



Schooner Estates

Senior Living Community

Table of Contents

Community Information	1-3
Levels of Care/Senior Living Search	4
Independent Living	5-7
Assisted Living	8-10
Home Health	11-12
Rental Fees	13
Amenities Fees	14

Come Feel *the Schooner Estates Difference*



At Schooner Estates Senior Living Community, we've created a home with you in mind. Our amenities and services are remarkably flexible and comprehensive, our dining service earns praise from both tenants and visitors, and our beautiful campus and spectacular interiors are both elegant and welcoming.

However, it is our sense of community, security, peace of mind, and customer service that distinguish Schooner Estates from other senior living options. Come for a tour and feel the Schooner difference firsthand!

Live Life on your Terms

We know that each individual has his or her own unique needs and desires. We are committed to providing our tenants with the services that allow them to maintain their highest state of well-being. We train staff to be professional, supportive, and to take pride in their work. They make excellent customer service their top priority and respect the needs of every tenant.





Comfort in Community

Living with us, your days will be filled with activities and every opportunity to be social. Imagine having lunch with friends in one of our beautifully appointed dining rooms, pampering yourself in our salon, or watching your favorite movie in one of our comfortable theater room seats.



We strive to ensure that every tenant maintains their quality of life and continues to explore their interests. We understand that happy, well-socialized people live longer, healthier lives.

Convenience in your Backyard

The Lewiston/Auburn area offers dining and shopping options, places of worship, and excellent medical care at Central Maine Medical Center and St. Mary's Regional Medical Center.



Lewiston/Auburn is also home to four colleges, including Bates - one of America's top liberal arts colleges. In fact, Schooner Estates hosts Senior College courses right here on site!



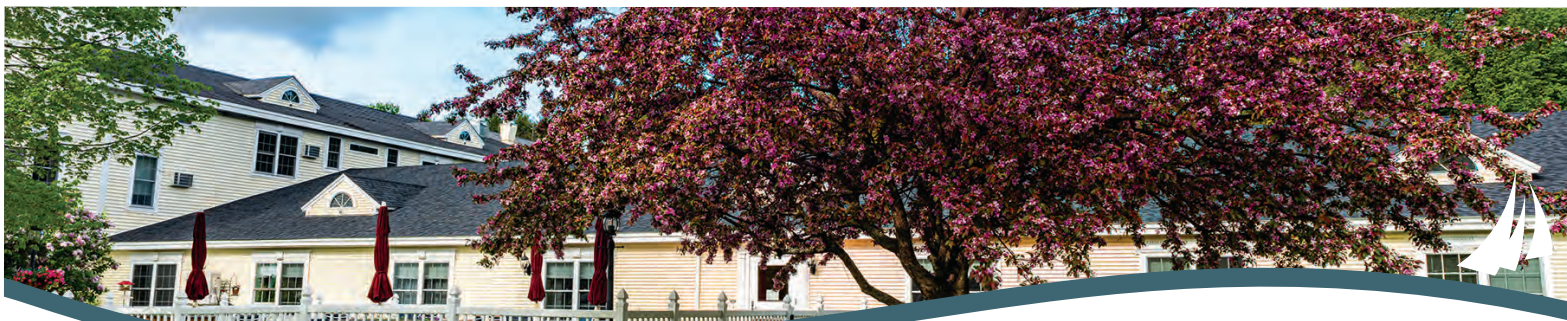


Experience our Joy

Here at Schooner, there is no shortage of activities to keep you going, from holiday parties to toe-tapping entertainment. Enjoy a Mardi Gras celebration in our Village Green or a summer barbecue in our beautiful courtyard. Play a game of pool in the billiards room, curl up with a book in one of our three libraries or visit with friends in one of our comfortable common spaces. You don't have to go far to have a great time!

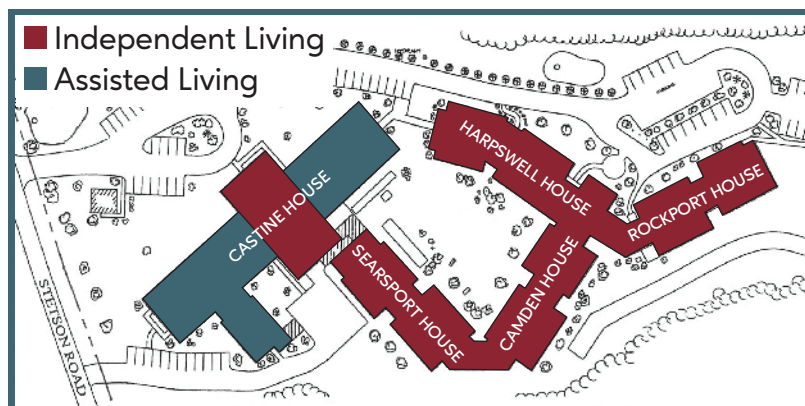
Our transportation services are second-to-none and available to all who live here. There are plenty of scheduled outings throughout the year, whether its a trip across town for shopping or an appointment, across the state for dining and sightseeing, or a multi-day vacation getaway somewhere in New England. Our staff will make all the arrangements to get you there.





Levels of Care

Our community offers a continuum of care from Independent Living to Assisted Living. Finding just the right fit is an important part of making the move, and will make the transition easier and more enjoyable. We will help you every step of the way.



Our Campus

Begin your Senior Living Search

We're here to help, from that first conversation to move-in day. Contact us to schedule a tour, to show you firsthand what life at Schooner has to offer. Next steps include:

► **A completed Residential Application.** This form asks general questions about the applicant, such as emergency contacts and medical and financial background. It includes a Release of Confidential Information form, which allows us to conduct our admissions assessment. If two people will be moving in together, we need a completed application for each.

► **A reservation fee equal to one month's rent.** This fee, in the form of a personal or cashier's check, allows us to hold an apartment or studio for you for up to two weeks. After which time we will require that you begin paying rent. Once you move in, your reservation fee becomes your security deposit. If, for any reason, you do not move in, the check will be returned to you.

► **After we receive your application,** our nursing team will begin the admissions assessment. A nurse will speak with your doctors, other caregivers, and will visit with you personally to ensure that we can meet all of your needs. This step is vital in making sure that you will be safe, comfortable, and well-accommodated in your new home.

If our assessment shows that the level of care you have applied for is not a good fit for you, we will suggest an appropriate accommodation, within our community whenever possible.

Independent Living *at Schooner Estates*



 A Community Where Neighbors Become Friends

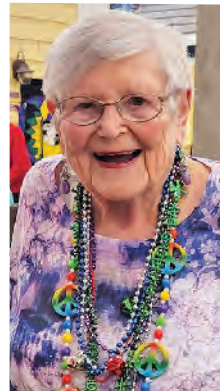
 Caring Support to Live and Thrive

Independent Living at Schooner provides opportunities to explore interests, savor exquisite food, and enjoy the peace of mind in knowing that our friendly staff is here to assist if needed; all in a comfortable, care-free home.

Independent Living is the perfect fit for those in relatively good health who want to enjoy the benefits of community living without sacrificing privacy. Whether you choose a larger apartment or a cozy studio, we encourage our residents to make use of our many common areas as well as attend events and activities that may interest them. Make yourself at home in our spacious community - where neighbors become friends!

Because we are licensed to provide our Schooner Home Health services throughout our community, we often assist independent living residents with varying health circumstances. Should the need arise, residents can receive care in the comfort of their apartment or studio, either from our Home Health staff or from outside agencies.

If needed, Schooner Estates also offers an Assisted Living level of care, where you can still live independently, but with more care provided in an ideal location.





What's included in the monthly rent for Independent Living?



Chef-prepared meals

One delicious meal a day prepared by our chefs and served in one of our beautifully appointed dining rooms.



Weekly housekeeping

One weekly housekeeping visit, including bed linen service.



Home and yard maintenance

Worry-free maintenance year round, inside & out.



Convenient transportation

Scheduled transportation within in the L/A area Monday - Friday; shopping shuttle twice weekly; transportation to select churches on Sundays.

If a resident(s) would like to continue driving, one reserved parking space is provided at no cost. Snow removal is included.



Social events and outings

There is always something to do at Schooner Estates! From weekly outings, activities, and events, to visiting with friends and family in one of our comfortable common areas or patios.



Heat and hot water

Heat is included in the monthly fee. Each apt/-studio is equipped with a thermostat.



Cable television and Wi-Fi Internet

Complimentary cable and wireless Internet service included.



Preventative health clinics

Routine blood pressure clinics and health screenings.



Emergency pull cords

Each studio & apartment is equipped with multiple emergency pull cords that will alert our staff twenty-four hours a day.

What living options are available?

- ▶ **Studio Apartment (Approx. 440 Sq. Ft)*** - Full kitchen, combined livingroom/bedroom and private bath.
- ▶ **One Bedroom Apartment (703 Sq. Ft)*** - Full kitchen, livingroom, bedroom and private bath.
- ▶ **One Bedroom Deluxe Apartment (837 Sq. Ft)*** - Full kitchen, livingroom, bedroom, one full and one half private bath.
- ▶ **Two Bedroom Apartment (1,026 Sq. Ft)*** - Full kitchen, livingroom, two bedrooms and two full private baths.

** Each unit varies slightly. Please view the specific unit before making a selection.*

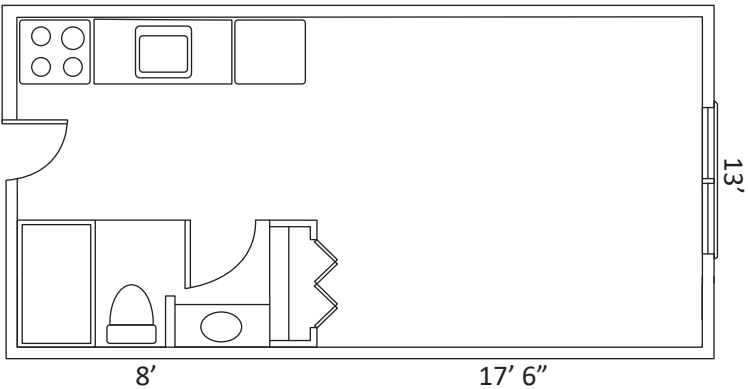


Independent Living Floor Plans

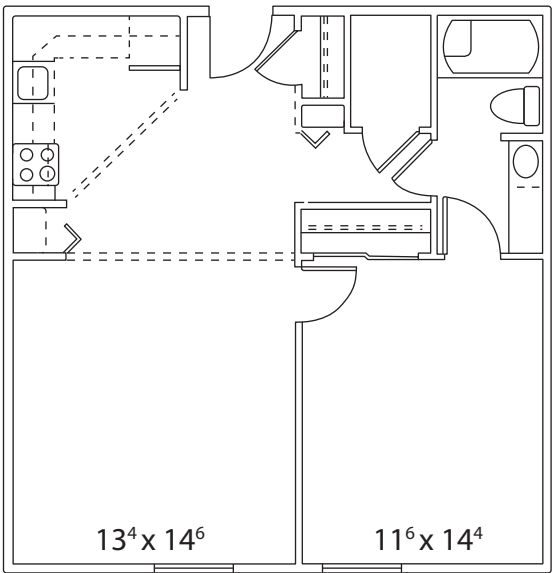
Note: Studios and Apartments are not furnished

STUDIO (APPROX. 440 SQ FT)*

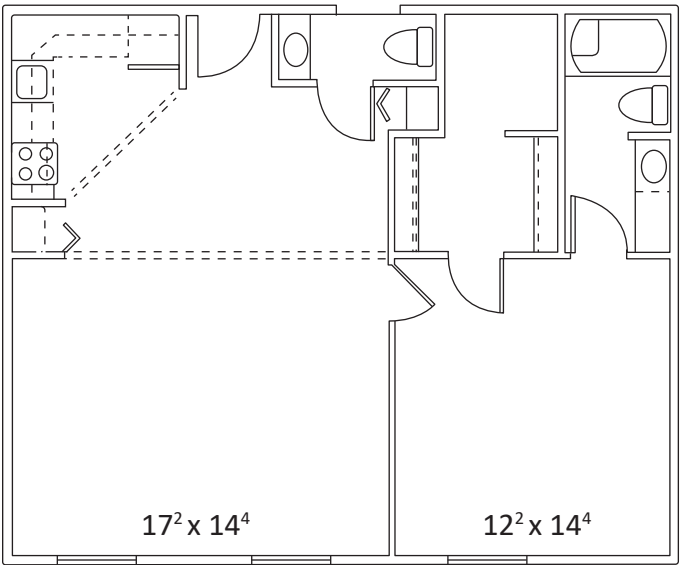
*Each unit varies slightly. Please view the specific unit before making a selection.



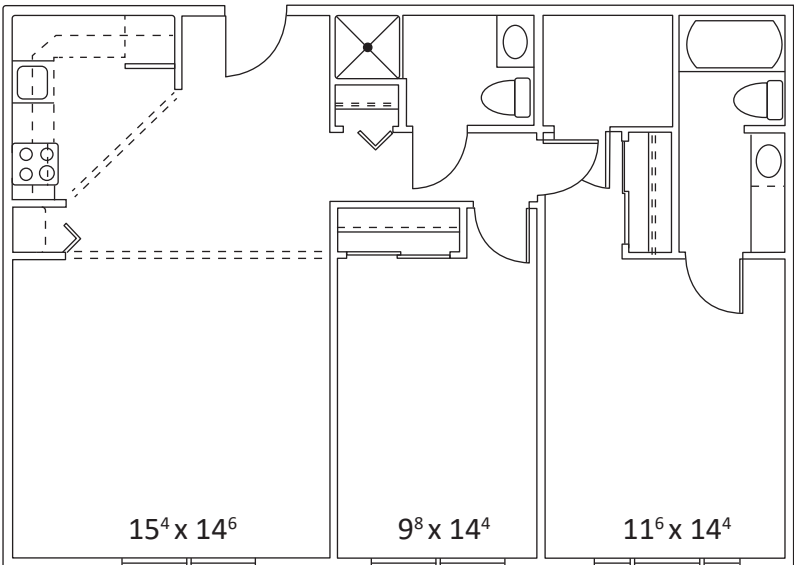
ONE BEDROOM (703 SQ FT)



ONE BEDROOM DELUXE (837 SQ FT)



TWO BEDROOM (1,026 SQ FT)



Assisted Living *at Schooner Estates*



 Private Studios with all the Comforts of Home

 Custom Care with Individualized Support

Assisted Living at Schooner provides much of the same engaging opportunities as Independent Living, with a higher focus on personal care services.

Enjoy a comfortable, private studio nestled within our Assisted Living neighborhood, just steps away from our Village Green gathering room, dining room, hair salon, front entrance, Personal Care Staff office and more. This ideal location provides peace of mind in knowing that our staff can respond quickly and easily to any issue around the clock, and you don't have to go far for wonderful food, friends, and a myriad of activities and entertainment.

Customized personal care plans are provided by our Schooner Home Health team, offering services from medication management to assistance with bathing, dressing, and grooming. Our "a la carte" service offerings ensure that each resident gets just what they need, without paying more. Residents are also welcome to receive additional assistance from outside agencies providing physical, occupational, and speech therapy, skilled nursing, hospice, and private duty.





What's included in the monthly rent for Assisted Living?



Chef-prepared meals

Three delicious meals a day prepared by our chefs and served in one of our beautifully appointed dining rooms.



Weekly housekeeping

Two weekly housekeeping visits, including personal laundry and bed linens service.



Home and yard maintenance

Worry-free maintenance year round, inside & out.



Convenient transportation

Scheduled transportation within in the L/A area Monday - Friday; shopping shuttle twice weekly; transportation to select churches on Sundays.



Emergency pull cords

Each studio & apartment is equipped with multiple emergency pull cords that will alert our staff twenty-four hours a day.



Social events and outings

There is always something to do at Schooner Estates! From weekly outings, activities, and events, to visiting with friends and family in one of our comfortable common areas or patios.



Escorts to/from meals & activities

For those who need assistance due to mobility or simply a reminder of time and location.



Electricity, Heat and hot water

Utilities are included in the monthly fee.



Cable television and Wi-Fi Internet

Complimentary cable and wireless Internet service included.



Preventative health clinics

Routine blood pressure clinics and health screenings.

What living options are available?

Our Assisted Living neighborhood is comprised of one bedroom apartments* and ideally sized studios, each with a private bathroom and ample storage.

- **One Bedroom Apartment (703 Sq. Ft)** - Full kitchen, living room, bedroom and private bath.

**Apartments are available on a very limited basis.*

- **Studio (Approx. 310 Sq. Ft)** - Kitchenette, combined living room/bedroom and private bath.

- **Deluxe Studio (Sq. Footage Varies)** - Upgraded Kitchenette, combined living room/bedroom and private bath with walk-in shower.

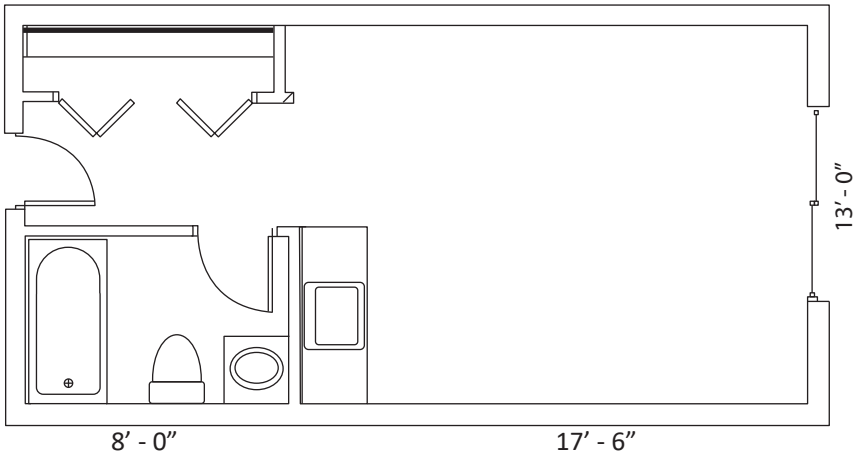


Assisted Living Floor Plans

Note: Studios and Apartments are not furnished. "Deluxe Studios" are not shown below as they vary in size and layout. Floor plans are available upon request.

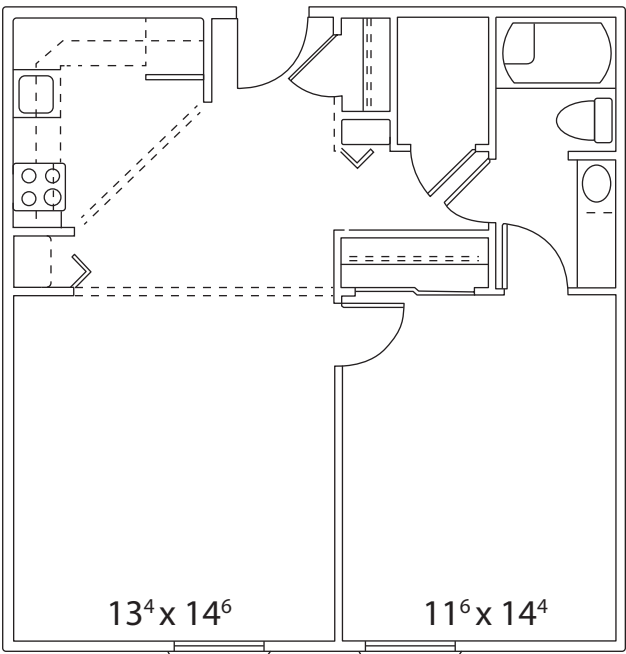
STUDIO (APPROX. 310 SQ FT)*

* Each unit varies. Please view the specific unit before making a selection.



ONE BEDROOM (703 SQ FT)*

* Each unit varies. Please view the specific unit before making a selection.



Home Health *at Schooner Estates*

A Licensed, Full-Service, Private Home Health Agency
Exclusively for Schooner Estates Tenants



Who are we?

Schooner Home Health is a licensed, full-service, private Home Health Agency available to our tenants as part of our commitment to top-of-the-line care. Working with our own tenants allows us to keep our rates affordable, our team responsive and our services flexible and convenient.

Our team of RNs, CRMAs and PSSs will work with you to create a personalized service plan to ensure that every need is met for you and your loved one.

What can we do for you?

Whether you need daily visits or just want assistance available, in case of a short-term illness, we're here to help. Aside from simply providing the peace of mind that someone is there to answer your call twenty-four hours a day, we can provide the following:

- 🏠 Medical Case Management
- 🏠 Medication Management
- 🏠 Lab Management
- 🏠 Assisted Living Services
- 🏠 Blood Pressure Clinics



Medical Case Management

We know how complicated medical care can be. This service allows our RNs to work directly with the tenant's primary care physician to address and manage all current health care needs, including performing your in-home nursing assessments.

Schooner Home Health RNs are also able to act as liaisons between the tenant, their family and all of their medical care providers.

Medication Management

For your convenience and peace of mind, we can set up medication boxes weekly, order refills and work with the prescribing physician to assess the effectiveness of you or your loved one's medication regimen.

Lab Management

Schooner RNs are often able to save you a trip to the doctor's office by coordinating with NorDx laboratories to collect samples right in your own apartment.



Assisted Living Services

Our CRMAs and PSSs are the best in the industry. They provide patient, compassionate assistance with many activities of daily living, including:

- 🔥 Showering, dressing and grooming
- 🔥 Administration of medications, including eye drops, ointments and inhalers
- 🔥 Blood pressure, pulse and oxygen readings
- 🔥 Blood sugar testing
- 🔥 Escorts to meals and activities
- 🔥 Personal laundry
- 🔥 Light meal preparation
- 🔥 Cleaning and tidying
- 🔥 And much more!

The Value of Flexibility

Schooner Home Health is licensed to provide services on an a-la-carte basis to all of our Independent Living and Assisted Living tenants. Having these services available across our campus allows our tenants to work with our staff to personalize care, whether on a long-term basis, or during a short-term illness. Often, this can make the difference that allows our tenants to stay comfortably in their homes with minimal disruption to their daily lives, as their needs change.

We strive to keep our tenants happy, healthy and secure and we're proud of our Home Health Agency's contribution to this goal.



Our Nursing Staff

RaeAnn Hodgkin, RN, Director of Nursing

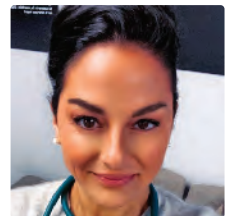
RaeAnn has over 35 years of experience as a Registered Nurse. She began her career as a Neonatal



Intensive Care Nurse at Maine Medical Center. Over the years she has worked in Acute Care, Hospice, Residential Care, and was the Director of Nursing at a local multi-level facility. She was originally employed at Schooner 20 years ago; her love for the Schooner Philosophy and the tenants brought her back. Her favorite quote is, "Caring for seniors is perhaps the greatest responsibility we have. Those who have walked before us have given so much and made possible the life we all enjoy."

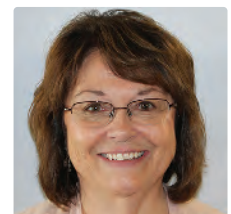
Josslyn Jalbert, RN

Josslyn has just shy of 3 years nursing experience. She began her career passionately with Hospice nursing, Clinic nursing, and, working at a home for adults with disabilities and major medical needs. Josslyn's focus is on providing compassionate, holistic patient centered care. Josslyn has been a yoga instructor in the community for many years, specializing in yoga for seniors, yoga for MS and Parkinsons and traditional Hatha based yoga. Josslyn ties in her knowledge of yogic anatomy, movement, and breath with the care she provides as a nurse offering grounding and balancing techniques to patients and tenants.



Donna Vachon, RN

Donna has many years of nursing experience in acute care, home health care and long term care. Her role focuses on providing required trainings to all staff, assisting with orientation of new direct care staff and working with the nursing team on the quality improvement process for assisted living and Schooner Home Health.





RENTAL FEE SCHEDULE EFFECTIVE 1/1/24

INDEPENDENT LIVING

Studio Apartment (442 Sq. Ft.)	\$3,200.00 per month
One Bedroom (703 Sq. Ft.)	\$5,050.00 per month
One Bedroom Deluxe (837 Sq. Ft.)	\$5,300.00 per month
Two Bedroom (1,026 Sq. Ft.)	\$5,600.00 per month
<i>Second Occupant Fee:</i>	<i>\$650.00 per month</i>

ASSISTED LIVING

Studio Apartment (310 Sq. Ft.)	\$6,250.00 per month
One Bedroom (703 Sq. Ft.)	\$7,400.00 per month
<i>Second Occupant Fee:</i>	<i>\$800.00 per month</i>

DELUXE STUDIOS:

C103, C104	\$6,520.00 per month
A101 through A107, C101, C106	\$6,630.00 per month
C105, C108	\$6,745.00 per month
C107	\$7,320.00 per month

RESIDENTIAL CARE (Maine Care Eligible)

Semi-Private Room	B101 through B108	\$245.00 per day
Private Room	C102	\$265.00 per day
Private Deluxe	B109	\$275.00 per day
<i>Additional Fee:</i>		<i>6% ME Provider Tax</i>



AMENITIES FEE SCHEDULE EFFECTIVE 1/21/24

Nursing Support

One time, initial nursing assessment fee	\$200.00
Quarterly reassessment (regulation requirement)	\$50.00
Personal Care Attendants (PCA's)	\$4.00 per 5 minutes (minimum of 15 minutes)
RN's	\$20.00 per 15 minutes (minimum of 30 minutes)

Companion Services \$25.00 per hour

Extra Housekeeping \$8.00 per 15 minutes (minimum of 15 minutes)
Litter Box Service \$10.00 per cleaning

Extra Laundry (includes wash, dry & fold) \$10.00 per load

Maintenance (move/assemble furniture, etc.) \$25.00 per 15 minutes (minimum of 15 minutes)

Room Service \$4.00 per tray (*Independent Living only*)

Meal Plans (*Independent Living only*)

Breakfast & Evening Meal	\$350.00 per person/month
Breakfast	\$150.00 per person/month
Evening Meal	\$200.00 per person/month

Guest Meals

Breakfast	\$5.50 per person
Noon Meal	\$10.50 per person
Evening Meal	\$7.50 per person
Holiday Meal	\$15.00 per person

Guests (*Requests are made in advance with the receptionist*)

Guest Room (includes 1 meal a day per person)	\$65.00/night
Suite (includes 1 meal a day per person)	\$125.00/night
Rollaway cots	No Charge