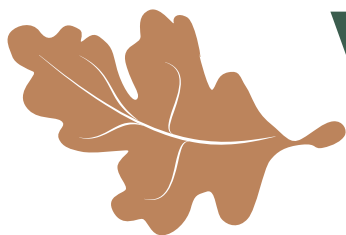


Timberland Village



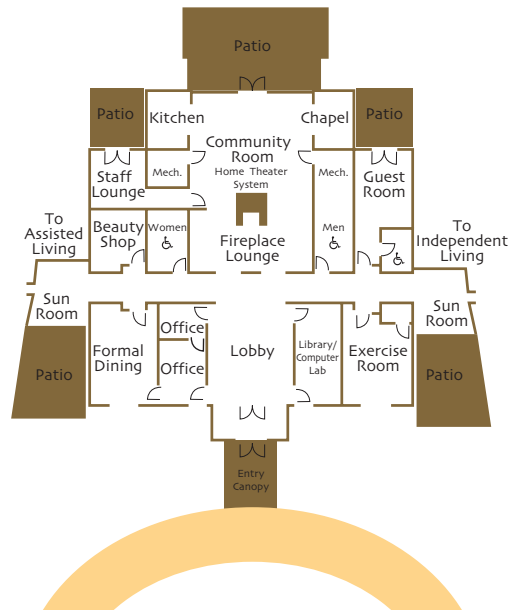
Home is a place where you're surrounded by people who care about your well-being. A place you can live life to the fullest. A place where your day-to-day life is more manageable. A place that meets your spiritual, emotional and physical needs along with a touch of healthcare. A place where you may maintain your independence, but have fewer responsibilities.



Our unique building amenities for Timberland Village's independent and assisted living apartments:

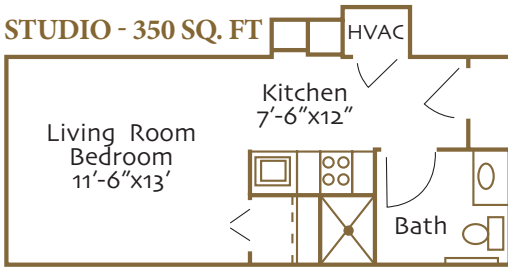
- Community room for activities and socialization
- Large screen television in community room
- Sitting lounges
- Underground and attached garages with openers available
- Guest apartment available
- Exercise room
- Limited access entrance
- Fireplace lounge for gatherings and entertaining
- Access to religious services
- Convenient, indoor mail drop
- Off-street parking for you and your guests
- Handicap-accessible showers
- Gardening area
- Campus wide Wi-Fi
- Library with computer stations

Barrier-free apartments and building with electrical outlets placed higher for easy reach, lever handle door hardware, wider halls and doors, and a higher lighting level throughout. Plus there are special details in the bathrooms: sit-down, walk-in shower with adjustable wand, higher toilet, medicine cabinet, grab bars, single-handle faucets and some apartments have a linen closet.

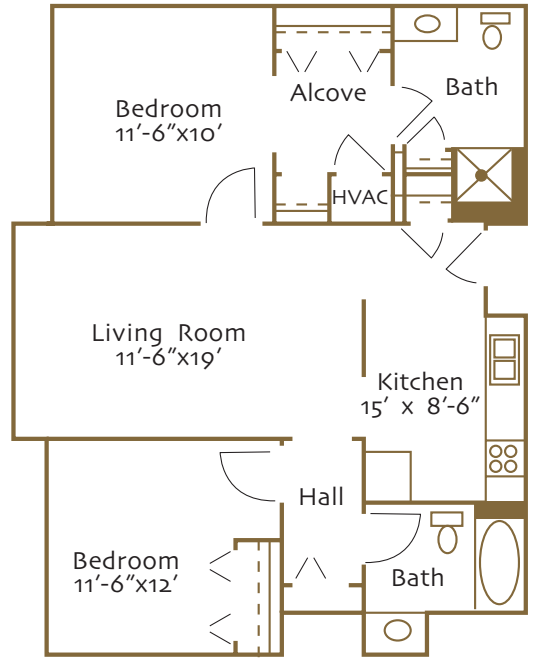


Commons Area

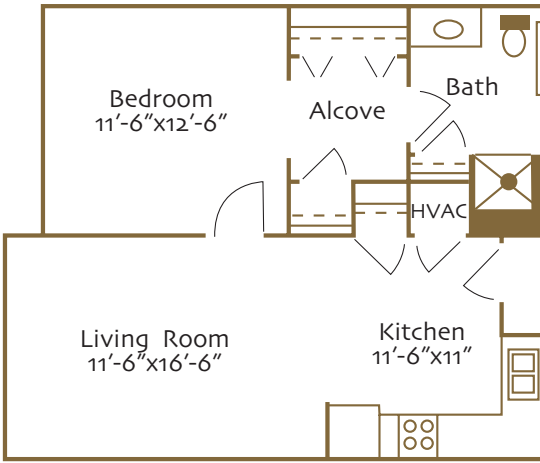
Assisted Living



TWO BEDROOM - 955 SQ. FT



ONE BEDROOM - 653 SQ. FT



Timberland Village is the perfect option for you, offering you a beautiful apartment to call home and at the same time taking care of life's details for you. Such is the case at Timberland Village. Our manager, nurses and specially trained staff do more than help tenants feel better - we help them feel right at home.

Plus, we are always attuned to emotional needs: providing an attentive ear, a warm smile and the power of personal touch through our unique care. In fact, we put our hearts into Timberland Village, so all of our tenants can put their hearts here, too.

A copy of the Occupancy Agreement is available to all persons upon request. For additional information, please visit our website www.timberlandvillage.org or call Timberland Village at 515.733.6500.

LEVEL ONE SERVICES

Presenting our unique services included in all service packages offered by Timberland Village:

- Paid utilities (telephone not included)
- Three delicious meals a day, including snacks
- 24-hour staffing
- 24-hour emergency response system
- Two loads of laundry per week
- Weekly bed linen change
- Housekeeping 1/2 hour per week
- Refuse removal
- Non-emergency, scheduled, local, transportation
- Facilitate out-of-town transportation
- Pharmacy and grocery delivery available
- Barber/beauty shop available
- Variety of planned activities and social programs
- Daily “I’m OK” checks on tenants
- Physical therapy screening as needed
- Quarterly health assessment
- Exercise three times a week

Extra charges for:

- Podiatry services available
- Additional housekeeping and/or laundry
- Pet management available

LEVEL TWO SERVICES

Includes all of Level One Service Plus:

- Nurse visit once a week
- Minimal bathing assistance two times per week
- Minimal behavior supervision/observation
- Medication set-ups
- Oral hygiene care reminding
- 1/2 hour additional housekeeping
- Daily grooming reminder
- Dressing reminder
- Reminders for meals
- One extra load of laundry per week
- Nail care once a month
- Assistance with appointment scheduling
- Assistance with problem solving and reassurance
- Minimal staff assistance/supervision to manage incontinence

LEVEL THREE SERVICES

Includes all of Level One Service Plus:

- Nurse visit twice a week
- Bathing assistance up to two times per week
- Daily behavior supervision/observation
- Medication set-ups and reminders
- Oral hygiene care reminding/supervision
- 1/2 hour additional housekeeping
- Daily grooming reminder/supervision
- Minimal dressing assistance in the morning
- One extra load of laundry per week
- Nail care twice a month
- Escorts to meals and activities
- Assistance with appointment scheduling
- Assistance with problem solving and reassurance
- Coordination of activities of daily living
- Assistance with TED hose
- Peri care once daily

LEVEL FOUR SERVICES

Includes all of Level One Service Plus:

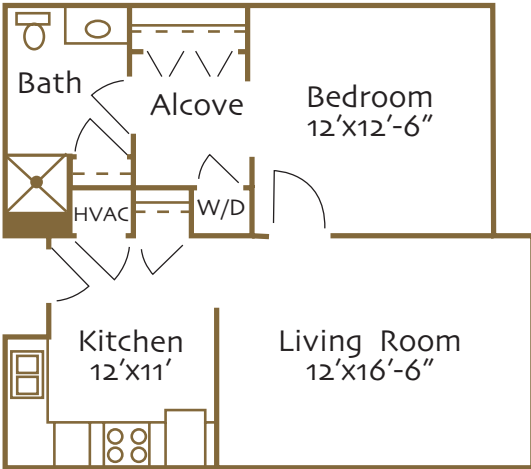
- Nurse visit up to three times a week
- Bathing assistance up to five times per week
- Daily behavior supervision/observation
- Medication administration
- Oral hygiene care direct assistance
- 1/2 hour additional housekeeping
- Daily grooming assistance once a day
- Dressing assistance in the morning and evening
- One extra load of laundry per week
- Nail care as needed
- Escorts to meals and activities
- Assistance with appointment scheduling
- Assistance with problem solving and reassurance
- Assistance with bladder incontinent care four times per day
- Coordination of activities of daily living
- Assistance with TED hose
- Peri care twice daily



Independent Living



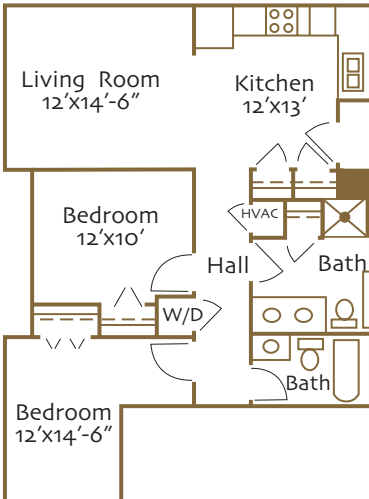
ONE BEDROOM - 653 SQ. FT



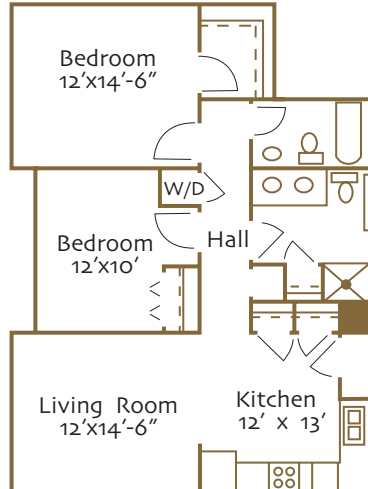
Includes ...

- Paid utilities (telephone not included)
- Full size appliances including dishwasher
- Refuse removal
- Variety of planned social and recreational activities
- Pharmacy and grocery delivery available
- Salon available
- Dining available

TWO BEDROOM - 921 SQ. FT



LARGE TWO BEDROOM - 1,001 sq. ft



Assisted Living at Timberland Village Room Rates

Timberland Village Assisted Living sits on 20 acres of beautiful countryside, only minutes from downtown Story City and 20 minutes to Ames.



Timberland Village Assisted Living Room and Service Rates

Level One	Apt. Rent	Assisted Living Services	Total
Studio	\$1763.00	\$3523.00	\$5286.00
One Bedroom	\$2099.00	\$3523.00	\$5622.00
Two Bedroom	\$2442.00	\$3523.00	\$5965.00
Additional Person		\$3289.00	\$3289.00
Level Two	Apt. Rent	Assisted Living Services	Total
Studio	\$1763.00	\$4295.00	\$6058.00
One Bedroom	\$2099.00	\$4295.00	\$6394.00
Two Bedroom	\$2442.00	\$4295.00	\$6737.00
Additional Person		\$4065.00	\$4065.00
Level Three	Apt. Rent	Assisted Living Services	Total
Studio	\$1763.00	\$5012.00	\$6775.00
One Bedroom	\$2099.00	\$5012.00	\$7111.00
Two Bedroom	\$2442.00	\$5012.00	\$7454.00
Additional Person		\$4779.00	\$4779.00
Level Four	Apt. Rent	Assisted Living Services	Total
Studio	\$1763.00	\$5774.00	\$7537.00
One Bedroom	\$2099.00	\$5774.00	\$7873.00
Two Bedroom	\$2442.00	\$5774.00	\$8216.00
		\$5427.00	\$5427.00



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Assisted Living at Timberland Village
 ADDITIONAL CHARGES FOR A LA CARTE SERVICES

Garage	\$87.00
Medication Administration	\$349.00
Medication Management.....	\$265.00
Code Alert.....	\$53.00
Pet Management.....	\$29.00/hr
Personal Mail Assistance	\$29.00/hr
Housekeeping.....	\$29.00/hr
Laundry Assistance	\$29.00/hr
Personal Care Assistance	\$29.00/hr
Technology Assistance.....	\$29.00/hr
Staff Assistance to Appointments	
Nurse.....	\$96.00/hr
Nurse Aide Staff	\$65.00/hr
Non-certified Staff	\$51.00/hr

Guest Apartment - Suggested Donation	\$87.00
Guest Meals-Breakfast	\$10.00
-Lunch	\$12.00
-Dinner.....	\$10.00



Van Transportation-per trip	
Story City	\$33.00
Ames	\$84.00
Des Moines - Ft. Dodge	\$155.00
Iowa City	\$384.00



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Independent Living at Timberland Village Room Rates

Timberland Village provides the perfect setting for an active living community. Activities like Bible study, coffee groups, crafts promote emotional strength and wellness. Timberland Village provides opportunities in their community but, if things should change you are in good hands under the Bethany Life continuum that offers assisted living, long-term care, memory care and transitional care.



Timberland Village Independent Living Room and Service Rates

One Bedroom.....	\$2069.00
Two Bedroom-small	\$2408.00
Two Bedroom-large.....	\$2736.00
Patio Add-On Charge.....	\$154.00



Independent Living Includes...

- Paid utilities (telephone not included)
- Full size appliances including dishwasher
- Refuse removal
- Variety of planned social and recreational activities
- Pharmacy and grocery delivery available
- Salon available
- Dining available



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Independent Living at Timberland Village

ADDITIONAL CHARGES FOR A LA CARTE SERVICES

Meals

Breakfast	\$8.00
Lunch	\$10.00
Dinner	\$8.00
Tray Delivery	\$6.00

Guest Apartment - Suggested Donation \$87.00

Guest Meals

Breakfast	\$10.00
Lunch	\$12.00
Dinner	\$10.00

Van Transportation, per trip

Story City	\$33.00
Out of Town.....	\$84.00
Des Moines	\$155.00
Iowa City	\$384.00

Garage

.....	\$87.00
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Code Alert..... \$53.00



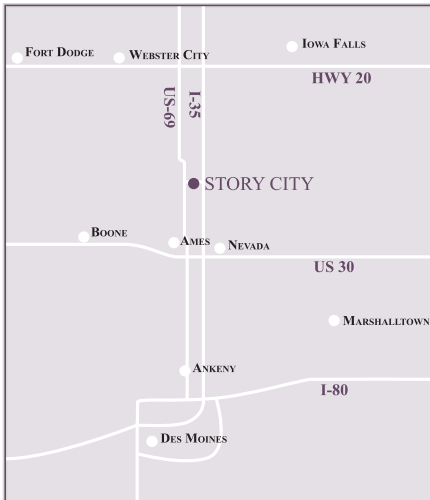
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Story City



Only a few short minutes from Ames, Story City is a lively and thriving community offering a quality mix of retailers, restaurants, industries, and service businesses, as well as a variety of year-round festivals and events. Families, volunteers, businesses, and community organizations work together to complement the exceptional school system, dynamic employment market, beautiful surroundings, diverse recreational opportunities, and friendly people. Story City offers

a full calendar of activities that highlight assets of the community and enhance the quality of life for its residents and visitors. Distinctive features like the 1936 Swinging Bridge, 1913 Story Theatre/Grand Opera House, 1903 Bartlett Museum and Carriage House, and the 1913 Herschell-Spillman Antique Carousel offer a unique glimpse into Story City's history and preservation of small town life.



Centralized location

Ames to Story City 15 min
Nevada to Story City 20 min
Boone to Story City 30 min

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