



Arbutus Park Retirement Community offers various levels of living for senior citizens age 62+ without regard to race, color, national origin, ancestry, age, gender, gender expression, marital status, religion, handicap, or disability. More than 300 seniors currently reside on the campus which includes both independent living and our nursing home – Arbutus Park Manor.

## Independent Living at Arbutus Park

### MAIN CAMPUS

Single Cottages and Patio Home Cottages are located along Wesley Drive and Otterbein Lane; expanded patio homes are located on Nadona Avenue. Townhouses sit along Kissell Lane and Jacob Albright Drive on the grounds of the Community. All cottages and townhouses consist of two bedrooms, kitchen, living room and garage. All units vary in square footage and the number of baths. The unit cost start at **\$125,000**.

**The 2025 monthly association fee of \$505** covers general outside maintenance of the cottage, grass cutting, snow removal, garbage & recycling service, upkeep of the physical structure, liability/homeowner's insurance and all real estate/school taxes. This fee also covers the appliances, servicing of the appliances, and electrical and plumbing services. *(The association fee is reviewed on an annual basis.)*

### PARKER RIDGE

Parker Ridge is a recently developed site, and part of the Arbutus Park continuing care retirement community. Located on Canterbury Way, the development has 13 cottages that range from 1,200 - 1,650 square feet. The unit cost starts at **\$220,000**.

**The 2025 monthly association fee of \$605** covers general outside maintenance of the cottage, grass cutting, snow removal, garbage & recycling service, upkeep of the physical structure, liability/home owner's insurance and all real estate/school taxes. This fee also covers the appliances, servicing of the appliances, and electrical and plumbing services. *(The association fee is reviewed on an annual basis)*

## Frequently Asked Questions

### ***How old must I be to join the Arbutus Park Retirement Community?***

Independent residents must be at least 62 years old.

### ***How does the independent payment process work for continuing care at Arbutus?***

Retirement living at Arbutus Park assures residents nursing care when, and if, it is required, either on a temporary or permanent basis. Residents are guaranteed the next available bed once we have been notified. Independent living residency investment is amortized over 10 years. The equity credit received towards nursing care is equal to 90% of your total investment less 10 % per year for the number of pro-rated months the resident occupies a cottage. After the 120 month period - 10 years - has passed, the resident may remain in the cottage as health permits. Upon entering the nursing home the resident begins paying the prevailing per diem rates and service charges.

### ***Are meals available for independent residents?***

Arbutus Park offers independent living meal service. There is no meal plan that is required to purchase. It is as simple as picking up the phone and placing the order! The meal can be delivered to the front door hot and fresh or the meal can be served at the Manor in our independent dining room. *(Menu & schedule in Newsletter)*

Below are 2025 meal costs which are billed on a monthly basis.

Resident Meal Rates: Lunch \$8.00                      Dinner \$6.00

### ***What services are available to residents?***

Below are services offered to our residents: *(\$ indicates a cost or fee)*

- Activity Programs
- Community Center
- Chapel Services
- Social Gatherings
- Therapy Services (\$)
- Food Services (\$)
- Beauty shop (\$)
- Med Appt. Transport (\$)
- Manor Café (\$)
- 24 hour professional skilled and intermediate nursing care (\$)

### ***Is transportation available?***

Scheduled van service is available to independent residents for medical appointments for a \$50 fee.

*(A Trip Aide is not provided with Independent Living transportation)*

## **Continuing Care Levels at Arbutus Park Manor**

### **PERSONAL CARE**

The Personal Care units are for ambulatory persons. Each consists of a separate room with a private bath. Cable TV hookups, and phone jacks are in place and offered at the resident's expense. All residents have Wi-Fi accessibility. All meals are provided in the main dining room. **The room/board rate is \$180/day/person.**

Suites, which include an additional room, are also available for couples:

Suite Double Occupancy - **The room/board rate is \$145/day/person.**

### **NURSING CARE**

Twenty-four hour skilled and intermediate care is provided in the Nursing Facility by qualified personnel. The rooms are either private with private bath or semi-private with an interconnecting bath. **Room/board rates are \$360/day/person for a private room and \$340/day/person for a semi-private room.** Podiatrist services, medications, and personal laundry are some examples of additional costs.

### **DEMENTIA AND MEMORY CARE**

A specialized care unit, Crossroads, with 24-hour nursing care is available for persons with Alzheimer's or related dementia. It provides a secure setting with door alarms and a locked entrance. There is also a fenced outdoor area with a patio where residents can sit or walk as weather permits. Daily therapeutic activities geared to various levels of dementia are provided, and all staff are trained for the special care needs of the residents. **The room/board rates are \$405/day/person for a private room and \$385/day/person for a semi-private room.**

### **SHORT TERM THERAPY**

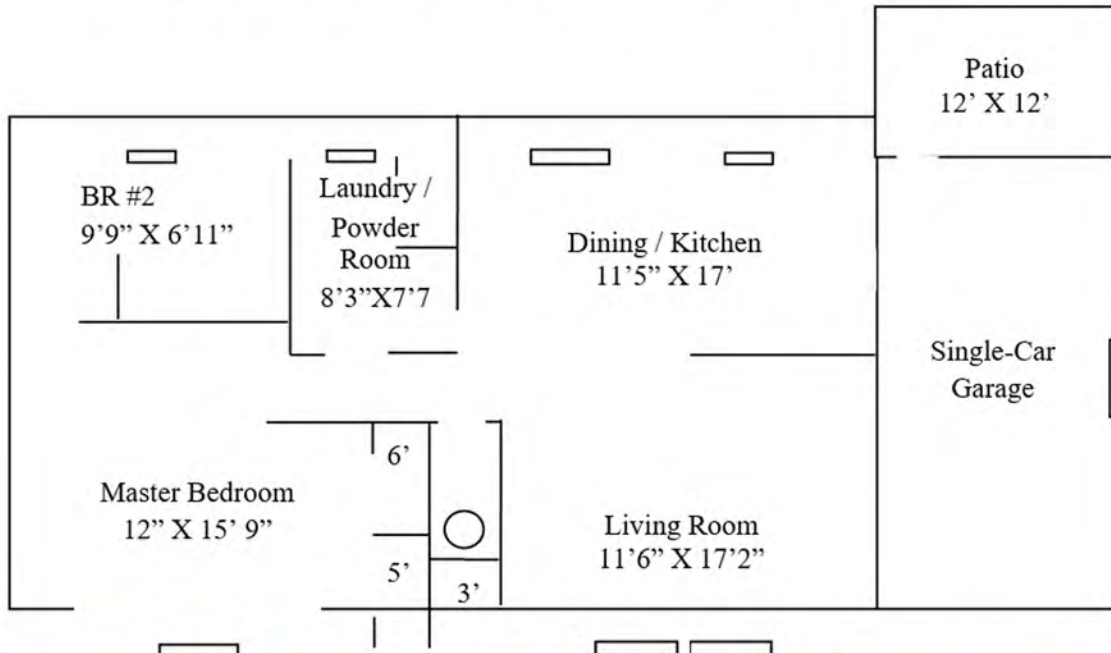
provides comprehensive therapy programs and services to our residents as well as the general public. We are committed to providing quality, individual focused health care and setting the standard for excellence in rehabilitation.

*Visit [ArbutusParkManor.com](http://ArbutusParkManor.com) for more information and more frequently asked questions.*

## Main Campus SINGLE COTTAGE: Example Floor Plan

Starting Price of \$175,000 (Parker Ridge pricing and square footage varies greatly.)

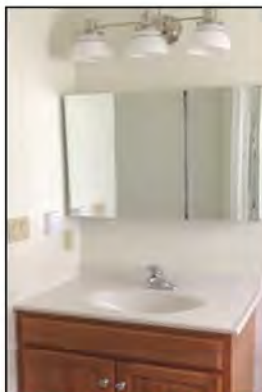
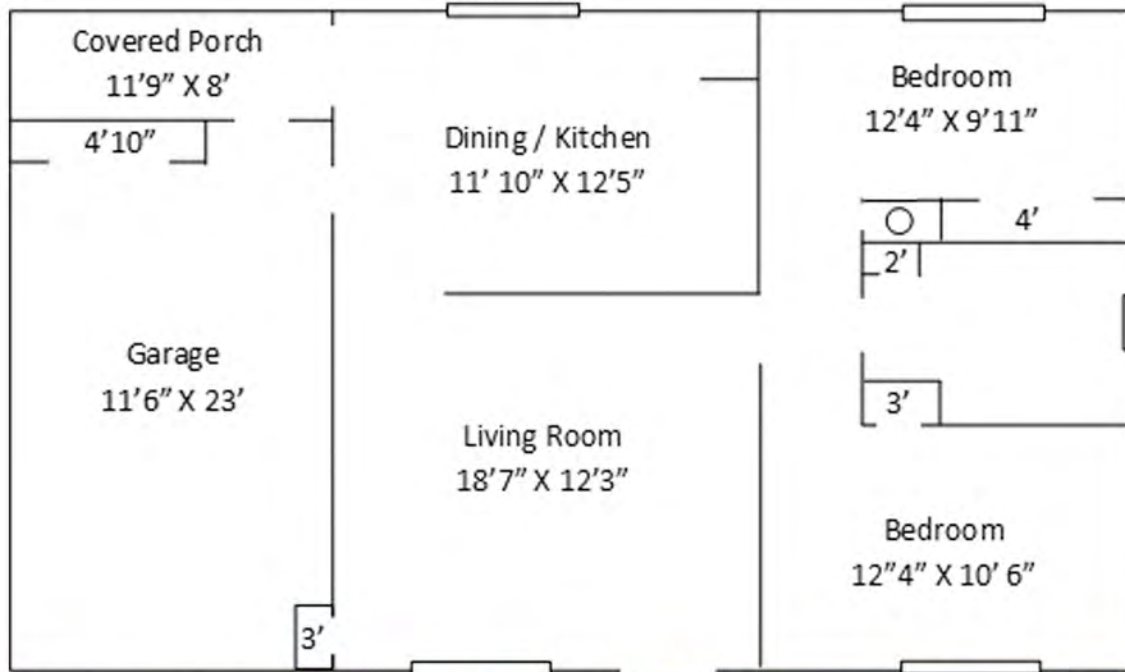
Range between 800 and 1,300 square feet of living space and 1,000-1,500 square feet overall. 2 bed with 1/1.5/2 bath.



## PATIO HOME: Example Floor Plan

Starting Price of \$125,000

Approximately 660 square feet of living space and 1,000 square feet overall. 2 bed with 1 bath. Electric baseboard heat and AC.

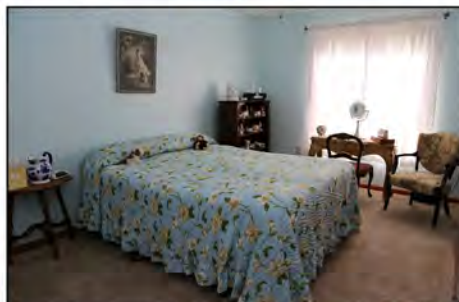
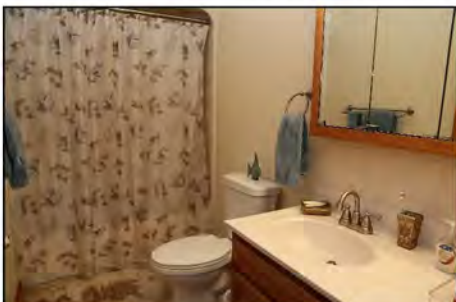
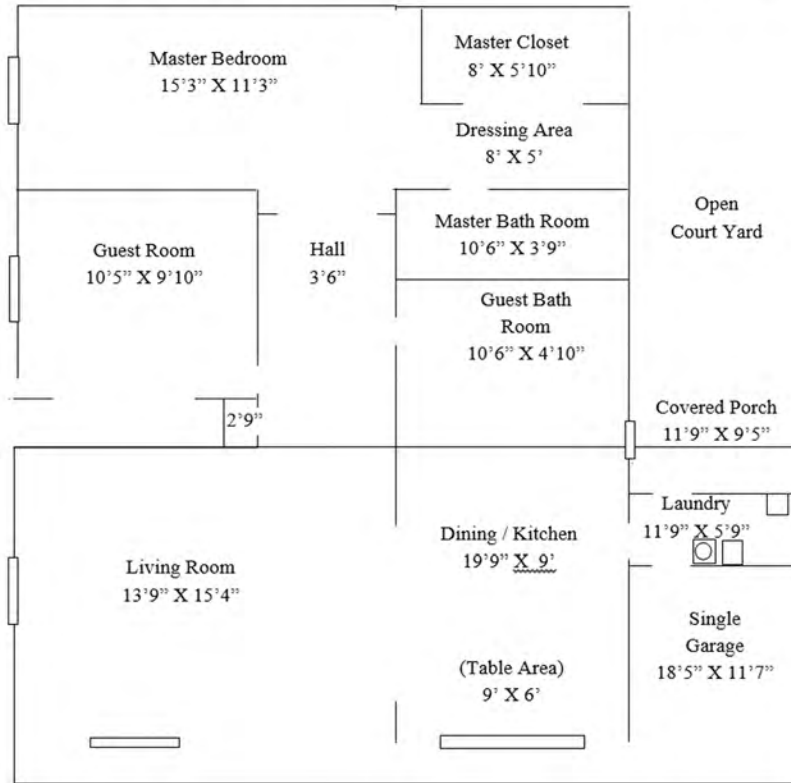




## TOWNHOUSE: Example Floor Plan

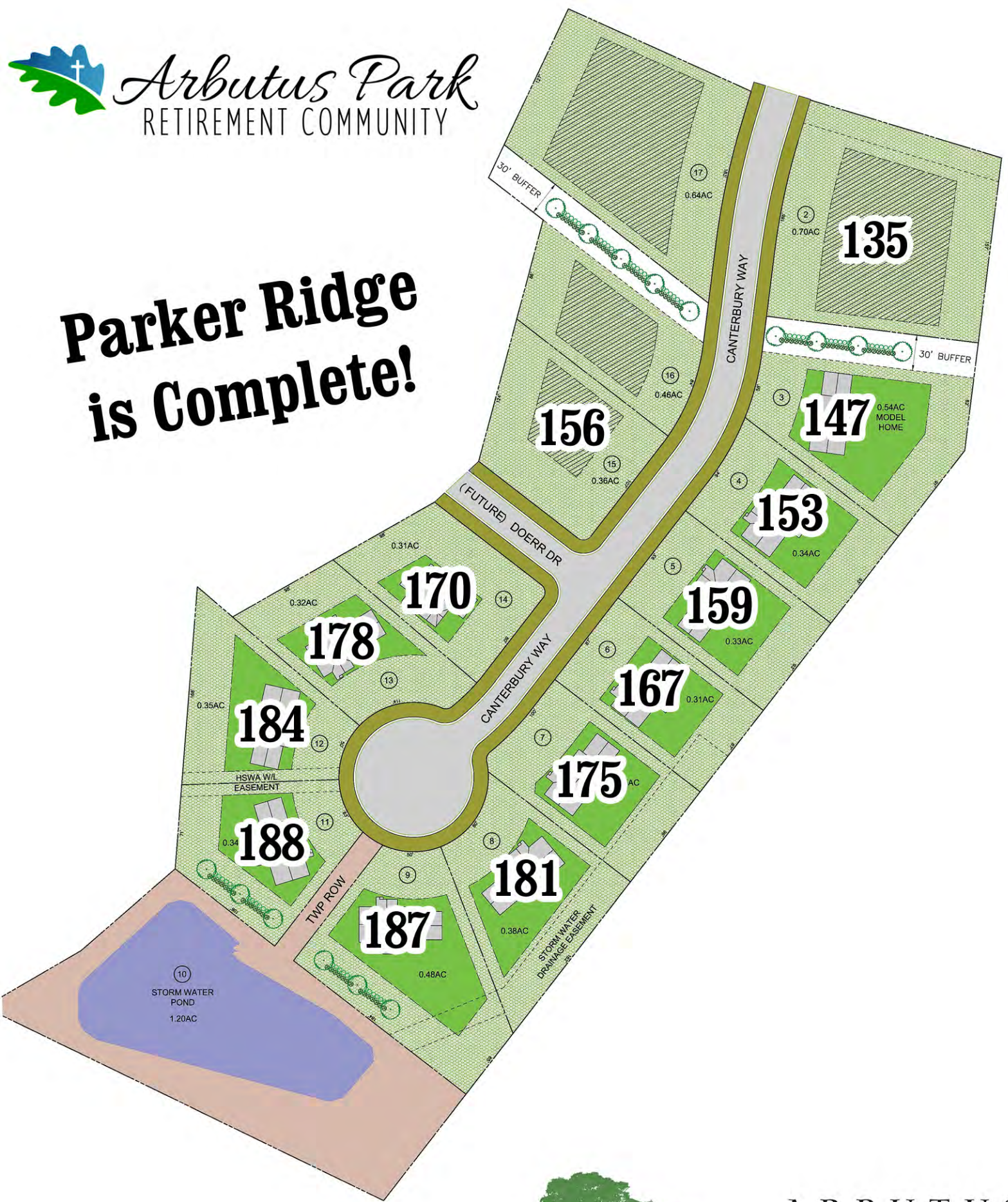
*Starting Price of \$175,000 - Resident chooses flooring.*

*Approximately 1,200 square feet of living space and 1,400 square feet overall. 2 bed with 2 bath. Radiant floor heat & AC.*





# Parker Ridge is Complete!





## Utility Information & Estimates 2025

Residents will need to transfer utilities over to their name/campus address prior to moving.  
*Average estimates provided are from data collected from current residents.*

### **Main Campus - Patio Home**

- ❖ Electric – \$172.00/month (\$2,064.00/year)
- ❖ Highland Sewer & Water – \$37.17/month (\$446.04/year)
- ❖ Johnstown/Windber Sewage – \$19.00/month (\$228.00/year)  
*Some units do not have this bill*
- ❖ Monthly Association Fee – \$505.00/month (\$6,060.00/year)

### **Main Campus - Single Cottage**

- ❖ Electric – \$212.45/month (\$2,549.40/year)
- ❖ Highland Sewer & Water – \$42.78/month (\$513.36/year)
- ❖ Johnstown/Windber Sewage – \$19.00/month (\$228.00/year)  
*Some units do not have this bill*
- ❖ Monthly Association Fee – \$505.00/month (\$6,060.00/year)

### **Main Campus - Townhome**

- ❖ Electric – \$86.23/month (\$1,034.76/year)
- ❖ Gas - \$48.02/month (\$576.24/year)
- ❖ Highland Sewer & Water – \$46.83/month (\$561.96/year)
- ❖ Johnstown/Windber Sewage – \$19.00/month (\$228.00/year)  
*Some units do not have this bill*
- ❖ Monthly Association Fee – \$505.00 (\$6,060.00/year)

### **Parker Ridge**

- ❖ Electric – \$74.17/month (\$890.04/year)
- ❖ Gas - \$52.38/month (\$628.56/year)
- ❖ Highland Sewer & Water – \$57.75/month (\$693.00/year)
- ❖ Johnstown/Windber Sewage – \$19.00/month (\$228.00/year)  
*Some units do not have this bill*
- ❖ Monthly Association Fee – \$605.00/month (\$7,260.00/year)

Garbage and Recycling are included in the monthly association fee.

Estimates do not include cable, internet, or phone service. Most residents have Breezeline as their cable/phone/internet provider. Dish is permitted if it can be mounted on a pole in the yard – no roof installs are permitted.

Residents are encouraged to get Renter's insurance for the contents; Arbutus insures the structure.