



WHAT IS A LIFE PLAN COMMUNITY?

A Life Plan Community or CCRC is a senior living setting that offers independent living supported by several layers of healthcare- all on one campus!

At Rose Villa, we believe you are the only person who really knows what makes your life worth living. The fundamental principle here is to support each individual to live the life they choose, not choose that life for you. We foster the power of community to make each individual in it stronger, braver, and more independent. It's a little crazy, isn't it? Our deep foundation of interdependence calls forth the singular strength and unique abilities of each person who contributes to it.



Welcome to the neighborhood.

Independent Living - At Rose Villa, our mission is to make your best life possible. What does that mean? It means living life your way, on your terms. It means a change in address – not a change in your lifestyle. It's the life you desire at a pace you decide – within and

beyond our lush, 22-acre campus. It's simple: at Rose Villa, you can live life to the fullest, surrounded by a community of friends, amenities and luxuries. This is your time, your place, your terms.

Choose from three distinct Independent Living neighborhoods:



Classic Cottages



Pocket Neighborhood Cottages



Main Street Apartments



Welcome to the neighborhood.

CLASSIC COTTAGES

Unit Type	Square Footage	80% Refundable	50% Refundable	Non-Refundable	Monthly
1 Bed	517 - 925	217,000 - 297,000	185,100 - 253,400	127,600 - 174,700	1,985 - 2,661
1 Bed + Den	695 - 1350	269,700 - 439,700	230,000 - 375,000	n/a	2,415 - 3,688
2 Bed	728 - 1380	260,100 - 425,600	221,900 - 363,000	n/a	2,412 - 3,812
2 Bed + Den	1560 - 1960	441,900 - 518,400	376,900 - 442,200	n/a	4,048 - 4,759
3 Bed	1325 - 1960	395,500 - 337,300	337,300 - 431,700	n/a	3,669 - 4,043

POCKET NEIGHBORHOOD COTTAGES

Unit Type	Square Footage	80% Refundable	50% Refundable	Non-Refundable	Monthly
1 Bed	830	405,800 - 423,000	346,200 - 360,800	238,700 - 248,800	2,918 - 2,962
1 Bed + Den	1003 - 1137	457,000 - 537,900	389,800 - 458,800	n/a	3,298 - 3,794
2 Bed	1222	502,900 - 518,200	429,000 - 442,000	n/a	3,778
2 Bed + Den	1848	810,100	691,000	n/a	5,151

MAIN STREET APARTMENTS

Unit Type	Square Footage	80% Refundable	50% Refundable	Non-Refundable	Monthly
1 Bed	813 - 859	370,500 - 395,100	316,000 - 337,000	217,900 - 232,400	2,881 - 2,982
1 Bed + Den	864 - 1078	390,700 - 490,200	333,300 - 418,100	n/a	2,992 - 3,462
2 Bed	1276 - 1552	508,900 - 628,500	434,000 - 536,100	n/a	3,897 - 4,606

Second person non-refundable / non-amortizing Membership Fee: \$25,000

Second person monthly fee: \$742

Non-Refundable Membership Fees are refundable on an amortizing basis for up to thirty-six months.

n/a indicates that a non-refundable Membership Fee is not available for that home.

Ask your sales representative for options.

Pricing subject to change. 2019 pricing.



WHAT IS SUPPORTIVE LIVING?



Madrona Grove Supportive Living At Rose Villa - At Madrona Grove, our licensed Intermediate Care Facility (NF-ICF), licensed nurses and certified nursing assistants

provide 24-hour care on both a long-term residential basis and for short-term stays to recuperate. This is more than just a place where people receive nursing services, it is home. We strive to ensure our residents maintain their dignity, are supported to live comfortably, are afforded the opportunity to participate in a wide array of activities and classes. We also plan regular outings to regional attractions, including the Rainbow Trout Farm and Portland's famous food carts. Each room may be furnished and designed with the resident's own furnishings, and the cozy common areas provide ample and enjoyable space for visitors and resident activities.



Avencia Home Care By Rose Villa - Your independence matters! We often hear that this is "the most compelling amenity we offer." Unlike communities that make you move when you need a little more assistance, Rose Villa will bring the licensed, in-home care services you need, when you need them, and where you want them most: in the privacy of your home. This innovative approach empowers you to work one-to-one with staff to create your ideal care schedule, and encourages strong connections between residents and staff that are a hallmark of this community.



Commitment

WHY CHOOSE A NOT-FOR-PROFIT LIFE PLAN COMMUNITY OVER A FOR-PROFIT MONTH TO MONTH COMMUNITY?

Peace Of Mind - Your Membership Agreement with Rose Villa creates a partnership for the rest of your life. Regardless of financial changes, we provide for your future needs. There are no more worries about caring for your house or yard maintenance. You eliminate the worry of crisis decision making because you are planning ahead.

Community - You keep your friends and neighbors. Rose Villa does not require you to move as you age. Your quality of life is more important than corporate efficiency. Just because your health needs change, why should your neighbors?

Commitment - Rose Villa reinvests in the community. As a 501c3 corporation, our Board of Directors is local, involved, and never compensated financially. Earnings are reinvested to improve services and amenities. For-profit communities do not offer a financial safety net for you; eviction is

a reality for many people who outlive their resources as their healthcare needs change.

Rose Villa Foundation - Established in 1962, the Rose Villa Foundation underpins the promise of lifetime financial stability, education, and enrichment. As a resident of Rose Villa, we partner with you to ensure that you are afforded the financial and emotional support necessary to protect your residency and your future... and to always live life your way.

Lifestyle - Living your life the way you want to means having options from which to choose. Partner with us to create new opportunities for yourself and your community! From a state-of-the-art Wellness Center with a saline pool to our diverse array of educational and cultural classes, there are many possibilities for your continued growth and enjoyment of life.



LIFESTYLE

Rose Villa residents are doers by nature. And that doesn't stop once they get here. (That's not to say it's all go-go-go around here. We love to relax, take a break and enjoy downtime together. Privacy and quiet solitude are a great complement to a deep circle of friends.)

The point is, you'll find balance here. A holistic approach to life. Opportunities and choices—on campus, and off. No fears that you can't keep up—or that you'll be sitting around in retirement. You set your pace. You decide for yourself. You are in charge.

The time is now to say yes to your best life!

Inclusive Services:

- Flexible monthly dining credit
- Electric, water & sewer
- Garbage, recycling & food composting
- Heating and cooling
- Phone
- Expanded basic cable
- Fiber optic Internet service and free public area Wi-Fi
- Maintenance of buildings and grounds
- One housekeeping visit per month
- On-campus transportation
- Five free days in Madrona Grove per year
- Resident Services Business Counter
- Package delivery

Inclusive Amenities:

- 2-Acre Community Garden
- Wellness Center with saline pool
- Fitness classes
- Performing Arts Center
- Woodworking Shop
- Fiber Arts Studio
- Sewing & Quilting Studio
- Art Incubator (personal art space)
- Community Art Room
- Continuing Education Classes
- Community Newspaper
- Library
- Shopping bus trips
- Events, trips and activities scheduled by Rose Villa staff and residents
- Multiple interior and exterior spaces to hold events, meetings, and activities of your choosing

Services for an Additional Fee:

- Town Car transportation to personal appointments
- Riverpoint Salon and Spa
- Treasure House Resale Store
- SEEDS Garden Center
- Guest Suites for family and friends
- Seasonal Farmer's Market
- Additional Housekeeping services
- Custom building or grounds work
- IT services
- Healthcare Services



WELLNESS

Our state-of-the-art Riverpoint Wellness Center has something for everybody, at every fitness level. Whether you are a lifelong fitness enthusiast or a beginner, our Wellness Director can help you design a custom regimen to support your active, healthy life to attain your personal fitness goals.

Riverpoint's curriculum is based on the six dimensions of wellness and these principles serve as guidelines for programs and activities that promote well-being for the whole person, including:

Physical: Support your overall health with classes and personal training to prevent illness and injury and build strength and balance in our Fitness Center, Yoga Studio and Saline Swimming Pool.

Intellectual: Challenge your brain with lifelong learning classes, lectures and excursions.

Emotional: Support your well-being with counseling, support groups and activities.

Social: Develop close relationships with friends through social events, classes and activities. HAVE FUN!

Vocational: Find meaning by volunteering on and off campus, set personal goals and create opportunities that are important to you.

Spiritual: Find peace, solitude and rejuvenation – through prayer, meditation, support groups or counseling – in our Tranquility Center.

For that little “something extra,” pamper yourself at our full-service Riverpoint Spa, featuring the following amenities:

- Salon and barbering services for women and men
- Manicure and pedicure services
- Facials
- Massage therapy by Licensed Massage Therapists (LMTs)

Our saline pool provides something for everyone! Lap swimming in lanes, resistance walking in the current channel (or use it to float the lazy river), make a splash with the slide, or relax in the luxurious oversized spa. Group action such as water volleyball is a fun way to spend an afternoon. Enjoy indoor and outdoor pool decks and free WiFi.



RESIDENCY AT ROSE VILLA PROVIDES MEMBERSHIP TO THE ROSE VILLA RESIDENTS ASSOCIATION

The Rose Villa Residents Association promotes an atmosphere of collaboration to ensure the social, spiritual, cultural, recreational, and environmental well-being of the whole community. An elected council provides a representative framework for residents to discuss ideas, areas of concern and participate in decision-making that supports the lifestyles of all residents.

The Council Chair, Vice Chair, Immediate Past Chair, and nine Councilors manage the affairs of the Association. The Councilors support groups and activities of specific interest to members of the Association. Each Councilor is also responsible for a particular theme.

CURRENT COUNCIL THEMES:

-  Health, Wellness & Safety
-  Service
-  Sustainable Living
-  Spiritual Well-Being
-  Outdoor Activities
-  Communication
-  Hospitality
-  Off-Campus Activities
-  Leisure Activities

The Council encourages all residents to participate in resident groups and activities, as they choose.



Dining

HARVEST GRILL

Harvest Grill is a full-service restaurant and is considered Rose Villa's "kitchen table." Whether you want a snack, a scratch-made meal or your grab-and-go favorite, it's the perfect spot to relax and unwind. Open for lunch and dinner, at Harvest Grill, you're sure to find something that is perfect for you.

Harvest Grill is open to both Rose Villa residents and the public. The menu at Harvest Grill is global comfort food with a modern twist. Many of Harvest Grill's menu items can be customized to suit your needs. Dine in or pick up some pre-made items out of our Grab & Go display case.

All the food at Harvest Grill is made-from-scratch, using high quality ingredients, often sourced from our own community garden. We strive to avoid using high-fructose corn syrup, preservatives, or prepared, shelf-stable ingredients.

No reservations are required at Harvest Grill, just walk on in. We have beer and wine to complement a menu that changes seasonally.

Harvest Grill phone:

☎ 503-652-4000

🌐 harvestgrill.rosevilla.org





HEIRLOOM GARDEN INSPIRED CUISINE

Heirloom offers a warm and inviting full-service dining experience open to both Rose Villa residents and the public.

A weekday breakfast and Sunday Brunch focused Restaurant, the food at Heirloom is “garden inspired” cuisine not because we only serve vegetables, but because we let our own, on-premise garden influence the menu. Menu items routinely feature something special grown in our garden, year-round. In addition, we partner with local farmers and ranchers and shop local farmers’ markets, to feature unique ingredients for which the Pacific Northwest is know.

Heirloom features Sunday Brunch cocktails such as Chicago style Bloody Mary’s with a beer back and fresh juice in Mimosa’s. Non-alcoholic specials are also featured. Unlike other Portland brunch restaurants, we take reservations! Walk-ins are welcome too!

All of the food at Heirloom is made-from-scratch, using high quality ingredients. We focus on cooking the old-fashioned way: use fresh, wholesome products and let the quality of the food speak for itself while spotlighting the legendary cuisine of our chef, Kathryn Yeomans.

For reservations and information call

☎ 503-652-3040

🌐 heirloom.rosevilla.org

HEIRLOOM CATERING

Heirloom Catering is a full-service catering division of Heirloom available for both on-premise and off-premise catering needs. We can cater anything from a simple office meeting with box lunches or platters to a full wedding banquet! Let us customize a menu to suit your needs and theme. Similar to Heirloom, our catering focuses on fresh, made-from-scratch food using high quality ingredients. Plan your picnic, meeting or special occasion, and let us handle the food, so you can focus on the event.

☎ Heirloom Catering phone: 503-652-3193