

- Skilled services including:
 - Nurses
 - Certified nursing assistants
 - Social workers
 - Registered physical therapists/licensed occupational therapists
- Adult day program
- Personal Care Attendants

- Homemakers/Companions
- Live-in Attendants
- Hospice services

2. Transportation

We may provide transportation within a fifteen (15) mile radius of your Home during normal business hours at an additional fee. Reservations must be made forty-eight (48) hours in advance.

3. Add-on Plans

Personalized Plans are available. Members can choose from the following services if they wish to enroll in the Bronze, Silver, or Gold Package.

- Personal Wellness Navigator
- Home Safety Assessment (every two years)
- Personal Health and Safety Technology
- Annual Wellness Assessment by our Geriatricians
- Twelve (12) Meals per month at Ashlar Village
- Two (2) round trips per year for Medical transportation
- Nutritionist Visits Quarterly
- Quarterly Exercise Regime Led by Physical Therapist

III. YOUR RESPONSIBILITIES AS A MEMBER

A. RULES

You agree to abide by LiveHome rules which are attached as Exhibit B and incorporated into this Agreement. LiveHome reserves the right to amend the rules from time to time. Copies of such changes and amendments shall be provided upon request. You further agree to follow the rules of Masonicare when on the Masonicare Campus.

B. RIGHTS OF MEMBERS

Your rights as a Member under this Agreement are those rights and privileges expressly granted to you in this Agreement or by Connecticut law.

C. RIGHT OF ENTRY

You shall permit authorized employees and providers entry into your Home at any time in case of emergencies, for scheduled meetings and to provide services. LiveHome recognizes your right to privacy and will limit entry to your Home as described above.

D. REAL PROPERTY

Your rights and privileges, as granted herein, do not include any right, title or interest whether legal, equitable, beneficial or otherwise, in or to any part of the real property, including land, buildings and improvements owned or operated by LiveHome or its parent, Masonicare Corporation.

E. RESPONSIBILITY FOR DAMAGES/PROPERTY PROTECTION

You will be responsible for any costs incurred in replacing, maintaining or repairing any loss or damage to the real or personal property of LiveHome or its parent Masonicare Corporation caused by the negligence or willful misconduct of you, your guests, agents, employees or pets.

You are responsible for providing personal property and liability insurance for yourself and your property. You agree that LiveHome is not responsible for securing or safeguarding your personal property and possessions. You are responsible for keeping your home secured and for taking any other reasonable precautions. LiveHome is not liable for any claims, damages or expenses, including attorneys' fees, resulting from any injury or death to persons or any damage to property unless caused by the gross negligence or willful misconduct of LiveHome employees.

F. MEDICARE AND OTHER INSURANCE REQUIREMENTS

You understand and agree that LiveHome is not responsible for the cost of healthcare services required by you except as specifically set forth in Section II.A of this Agreement. You understand that it is your obligation to obtain and maintain any available insurance coverage, including Medicare and Medicaid, to meet your healthcare needs.

G. NON-TRANSFERABLE

Your rights under this Agreement are personal to you and cannot be transferred or assigned by you to any other person or entity.

H. HEALTH STATUS

You agree to share any changes in your medical status with your Wellness Navigator and to provide copies of any and all examinations, test results, progress notes or other copies of medical records upon request. You further agree to submit to a physical examination upon the request of LiveHome.

I. POWER OF ATTORNEY/HEALTHCARE REPRESENTATIVE

You agree to execute and maintain in effect a limited Durable Power of Attorney and Healthcare Representative valid under Connecticut law. The Power of Attorney shall designate as your attorney-in-fact, a bank, lawyer, relative or other responsible person or persons of your choice, to act for you in managing your financial affairs and filing for your insurance or other benefits as fully and completely as you would if acting personally. It shall be in a form which survives your incapacity or disability, and be otherwise satisfactory to LiveHome. The Healthcare Representative shall designate a relative or other responsible person or persons of your choice to make any and all health care decisions on your behalf at the time you are unable to make or communicate your decisions about your medical care. You will deliver a fully executed copy of this Power of Attorney and Healthcare Representative to us at the time of your first meeting with your Wellness Navigator.

IV. FEES

A. FEES GENERALLY

The fees associated with your Membership include an initial Membership Fee, a Monthly Standard Services Fee and Additional Fees for any additional services selected by you. These fees are subject to change, from time to time, in the sole discretion of LiveHome as set forth in this Agreement.

B. MEMBERSHIP FEE

Upon signing this Agreement, you agree to pay a one-time membership fee in the amount of _____ to LiveHome ("the Membership Fee"). If this Agreement is for two persons residing in the same Home, a second person

membership fee in the amount of _____ will also apply. The Membership Fee will be placed into an escrow account with our current banking institution, in accordance with Connecticut General Statutes Section 17b-524. This fee is non-refundable except as set forth in Section V. No interest shall be paid on any Membership Fees paid to LiveHome.

C. MONTHLY STANDARD SERVICES FEE

You agree to pay LiveHome a monthly fee in the amount of _____ for the Standard Services Package described in Section II.A (the "Monthly Standard Services Fee") and an additional second person monthly fee ("Second Person Monthly Fee") in the amount of _____ if a second person who also occupies your Home will be receiving services under this Agreement. This amount shall be paid in advance on or before the fifth day of each month beginning with the Membership Date. You agree to pay the Monthly Standard Services Fee whether you are residing in your Home or are temporarily in another healthcare facility. The initial Monthly Standard Services Fee shall be prorated for any applicable period of less than one month. The Monthly Standard Services Fee may be increased by LiveHome in its sole discretion upon sixty (60) days notice to you.

D. ADDITIONAL FEES

You will be invoiced as part of your monthly fee for any items and services provided to which are not included in your Standard Services Package.

E. LATE FEES

You agree to pay LiveHome interest at one and a half percent (1.5%) per month on any overdue Monthly or Additional Fees.

V. TERMINATION OF THIS AGREEMENT AND REFUNDS

A. TERMINATION BY YOU

You may terminate this Agreement for any reason within thirty (30) days following the execution of the contract ("Statutory Rescission Period") by notifying LiveHome in writing by registered or certified mail. In the event you terminate within the Statutory Rescission Period, any fees paid to LiveHome will be refunded less: (a) costs specifically incurred by LiveHome at your request, and (b) a service charge equal to the greater of

one thousand dollars (\$1,000) or two percent (2%) of your Membership Fee.

If you pass away before the commencement of care under this Agreement but after the Statutory Rescission Period, this Agreement shall terminate automatically upon LiveHome receiving written notice by registered or certified mail of your inability to receive care. Your legal representative will receive a refund of any fees paid to LiveHome less (a) costs specifically incurred by LiveHome at your request, and (b) a service charge equal to the greater of one thousand dollars (\$1,000) or two percent (2%) of your Membership Fee.

You may terminate this Agreement after the Statutory Rescission Period by giving written notice by registered or certified mail to LiveHome, no less than sixty (60) days prior to termination. The notice must specify the termination date.

This Agreement shall automatically terminate upon the death of the last surviving Member.

Any Membership Fee refund due you after the Statutory Rescission Period will be made in accordance with Section V.C.2.

B. TERMINATION BY LIVEHOME BY MASONICARE

1. Termination Without Cause

LiveHome may terminate this Agreement for any reason upon sixty (60) days written notice to you.

2. Termination for Cause

LiveHome shall have the right to terminate this Agreement for any cause, which, in its sole discretion, shall be good and sufficient. Good and sufficient cause shall include, but is not limited to, the following:

- a. Failure to perform your obligations under this Agreement, including the obligation to timely pay the Monthly and Additional Fees.
- b. Your behavior resulting in a threat to the safety, health, peace, or well-being of yourself or others.

c. Your refusal to follow the recommendations of LiveHome when such refusal poses a risk to your health or safety as determined by us in our sole discretion.

d. Care in your home is no longer safe as determined by us in our sole discretion.

e. You move outside the geographic area serviced by LiveHome.

LiveHome shall give you reasonable notice of termination in writing via hand delivery or registered or certified mail. LiveHome's determination that your continued membership presents a threat to the safety of others or of yourself shall be a factor in determining the reasonableness of that notice period.

C. CONDITIONS OF REFUND AND DUTIES UPON TERMINATION

1. Duties Upon Termination

Monthly Fees are to be paid through the month of your Termination Date. Monthly Fees shall not be prorated unless termination is due to the death of a Member. Upon termination by either you or LiveHome, you agree to pay LiveHome all amounts owed to it. You agree that LiveHome may set off any amounts owed by you to LiveHome against any refund due.

2. Refund of the Membership Fee

If you or LiveHome terminate this Agreement after your Membership Date, you or your estate shall be due a refund equal to the amount of the Membership Fee less 1.04 percent thereof for each calendar month between the date you signed this Agreement and the Termination Date. No refund shall be due if the Agreement terminates more than ninety-six (96) months after the date you signed this Agreement. If you are terminating this Agreement in order to enter in a continuing care Residency Agreement for Masonicare at Ashlar Village, we will apply the full amount of your Membership Fee to the Entrance Fee owed for Ashlar Village without regard to any declining balance. If you are terminating this Agreement for Pond Ridge Assisted Living, we will apply 50% of your initial membership fee to the monthly fee owed to Pond Ridge Assisted Living.

For purposes of computing Membership Fee refunds, a partial calendar month of more than fifteen (15) days shall be treated as a full month and a partial calendar month of fifteen (15) or fewer days shall be ignored. The date you signed this Agreement and the Termination Date shall be counted as full calendar days.

VI. MISCELLANEOUS

A. CONFIDENTIALITY

LiveHome agrees to keep all of the personal and medical information you have supplied to LiveHome in confidence. You agree that LiveHome may provide such information to health care professionals, third-party payors and others who have a need, in our judgment, or a right to know such information under federal or state law.

B. WAIVER

In the event that LiveHome does not, in any one or more instances, insist upon your strict performance, observance or compliance with any of the terms or provisions of this Agreement, or if we waive a breach by you of this Agreement, it shall not be construed to be a waiver of our right to insist upon your strict compliance with all other terms and provisions of this Agreement.

C. GOVERNING LAWS

This Agreement shall be governed by the laws of the State of Connecticut.

D. ATTORNEYS' FEES AND COSTS

If LiveHome is obliged to take legal action to enforce this Agreement, to collect sums due to LiveHome pursuant to this Agreement or to recover damages of any kind, you are liable for the costs of such action including, but not limited to, reasonable attorneys' fees.

E. FULL AND COMPLETE AGREEMENT

This Agreement has precedence over any representations previously made by LiveHome representatives and over any descriptions of services in promotional materials or presentations. This Agreement

constitutes the entire contract between you and LiveHome and supersedes all previous understandings and agreements between you and LiveHome. No waiver or modification shall be valid unless made in writing, signed by you and by LiveHome and attached to this Agreement.

F. INTERPRETATION

Headings are for convenience and reference purposes only and shall not affect the interpretation of any provision of this Agreement. Should any provision herein, for any reason, be held invalid or unenforceable in any jurisdiction in which it is sought to be enforced such invalidity and unenforceability shall not affect any other provision of this Agreement and such invalid and unenforceable provision shall be construed as if it were omitted. The remainder of the Agreement shall remain in full force and effect.

G. GENDER OF PRONOUNS

All references in this Agreement by masculine pronouns and adjectives also include the feminine and vice versa.

H. SUCCESSORS AND ASSIGNS

The duties owed LiveHome under this Agreement shall inure to the benefit of its successors and assigns.

I. STATEMENT OF NON-DISCRIMINATION

LiveHome complies with applicable federal and state laws that prohibit discrimination based on race, color, sex, religious beliefs, national origin and other protected classes of persons.

J. NOTICES

When required by the terms of this Agreement, notices shall be given in writing and shall be given to LiveHome or to you at the addresses set forth in this Agreement or at such address as we or you shall specify in writing to each other.

Your signature below certifies that you have read, understand and accept this Agreement and that you or your financial advisor have received the

most current Disclosure Statement containing the current audited financial statements.

Signature – Member

Witness

Date

Date

Signature – Member

Witness

Date

Date

LIVEHOME BY MASONICARE

By: _____
Authorized Representative

Date

EXHIBIT A

SERVICES SELECTION AND FEES

MEMBERSHIP FEE

	Initial Fee	Monthly Fee		2 members – Initial Fee	Monthly Fee
Option A	\$15,000	\$ 200	Option A	\$20,000	\$ 300
Option B	\$10,000	\$ 275	Option B	\$13,500	\$ 400
Option C	0	\$ 400	Option C	\$0	\$ 600

ADD-ON PLANS - MONTHLY FEES

Option A		Single Member	2 Members
	Bronze	\$350	\$475
	Silver	\$600	\$750
	Gold	\$700	\$900

Option B		Single Member	2 Members
	Bronze	\$450	\$575
	Silver	\$725	\$875
	Gold	\$800	\$1100

Option C		Single Member	2 Members
	Bronze	\$600	\$850
	Silver	\$850	\$1300
	Gold	\$1000	\$1450

ADDITIONAL FEES

Home Care			
	Skilled Nursing	Per Visit	\$148.00
	Physical Therapy	Per Visit	\$156.00
	Occupational Therapy	Per Visit	\$157.00
	Speech Therapy	Per Visit	\$169.00
	Medical Social Work	Per Visit	\$229.00
	Home Health Aide	Hourly Rate	\$ 42.00
	Homemaker/Companion	Hourly Rate	\$20.00/\$23.00
	Private Duty-RN	Hourly Rate	\$52.00
	Private Duty-LPN	Hourly Rate	\$46.00
	Nutrition	Per Visit	\$128.00
	Personal Care Attendant	Per Hour	\$23.00/\$25.00
	Live-In Attendants	Per Day	\$285.00/Day

Hospice Program			
	Routine Home Care	Per Day	\$195.00
	Continuous Care	Per Day	\$1,130.00
	Continuous Care	Per Hour	\$47.50
	Inpatient Respite	Per Day	\$250.00
	Inpatient General	Per Day	\$850.00

Adult Day Services			
	Full Day*- Monday through Friday	Per Day	\$75.00
	Full Day* – Weekends and Holidays	Per Day	\$85.00
	Half Day** – Monday through Friday	Per Day	\$50.00
	Half Day** – Weekends and Holidays	Per Day	\$60.00
	Extended Hours - Monday through Friday	Per Hour	\$15.00
	Extended Hours - Weekends and Holidays	Per Hour	\$20.00
	Medications	Set up fee	\$25.00
	Incontinence Care	Per Day	\$10.00

*Full Day Hours 10:00 am – 4:00 pm

**Half Day Hours 10:00 am – 2:00 pm or 12:00 pm – 4:00 pm

Other			
	Medical Care Transportation	Per Vehicle/Per Hour	\$20.00 + .55/per mile
	Non-Medical Care	Per Vehicle/Per Hour	\$20.00 + .55/per mile
	Errands using Caregiver's Vehicle	Per Mile	.55 per mile

LiveHome offers 5% discount for the first month on various Masonicare services

EXHIBIT B

Member agrees to:

1. Be responsible for calling "911" for assistance in the event of an emergency when the Masonicare employee is not present.
2. Call the LiveHome scheduling office at least forty-eight (48) hours in advance at (203) 679-6444 to cancel a visit or change the schedule of visits. We reserve the right to charge for the scheduled visit if there is no cancellation notice. The Member understands that Masonicare employees may not approve any schedule change.
3. Treat Masonicare employees respectfully, including no verbal or sexual harassment, regardless of an individual's race, color, religious creed, age, marital or civil union status, national origin, ancestry, sex or sexual orientation.
4. Identify a primary caregiver who is knowledgeable and able to provide the care that you require in the rare and unavoidable instance that there is an interruption in agency services.
5. Refrain from engaging any Masonicare employee to perform services under any separate agreement, either verbally or in writing, if such services are offered by Masonicare. Such prohibition shall be for 180 days from the termination date of this agreement and if violated, subject to five thousand dollars (\$5,000) in liquidated damages, plus reasonable costs and attorney fees.
6. Provide a safe, suitable environment in which care can be given and be responsible for storing and securing valuables.
7. Refrain from giving any cash, gift certificates, loans, monetary funds of any kind or any other gifts valued at \$50 or more. Masonicare will not be responsible for repayment of funds issued in violation of this policy.
8. Sign required consents and releases for service and make timely payment of all invoices.

9. The Member understands and agrees that the Masonicare employee is not authorized to provide medical care, and will not request such medical care from the Masonicare employee.
10. The Responsible Party is responsible for all of the Member's obligations under this Agreement including making timely payment if the Responsible Party has access to this Member's funds.
11. Notify the LiveHome office if you are not satisfied with your services.

Live Home
CCRC

**PROJECTED STATEMENT OF OPERATIONS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2017 TO 2022**

	Projected FY 2017 Estimated	FY 2018 Estimated	FY 2019 Estimated	FY 2020 Estimated	FY 2021 Estimated	FY 2022 Estimated
REVENUE						
Monthly Fees	4,380	4,380	4,380	4,380	4,380	4,380
Earned Entry Fee	6,000	6,000	6,000	6,000	6,000	6,000
TOTAL REVENUE	<u>10,380</u>	<u>10,380</u>	<u>10,380</u>	<u>10,380</u>	<u>10,380</u>	<u>10,380</u>
EXPENSES						
Salaries & Wages	-	-	-	-	-	-
Benefits	-	-	-	-	-	-
Professional Fees	1,200	1,200	1,200	1,200	1,200	1,200
Supplies & Other expenses	72	72	72	72	72	72
Depreciation & Amortization	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Total Expenses	<u>1,272</u>	<u>1,272</u>	<u>1,272</u>	<u>1,272</u>	<u>1,272</u>	<u>1,272</u>
Net Income from Operations	9,108	9,108	9,108	9,108	9,108	9,108
Investment Income	-	-	-	-	-	-
Net income	<u>\$ 9,108</u>	<u>\$ 9,108</u>	<u>\$ 9,108</u>	<u>\$ 9,108</u>	<u>\$ 9,108</u>	<u>\$ 9,108</u>

Notes & Assumptions:

No estimated program growth. Currently serve 2 households with no plans to expand services.
Services will no longer be provided once these clients no longer require services.