

YOUR NEW LIFE AWAITS



mapleknoll
VILLAGE

Floor Plan & Pricing Guide for Independent and Assisted Living

Effective January 1, 2024



Best Retirement Community
Best Apartment Complex
Best Memory Care



Best Independent
Living Community

513-782-2717

www.mapleknoll.org

info@mkcommunities.org



RESIDENT SERVICES AND AMENITIES



THE DIFFERENCE IS THE NEIGHBORHOOD

Maple Knoll Village is a non-profit continuing care retirement community, owned and operated by Maple Knoll Communities Inc., with a history of more than 175 years of serving older adults. Located on a beautiful 54-acre campus, our community offers 155 villas and 135 apartments for independent living, 63 assisted living apartments, and a 90 bed skilled nursing center with rehabilitation.

The moment you step foot on campus, you will realize why our residents love to call Maple Knoll Village home. Our community's warm and engaging atmosphere welcomes diversity and celebrates individuality.

Different neighborhoods that vary by floor plans, service packages, dining choices, and healthcare options allow residents a variety of opportunities. Residents are encouraged to become involved at whatever level feels right.

With so much to enjoy, the Greater Cincinnati area is the ideal setting for retirement- and Maple Knoll Village puts you right in the heart of it all. Our campus is located in the center of Springdale, OH with convenient

access to restaurants, shopping, physician's offices, places of worship, parks, and local attractions.

At Maple Knoll Village, you will have the choice of parties, special events, classes, concerts, virtual reality, movies, and other forms of entertainment. Experience fine dining at the Beecher Place restaurant, a quick bite at the Bistro, or convenience at the 24-hour Marketplace on Main. Walk off those extra calories with a walk or jog on our scenic paved paths or take a swim in our wellness center followed by a relaxing session in the whirlpool.

Move in and mark off the phone numbers to your plumber, electrician, lawn service, and more. With all services provided, you will have more time to spend with your family, travel, or just simply relax. With your new-found free time, you can become a broadcaster at our radio station, learn to weave or paint, or finally try something you have wanted to do for years.

At Maple Knoll Village, you can make your individual lifestyle as active or as leisurely as you wish- it's your life, live the way you want!

COMMUNITY FEATURES

- Non-profit organization with benevolent care program
- Multiple dining venues and private dining rooms including a Bistro and a 24-hour marketplace
- Planned social, cultural, and educational programs
- Shuttle on demand
- Full-Service Salon
- Library
- Technology ServUs Lab
- Woodworking shop
- Weaving center room
- Fishing ponds
- Volunteer opportunities
- Cheers Pub and Game room
- Guest apartments
- Pet friendly living accommodations
- Private chauffeur service available for a fee
- Shuffleboard indoor and outdoor
- Golf driving range

RESIDENCE FEATURES

- All utilities included
- Basic cable and high-speed internet
- Individually controlled heating and cooling systems
- Trash and snow removal
- Fully equipped kitchens
- Housekeeping services
- Washer and dryer in unit or apartment floor
- Access to concierge services
- Emergency response system

HEALTH SERVICES

- Clinic with specialty physicians and technicians
- Infirmary beds
- Assisted Living
- Skilled Nursing
- Partnership with Village Home Health and Hospice
- Rehab and Therapy Center
- Wellness Center program
- Hospice Care
- Telehealth services



ACCOMODATIONS & FINANCIAL OPTIONS

Maple Knoll Village is a non-profit community for people 62 and older, and is owned and operated under the authority of Maple Knoll Communities, Inc.

Maple Knoll provides services including residential accommodations, assisted living, and skilled nursing care. We have a policy of non-discrimination. All services and accommodations of the community are available to all persons without regard to race, color, creed, national origin, handicap, blindness, sex, sexual orientation, marital status, or sponsor.

Residential Accommodations

To apply for residency at Maple Knoll Village, you must complete the Admission Record (one for each person) and the Financial Statement. The completed forms plus a \$500 processing fee should be delivered to the Marketing Department. Our Director of Marketing will help coordinate the remainder of the application process. This application fee is non-refundable.

Financial Options

Maple Knoll Village has created a unique program that provides older adults a rewarding lifestyle, while at the same time, assuring they will receive quality care and services whenever they may need it. We offer a financial option and monthly fees to complement the neighborhood you select in our continuing care retirement community.

2% Straight Line Entrance Fee

Maple Knoll Communities offers its residents a 2% Straight Line payment plan for all cottages and deluxe apartments. A lump sum payment known as the Entrance Fee is paid. This Entrance Fee will amortize at the rate of 2% per month or 24% per year. Any remaining unamortized portion of the Entrance Fee is refunded at the end of the residents' stay at Maple Knoll Village. In the event of permanent relocation to another level of care within Maple Knoll Village's continuum of care, the Resident Monthly Service Fee will be paid from the remaining unamortized portion of the Entrance Fee until the Entrance Fee is depleted. At that time, the resident will make the Monthly Fee payments. For information on this model, please speak with a member of our Marketing Department.

Eastwood Villas

2 bedroom / 2 bath

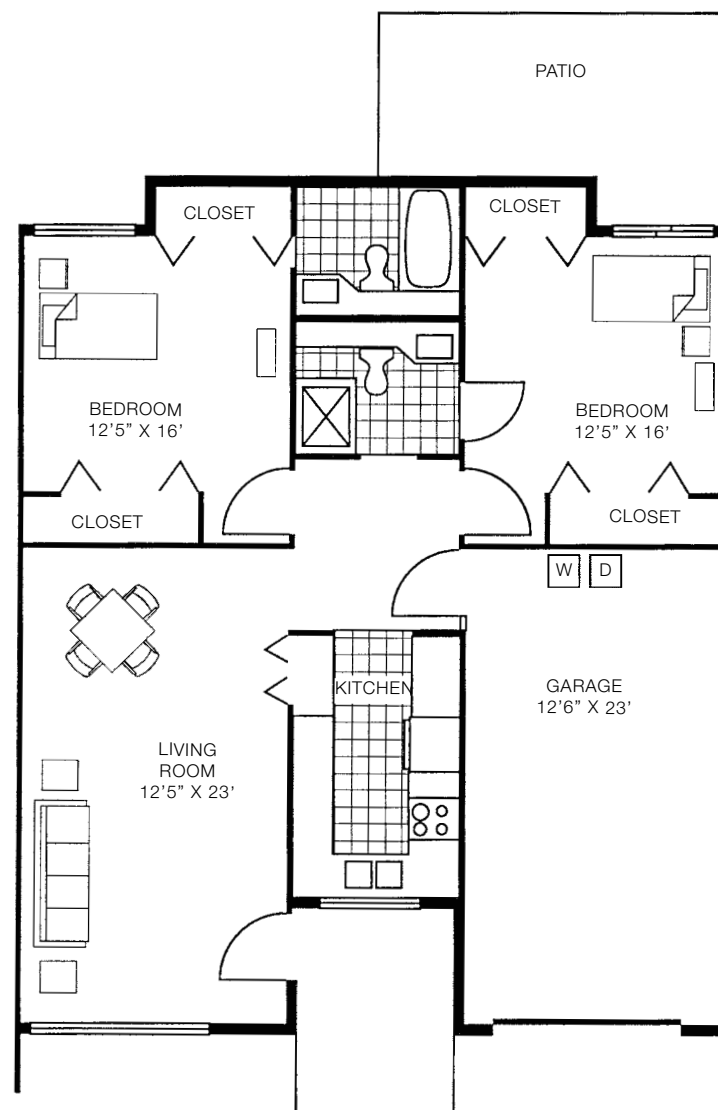
1,108 sq. ft.

Entrance Fee: \$90,730

Monthly Fee: \$4,175

Additional Second Person

Monthly Fee: \$750



EASTWOOD SPOTLIGHT

Pictured below is the Two Bedroom, Two Bath Villa - 1,108 square feet Includes a kitchen and dining area, one car garage, and a spacious patio



EASTWOOD- WHERE ARCHITECTURE AND SPACE COLLIDE

"Eastwood is truly the best kept secret of Maple Knoll Village. The architecture provides a unique space that my memories and possessions fit in perfectly. You just can't beat the natural light you get in the Eastwood Villas."

- Sharon Denight, Eastwood Resident

THINK YOU'LL LOVE THIS VILLA? SCHEDULE A VISIT WITH US!

Get in touch with our Director of Marketing, John Ammerman at 513-782-2715 or jammerman@mkcommunities.org to schedule your tour today!

COVENTRY SPOTLIGHT

Pictured below is the Carlisle Floor Plan - 1,749 square feet
Includes a kitchen and dining area, 2 bedrooms, and a one car garage



COVENTRY- WHERE OPENNESS AND COMFORT COLLIDE

"We absolutely love the natural light and the high ceilings in our villa. The kitchen is my favorite place. The island is so spacious and is the perfect place for hosting dinner parties."

- Ron and Trish Hanna, Coventry Court Residents

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Coventry Court Villas

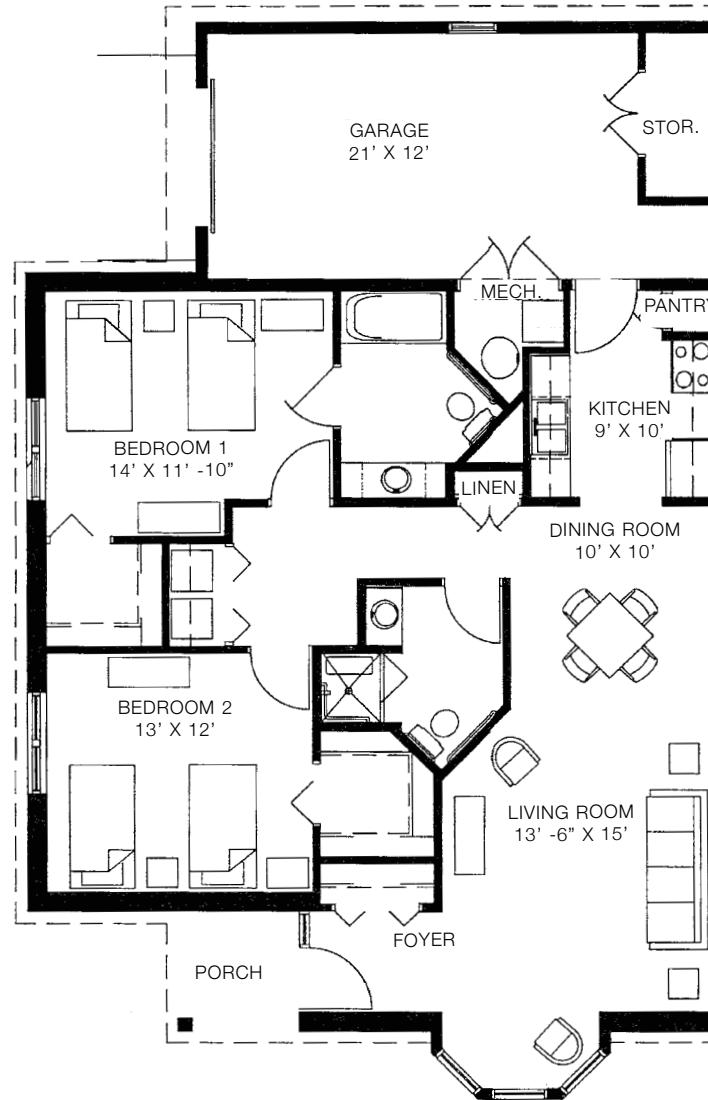
Asbury 1,262 to 1,464 sq. ft.
plans may vary

Entrance Fee: \$143,666 - \$158,080

Monthly Fee: \$3,635 - \$4,000

Additional Second Person

Monthly Fee: \$750



Coventry Court Villas

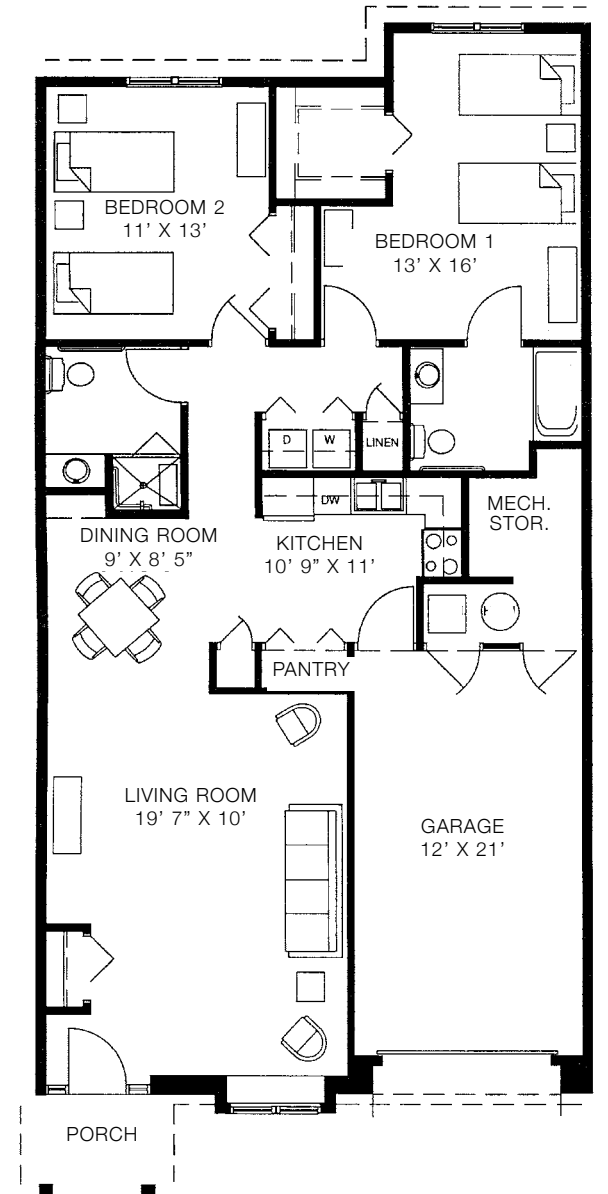
Brighton 1,319 to 1,509 sq. ft.
plans may vary

Entrance Fee: \$129,730 - \$141,378

Monthly Fee: \$3,805 - \$3,960

Additional Second Person

Monthly Fee: \$750

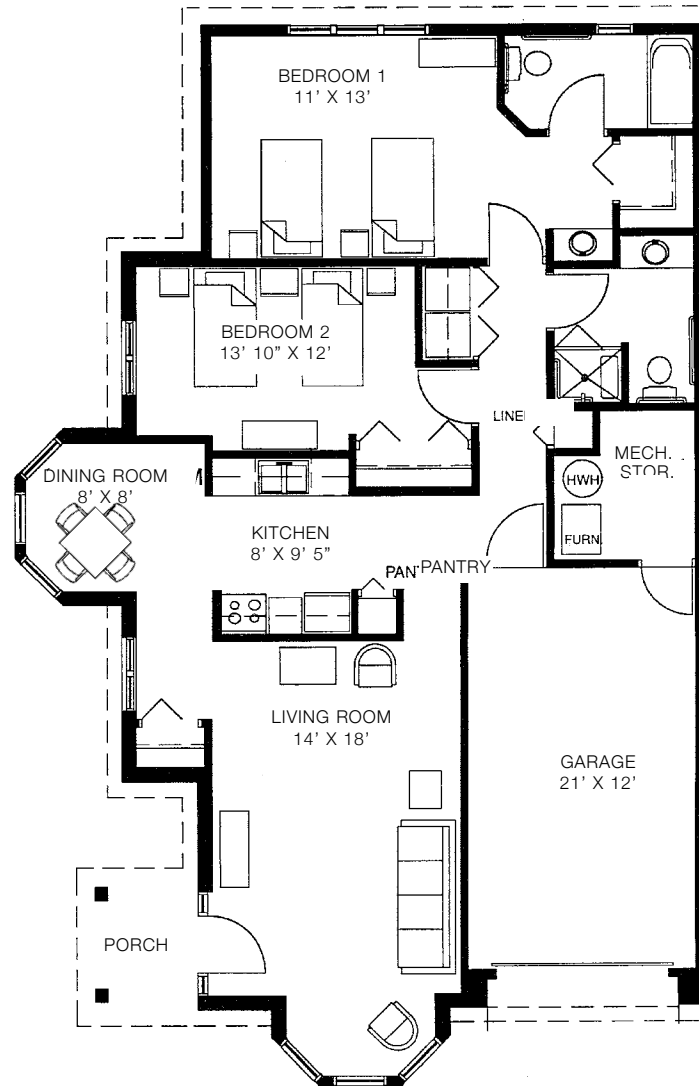


Coventry Court Villas

Carlisle
plans may vary 1,299 to 1,422 sq. ft.

Entrance Fee: \$123,843 - \$150,990
Monthly Fee: \$3,805

**Additional Second Person
Monthly Fee:** \$750

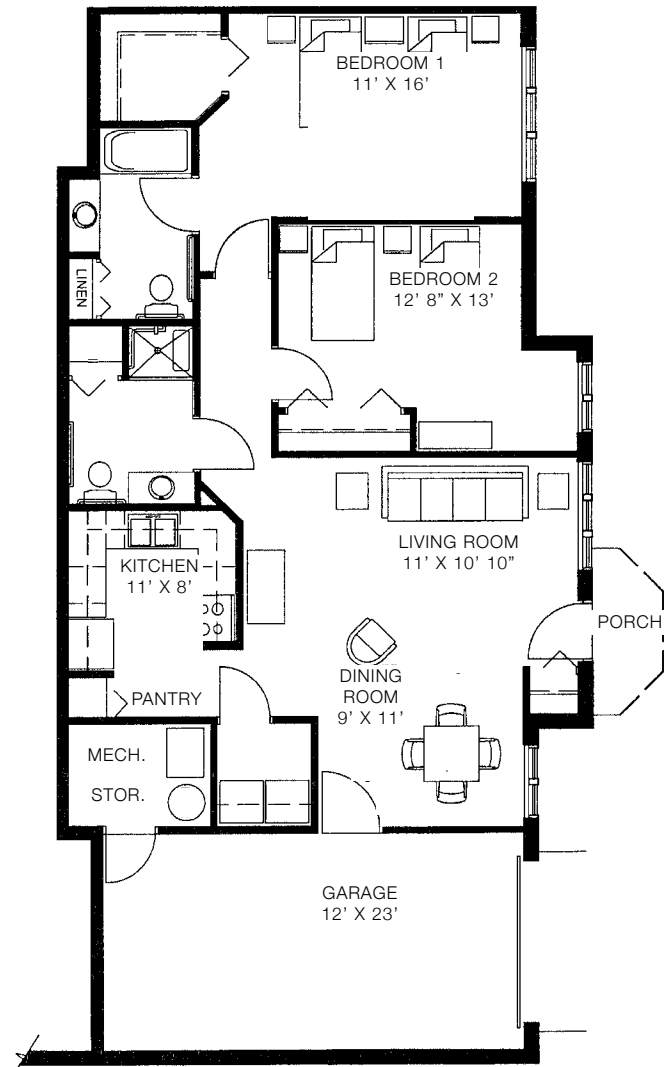


Coventry Court Villas

Devon
plans may vary 1,242 sq. ft.

Entrance Fee: \$114,119
Monthly Fee: \$3,615

**Additional Second Person
Monthly Fee:** \$750

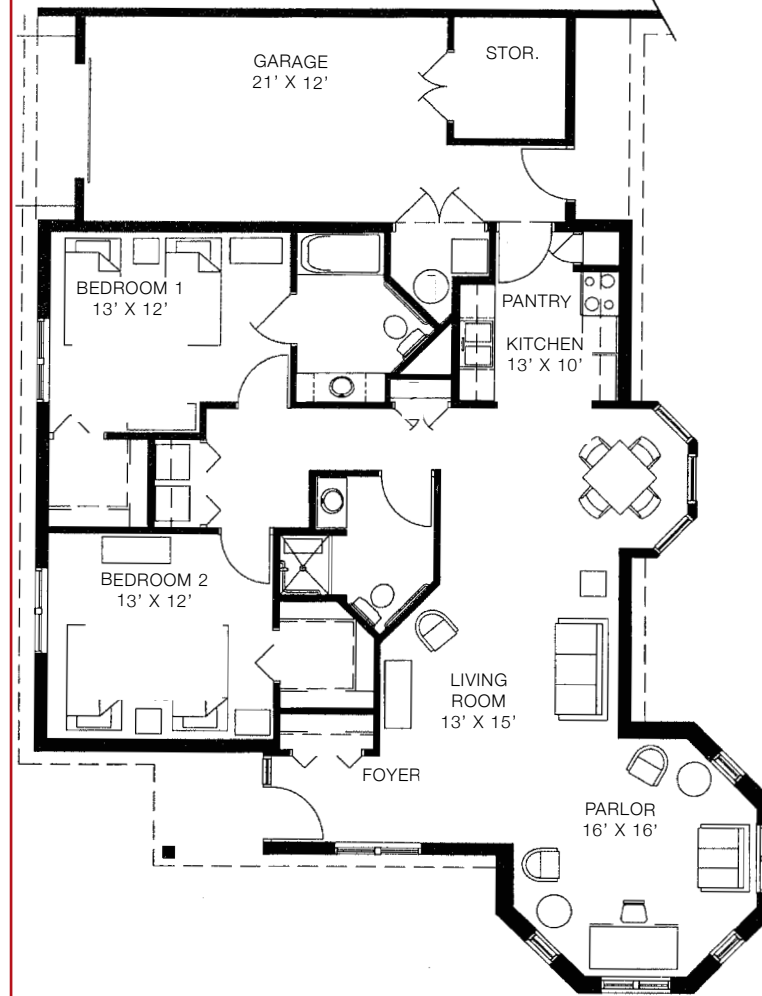


Coventry Court Villas

Exeter
plans may vary 1,454 sq. ft.

Entrance Fee: \$162,406
Monthly Fee: \$4,155

**Additional Second Person
Monthly Fee:** \$750

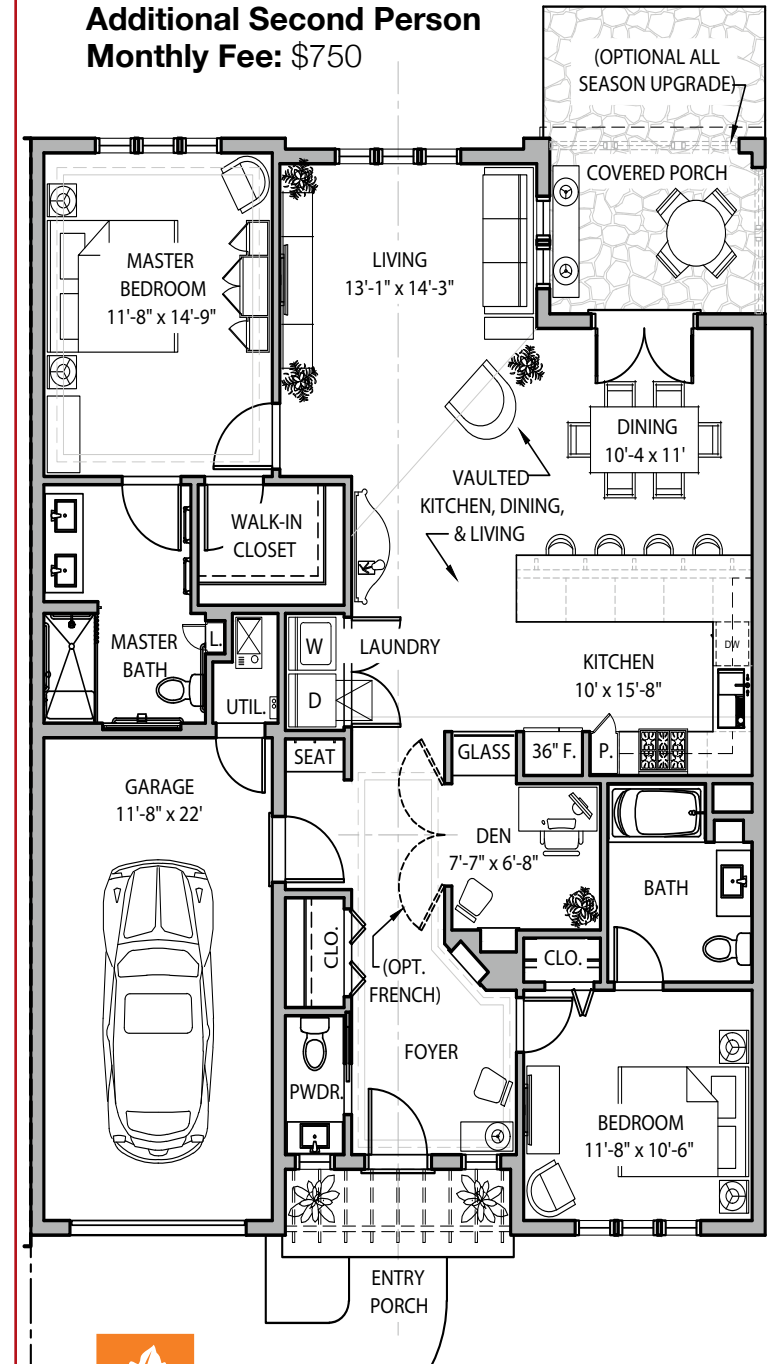


New Coventry Court Villas

Felix
2 bedroom w/ den, deluxe
plans may vary 1,749 sq. ft.

Entrance Fee: \$407,566
Monthly Fee: \$3,270

**Additional Second Person
Monthly Fee:** \$750



WESTMINSTER SPOTLIGHT

Pictured below is the Manchester with a basement - 4,000 square feet
Includes 2 bedrooms, a study, a large patio, and a two car garage



WESTMINSTER - WHERE COMMUNITY AND CAPACITY COLLIDE

"I love the spacious backyards we have and the feeling of normalcy with the villa. It feels like a real home. It's a very caring neighborhood where everyone looks out for one another. I love it here."

- Bo Wolf, Westminster Resident

THINK YOU'LL LOVE THIS VILLA? SCHEDULE A VISIT WITH US!

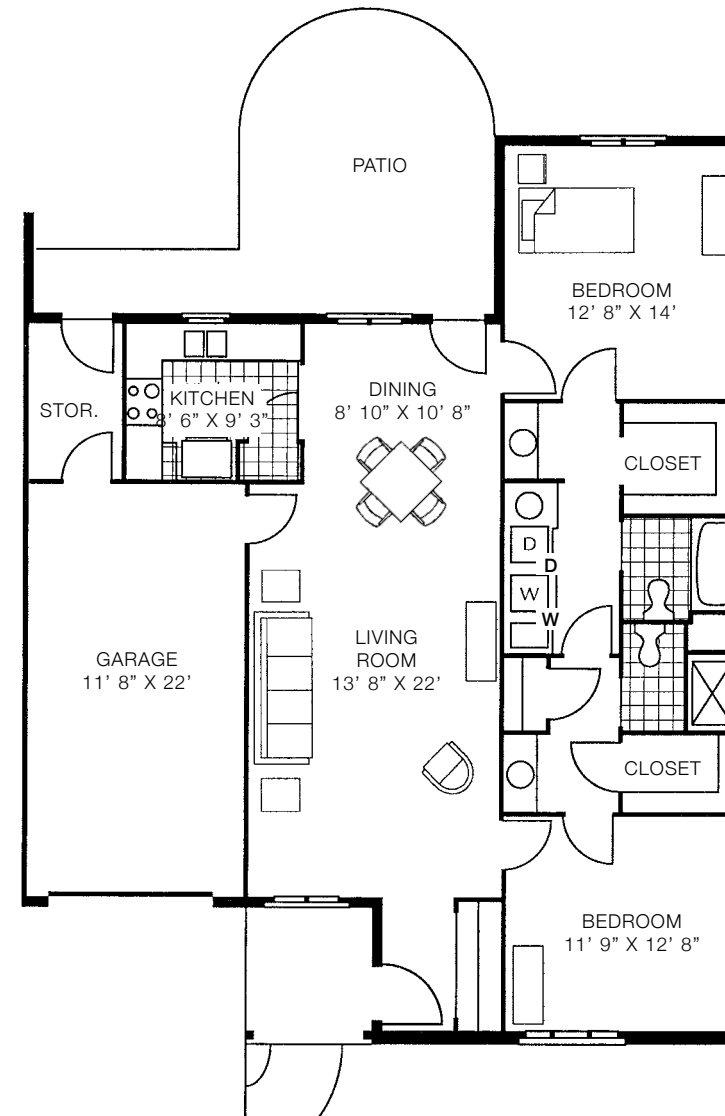
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Westminster Villas

Galt 1,256 to 1,384 sq. ft.
plans may vary

Entrance Fee: \$123,365 - \$153,993
Monthly Fee: \$4,230 - \$4,500

**Additional Second Person
Monthly Fee:** \$750

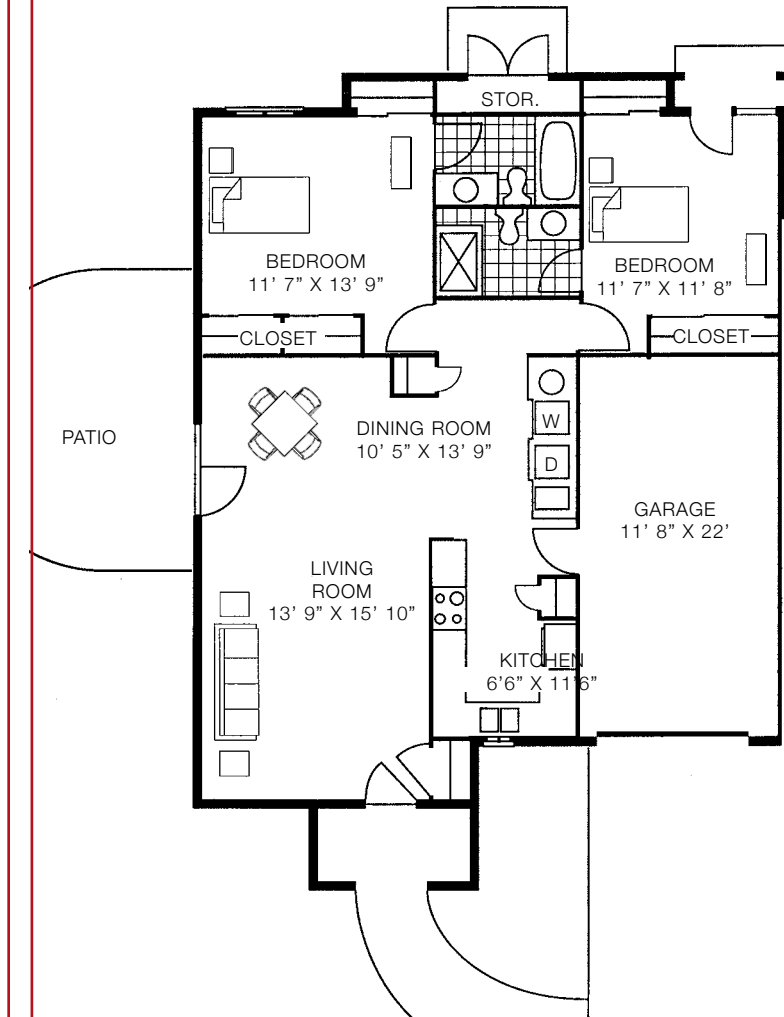


Westminster Villas

Hartman 1,191 sq. ft.
plans may vary

Entrance Fee: \$118,321
Monthly Fee: \$4,035

**Additional Second Person
Monthly Fee:** \$750

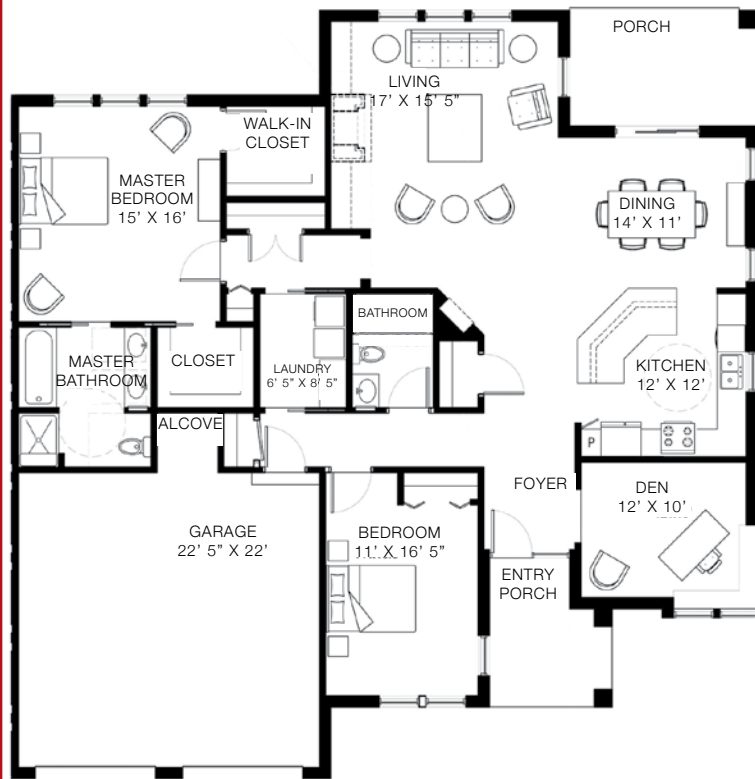


Westminster Villas

Manchester 2,198 to 4,000 sq. ft.
plans may vary
optional basement and loft

Entrance Fee: \$296,941 - \$360,360
Monthly Fee: \$4,325 - \$5,390

**Additional Second Person
Monthly Fee:** \$750

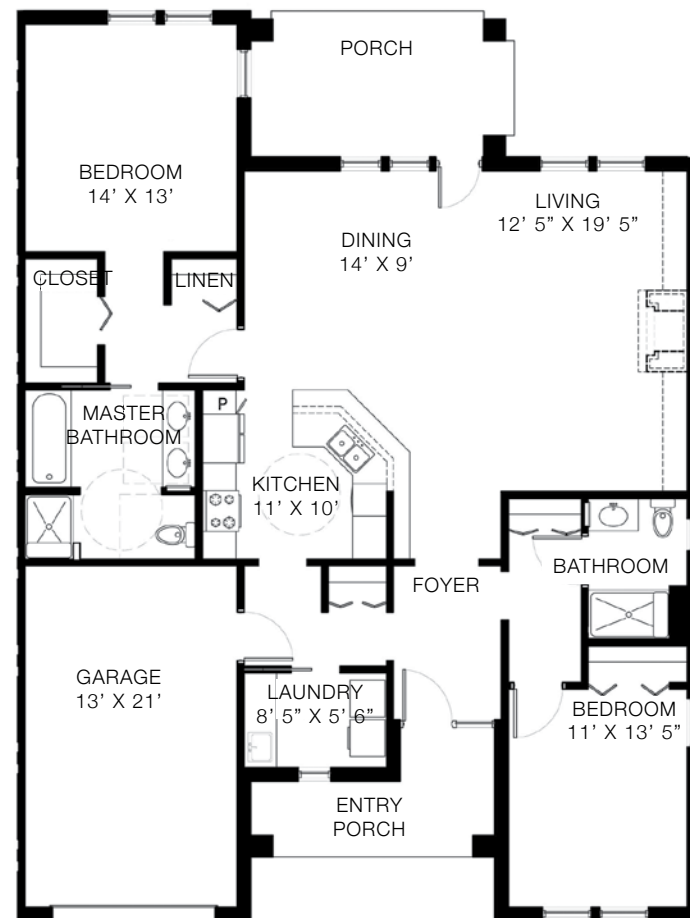


Westminster Villas

Pennington 1,785 to 2,935 sq. ft.
plans may vary

Entrance Fee: \$237,838 - \$294,299
Monthly Fee: \$3,680 - \$4,700

**Additional Second Person
Monthly Fee:** \$750



BEECHER SPOTLIGHT

Pictured below is the The Sagewood Apartment- 580 square feet
Includes a spacious living room, kitchen and dining area, and a solarium



BEECHER PLACE- WHERE SAFETY AND CONVENIENCE COLLIDE

"Our favorite part about Beecher is the convenience of it's location. Beecher Place is connected to the main building so we have easy access to the Wellness Center, Library, Cheers, the Bistro, and the ServUs Lab."

- John and Ginny Connelly, Beecher Place Residents

THINK YOU'LL LOVE THIS APARTMENT? SCHEDULE A VISIT WITH US!

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Beecher Place Apartments

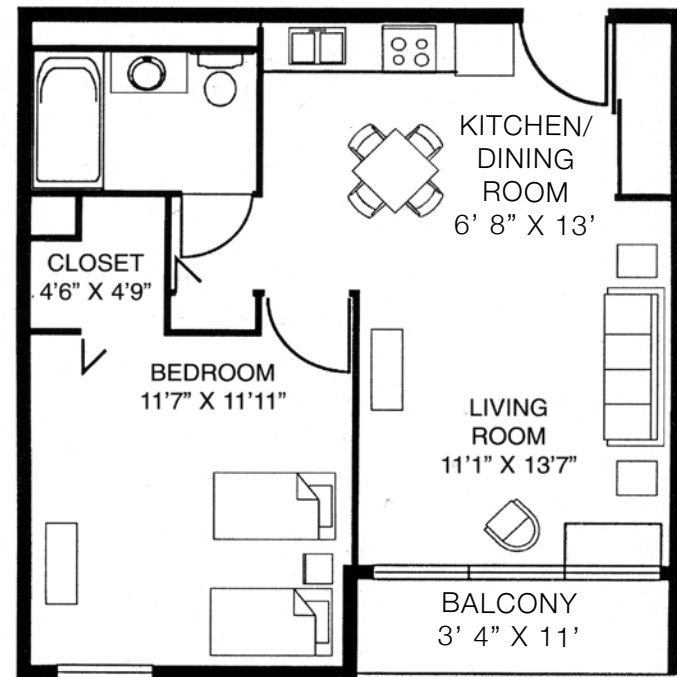
The Sagewood

plans may vary

540-705 sq. ft.

Rental Option:
\$4,304 - \$5,184
Optional Entrance Fee:
\$42,526 - \$48,412
Monthly Fee with Entrance Fee:
\$3,445 - \$4,160

Additional Second Person Monthly Fee: \$750



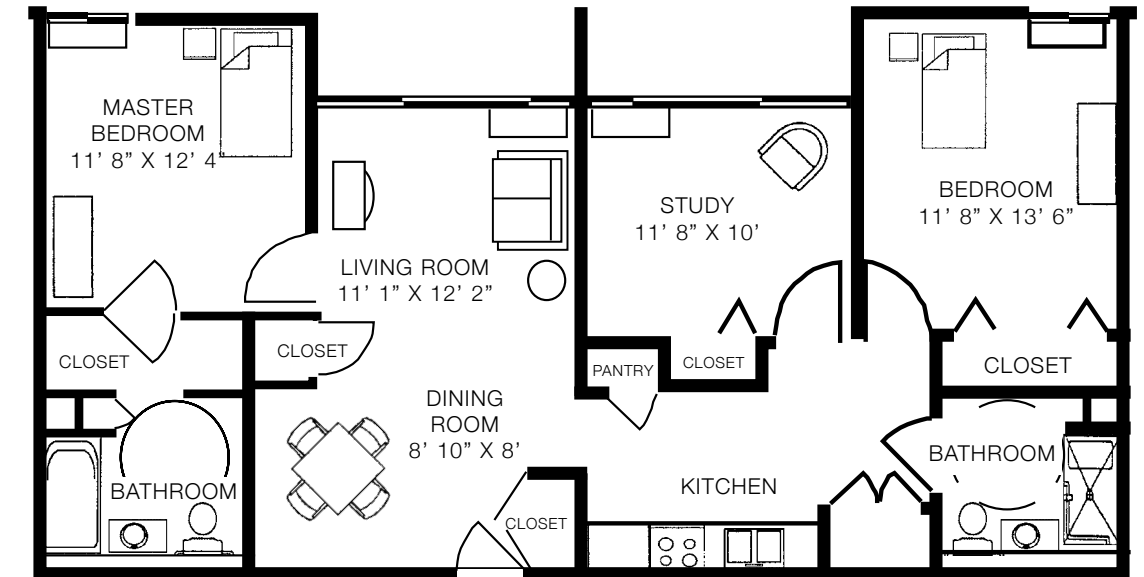
Beecher Place Apartments

The Aspen

plans may vary

1,030 sq. ft.

Entrance Fee:
\$85,883
Monthly Fee:
\$4,465
Additional Second Person Monthly Fee: \$750



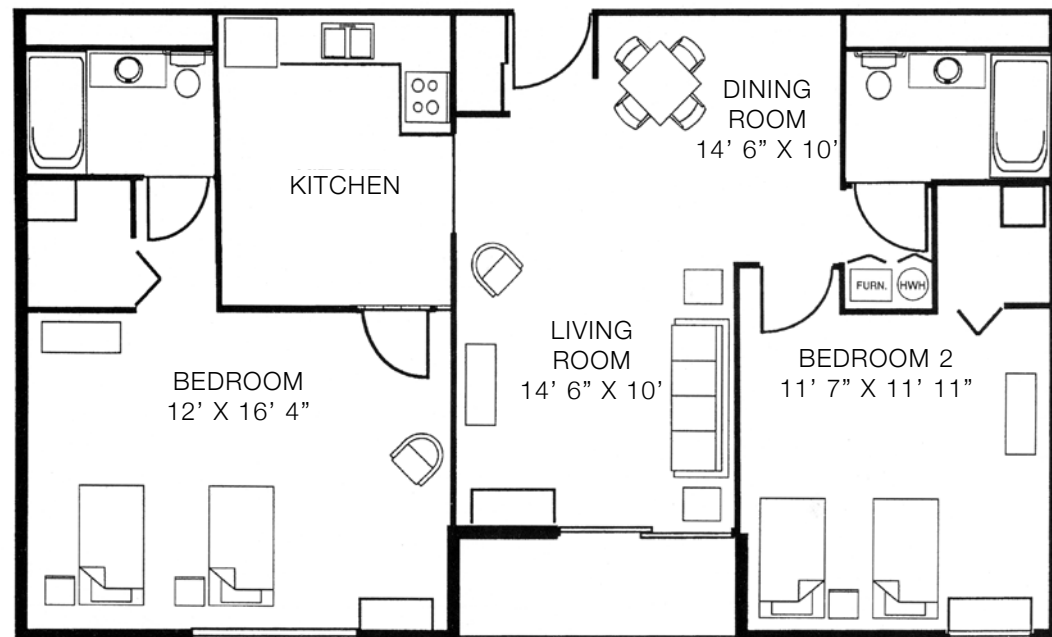
Beecher Place Apartments

The Hawthorn

plans may vary

840-895 sq. ft.

Entrance Fee:
\$79,279
Monthly Fee:
\$4,230 - \$4,680
Additional Second Person Monthly Fee: \$750



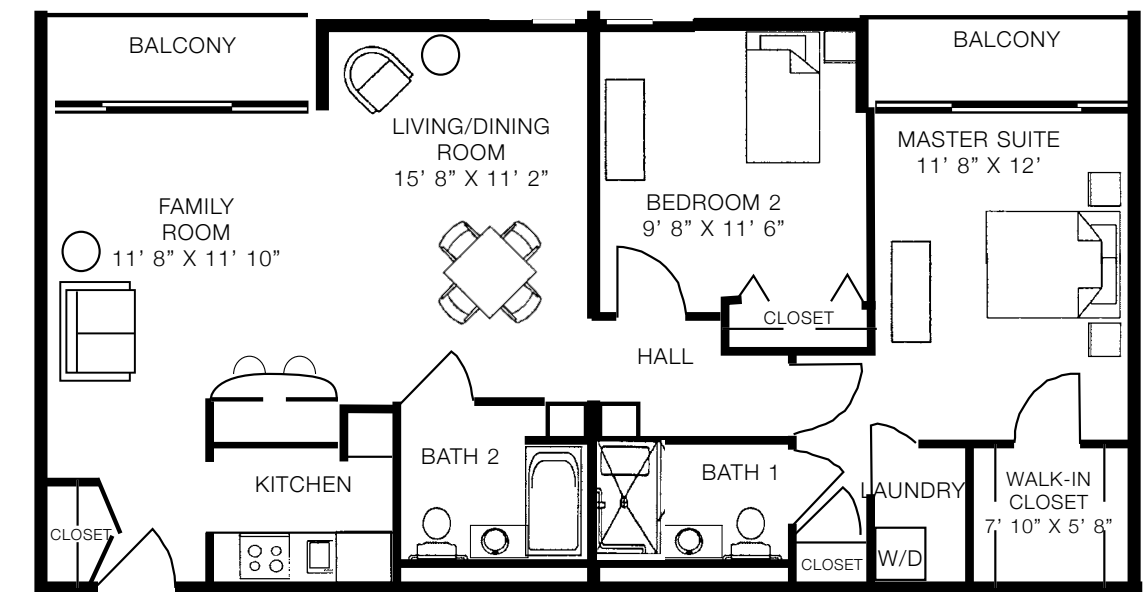
Beecher Place Apartments

The Magnolia

plans may vary

1,037 to 1,200 sq. ft.

Entrance Fee:
\$93,818
Monthly Fee:
\$4,585 - \$4,950
Additional Second Person Monthly Fee: \$750



KENSINGTON SPOTLIGHT

Pictured below is the Two Bedroom apartment with a study- 1,545 square feet Includes a spacious terrace, a full kitchen and dining area, and laundry in unit



KENSINGTON- WHERE LOCATION AND COMFORT COLLIDE

"Our favorite part about Kensington is the location. It is conveniently located near the main building, the certified arboretum, and the Kensington Pond. Our home is the perfect size and is very spacious and comfortable."

- Scooter and Carol Franks, Kensington Residents

THINK YOU'LL LOVE THIS APARTMENT? SCHEDULE A VISIT WITH US!

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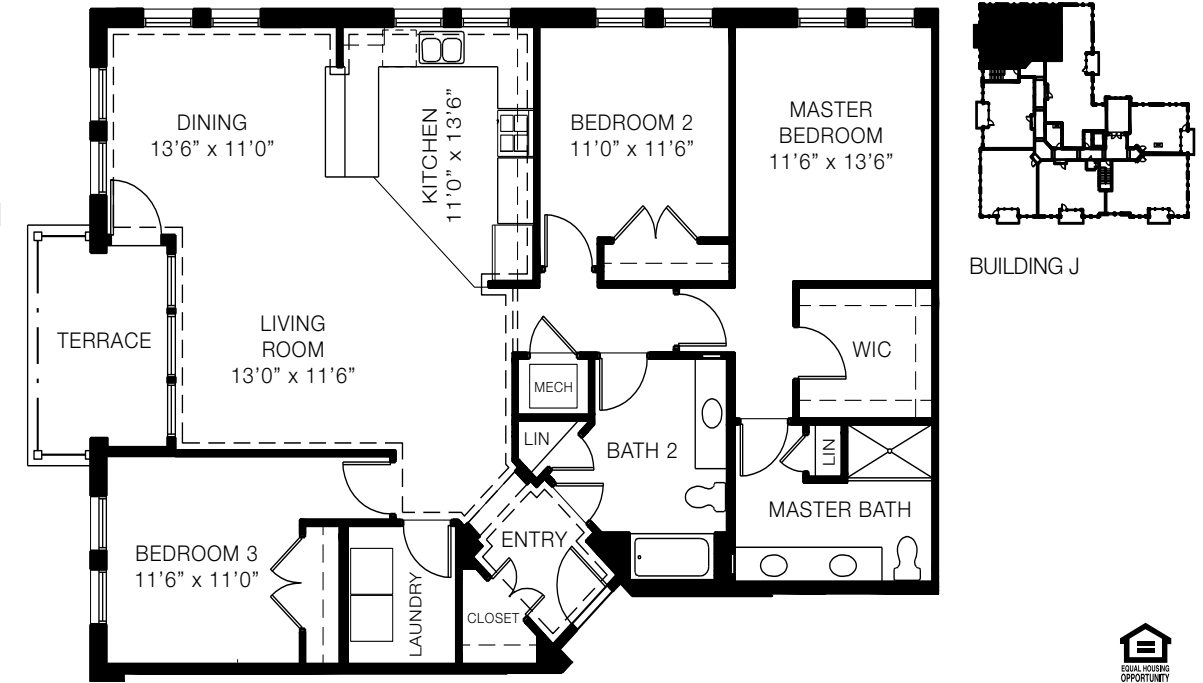
Kensington Place | Building J unit 206 + 306

3 bedroom

1,675 sq. ft.

Entrance Fee:
\$317,242
Monthly Fee:
\$4,160

Additional Second Person Monthly Fee: \$750



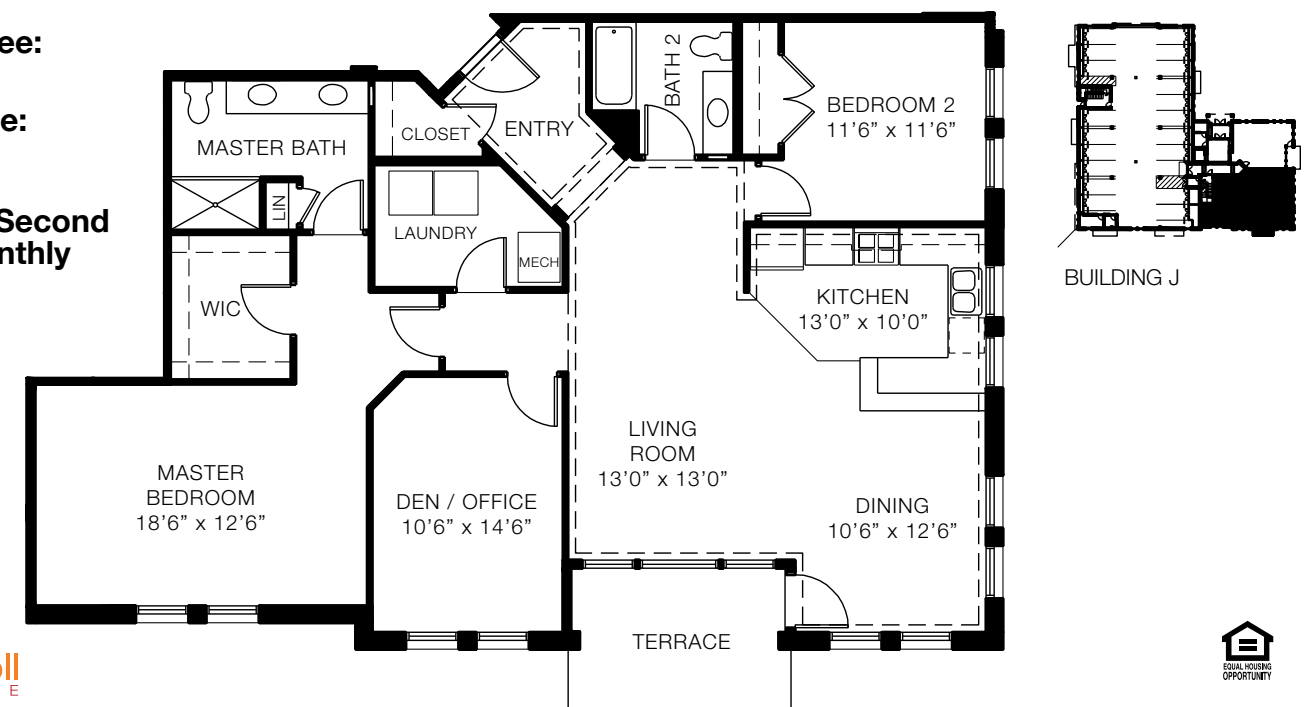
Kensington Place | Building J unit 102, 202 + 302

2 bedroom & den lakeview

1,636 to 1,692 sq. ft.

Entrance Fee:
\$331,053
Monthly Fee:
\$3,785

Additional Second Person Monthly Fee: \$750



Kensington Place | Building K unit 208 + 308

2 bedroom large

1,225 sq. ft.

Entrance Fee:

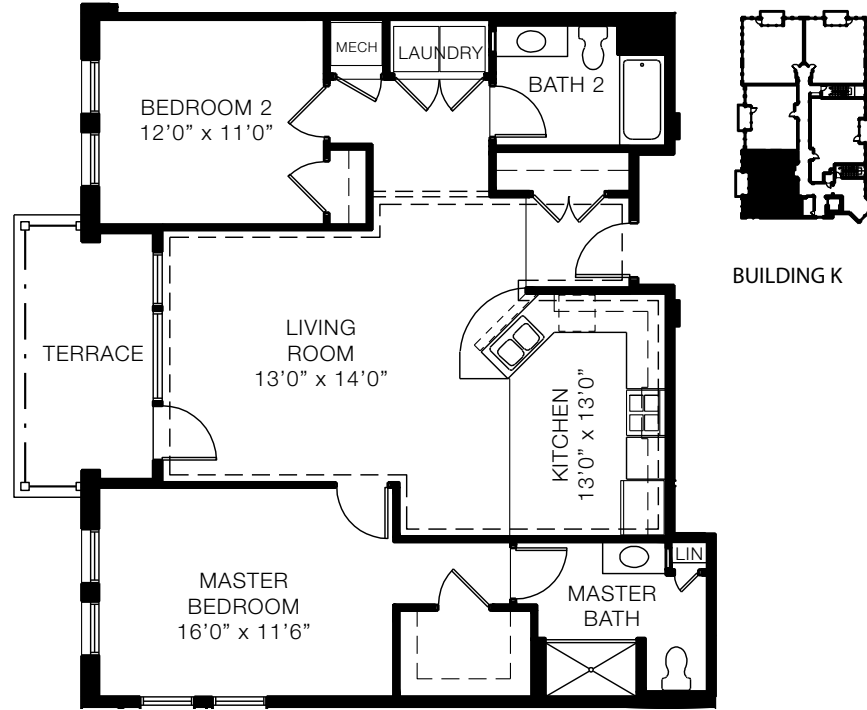
\$244,566

Monthly Fee:

\$3,360

Additional Second Person

Monthly Fee: \$750



Kensington Place Apartment Pricing

Building & Unit	Description	Sq Ft	Entrance Fee	Monthly Fee
Building J - 101, 201, 301	1 Bedroom	988	\$181,626	\$3,045
Building J - 102, 202, 302	2 Bedroom/Den & lakeview	1,636 - 1,692	\$331,053	\$3,785
Building J - 203, 303	2 Bedroom with lakeview	1,195	\$260,666	\$3,600
Building J - 204, 304	2 Bedroom with lakeview	1,322	\$260,666	\$3,600
Building J - 205, 305	2 Bedroom	1,214	\$216,819	\$3,380
Building J - 206, 306	3 Bedroom	1,675	\$317,242	\$4,160
Building J - 207, 307	2 Bedroom deluxe / Den	2,013	\$381,857	\$4,350
Building K - 208, 308	2 Bedroom large	1,225	\$244,566	\$3,360
Building K - 209, 309	2 Bedroom	1,124 - 1,214	\$216,819	\$3,380
Building K - 210, 310	2 Bedroom large	1,298	\$244,566	\$3,360
Building K - 211, 311	2 Bedroom large	1,298	\$244,566	\$3,360
Building K - 212, 312	2 Bedroom large	1,298	\$244,566	\$3,360
Building L - 213	2 Bedroom	1,358	\$271,232	\$3,662
Building L - 214	2 Bedroom	1,358	\$271,232	\$3,662
Building L - 215, 315	2 Bedroom	1,205	\$240,365	\$3,380
Building L - 216, 316	2 Bedroom with study	1,726	\$344,989	\$4,670
Building L - 217, 317	2 Bedroom with study	1,545	\$308,953	\$4,140
Building L - 218, 318	2 Bedroom	1,300	\$260,302	\$3,380
Building L - 219, 319	2 Bedroom	1,300	\$260,302	\$3,380
Building L - 220	2 Bedroom with study	1,457	\$290,566	\$3,926
Building L - 320	2 Bedroom with study	1,490	\$298,022	\$4,039
Building M 223 & N226	2 Bedroom with study	1,525	\$333,237	\$3,210
Building M 222 & N 224	2 Bedroom with study	1,730	\$394,680	\$3,795
Building M 221 & N 225	2 Bedroom with study	1,730	\$394,680	\$3,795
Building M 122 & N 125	2 Bedroom with study	1,550	\$353,059	\$3,395
Building M 121 & N 124	2 Bedroom with study	1,525	\$348,171	\$3,355
West Villa	2 Bedroom with study	2,028	\$378,165	\$3,645
East Villa	2 Bedroom with study & den	2,426	\$419,390	\$4,355

Kensington Place Villa | East Unit

Villa

2,426 sq. ft.

Entrance Fee:

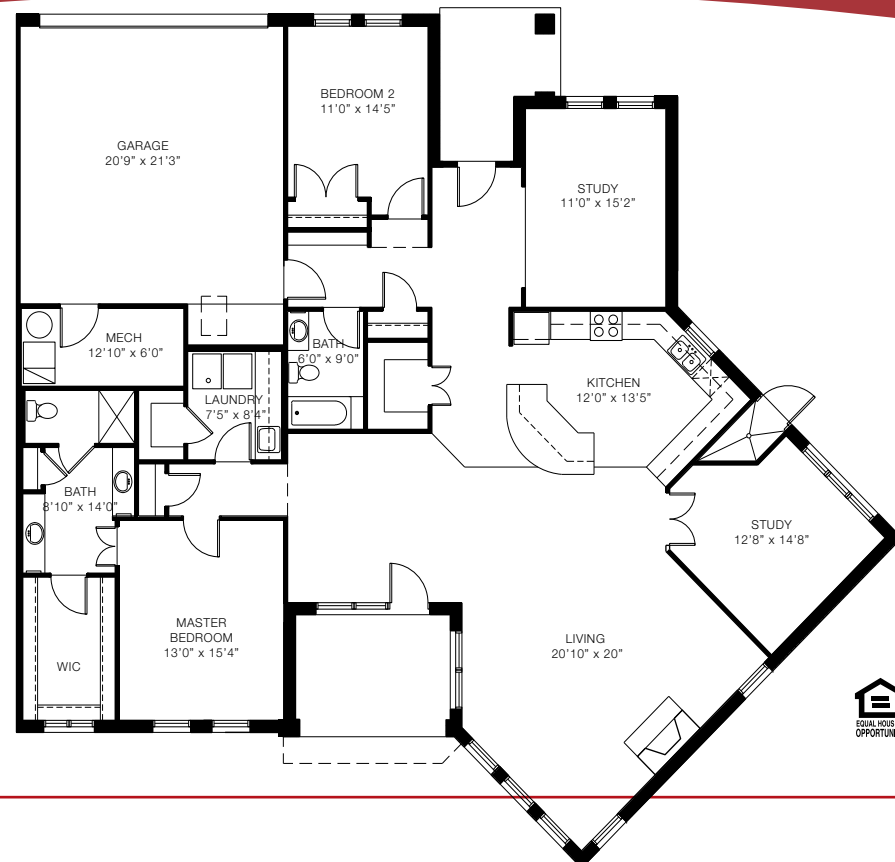
\$419,390

Monthly Fee:

\$4,355

Additional Second Person

Monthly Fee: \$750



BREESE MANOR ASSISTED LIVING

Breese Manor Assisted Living at Maple Knoll Village offers a balance of individuality, support, and convenient amenities for its residents. Each apartment includes a living room, bedroom, spacious closet, large handicapped accessible bathroom, and a kitchenette.



ASSISTED LIVING RESIDENTS ENJOY:

- 3 meals daily including meal set up and a variety of seasonal offerings
- Activity staff professionals
- Pet friendly apartments
- Medication management
- Assistance with bathing
- Daily dressing and grooming assistance
- Safety and wellness checks as needed
- Personal laundry weekly and as needed
- Housekeeping
- Tidy up services
- Taking trash out
- Reminders for meals, activities, and personal care
- Social and recreational programming
- Wheelchair escort throughout the building to appointments, activities, and meals
- Complete maintenance
- Scheduled transportation
- 24 hours staffing by nursing staff
- Emergency response system
- Cable, Internet, and Phone

ASSISTED LIVING MEMORY SUPPORT UNIT

The Memory Support Unit at Breese Manor is specially designed for those with assisted living needs and memory impairments, such as Alzheimer's or Dementia. Residents enjoy a setting that is as secure as it is comfortable featuring:

- A dedicated entrance
- Nurses onsite 24/7
- Individualized activities based on cognitive abilities
- A separate dining space
- Communal living room
- Game area
- Gardening center
- And much more!

Our advanced monitoring systems allow residents the freedom to move about our common areas freely, knowing help is always just a moment away. Staffing ratios of 1 caregiver to 7 residents in addition to Licensed Nurses around the clock provide support and guidance. Our well-equipped staff are trained in person-centered care to help seniors with dementia or memory loss maintain cognitive skills, a sense of self, and quality of life for as long as possible.

BREESE MANOR SPOTLIGHT



THINK YOU'LL LOVE THIS APARTMENT? SCHEDULE A VISIT WITH US!

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COMPARISON EVALUATION

Breese Manor Assisted Living

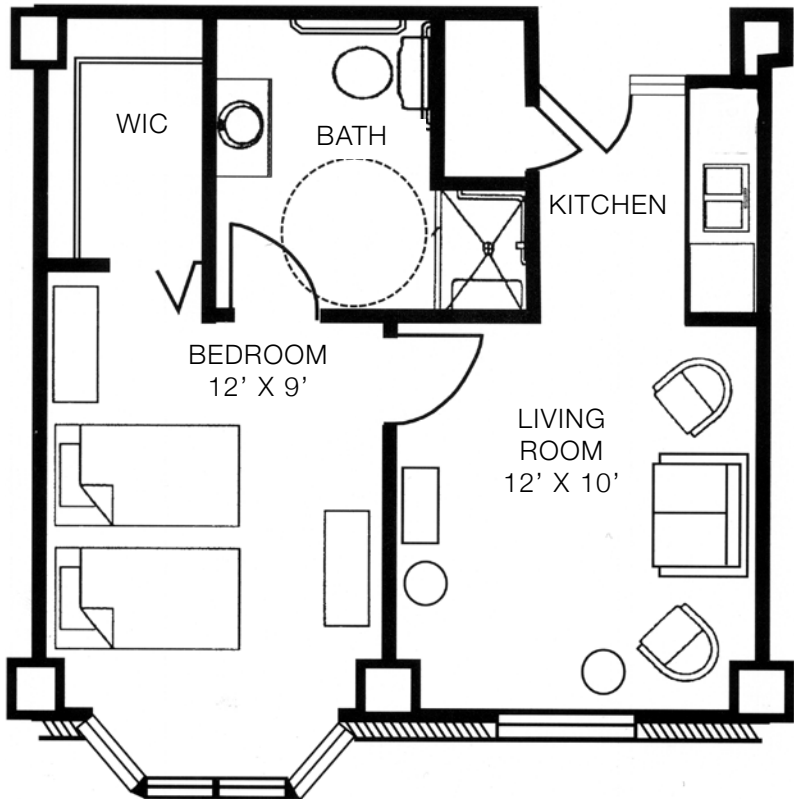
1 bedroom
plans may vary

484 to 505 sq. ft.

Monthly Fee:
\$7,585 - \$7,840

**Additional Second Person
Monthly Fee:** \$850

**Memory Support
Monthly Fee:**
\$8,835 - \$9,030



Breese Manor Assisted Living

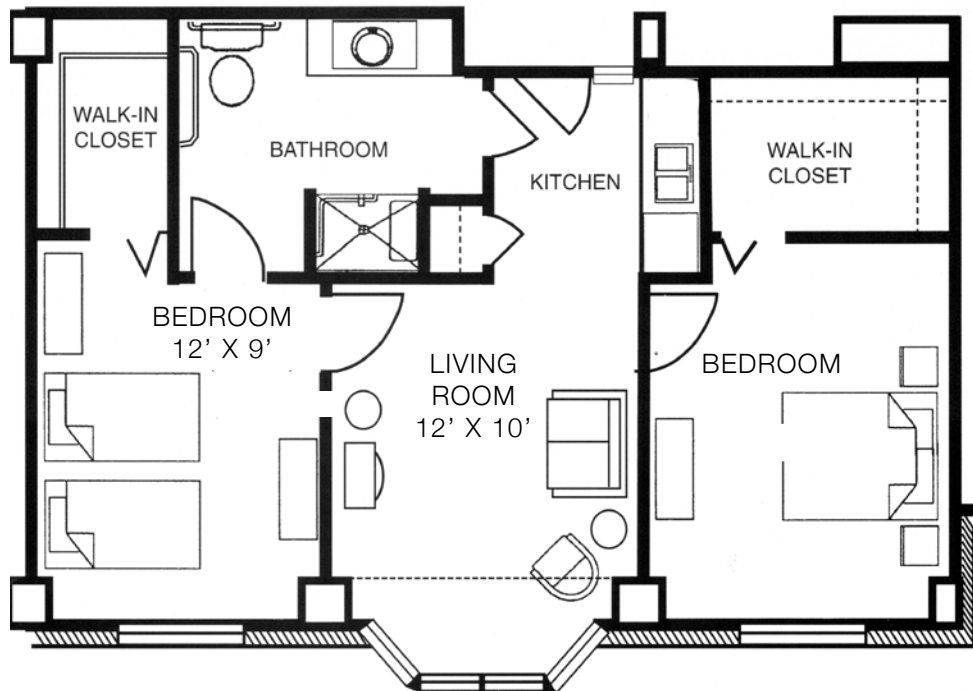
2 bedroom
plans may vary

690 sq. ft.

Monthly Fee:
\$8,690

**Additional Second Person
Monthly Fee:** \$850

**Memory Support
Monthly Fee:**
\$9,910



Current Monthly Expenses	Your Cost	Maple Knoll Village or other retirement community
Mortgage, rent, home owner's association fees	\$	Included
Real estate/property taxes	\$	Included
Gas and Electric utilities	\$	Included
Water and Sewer utilities	\$	Included
Trash pickup	\$	Included
Cable TV	\$	Included
24-hour security and fire protection system	\$	Included
Housekeeping	\$	Included
Interior maintenance of your residence including repair and replacement of appliances, heating, cooling, plumbing, electrical systems, painting and refurbishment	\$	Included
Exterior maintenance of your residence including painting, repair and replacement of roof, driveway, windows and refurbishment	\$	Included
Grounds keeping and snow removal	\$	Included
Social, cultural and educational events	\$	Included are many opportunities for social, recreational and cultural activities
Newspaper and magazine subscriptions	\$	Included are on site libraries stocked with a wide range of publications
Groceries and dining out	\$	Special dining programs provide the flexibility to enjoy meals
Fitness or Health Club Memberships	\$	Included is a membership to the Wellness Center with a fitness room pool, and group classes
Automobile, car maintenance, car fuel and insurance	\$	Included is transportation to shopping and social activities
Travel expenses to airport or grocery stores	\$	Included is concierge service for grocery delivery and transportation
Emergency call system	\$	Included
Travel expenses to hair salons, convenience stores, or restaurants	\$	Included on campus is a bistro, marketplace, chapel, and a hair salon
Spiritual Life program with a full time Chaplain	\$	Included
Classes and a ServUS Lab available to assist with technology questions	\$	Included
YOUR TOTAL MONTHLY COST	\$	* please choose a unit in your price booklet to compare

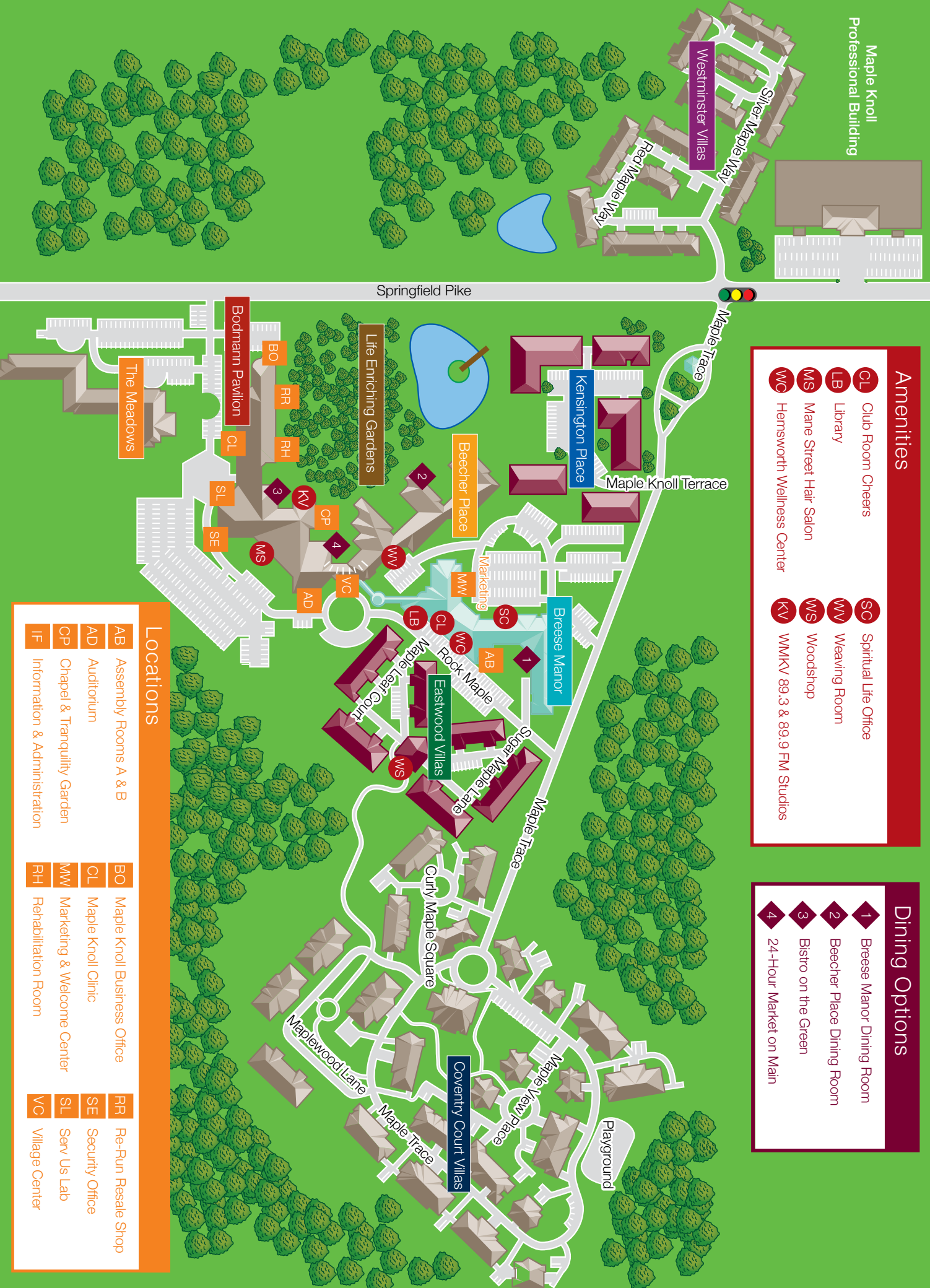
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Amenities

- CL** Club Room Cheers
- LB** Library
- MS** Mane Street Hair Salon
- WC** Hemsworth Wellness Center
- SC** Spiritual Life Office
- WW** Weaving Room
- WS** Woodshop
- KV** WMKV 89.3 & 89.9 FM Studios

Dining Options

- 1** Breese Manor Dining Room
- 2** Beecher Place Dining Room
- 3** Bistro on the Green
- 4** 24-Hour Market on Main



Locations

- | | | |
|--|---------------------------------------|------------------------------|
| AB Assembly Rooms A & B | BO Maple Knoll Business Office | RR Re-Run Resale Shop |
| AD Auditorium | CL Maple Knoll Clinic | SE Security Office |
| CP Chapel & Tranquility Garden | WW Marketing & Welcome Center | SL Serv Us Lab |
| IF Information & Administration | RH Rehabilitation Room | VC Village Center |