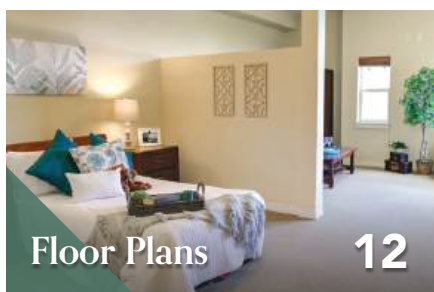


Contents



THE GARDENS ON QUAIL



The Gardens on Quail Retirement Community has been an active member of the Arvada community since 2012. We strive to maintain strong relationships and connections to the community and promote relationships between our residents and the local Arvada schools, churches, businesses, and non-profit organizations.

We provide our residents with a high-quality, active lifestyle based on the different care levels our community offers. We also offer and facilitate an easy transition to higher levels of care if needed. The Gardens on Quail is an upscale, custom designed community where our residents can live their lives to their highest potential while being provided

ENS



with top-tier care, activities and dining.

We strive for our residents to make their move to The Gardens on Quail their final move and we pride ourselves on high levels of resident satisfaction by catering to resident's individualized needs and desires. The Gardens on Quail provides spacious social and living

accommodations for Assisted Living, and a secure environment for Memory Care. Supportive services including concierge physicians, home health, on site audiology, podiatry, and hospice care can be utilized community wide.



Independent Plus

Offering beautiful views of our professionally manicured gardens and quiet sitting areas.



Features

- Three meals daily
- Bi-weekly housekeeping and linen changes
- All utilities included in rent
- Daily trash service
- Complimentary washers and dryers in each wing
- Community-wide WiFi
- Xfinity; High definition TV
- Emergency pendent system monitored by staff 24 hours a day
- On-site third-party therapy services (additional cost)
- Available on-site medical services – podiatry care, audiology, dentistry, and rounding physicians
- Free scheduled transportation to doctors appointments available Monday through Friday (30-mile round trip)
- Weekly bus transportation to local stores, banks, churches, restaurants, etc
- Physical wellness classes, card games, word games, lecture series, movie theatre, scenic drives, recreation center transportation



A large photograph of an elderly woman with glasses, wearing a tall Uncle Sam hat with stars and stripes, and a white t-shirt with a colorful graphic. She is smiling and looking towards the camera. A green diagonal overlay covers the bottom left portion of the image, where the title and text are located.

Assisted Living

Warm, engaging environment with a helpful staff fully prepared to deliver professional, respectful, and discreet care.



Features

- Care staff on-site 24 hours a day
- Registered nurse oversight
- Individualized care plans
- Three meals daily
- Weekly housekeeping and linen changes
- All utilities included in rent
- Daily trash service
- Complimentary washers and dryers in each wing or staff laundry services
- Community-wide WiFi
- Xfinity; High definition TV
- Emergency pendent system monitored by staff 24 hours a day
- On-site third-party therapy services (additional cost)
- Available on-site medical services – podiatry care, audiology, dentistry, and rounding physicians
- Free scheduled transportation to doctors appointments available Monday through Friday (30-mile round trip)
- Weekly bus transportation to local stores, banks, churches, restaurants, etc
- Physical wellness classes, card games, word games, lecture series, movie theatre, scenic drives, recreation center transportation

Care Points

The need for individual personal care services will be determined through an assessment by staff prior to move in. Care Points are 20.00 per point, per month. Charges for these services will also be determined at that time and added to the basic monthly charge.



Memory Care at The Gardens on Quail

We offer a unique and specialized program designed to cater to the needs of residents living with various forms of dementia including Alzheimer's Disease.



Our memory care at The Gardens on Quail is thoughtfully designed for your loved ones. With dedicated staff available 24/7, we provide personalized care and engaging daily activities that enhance each resident's quality of life.

Imagine a cozy neighborhood of 27 private apartments, featuring a spacious living area, a cozy fireplace, and abundant natural

light from the Colorado sunshine. Our inviting dining room and activity area create the perfect setting for residents to dine and socialize in a comfortable, calming atmosphere.

Outside, our expansive courtyard includes heated paths, and beautifully manicured grounds, offering a serene and secure environment for enjoying nature.

Features

- 27 private apartments
- Secured courtyard
- RN oversight
- Mini refrigerator
- Daily trash service
- Three meals daily
- Xfinity; High definition TV
- All utilities included in rent
- Community areas including dining and activities
- Community-wide WiFi
- Full activities calendar
- Detailed resident histories through the “My Story” intake tool
- Care plans based on resident individual needs
- Inclusive care up to 150 points, \$20.00 per point thereafter, per month
- Available on-site medical services – podiatry care, audiology, dentistry, and rounding physicians
- Weekly housekeeping and laundry services



Engaging Programs & Activities

Art Program

Whether it's painting, drawing, or crafting, our art program helps stimulate cognitive functions and provides a joyful outlet for self-expression.

Music Therapy

Whether it's listening to favorite songs, singing along, or playing simple instruments, our music therapy program helps reduce agitation, and brings joy and comfort to our residents.

Memory Care Specific Activities

Our vibrant calendar includes diverse activities to simulate cognitive functions and promote social interaction. From parachute games and hallway bowling to unique experiences like goat yoga, we cater to every interest and ability, keeping our residents active and joyful.



Specialized Environments

Courtyard

A secure outdoor area with heated paths and manicured grounds, providing a serene environment for walks and outdoor activities and special events like concerts, animal visits, and community cookouts.

A residential environment specially designed for the emotional and physical well-being of residents.

Exceptional Care Team



Marci Gerke - Regional Director

With a wealth of experience her commitment to our residents and their families drives us to continually provide exceptional care and support.

Tenured Team

Experienced and dedicated team members bring years of experience, providing personalized and compassionate care.

Ongoing Dementia Training

Our team is dedicated to providing the best care possible, which is why we prioritize continuous, advanced training in dementia care.

Personalized Care Plans



My Story

Detailed resident histories are gathered during admissions to create personalized care plans that respect each resident's past experiences and preferences.

Individualized Care Plans

We believe in the uniqueness of every individual. By getting to know their personal history, medical needs, and lifestyle choices, we create a personalized care approach that truly enhances their quality of life.



Community Areas & Floor Plans

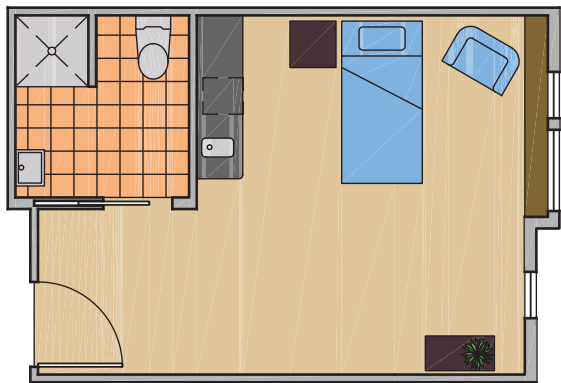
Discover the heart of The Gardens on Quail with our beautifully crafted common areas and a variety of floor plans.





Private Suite

350 sf



Community Fee*	Price
Nonrefundable, one-time fee	\$5,000

Independent Plus	Rate/Month
Private Suite	\$4,770
Second Person Fee	\$2,000

Assisted Living	Rate/Month
Private Suite	\$5,770
Second Person Fee	\$2,000

Memory Care	Rate/Month
Private Suite	\$8,800
Second Person Fee	\$2,000

* Community Fee is a nonrefundable, one-time fee after occupancy has been taken. The rates are effective July 1, 2025 and are subject to change.



One Bedroom Suite

485 sf



Community Fee*	Price
Nonrefundable, one-time fee	\$5,000

Independent Plus	Rate/Month
One Bedroom Suite	\$6,000
Second Person Fee	\$2,000

Assisted Living	Rate/Month
One Bedroom Suite	\$7,000
Second Person Fee	\$2,000

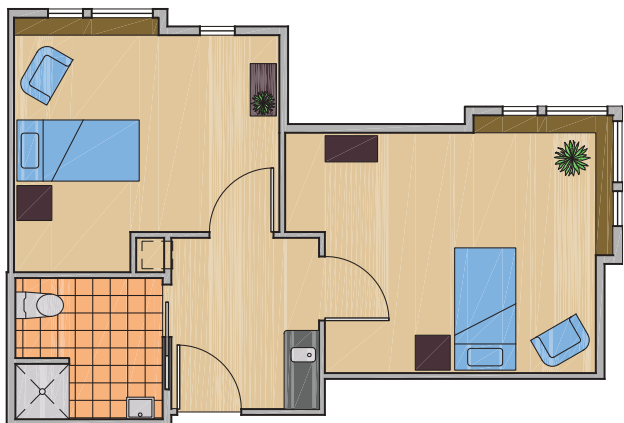
Memory Care	Rate/Month
One Bedroom Suite	\$9,450
Second Person Fee	\$2,000

*Community Fee is a nonrefundable, one-time fee after occupancy has been taken. The rates are effective July 1, 2025 and are subject to change.



Two Bedroom Suite

705 sf



Community Fee*

Price

Nonrefundable, one-time fee	\$5,000
-----------------------------	---------

Independent Plus

Rate/Month

Two Bedroom Suite	\$7,640
Second Person Fee	\$2,000

Assisted Living

Rate/Month

Two Bedroom Suite	\$8,640
Second Person Fee	\$2,000

Memory Care

Rate/Month

Two Bedroom Suite	\$9,900
Second Person Fee	\$2,000

*Community Fee is a nonrefundable, one-time fee after occupancy has been taken. The rates are effective July 1, 2025 and are subject to change.





Dining

Restaurant style dining available 7 days a week, providing 3 meals a day operated by our executive chef.

- Fresh, seasonal ingredients
- Weekly happy hours
- Daily bistro food and beverage offerings
- Weekly rotating chef specials along with a standard restaurant style menu
- Monthly food committee meetings to share your ideas with the chef
- Special menus on holidays
- A la carte menu always available




Dining Hours

Three daily meals are included in the cost of the rent

Breakfast	7:00 a.m. - 9:00 a.m.
Lunch	11:30 p.m. - 1:30 p.m.
Dinner	4:00 p.m. - 6:00 p.m.

A photograph of two elderly men in a pool hall. The man on the left is wearing a green t-shirt, a blue lanyard, and a dark green peaked cap. He is smiling and looking towards the camera. The man on the right is wearing a dark blue jacket over a white shirt, a red lanyard, and a dark blue baseball cap with "WORLD WAR II VETERAN" and an American flag patch. He is also smiling. In the background, there is a pool table with blue felt and a wooden door.

Activities

A photograph of an elderly woman with short white hair and glasses, wearing a colorful patterned shirt. She is leaning over a pool table, looking down at the balls. The pool table has a light-colored felt top and a dark wooden frame.

*“While age wrinkles
the skin, lack of
purpose wrinkles
the soul.”*





At The Gardens on Quail, we not only strive to address our resident's medical needs and safety, we also aim to create an environment that nurtures the mind, body and spirit while encouraging independence.

The Gardens on Quail's activity programs in our Assisted Living and Memory Care seek to create a sense of purpose through a variety of activities based on resident's interests and life experiences. Our monthly calendar reflects an array of choices for our residents:

- Scenic drives
- Discussion groups and speakers
- Music programs
- Painting class
- Bingo
- Holiday and family events
- Religious and spiritual programs
- Walking groups
- Exercise classes
- Knitting group
- Creative activities
- Intergenerational activities
- Resident council



This is Arvada

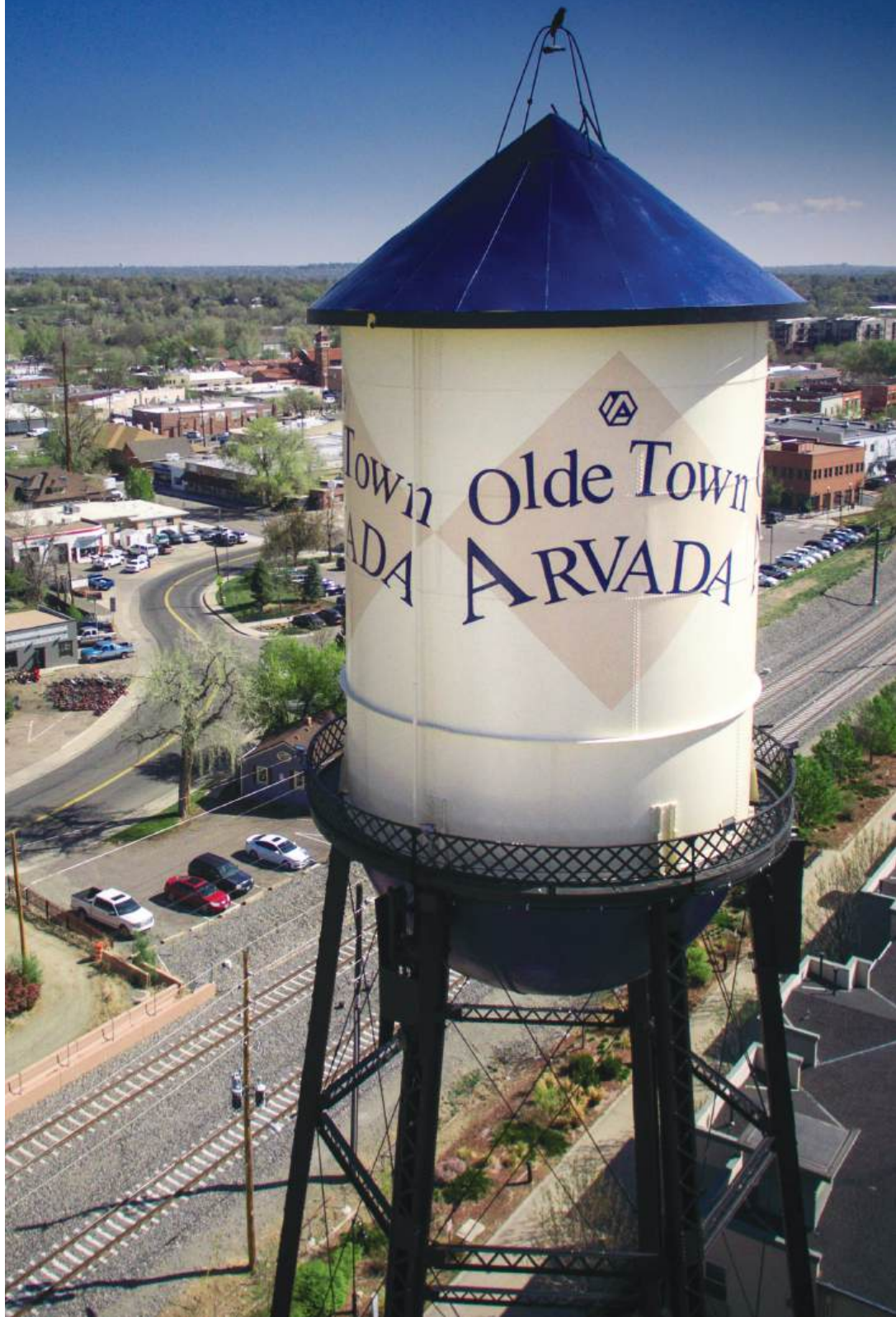
A quick look at the
history and community
of Arvada, Colorado

At The Gardens on Quail Street Retirement Community, we often pay tribute to the community that we serve and the city that we love. As you walk the hallways at The Gardens on Quail, you will notice Colorado themed artwork and décor throughout. You will also notice historical photos of Arvada, Colorado, and many community involvement acknowledgements. In the main entry our Arvada based ownership team's Mission and Vision Statement for The Gardens on Quail Street is prominently displayed.

Our community is divided into

intimate town centers to create a sense of “community within the community” each named after some of Colorado’s favorite towns and remote mountain passes. From the well-known Colorado towns of Telluride and Aspen to remote mountain passes of Cinnamon (outside Ouray, Colorado) or Peak to Peak (outside of Boulder, Colorado); The Gardens on Quail takes every opportunity to show our pride in being locally developed, owned and operated.

On Friday afternoons, our residents and their families look forward to lively happy hours in



Town Olde Towne
ARVADA



our large Great Room. Each week our Executive Chef prepares seasonal appetizers and we bring in local entertainment for all to enjoy. This weekly tradition is a can't miss event, especially after a so many months of being separated from the ones we love most.

The City of Arvada's rich history dates back to the early 1860's, but it was when Benjamin Franklin Wadsworth purchased a land claim in 1863 and moved his family to the area in 1869 that the City started to blossom.

After the Wadsworth family had settled into their primitive log cabin in 1869, Benjamin Wadsworth began to make

plans for a school located on his property. He also realized that the Colorado Central railroad, laid from Denver to Golden in 1870, would make a post office possible if a town could be platted and named.

Wadsworth developed a plat for a town of nine square blocks on his 160 acres, and his wife Mary Ann named the new town Arvada after her brother-in-law, Hiram Arvada Haskins.

The formal notice of the new town, population 100, was posted on December 1, 1870.

Wadsworth applied for a post office and became the first postmaster. Passing trains 'threw



The Bluegrass Coffee & Bourbon Lounge

off’ mail sacks and the Wadsworth family would sort mail into boxes labeled A - Z.

Wadsworth worked tirelessly to attract storekeepers and homeowners to the town. Stores were centered around streets called Railroad (later Grand View) and Centre (later Wadsworth Blvd.) and included a bank, doctors, real estate agents, restaurants, grocery stores, a pharmacy, a hardware store, a blacksmith shop, a livery stable and more.

In Arvada’s 150 years of Arvada’s existence the City has grown to more than 120,000 residents within its 40 square miles.*

The Gardens on Quail is only a small part of this great American story, but in our 10+ year journey, we have served hundreds of seniors who have called Arvada home their entire life, as well as residents who have relocated to our great city to be near loved ones. We look forward to continuing our involvement in the City and growing with this community. ■

*<https://arvada.org/about/our-community/the-founding-of-our-community>

Notes

Prices

Independent Plus

Rate/Month

Private Suite	\$4,770
One Bedroom Suite	\$6,000
Two Bedroom Suite	\$7,640

Assisted Living

Rate/Month

Private Suite	\$5,770
One Bedroom Suite	\$7,000
Two Bedroom Suite	\$8,640

Memory Care

Rate/Month

Private Suite	\$8,800
One Bedroom Suite	\$9,450
Two Bedroom Suite	\$9,900

Care Costs

Price

Care point	\$20
Wander Guard	\$100
Furniture Rental	\$200
Emergency Pendent	\$500

Additional Fees

Price

One-Time Community Fee*	\$5,000
Second Person Fee	\$2,000
Pet Fee	\$2,000
Room Transfer Fee	\$3,000

* Community Fee is a nonrefundable, one-time fee after occupancy has been taken. The rates are effective July 1, 2025 and are subject to change.