



Welcome to Perry Farm Village

Nestled in a rolling meadow overlooking Little Traverse Bay, just minutes from historic downtown Harbor Springs, Perry Farm Village offers residents the serenity of the finest senior living community—offering a wide range of premier services and amenities, wonderful dining, and fun, stimulating and entertaining things to do.

Perry Farm Village makes aging in place simple. With additional independent living supportive services, Adult Foster Care, specialized memory care and respite care in The Birches, residents have peace of mind knowing a seamless transition from independent living to advanced levels of care is easily accessible right on campus, if ever needed.

INDEPENDENT LIVING at Perry Farm Village is a great option for older adults who desire a vibrant, care-free, low-maintenance lifestyle, coupled with a complete array of amenities and the peace of mind that comes from knowing you can easily transition to advanced levels of care in the same community.

ADULT FOSTER CARE AT THE BIRCHES is for older adults who value their independence but need varying levels of assistance with activities of daily living, such as meals, medication management, transportation, personal care and more.

INDEPENDENT LIVING SUPPORTIVE SERVICES offers a helping hand through a wide range of supportive services, empowering older adults to live independently for as long as possible.

MEMORY CARE AT THE BIRCHES is designed to provide a secure and structured home, in addition to specialized services and activities, for older adults living with Alzheimer's disease or other forms of dementia.

Village History

Perry Farm Village is Northern Michigan's Premier Senior Living Community located just minutes from beautiful downtown Harbor Springs, Michigan. Offering Independent Living, Adult Foster Care and Memory Care, the community consists of 11 spacious Independent Living hillside cottages; 34 Independent Living 1- and 2-bedroom apartment condominiums, 4 Independent Living studio apartments and 2 guest rooms; along with 20 Adult Foster Care and Memory Care rooms in The Birches.

Overlooking Little Traverse Bay on 40 historic acres, just minutes from downtown Harbor Springs, is the home of premier senior living community Perry Farm Village. The land, previously housing the horses used in transporting visitors through the exclusive Harbor Point Association—the peninsula that is a landmark in Harbor Springs—is now home to *Northern Michigan's Premier Senior Living Community*.

The vision of Perry Farm Village was formed during the mid-1990's, after successful completion of the last phase of The Village of Hillside, the "sister" senior living community in downtown Harbor Springs. This vision originated with members of a Hillside Board of Directors, consisting of dedicated local area residents who saw the need for a community with available supportive services. Initial conceptual discussions included Presbyterian Villages of Michigan (PVM) with a different piece of property in Harbor Springs.

Roma Walstrom Bolline and a group of volunteers never wavered in their quest to make Perry Farm Village a reality. With the help from Harbor Area Housing (HAH) and the Perry Farm Development Company (PFDC) the historical Perry Farm property

was acquired in 2001. Birchwood Construction Company became the co-developer and general contractor, and PVM acted as the management agent. Perry Farm Village became a reality when its first resident, who had summered with her family on Harbor Point her entire life, moved in during 2003. The Perry Center—the hub of Perry Farm Village—opened in 2004, and in 2005 PFDC applied and received designation for a 501(c)(3) organization. In 2006 PVM assumed ownership of Perry Farm Village.

Today, the Perry Center—featuring a dining room, wellness center, library, and elegant living room—is the spotlight of Perry Farm Village. The second floor is home to The Terrace—four Independent Living studio apartments and two short term guest apartments. The six, climate controlled, enclosed corridors branching off the Perry Center lead to the 34 condominium apartments. One of the corridors connects the Perry Center to The Birches, which houses 20 private suites for Adult Foster Care, Memory Care and Respite Care. In addition to the professionally trained care staff, The Birches offers dining, comfortable lounge areas, areas to explore and a contained, outdoor garden courtyard.

Perry Farm Village is a forward thinking senior living community that continually strives to meet the needs of the seniors from the Little Traverse Bay area, around Northern Michigan, and across the country.

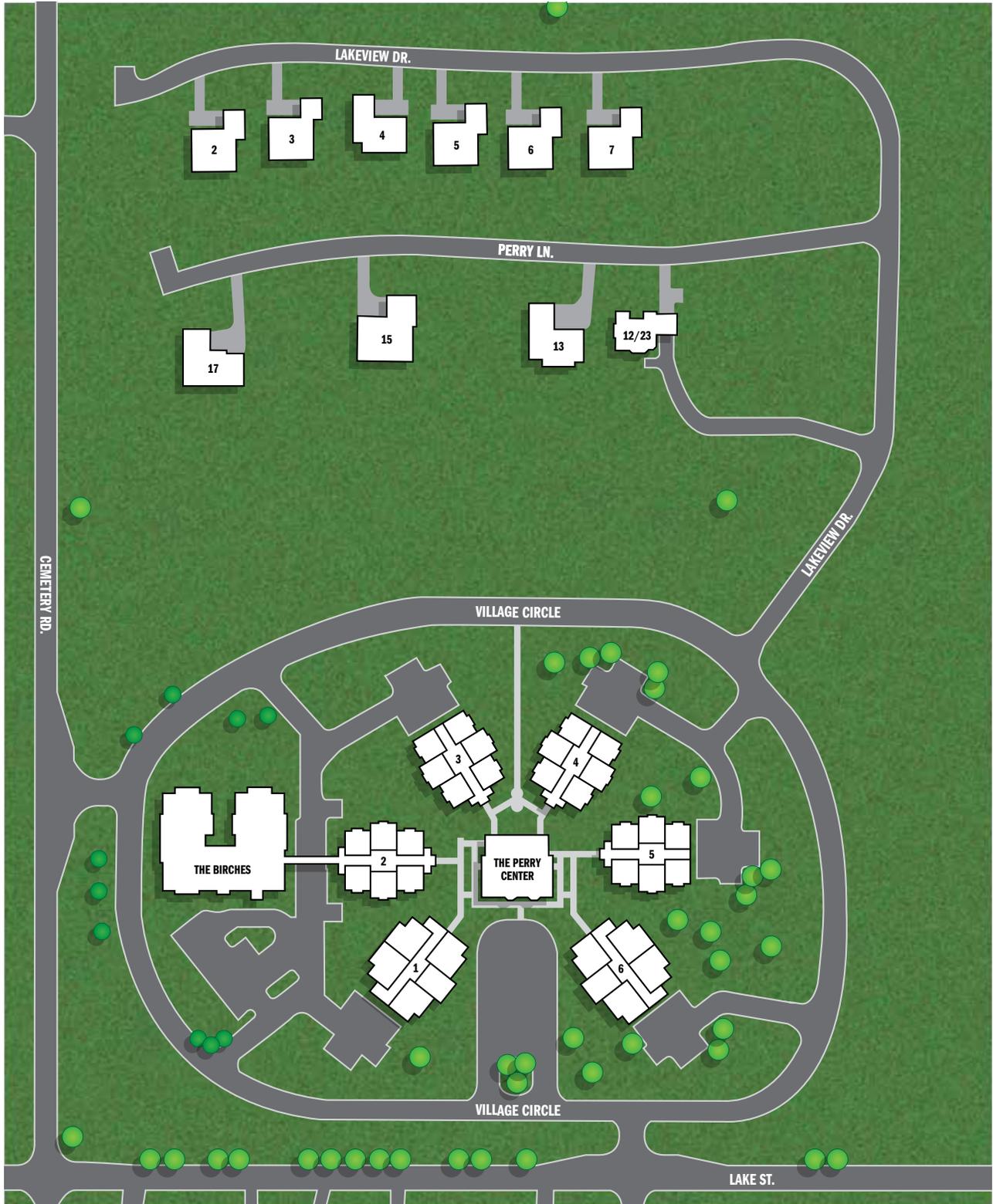
We would love the opportunity to welcome you into our ever-growing Perry Farm Village "family"!

Perry Farm Village

4241 Village Circle, Harbor Springs, Michigan 49740
Call: 231.526.1500 Fax: 231.526.6462
www.perryfarmvillage.org

This Senior Living Community will provide equal housing opportunity to all persons regardless of race, color, religion, sex, sexual orientation, gender identity, disability, familial status, or national origin.





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Community Features and Benefits

Residents at Perry Farm Village will enjoy a rich variety of amenities in a warm and welcoming community of friends. These include:

- Spacious one- and two-bedroom apartment condominiums
- Structural insurance on common elements from outside home envelope (drywall out)
- Management and maintenance of streets, parking lots, driveways, parks, sidewalks, landscaping in common area yards, seasonal maintenance, and common area & exterior lighting
- Basic cable service
- Wireless internet connection
- Local information channel 900
- Trash and recycling removal
- Access to and use of common areas in Perry Center:
 - Dining room
 - Living room with fireplace
 - Library
 - Game room
 - Computer room with printer
 - Seasonal outdoor patio
- Full access to Perry Farm Village Wellness Center
- Access to Wellness Coordinator on staff
 - Personal Training
 - Wellness Classes (*Resident discount*)
 - Life improvement



- 24 Hour access to Resident Care Staff for “urgent needs”
- Onsite and on-call Registered Nurse (RN) onsite and on call to staff 24 hours a day.
- Personal help button located in each home with option of pendent or bracelet
- Use of Perry Farm Village transportation for local needs (*Harbor Spring & Petoskey*)
- Access to dining services and kitchen staff
- Dining service for private party and catering
- Optional meal delivery service
- Priority access to future care should your needs ever change

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Frequently Asked Questions—Independent Living

Are Adult Foster Care services available in Independent Living?

Limited supportive services are available to the apartment condominiums connected to the Perry Center. Bundled hours of care, personal response and other care can be set up with our care staff.

Are meals in the Perry Center dining room included?

Monthly meal plans can be purchased, or meals can be purchase à la carte.

Are Independent Living residents able to come and go as they please?

Yes! While we strive to promote a feeling of comfort, support and security within our community, there are no restrictions keeping residents from enjoying life on their terms! The Perry Center front door is locked in the evening, however, residents are provided access to come and go.

Are the Independent Living condominium apartments and cottages for sale, or for lease?

Both! Perry Farm Village is unique because our Independent Living homes are owned by residents, families, trusts, etc. If owners decide to sell their home, it is sold through a realtor. If they choose, the owners can lease their home. Because they are individually owned, each home is differently appointed and the prices are determined by the owner. Leases are executed through the Perry Farm Village office.

What size Independent Living homes does Perry Farm Village have?

In addition to the free-standing cottages, there are 2-bedroom apartment condominiums with 2 full

bathrooms, full kitchen, laundry and sun room, and 2 different sizes of 1-bedroom homes with a full bathroom, full kitchen, laundry and sun room. Because owners can redesign their homes, some homes may have slightly different layouts and/or features.

If you purchase an Independent Living home, are there any fees associated with the purchase?

Yes. The home owner will be responsible for the Perry Farm Village Association initiation/impact fee, along with the monthly dues.*

If you lease an Independent Living home, are you responsible for the initiation/impact fee and monthly dues?

No. The home owner is responsible for all fees associated with the Perry Farm Village Association.*

Are there Independent Living homes available?

Due to the size of our community, and demand for senior housing in the area, homes are not always available. If you are interested in becoming a part of the Perry Farm Village community, contact us, and if necessary, we will add your name to our waiting list and contact you as homes become available for sale or lease.

Is there a fee to be on the Independent Living “waiting list”?

No. Because we are assisting owners when they decide to lease their homes, we don't require any kind of payment or fee for Independent Living.

**see Community Features and Benefits for list of amenities provided through the Perry Farm Village Association membership*

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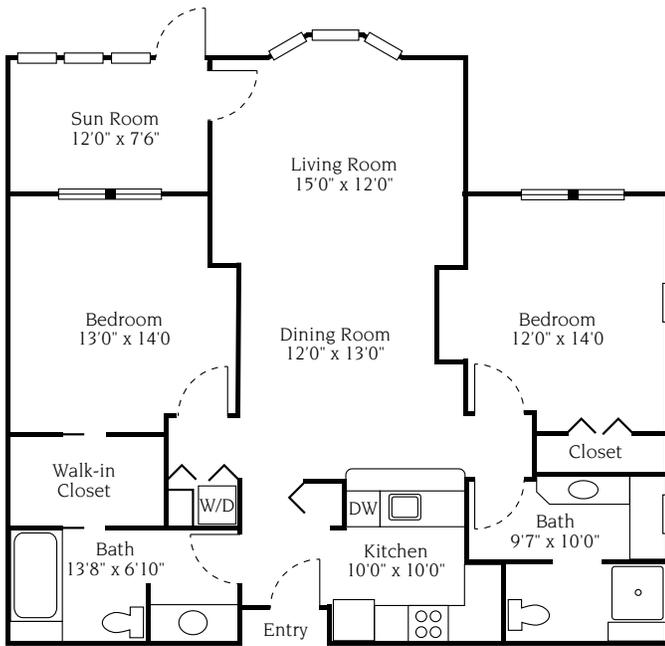
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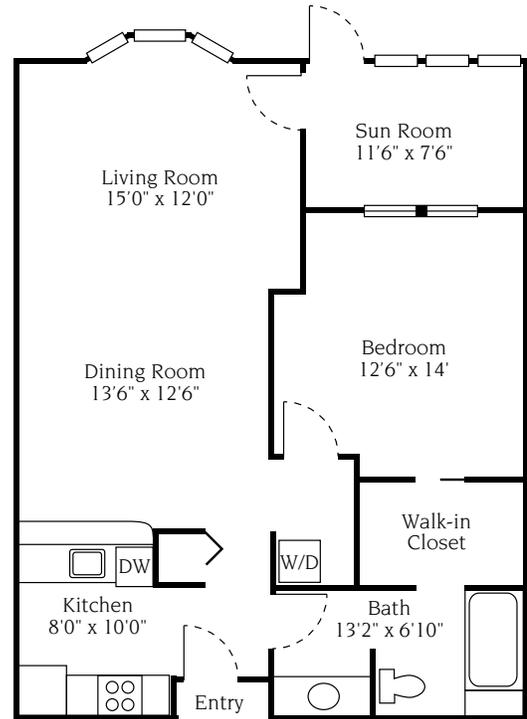
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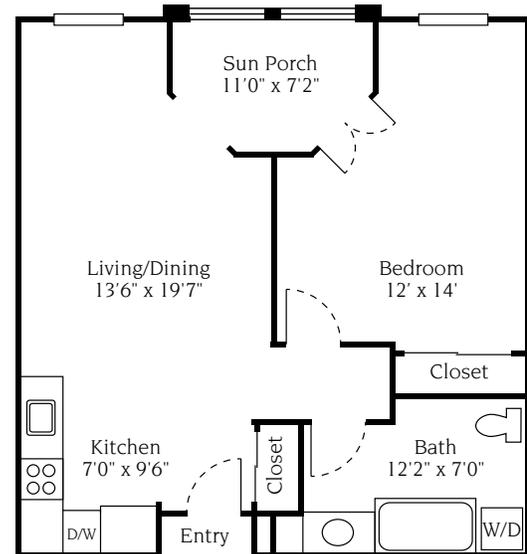
Apartment Condominium Floor Plans



Two Bedroom 1,287 sq. ft.



Large One Bedroom 946 sq. ft.



Small One Bedroom 795 sq. ft.

Room dimensions may vary slightly

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Perry Center Services for Residents

Dining Services (a la carte prices)*

Breakfast	\$12
Lunch	\$14
Dinner	\$28
Premium Dinner Meal+	\$6
Delivery service	\$4.50 per meal
Holiday meal (dinner) (Easter, Mother's Day, Thanksgiving, Christmas)	\$40 per holiday
Weekend breakfast buffet	\$8

Soup and other a la carte items available. Please see dining menu for pricing.

Dining Packages

10 meals per month	\$269 per month
20 meals per month	\$526 per month
30 meals per month	\$773 per month
45 meals per month	\$918 per month
All meals	\$1,400 per month

30-day notice required to change package. Packages DO NOT include holiday meals. Guests will be charged the a la carte price.

Cancellation Fee

Cancellation fee	50%
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50% of meal cost if under 24 hours notice. Lunch by 10 am and dinner by 12 pm, the day before meal reservation.

Wellness Services

One-on-one training	\$85 per hour
Wellness classes	priced per session

A rate of time and one half (1½) per hour will be billed for Private Duty care provided on all PVM recognized holidays.

Maintenance and Housekeeping

Private maintenance	\$50 per hour
Property Management Service available (for owner)	
General housekeeping	\$45 per hour Minimum of 1 hour, billed in 15-minute increments over 1 hour
Laundry	\$55 per load Oversized/Heavily Soiled
Linen service	\$50 per week Bed linens & towels; changed and washed 1 time per week
Furniture storage	\$25 per month*
Seasonal furniture removal, storage, return.	

*Estimated 6 month storage

Keys Replacement

Apartment doors	\$12 per key
Outside door	\$17 per key
Keyless entry fob	\$50 per fob

Transportation

Transportation fee	\$10 per round trip
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Transportation services are available on a regular basis Tuesday & Thursday. As needed M, W, F in the greater Harbor Springs/Petoskey areas. Outside of the stated area will be charged based on mileage and may not always be available. Group activities/scheduled events will not have a fee (lunch, bunch, concerts, plays, etc).

*All meals include beverage and sides, dinner includes salad, dessert and beverage.

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Supportive Service Rates for Residents

Bundled Supportive Care

Discounted bundles of hours per month may be purchased in advance. These hours may be used for services including, but not limited to: mobility service, bathing assistance, meal assistance, morning or evening care, safety checks, pet care aides, medication reminders.

5 hours per month	\$270 per month
15 hours per month	\$720 per month
30 hours per month	\$1,440 per month
50 hours per month	\$2,400 per month

Any time beyond package will be billed at standard One-on-one care rates. This time is tracked/billed in 15 minute increments. Price does NOT include medication management or RN services

Resident Assistant (R.A.)

Shower/Bathing Assistance	\$45 per occurrence/per hour
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Service over an hour will be billed in 15 minute increments

Registered Nurse (R.N.)

Medication management	\$580 per month
Care management & consultation	\$95 per hour

All time billed in 15 min. increments with 30 minute minimum

One-on-One Care

R.A. Assistance	\$45 per hour
<i>All time billed in 15 minute increments with 15 minute minimum</i>	

R.A. Travel Assistance	\$45 per hour
<i>72 hour advance notice required, 2 hour minimum</i>	

One-on-One care is based on a flat rate of \$45 per hour and is factored in to the resident's existing level of care. One-on-One care beyond 40 hours per week will be determined on a case by case basis and is only considered temporary. If a resident requires more than 40 hours a week continuously, the RN at Perry Farm will assist the family in making those arrangements to obtain a private duty provider or option move to The Birches (either temporary or long term).

Personal Help Button

Personal help button must be worn on 24/7 basis for utmost efficacy

Necklace or wrist pendant	\$175 per year
Personal help button response	\$15 per response
Replacement of lost pendant	\$100

If care is needed, upon response to Personal help button, activation will be charged at the One-on-One Care rates. Accidental pushes will not be charged (up to 3 occurrences per month.)

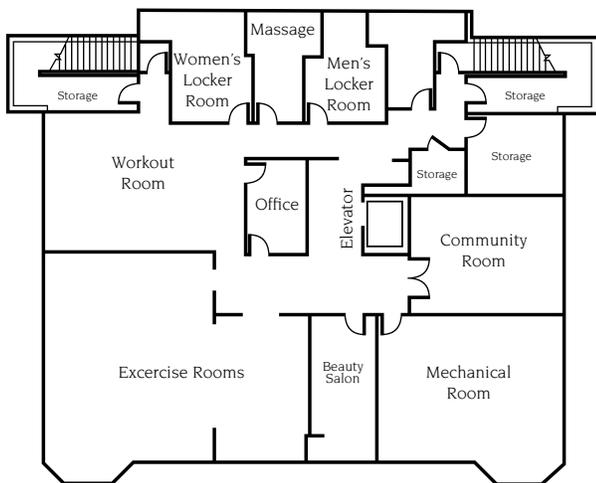
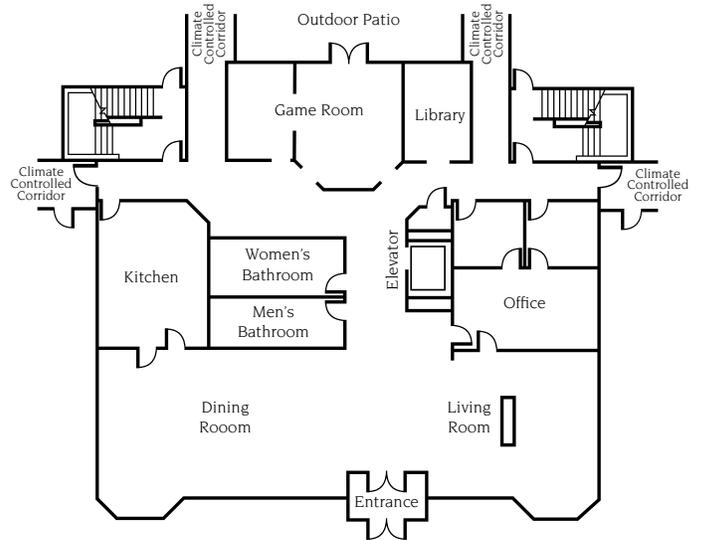
A rate of time and one half (1½) per hour will be billed for Private Duty care provided on all PVM recognized holidays.

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Perry Center

Main Level

Gathering areas are plentiful on the main level of the Perry Center. The inviting fireplace in the living room is the focal point and is surrounded by places to sit, relax and catch up with a friend. The dining room hosts the chef-inspired meals prepared onsite by our fabulous culinary team. Games, gatherings and fun are found in the game room, which leads to the seasonal patio. Sit and relax with a good book, or surf the internet in the library. The office, staffed daily, is there to assist with all your needs. Our concierge and executive team are eager to help make each day your best!



Lower Level

A short ride down the elevator brings you to the wellness center. Here you'll find the well-equipped exercise room—with treadmills, stationary bikes, and more—large rooms for group exercise classes, beauty salon, massage therapy space, meeting rooms and locker rooms with a private shower. Our onsite Wellness Coordinator leads group classes and offers personal training sessions. The best version of yourself is just steps away!

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The Terrace Studio Apartments

Whether for a short or extended stay, The Terrace studio apartments provide the perfect home for simple, 55+ independent senior living.

Each apartment of The Terrace, perched above the Perry Center, includes a bright, welcoming outside view, kitchenette with compact refrigerator, and full ADA compliant bathroom. Sized for a single bed to queen bed, these homes include access to a full kitchen, laundry facilities, gathering room and private dining room.

Luxuries:

- Bay window inviting nature's beauty
- Ample living space
- Adaptable bed area
- Full, private bathroom
- Step-in shower
- Suitable closet/storage
- Kitchenette with compact fridge



Studio Apartment
395 sq. ft.

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Offer your guests a comfortable and pleasurable visit!

While visiting, house your guests in fully furnished studio apartments in the penthouse of the Perry Center—*The Terrace*.

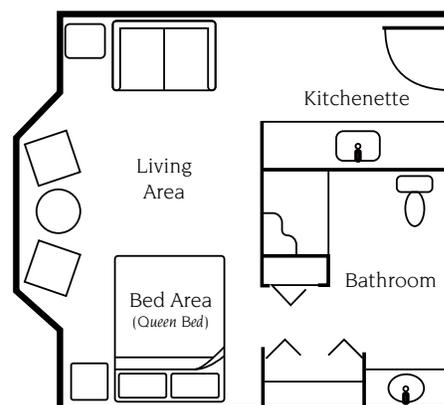
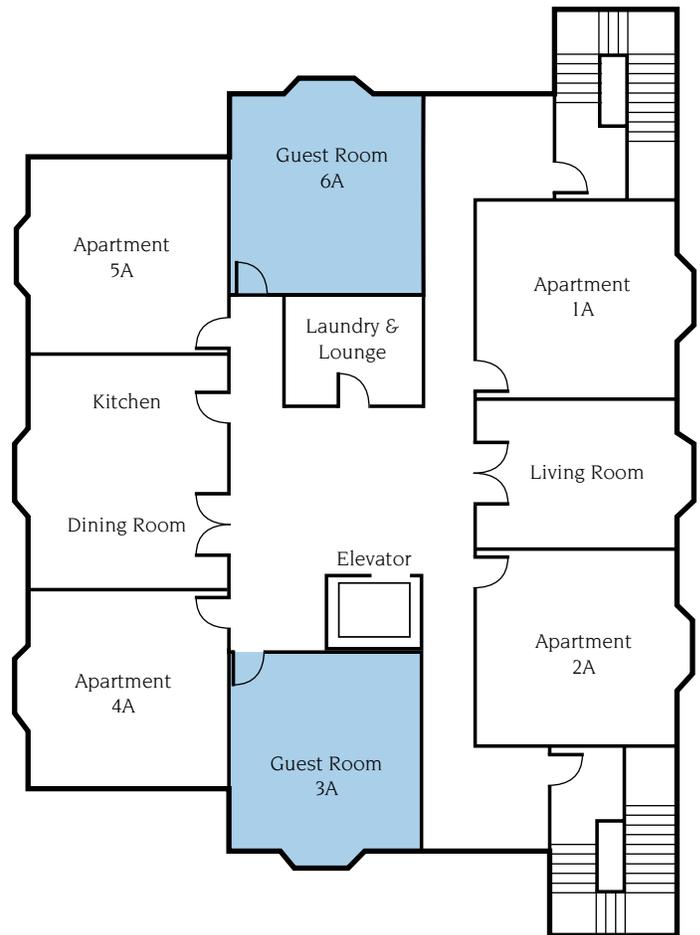
Perched above the Perry Center, each guest room in *The Terrace* includes a bright, welcoming outside view, kitchenette with compact refrigerator, and full ADA compliant bathroom.

Laundry facilities, access to the amenities of the Perry Center, breakfast for your guests and more are included in the nightly rate.

***The Terrace* guest rooms provide the perfect home for your family and friends during their visit!**

Luxuries:

- Bay window inviting nature's beauty and showcasing your Perry Farm Village community
- Ample living space with kitchenette with compact fridge
- Full, private bathroom with step-in shower
- Closets providing suitable storage
- Breakfast from the Perry Center Kitchen



**Guest room
395 sq. ft.**

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Guest Rooms at The Terrace

Invite your guests to stay on-site at Perry Farm Village! The Terrace, the upper level of the Perry Center, includes 2 furnished guest rooms available to resident's visiting family & friends.

- **Rate:** An individual room is **\$170 per night**, for 1 or 2 people maximum.
 - **Specifications:** Room includes queen sized bed, ADA accessible bathroom, compact refrigerator in galley kitchen, access to the Perry Center, plus breakfast.
 - **Guests:** Guests constitute the resident's family and friends.
 - **Duration:** Minimum—2 consecutive nights; Maximum—2 weeks (14 consecutive nights). Based on availability.
 - **Reservations:** Coordinate reservations through the office in the Perry Center. Advanced planning may help with availability options. Visit the office or call 231.526.1500.
 - **Timing:** Check-in time: 3:00 pm. Check-out time: 11:00 am. *(All times local—based on normal office hours of 9:00 am – 5:00 pm, Monday – Friday. Holidays may affect this timing.)*
 - **Procedure:** When checking in (or after arrival if checking in outside of normal office hours), guest will sign in, including a waiver for the Perry Center Wellness Center, and more.
 - **Payment:** After guests have checked in, full payment will be added to the resident's next monthly Perry Farm Village statement.
- Prices subject to change without notice.**
- **Cancellation policy:** Cancellation 72 hours before check-in—no charge. Cancellations within 72 hours of check-in time—the cost equal to the rate of up to 2 nights will be charged/billed to the resident's next monthly Perry Farm Village statement.
 - **Rules:** The resident is responsible for their guests. Guests shall follow and observe all resident and house rules, and be respectful of and to residents, guests and staff.
 - **Pets:** Well behaved pets, under 35 pounds, are welcome in the guest rooms. Pets should not be left alone, and should accompany your guest when they leave the room (leashed and under control). Guest must abide by Perry Farm Village pet guidelines.
 - **Room entry:** The guest rooms doors are outfitted with keyless keypad locks. The resident will be provided with the door code prior to their guest's arrival.
 - **After hours building entry:** If not accompanied by the resident, after hours entry is possible through the front door of The Birches which is staffed 24 hours a day.
 - **Parking:** Guests may park in either front parking lots (Perry Center or The Birches) or in uncovered spaces by resident's hallway entrance. Resident is responsible to open the exterior hallway door for their guests. Resident is responsible to ensure the exterior hallway door remains locked.

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