



*Deerfield*



Founded in 1955, Deerfield is a nonprofit, full-service, Life Care retirement community located in Asheville, North Carolina on 125 acres near the Blue Ridge Parkway, approximately six miles south of downtown Asheville.

### **What is the meaning of Life Care at Deerfield?**

Deerfield's Life Care concept offers its residents unique health care benefits, as well as significant financial advantages and security. The Life Care benefit assures the availability of long-term nursing care or assisted living in the Deerfield on-site health center at the same monthly rate as in the apartment or cottage.

The resident has to pay extra only for the additional meals per day during the stay in any level of care in the Deerfield Health Care Center and any ancillary health care services not included in the Monthly Fee. Deerfield offers the option of larger accommodations in health care for an additional fee.

### **What are the features of the residences? Are any changes allowed?**

Deerfield offers apartment homes, cottages, villas, and cluster homes. The apartments and cottages feature numerous closets and storage areas, fully-equipped kitchens, utility rooms, washer and dryer, bathrooms with tub and/or shower and vanities, emergency call system with 24-hour security and emergency health care assistance, fire and smoke detectors, state-of-the-art keyless locking/entry system, individualized heating and air-conditioning systems for each residence, pre-wired cable, Wi-Fi, telephone and computer modem outlets, and a patio or balcony. Samples of floor plans can be found in the floor plan section of booklet.

Residents may reflect their own personal tastes in their furnishings and decorating; however, any structural changes must be approved by management and are the financial responsibility of the resident.

### **What kind of common areas and amenities does Deerfield offer?**

A community center and wellness center comprise most of the common areas and amenities. These include a large, comfortable lobby/reception area, a casual dining Bistro, a well-appointed formal dining room, private

dining rooms, café beverage lounge, outdoor terraces, guest rooms, library, a large multipurpose room, a bank, billiards/poker room, enclosed aquatic therapy center and lap pool, woodworking shop, arts and crafts studio, pottery studio and kiln, classroom, business center, aerobics and exercise/weight room, croquet court, hair salons, physical therapy, a clinic, and the Riverwalk Spa. Deerfield has its own freestanding chapel, St. Giles Chapel, and two full-time chaplains as staff members. Our second chapel, the Health Care Chapel, is accessible to all and uniquely designed to suit the needs of residents in assisted and skilled living. Services are held every Wednesday and Sunday, as well as special occasions.

### **What about meals?**

Deerfield offers its residents the finest quality of food and dining services.

The Bistro, a cafe environment, provides convenient serving hours, an offering of lunch or dinner, and "take-out" meals. For a more intimate dining experience with waited service, residents may reserve a table in the Canterbury Dining Room on specified evenings. Residents may entertain guests as frequently as they wish; reservations are requested for guests. The Riverwalk Café offers breakfast or light lunch throughout the week. Private dining rooms are available for residents to use for special occasions, and the terrace is available for outdoor dining.





## What types of fees are paid by residents for Deerfield's Life Care?

As is common in most nonprofit retirement communities, the residents of Deerfield invest in a one-time Entrance Fee upon occupancy and an on-going Monthly Service Fee. These fees vary depending upon the size of residence selected and the number of occupants.

## What is the Entrance Fee? Is it refundable?

The Entrance Fee entitles the resident to the exclusive right to occupy the residence and to use and enjoy the common areas, amenities, programs and services at Deerfield, including health center facilities.

The Standard Entrance Fee Plan provides for reimbursement for any resident who leaves the community for any reason within 48 months of occupancy. Under this plan, the Entrance Fee declines at 2% per month for each month of occupancy during the initial 48 months plus a one time 4% non-refundable charge.

For those who wish a return on their investment beyond the four-year period, Deerfield offers two Refundable Entrance Fee Plans: a 50% Refund and a 90% Refund. These have higher Entrance Fees, yet provide the indicated refund upon leaving, no matter how long a resident lives at Deerfield. Please check with your marketing associate about age requirements.

The 50% Refundable Entrance Fee Plan prorates the reimbursement for any resident leaving the community for any reason during the first 23 months at 2% per month plus a 4% non-refundable charge. After 23 months of occupancy, the refund is never less than 50% of the Entrance Fee paid.

The 90% Refundable Entrance Fee Plan prorates the reimbursement for any resident leaving the community for any reason during the first 6 months at 1% per month plus a 4% non-refundable charge. After 6 months of occupancy, the refund is never less than 90% of the Entrance Fee paid.

The Entrance Fee is based on the size of the residence. An additional Entrance Fee is charged for a second resident.

## What is included in the Monthly Fee?

The Monthly Fee entitles Deerfield residents to enjoy the following services, programs, and amenities:

- A flexible meal program in the dining venue of choice
- Special diets and tray service when approved by authorized staff
- All utilities, except telephone, internet and cable television
- 24-hour security staff and systems
- Weekly housekeeping
- Maintenance
- Grounds keeping
- Lighted parking
- Planned social, spiritual, recreational, educational, and cultural activities
- Scheduled transportation for local medical appointments and shopping
- Chaplain services
- On-site Health & Wellness Center with fitness center, state-of-the-art Aquatics Center with warm water therapy, whirlpool and lap pool, and arts and crafts studios and classes
- Additional storage space
- On-site Simonds Health Care Center with skilled nursing accommodations, and assisted living in Haden Hall
- 24-hour emergency assistance
- Routine clinic services

The Monthly Fee varies according to the size of the residence. An additional Monthly Fee is charged for a second resident.





### **Is the Monthly Fee subject to change?**

Yes. Deerfield will adjust fees at a rate that reflects costs of operation and maintenance of appropriate reserves on a sound financial basis. Notification of any increase in the Monthly Fee is given to all residents no less than 30 days in advance. This adjustment generally occurs on an annual basis.

### **Are there tax advantages to Life Care?**

Yes. The Internal Revenue Service allows residents to deduct the portion of both the Entrance Fee and the Monthly Fee that goes toward paying medical expenses. The Entrance Fee deduction is taken in the year the fee is paid; the monthly fee deduction is ongoing. The deductible amount is calculated annually by Deerfield and provided to our residents. Residents should contact their personal tax advisor regarding this deduction.

### **What health care services and accommodations are available in the health care center?**

Deerfield is committed to providing a full continuum of health services and licensed nursing care. To achieve that goal, Deerfield provides the following:

#### **HEALTH & WELLNESS CENTER**

Deerfield's Health & Wellness Center includes a spacious aerobics room, a weight room, an art studio, pottery space and crafts room, a café/deli with a gathering area for casual dining and meetings, and the Riverwalk Spa.

#### **ASSISTED LIVING**

Assisted Living, for residents who need assistance with activities of daily living, is provided in Haden Hall in 60 assisted living suites, each with a living room, bedroom, full bath and kitchenette. Haden Hall includes a lovely dining room with long range views of the mountains to the east.

#### **SKILLED NURSING CARE**

For recuperative, long or short-term nursing care needs, the Simonds Health Care Center provides residents with 24-hour care, accommodations, and skilled nursing services in 62 private rooms with

private baths and private rooms with shared baths. An innovative neighborhood design provides a reassuring residential atmosphere.

An easily accessible health care chapel in the skilled nursing area serves not only to house Wednesday and Sunday services, but also doubles as activities space.

All areas of health services are under the direct supervision and responsibility of a licensed administrator, the Director of Health & Wellness, and the Medical Director, a licensed physician, to assure quality care.

#### **24-HOUR EMERGENCY ASSISTANCE**

Deerfield's nursing staff is available 24 hours per day, 365 days a year and is accessible to residents for assistance or consultation. Residents may summon nursing and security response to an emergency by pressing their medical alert device or pulling the cord of call systems located in each residence and in common areas across campus.

#### **IN-HOME SUPPORTIVE CARE**

Deerfield's Supportive Care service includes delivered meals, assistance with bathing, grooming and dressing, medication or medical treatments, routine temperature, blood pressure and pulse rate checks, or other support services on a temporary basis. There are additional charges for some in-home assistance services.

#### **THERAPIES**

A specially designed area for speech, occupational, physical, and hydrotherapies is located in the wellness center and staffed by licensed therapists. There are charges for these services.

#### **CLINIC**

The Deerfield clinic offers nursing services to all Independent Living residents. Nurses may offer triage of health concerns, assessments, assistance with navigating the health systems and prescribed treatments with an order. To receive physician services conveniently at Deerfield, residents may elect to enroll as a patient with MAHEC for primary care.



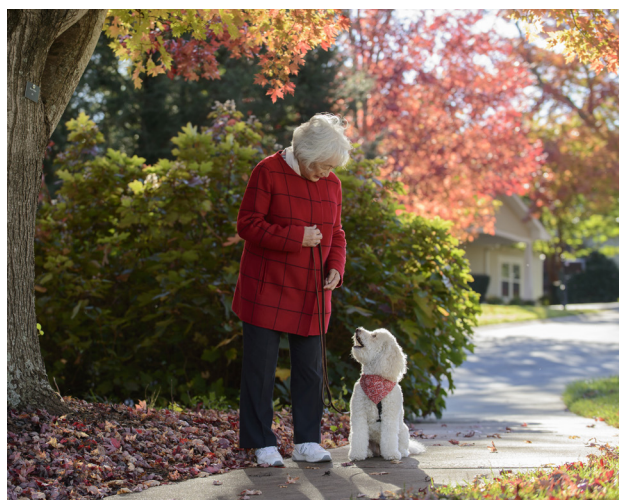
## What about emergency medical treatment?

Emergency medical treatment and specialized services are available at Mission Hospital, only a short drive from Deerfield. Mission is the primary medical center for all of Western North Carolina and includes a trauma center and the outstanding Owen Heart Center. Mission Health has been named a Top 15 health system in the nation by Truven Health Analytics. Other area hospitals include AdventHealth and Pardee. Specialized rehabilitation services are available at nearby CarePartners Rehabilitation Hospital.

## BECOMING A RESIDENT

### Can a resident be admitted directly to health care, bypassing independent living?

Yes. Deerfield accepts direct admissions into Haden Hall, our assisted living center, and into the Simonds Health Care Center if space is available without jeopardizing the needs of Deerfield's residents. Such admissions are subject to the current fees for health care and are not qualified for Life Care. Residents desiring direct admission to the health center follow the stated admissions procedures for applicants for residency.



### Does Deerfield allow pets?

Yes, pets are permitted in independent living cottages and apartments, upon approval by management. In addition, the Simonds Health Care Center incorporates a progressive, healthful environment of care and philosophy into residents' daily lives through pet therapy.

## Is there a wait list?

Yes. Deerfield has a Future Residency Program, which ensures future residents a priority position for the residence of their choice, as well as benefits of access to meals, programs, and facilities, and priority for admission to the on-site health center should care be needed before moving to Deerfield. The \$1,000 Future Residency fee is applicable to the Entrance Fee, but does not "lock in" the Entrance Fee.

To meet the admissions requirements for Life Care, a resident must be 62 years of age or older, in generally good health, ambulatory, or able to move about independently and take care of him or herself in normal living activities, and free of any communicable disease.

Deerfield does not discriminate with respect to gender, race, religion, sexual orientation or place of origin.

To become a resident at Deerfield, you are invited to sign up for the Wait List by filling out the Future Residency Agreement.

### TO SIGN UP FOR THE WAIT LIST:

**A. Future Residency Agreement.** The Future Residency Agreement provides you with a priority number, based on the date of sign up. You are asked to indicate the type of residence preferred and the projected move-in date. The Future Residency Agreement does not "lock in" the Entrance Fee.

**B. Future Residency Deposit.** You are asked to make a deposit of \$1,000, payable to Deerfield. The full amount is refundable for 30 days from the date the agreement is signed. Thereafter, \$500 of this deposit is refundable should you not proceed, or the total amount is applicable to the Entrance Fee later.

**C. Disclosure Statement.** We will provide you with a copy of our current Disclosure Statement, which fully describes the organization, facilities, policies, services, fees, financial condition and projections and other vital information related to Deerfield.



**D. Application Forms.** After signing the Future Residency Agreement, you are requested to fill out and return the following forms within 30 days:

1. *Application for Admission*
2. *Personal Health History*
3. *Confidential Financial Statement*

**E. Application Review.** Once applications are reviewed, you will be notified in writing of preliminary approval of acceptance. If your application is not approved, you will receive notification, an explanation and a full refund of the Future Residency Deposit. Please be assured that all information provided in the application process is handled with complete confidentiality.

**F. Availability of Residence.** Based on your priority number and on the type of residence specified and projected date, you will be contacted when residences are available. You have the right of refusal with no change in your status. Upon accepting the residence, you will proceed to the Residence and Services Agreement, thereby locking in the Entrance Fee; the Physician's Health Form; an interview with Deerfield's health care team; and the Move-In Process.

**G. Residence and Services Agreement.** The Residence and Services Agreement is accompanied by a deposit equal to ten percent (10%) of the Standard Entrance Fee for the residence you have selected, less the \$1,000 Future Residency Deposit. The 10% deposit is fully refundable for 30 days from the date the agreement is signed. After that, the deposit is refundable as described in the Residence and Services Agreement.

**H. Physician's Health Form.** Prior to move-in, your physician will fill out and send to Deerfield the Physician's Health Form with information from a physical examination completed not more than six months earlier.

**I. Interview with Health Care Team.** You will be asked to set up an interview with members of Deerfield's health care team prior to your move-in date.

**J. Move-in and Balance of Entrance Fee.** You will have 60 days from the signing of the Residence and Services Agreement to move in or assume financial responsibility for the residence. The balance of the Entrance Fee for the refund option you select is payable then. You will be asked to arrange your move with Deerfield's Move-in Coordinator.

**K. Benefits for Future Residents.** In addition to priority admission to Simonds Health Care Center (based on space availability), future residents may enjoy dining at Deerfield, use of the Riverwalk Spa, the fitness center and classes, arts and crafts studios and classes, and will receive the Harbinger, a publication detailing events of interest. Use of the aquatic center is available for a monthly fee.

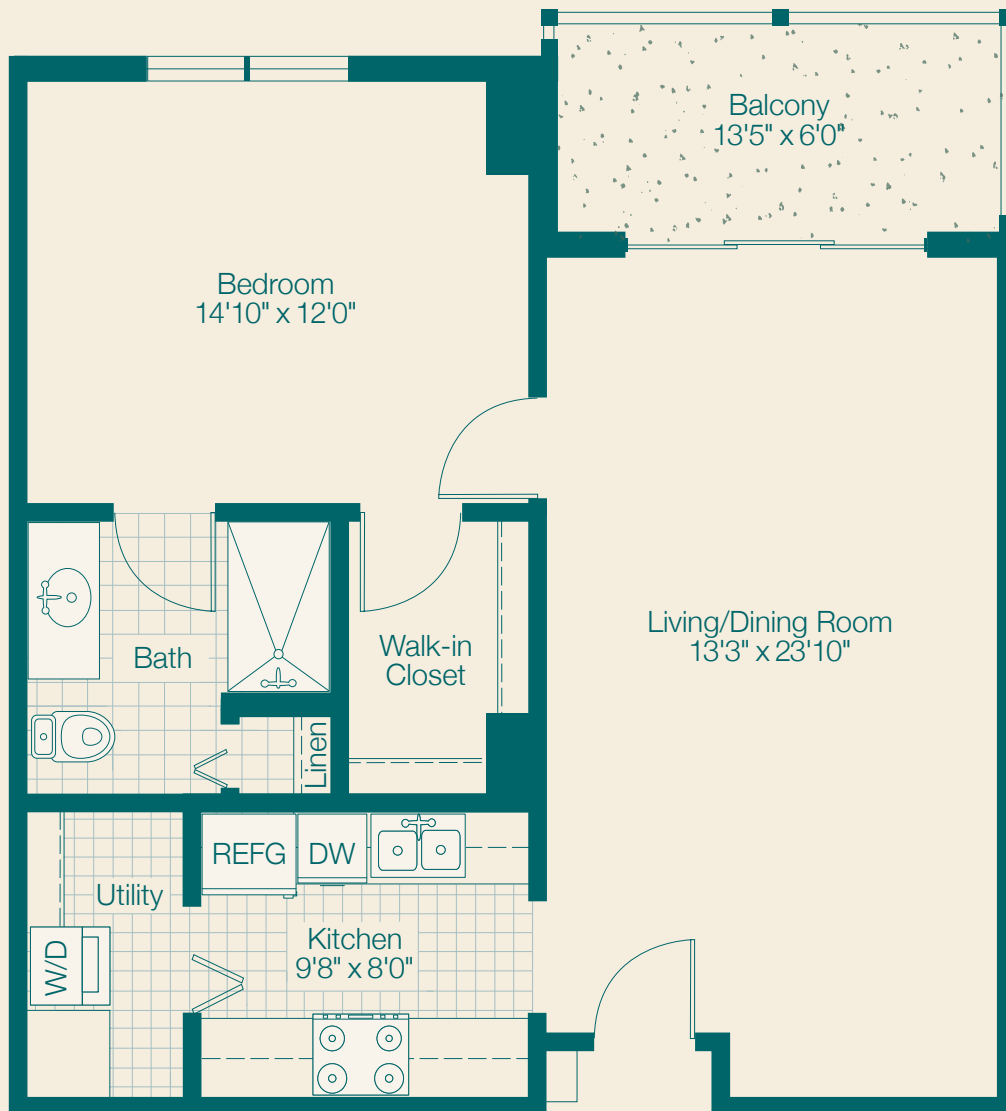
**L. Deerfield Smoking Policy.** In 2006, Deerfield instituted a no-smoking policy which states that Deerfield does not accept new residents who smoke. As of January 2008, Deerfield is a totally smoke-free campus.





# Deerfield

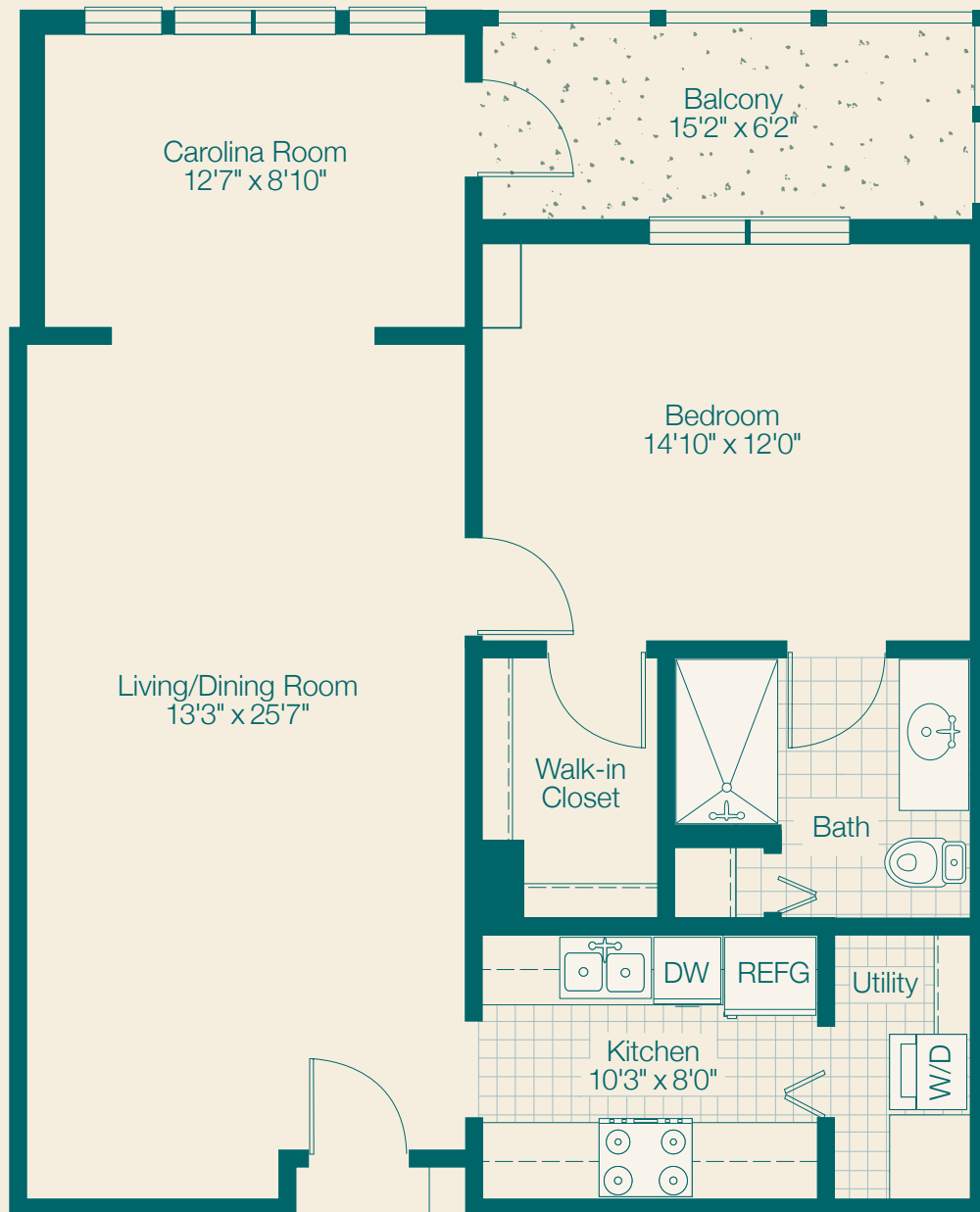
APARTMENTS



**APARTMENT A**  
**ONE BEDROOM**  
**800 SQ. FT.**

*Actual dimensions and design may vary.*



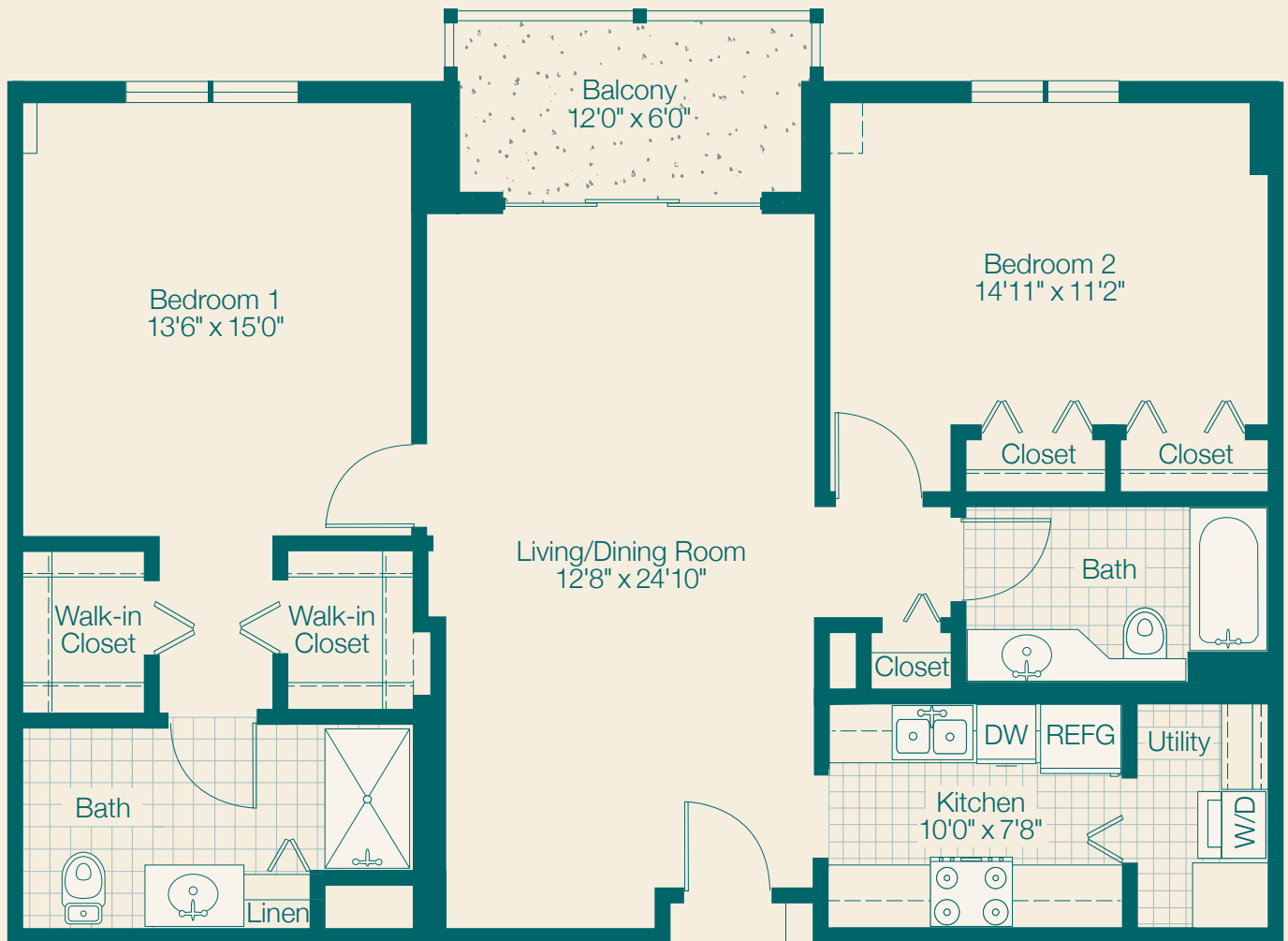


**APARTMENT B**  
**ONE BEDROOM WITH**  
**CAROLINA ROOM**

**946 SQ. FT.**

*Actual dimensions and design may vary.*

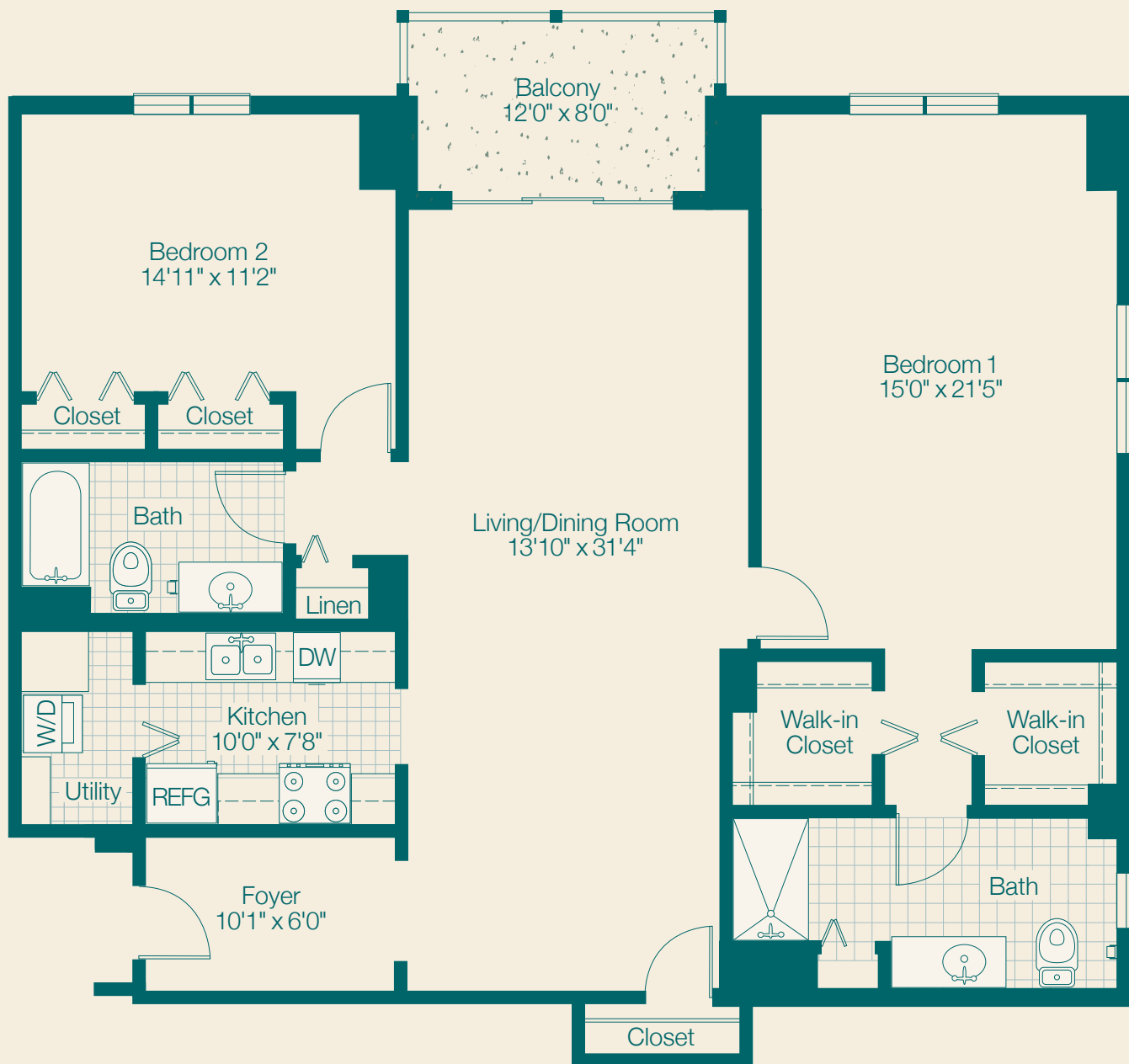




**APARTMENT C**  
**TWO BEDROOM**  
**1203 SQ. FT.**

*Actual dimensions and design may vary.*

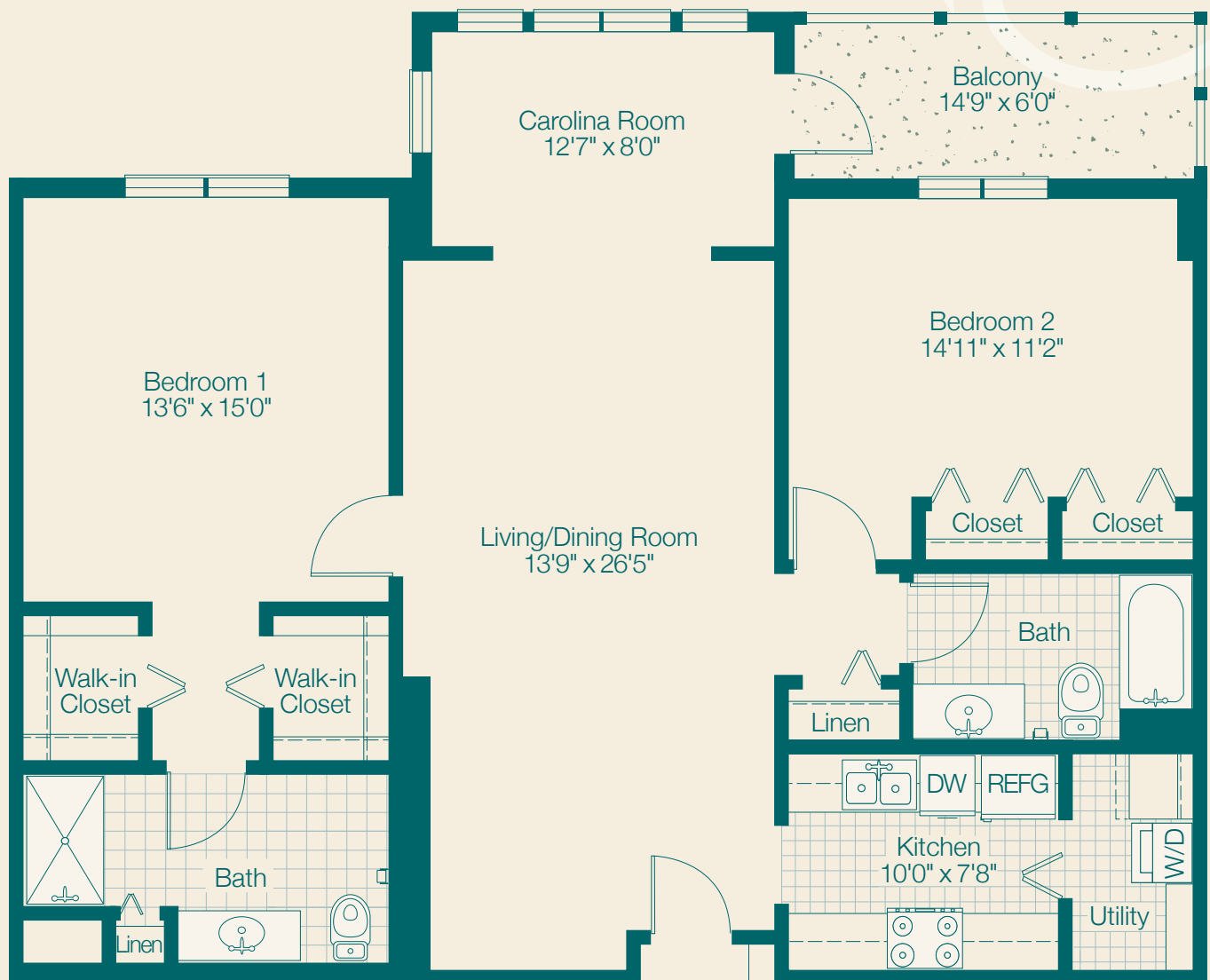




**APARTMENT C1**  
**TWO BEDROOM CORNER**  
**1440 SQ. FT.**

*Actual dimensions and design may vary.*

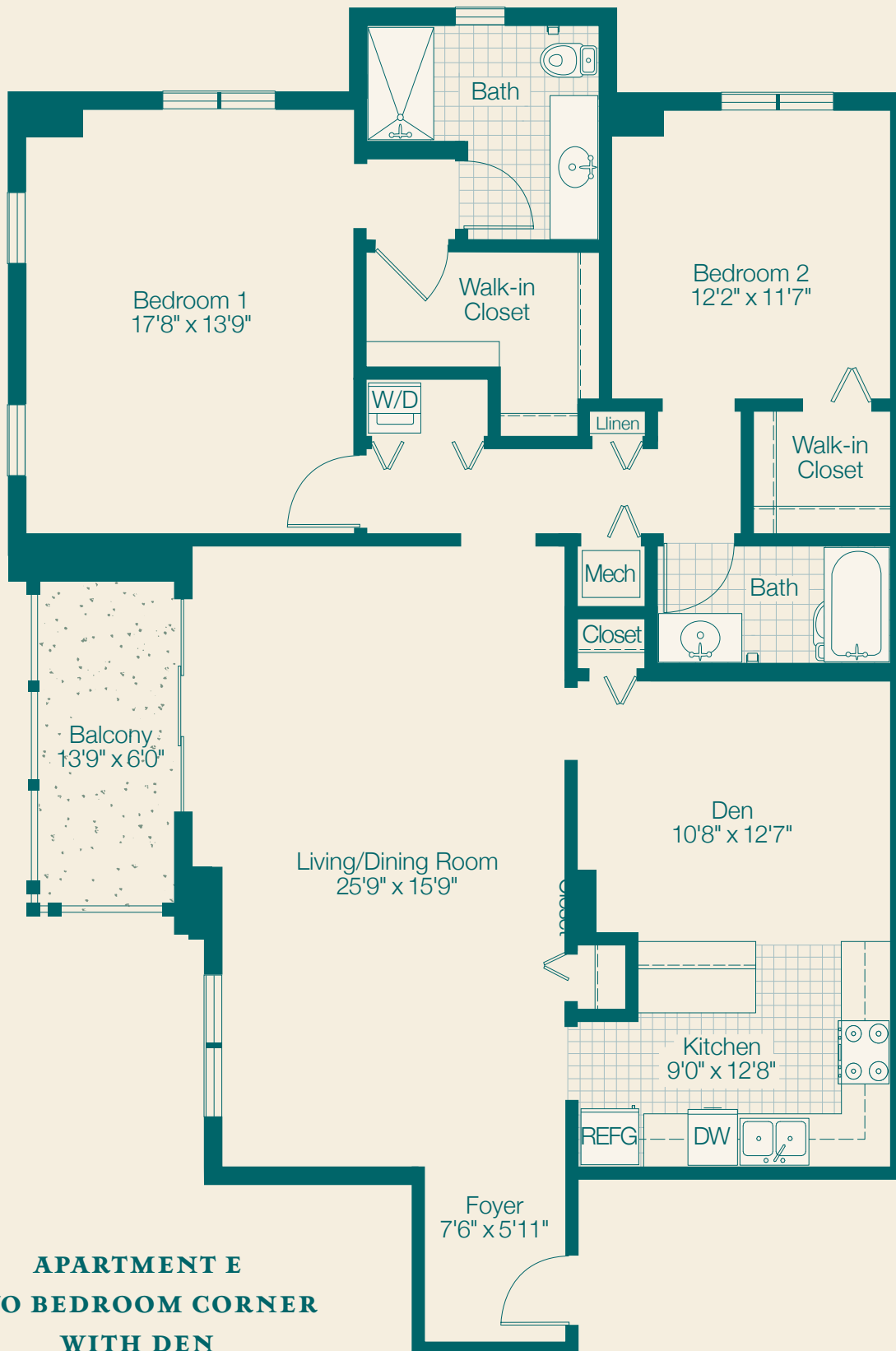




**APARTMENT D**  
**TWO BEDROOM WITH CAROLINA ROOM**  
**1346 SQ. FT.**

*Actual dimensions and design may vary.*

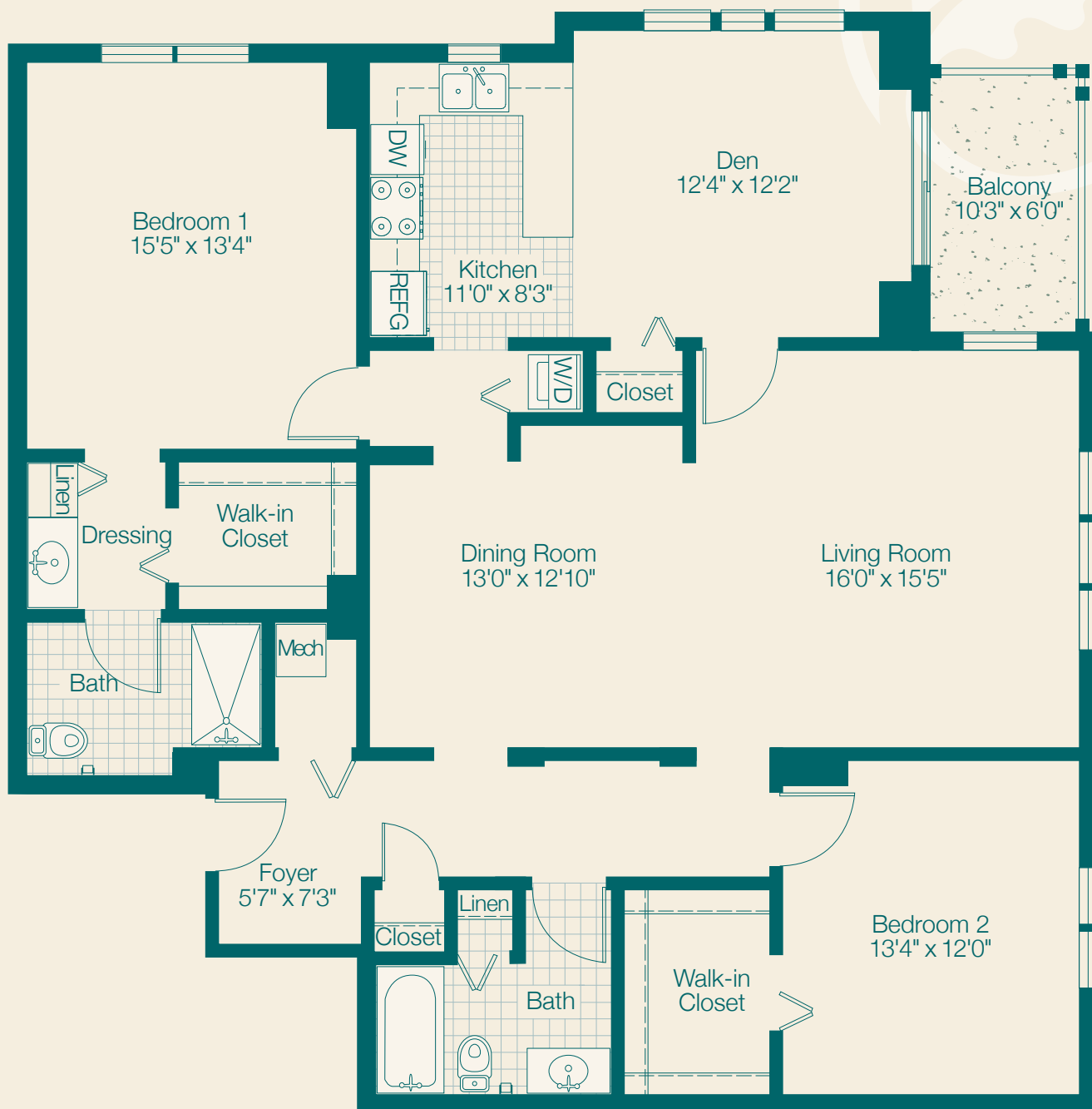




**APARTMENT E**  
**TWO BEDROOM CORNER**  
**WITH DEN**  
**1456 SQ. FT.**

*Actual dimensions and design may vary.*



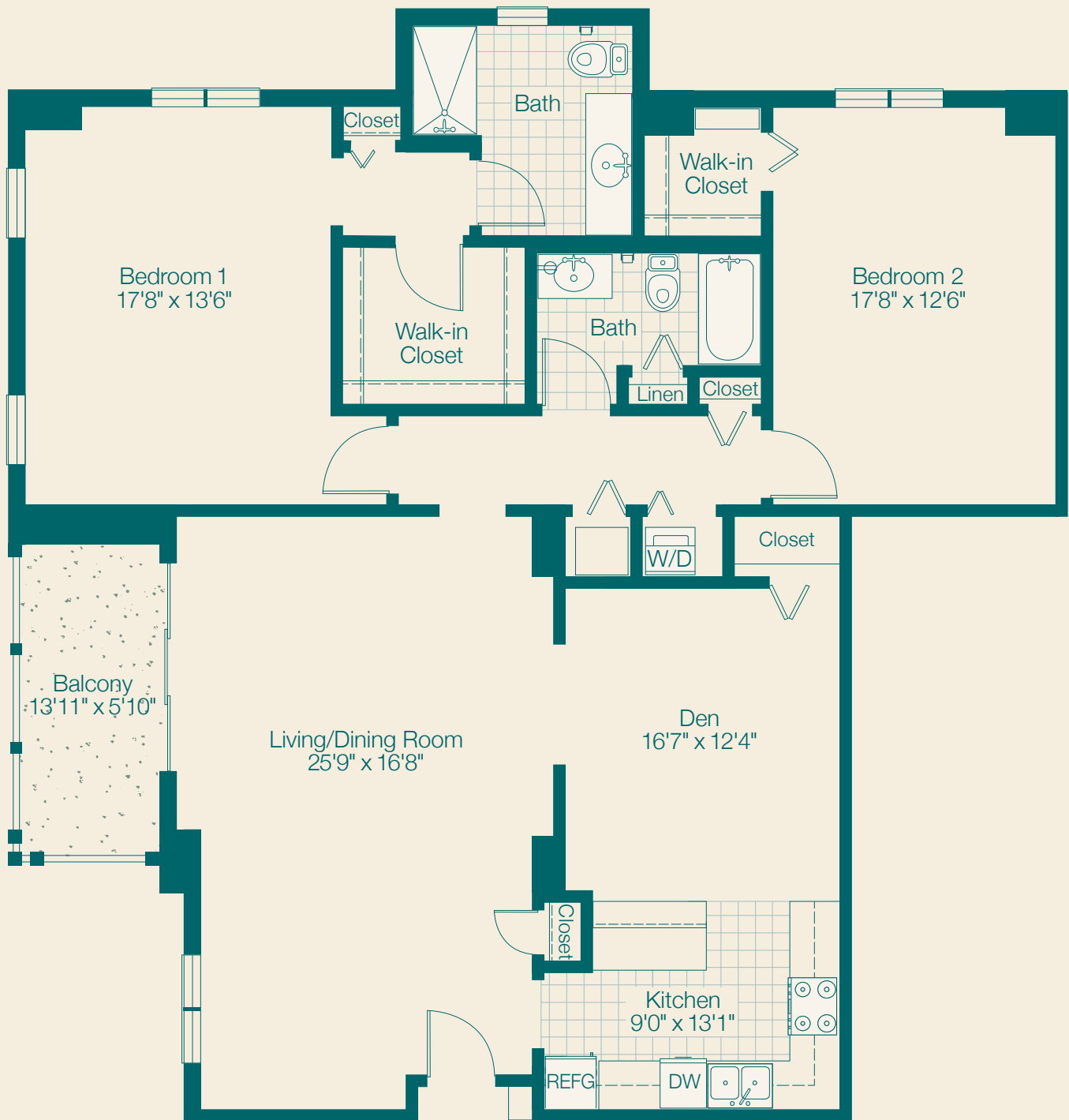


**APARTMENT F**  
**TWO BEDROOM DELUXE**  
**CORNER WITH DEN**

**1552 SQ. FT.**

*Actual dimensions and design may vary.*





**APARTMENT G**  
**TWO BEDROOM GRANDE**  
**CORNER WITH DEN**  
**1612 SQ. FT.**

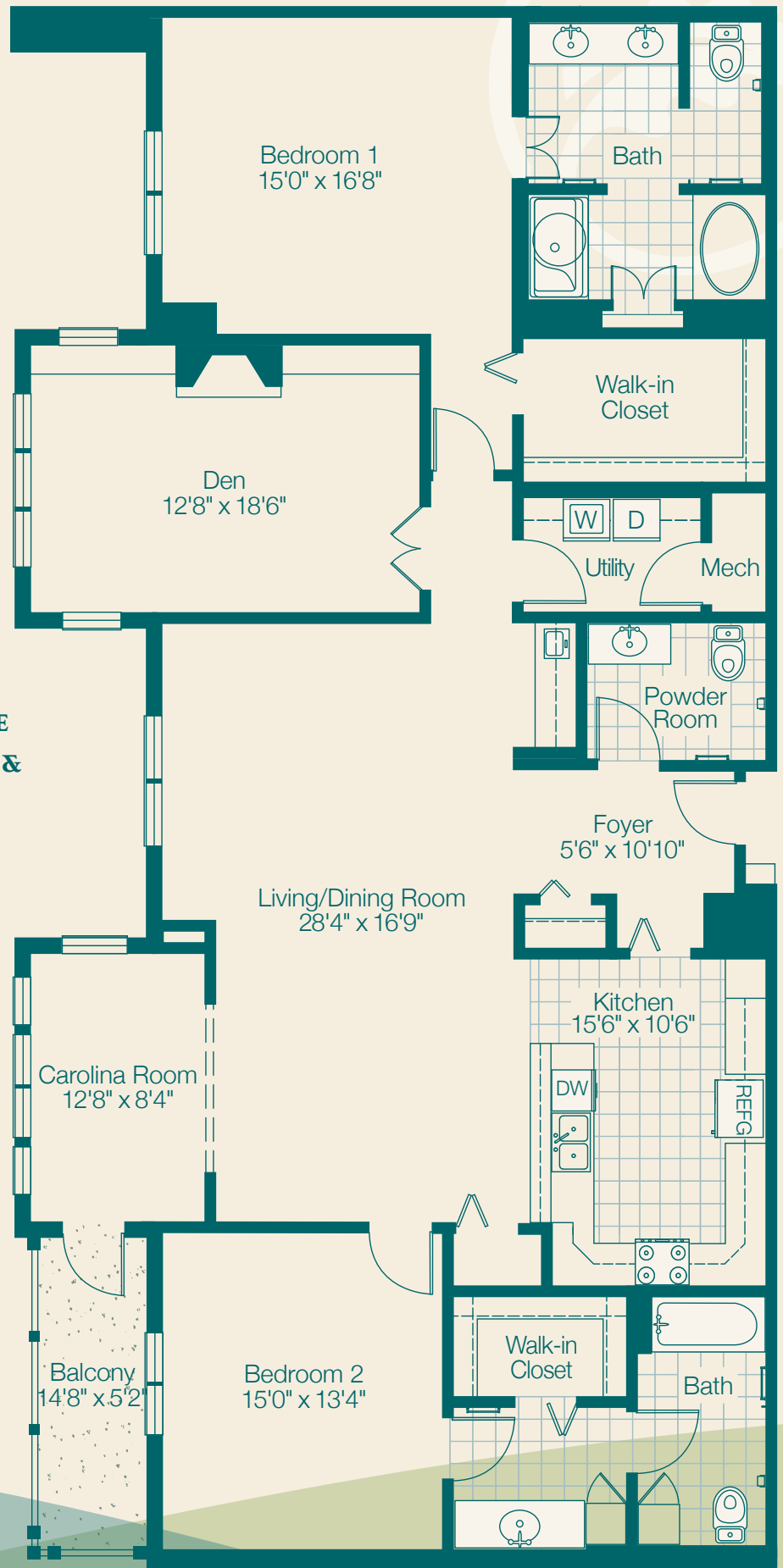
*Actual dimensions and design may vary.*



**APARTMENT L**  
**TWO BEDROOM DELUXE**  
**WITH CAROLINA ROOM &**  
**DEN WITH FIREPLACE**

**2314 SQ. FT.**

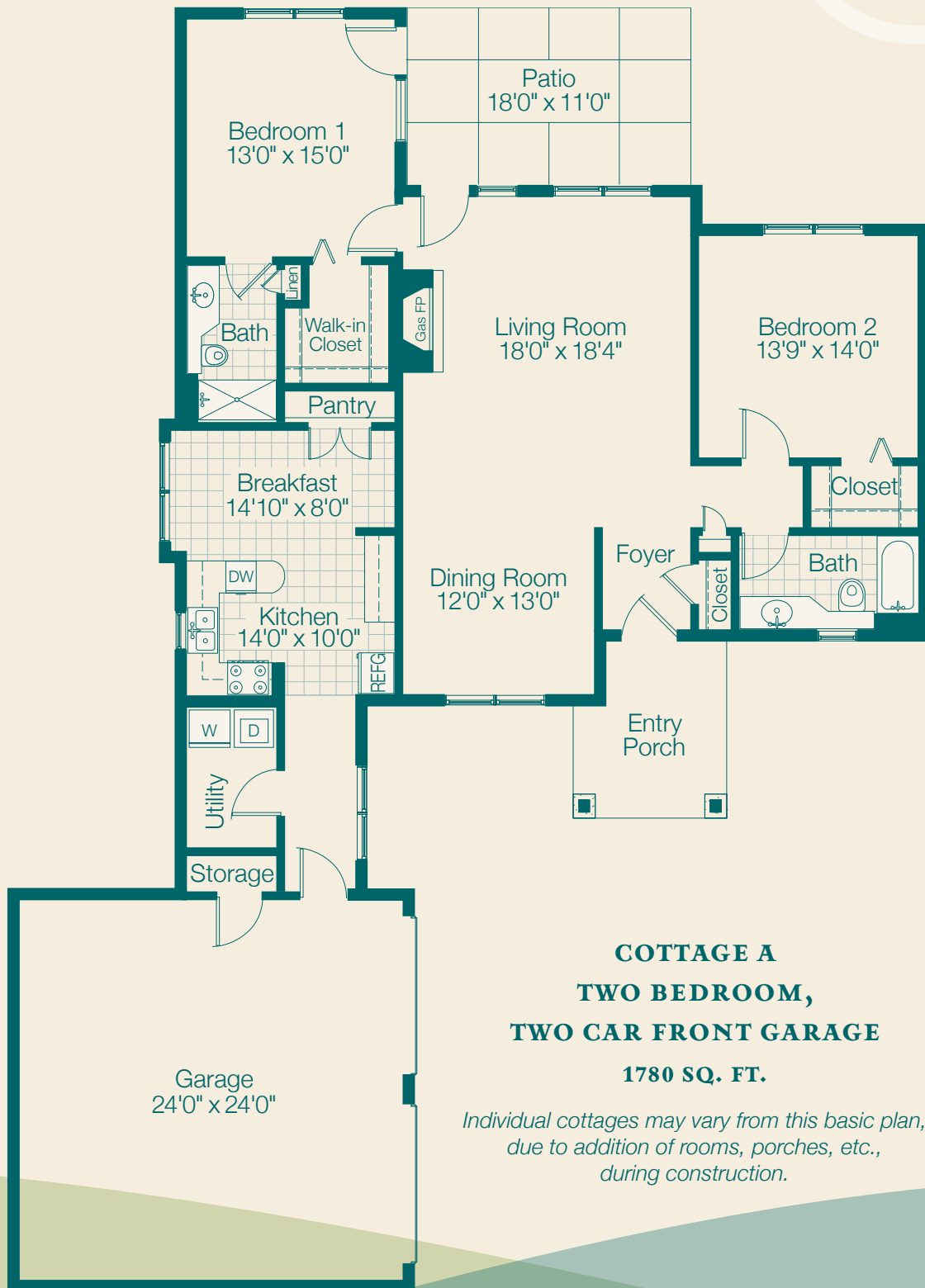
*Actual dimensions  
and design may vary.*





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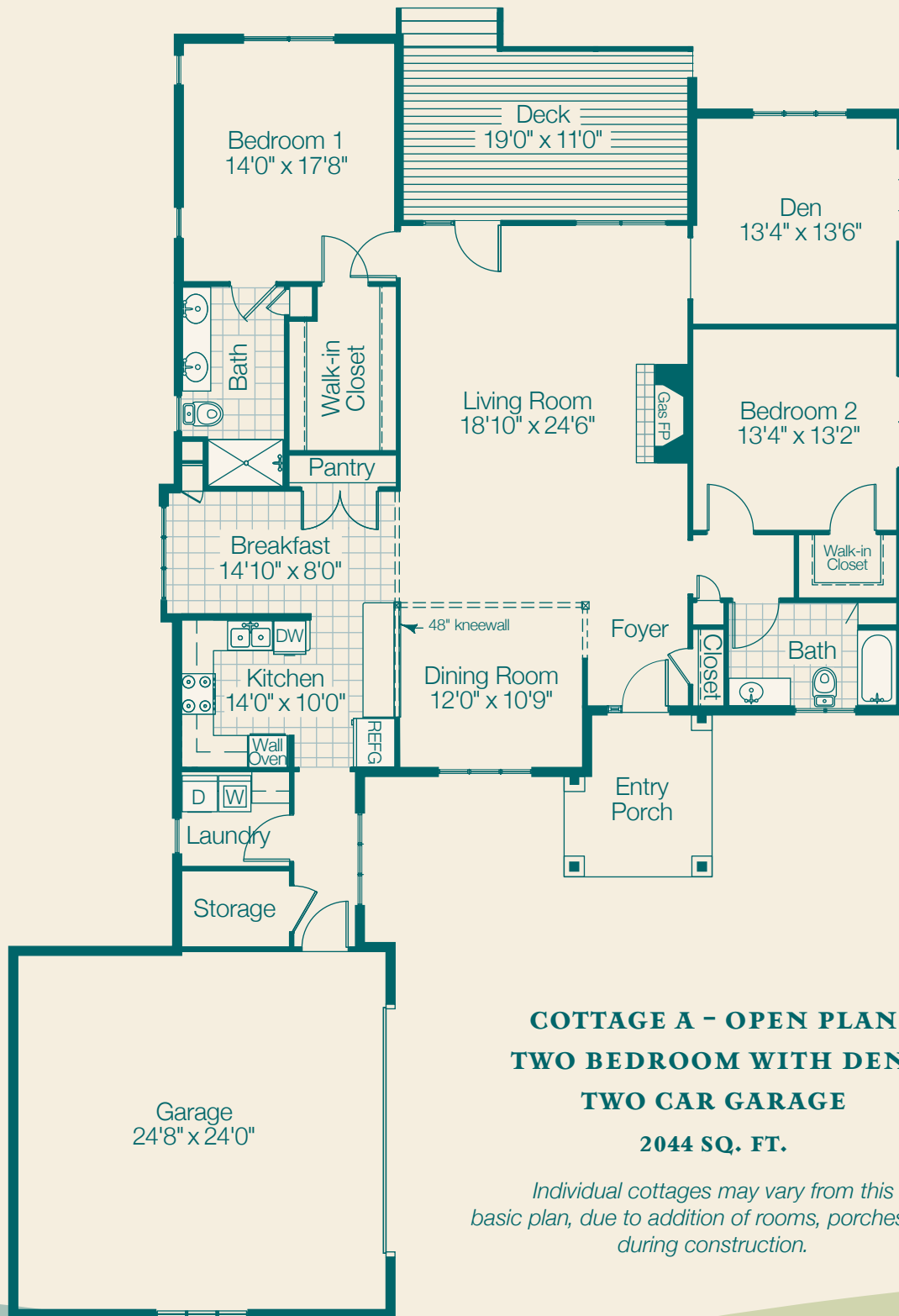
## COTTAGES



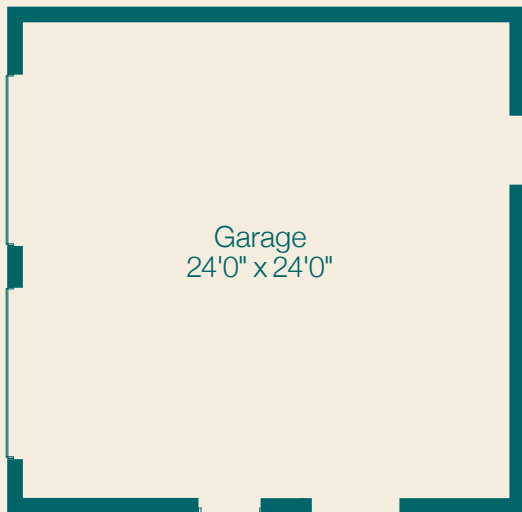
**COTTAGE A**  
**TWO BEDROOM,**  
**TWO CAR FRONT GARAGE**  
**1780 SQ. FT.**

*Individual cottages may vary from this basic plan,  
due to addition of rooms, porches, etc.,  
during construction.*



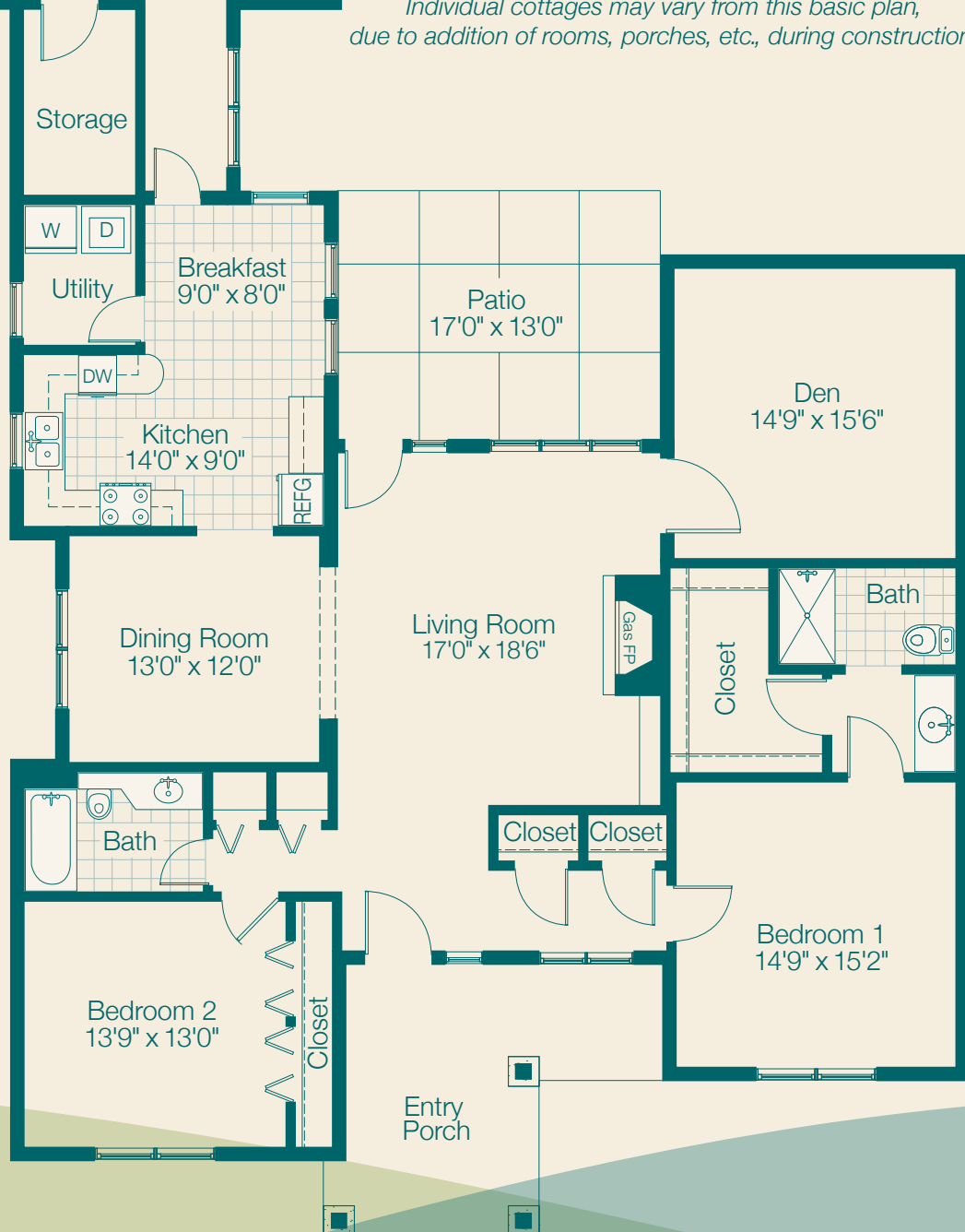




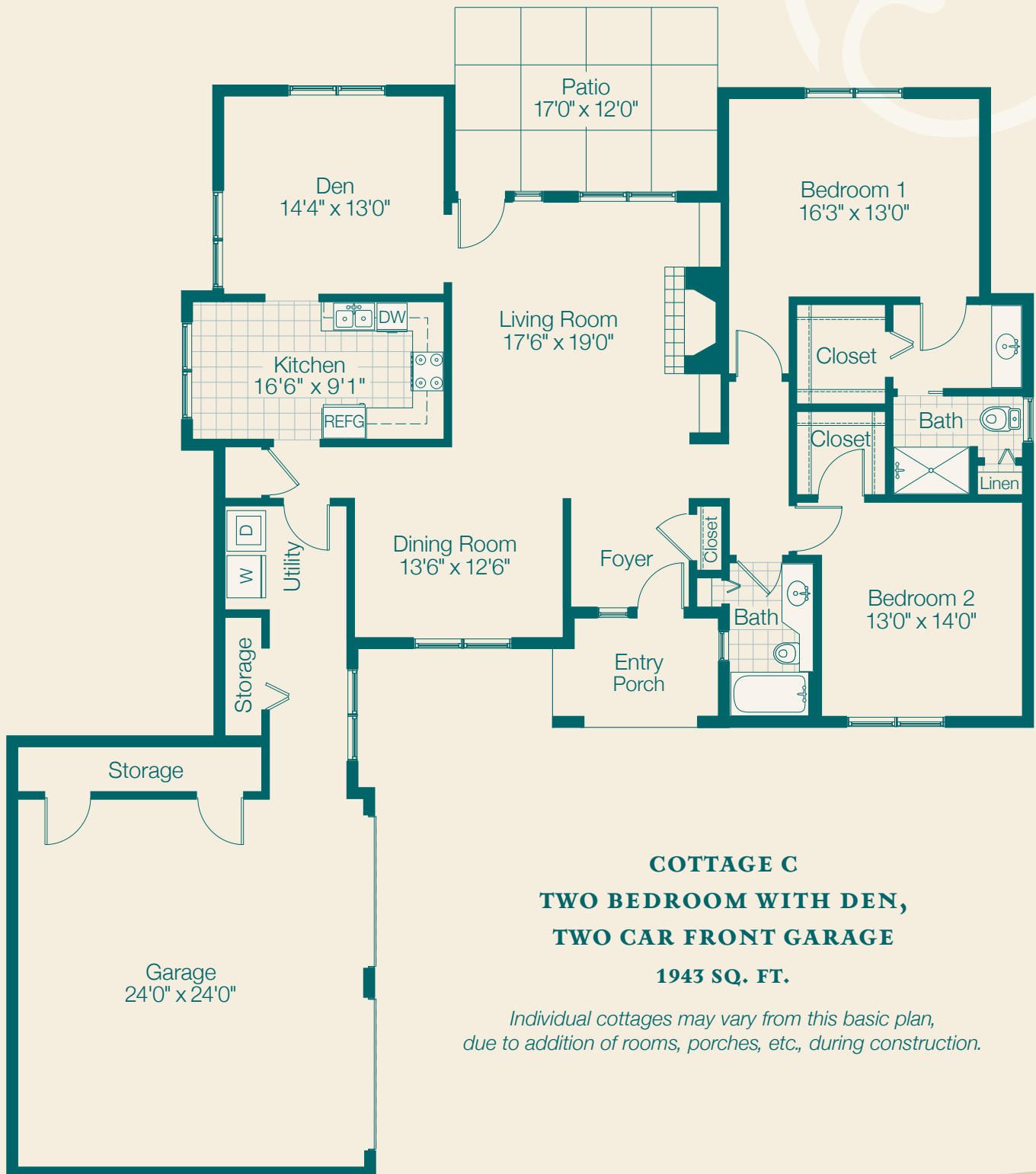


**COTTAGE B**  
**TWO BEDROOM WITH DEN,**  
**TWO CAR BACK GARAGE**  
**1946 SQ. FT.**

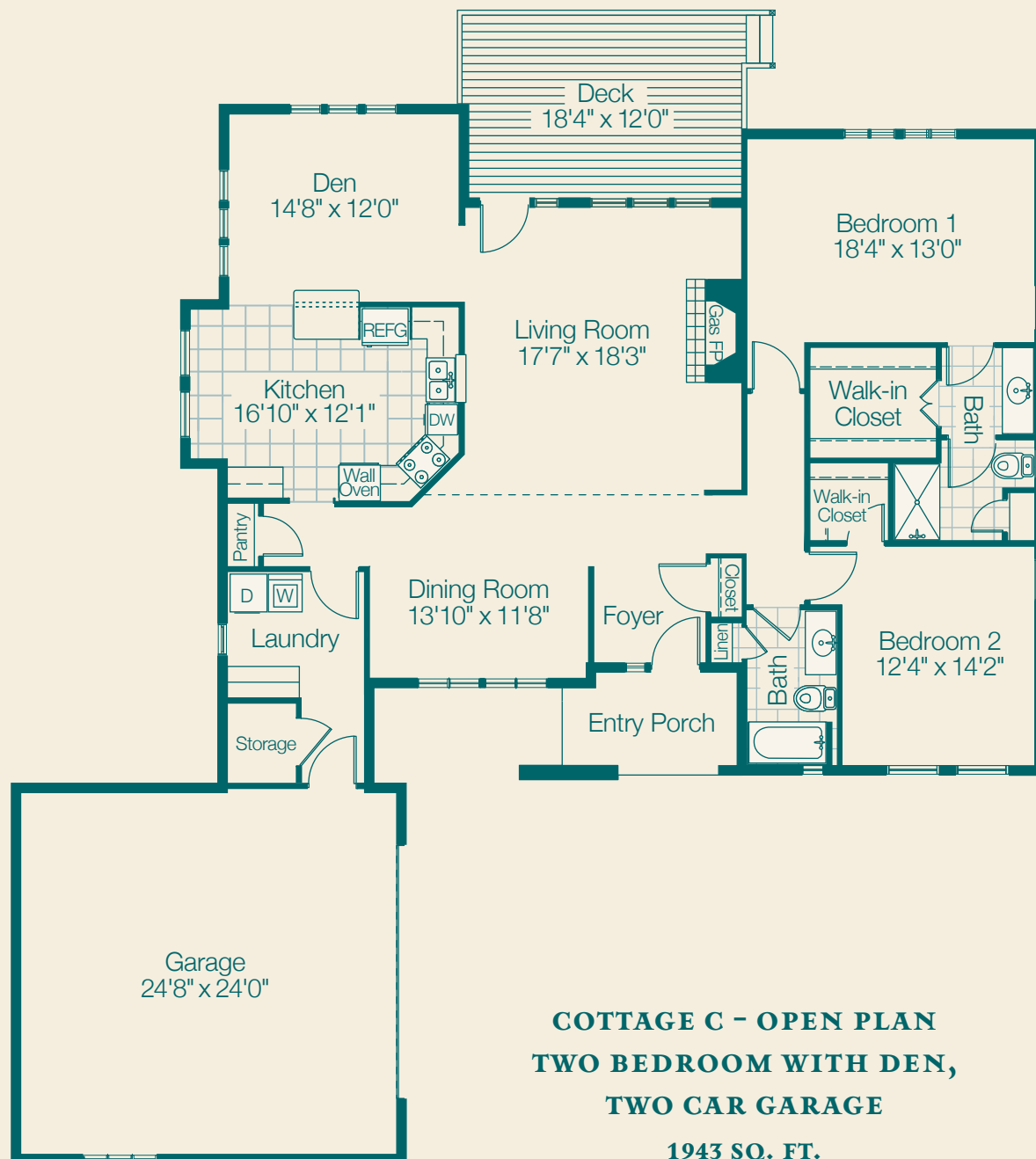
*Individual cottages may vary from this basic plan,  
due to addition of rooms, porches, etc., during construction.*









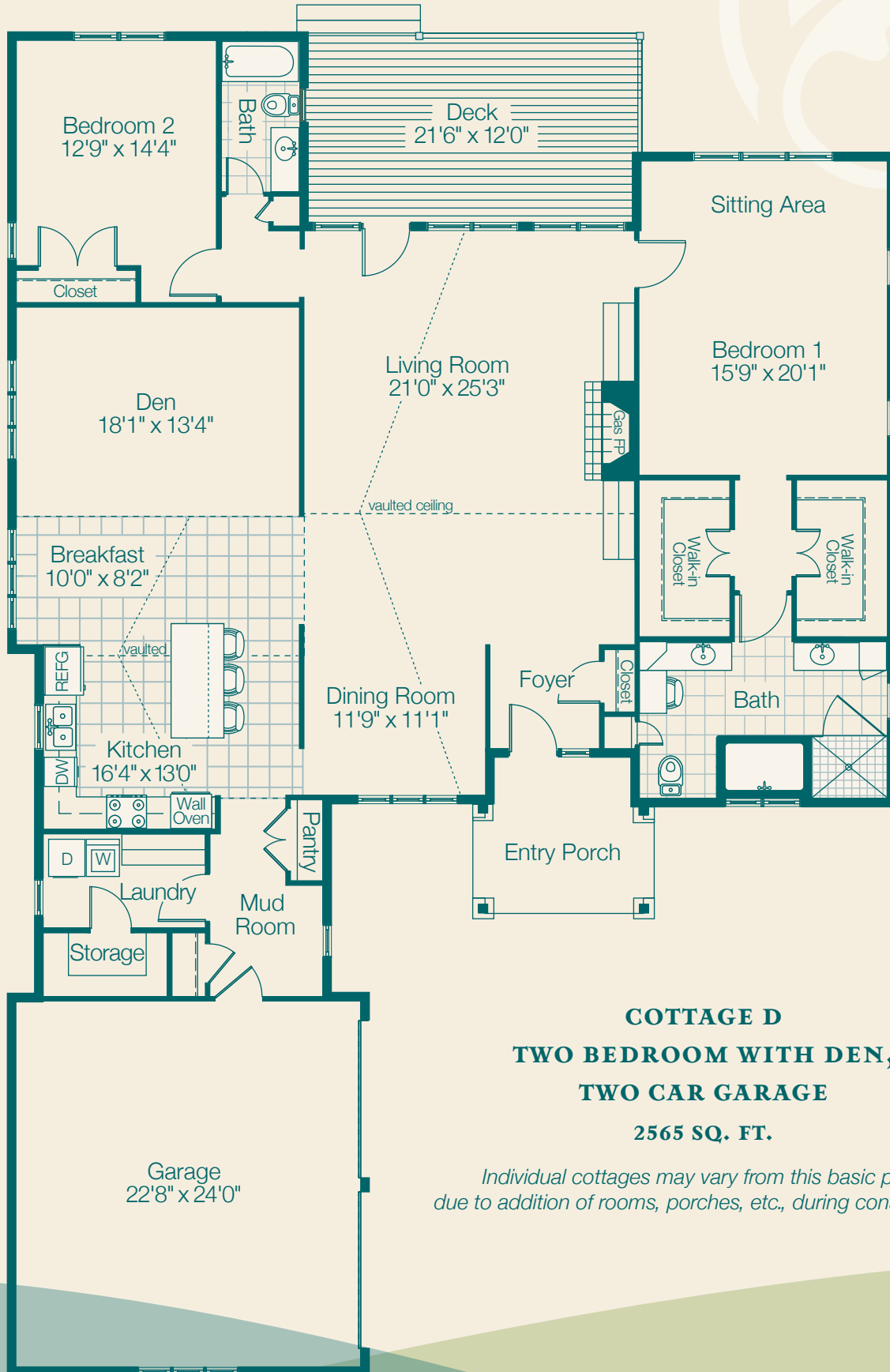


**COTTAGE C - OPEN PLAN  
TWO BEDROOM WITH DEN,  
TWO CAR GARAGE**

**1943 SQ. FT.**

*Individual cottages may vary from this basic plan,  
due to addition of rooms, porches, etc., during construction.*





**COTTAGE D**  
**TWO BEDROOM WITH DEN,**  
**TWO CAR GARAGE**

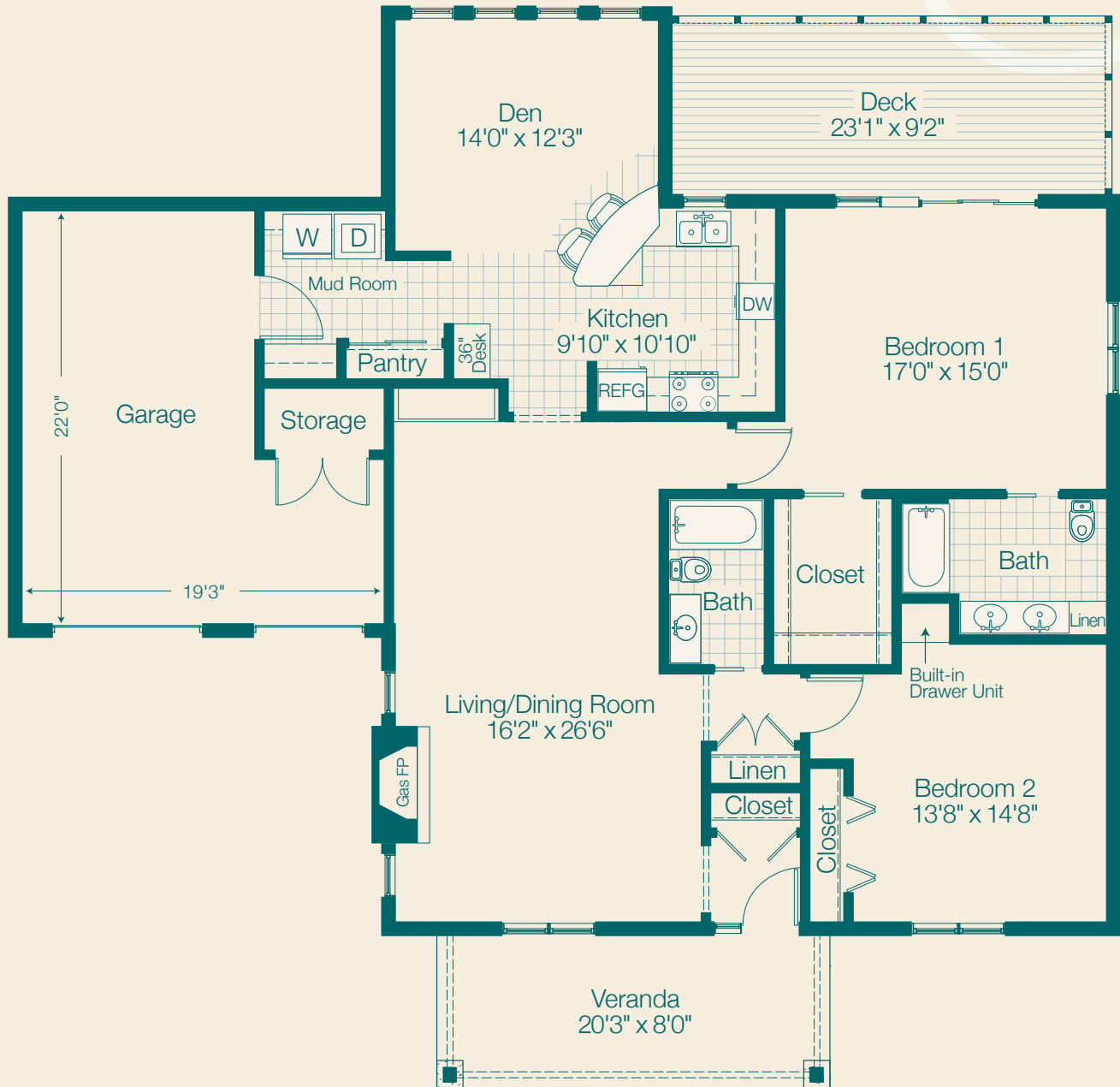
**2565 SQ. FT.**

*Individual cottages may vary from this basic plan,  
due to addition of rooms, porches, etc., during construction.*



# Deerfield

## VILLAS



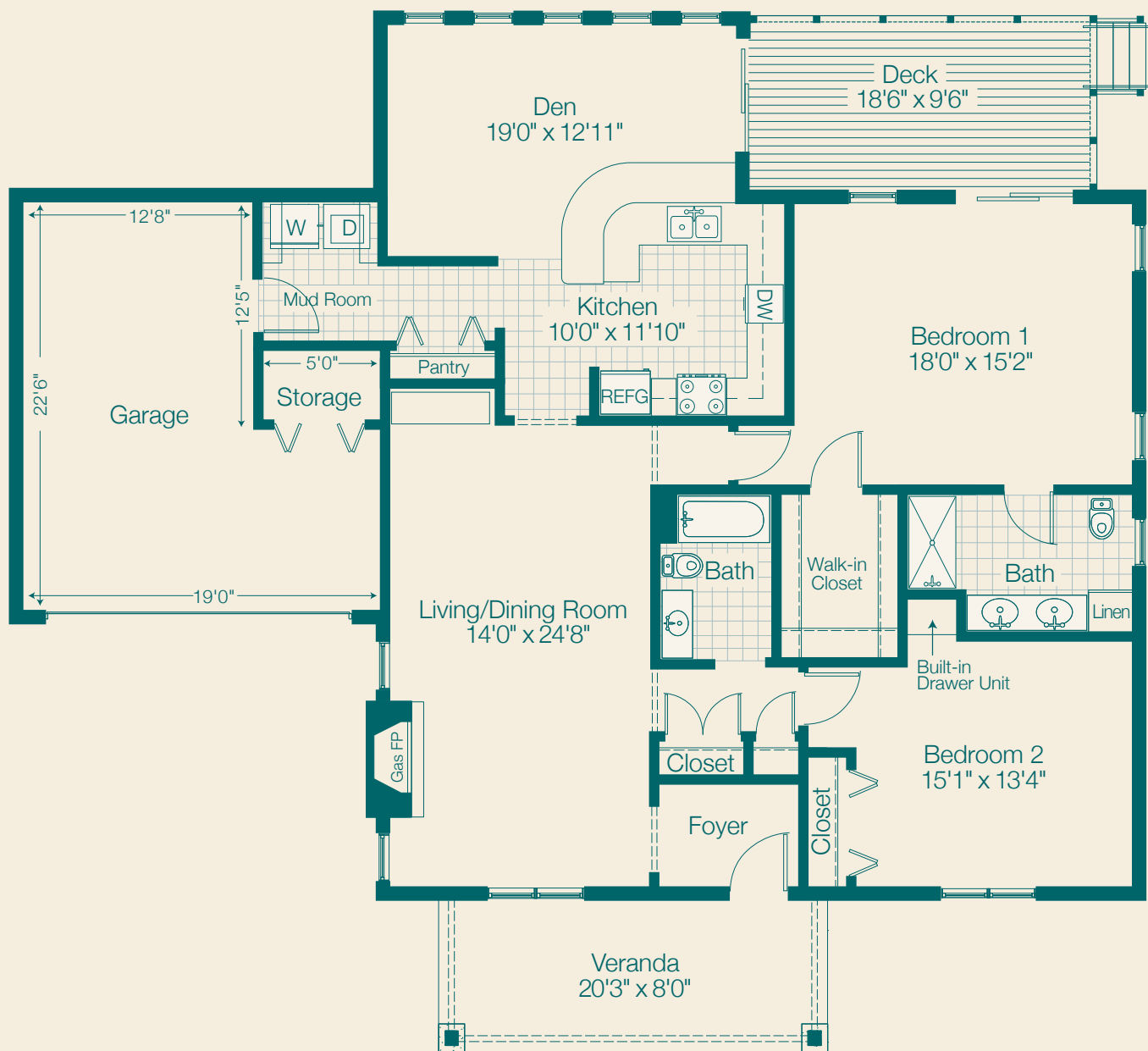
### VILLA I

**TWO BEDROOM WITH DEN,  
ONE CAR & GOLF CART GARAGE**

**1592 SQ. FT.**

*Actual dimensions and design may vary.*





**VILLA II**  
**TWO BEDROOM WITH DEN,**  
**ONE CAR & GOLF CART GARAGE**

**1650 SQ. FT.**

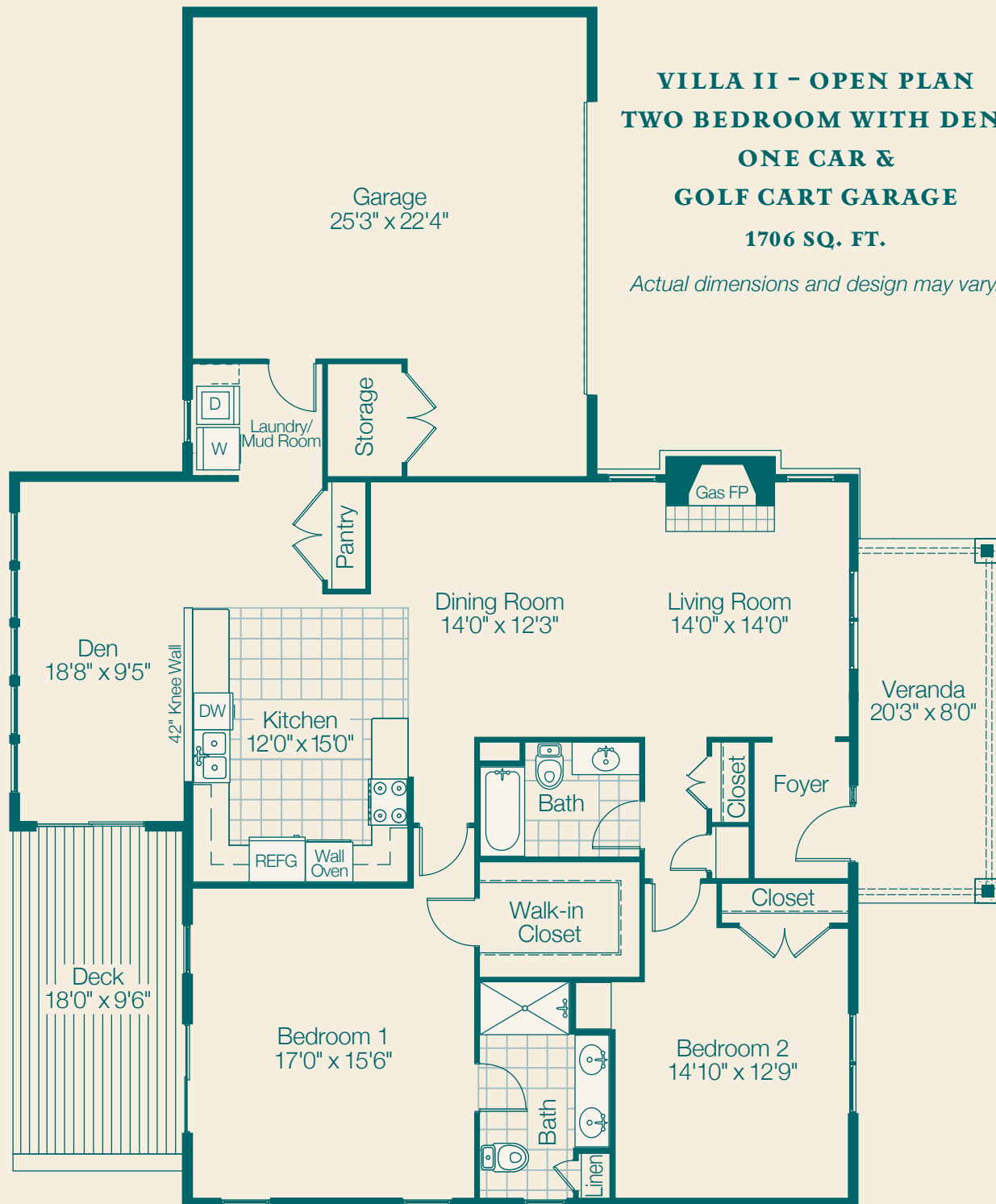
*Actual dimensions and design may vary.*



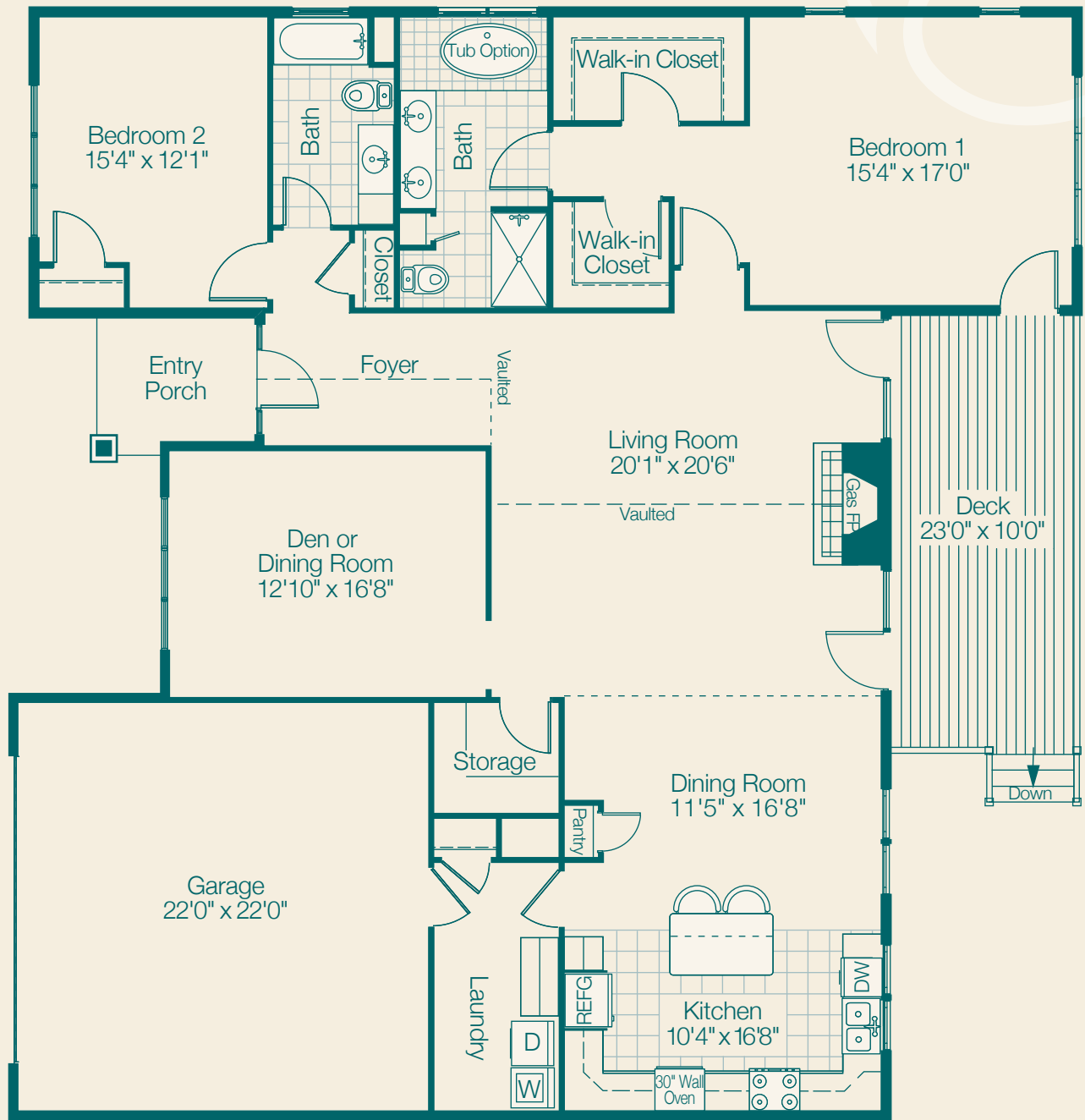
**VILLA II - OPEN PLAN  
TWO BEDROOM WITH DEN,  
ONE CAR &  
GOLF CART GARAGE**

**1706 SQ. FT.**

*Actual dimensions and design may vary.*







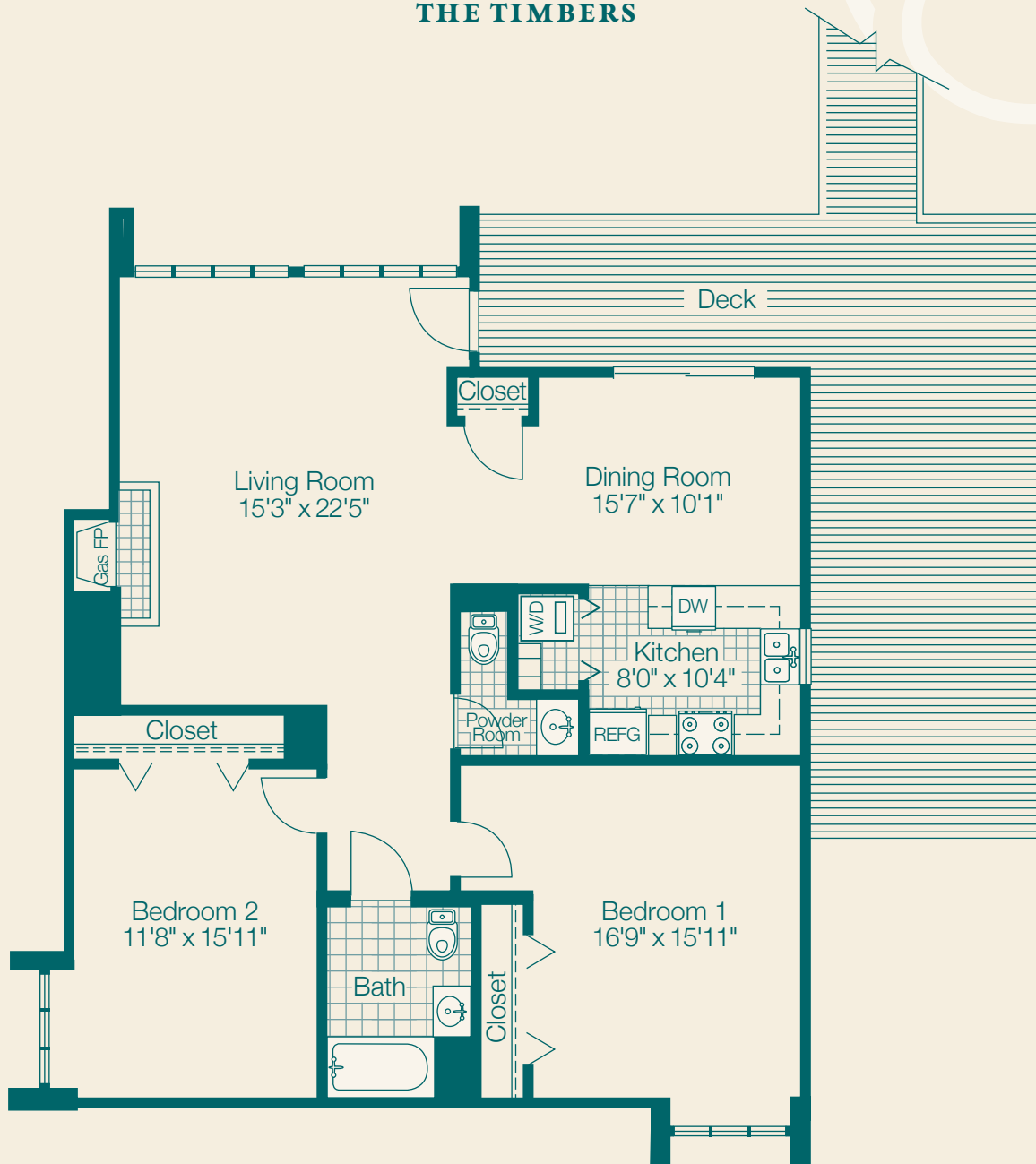
**VILLA III**  
**TWO BEDROOM WITH DEN,**  
**TWO CAR GARAGE**  
**2146 SQ. FT.**

*Actual dimensions and design may vary.*



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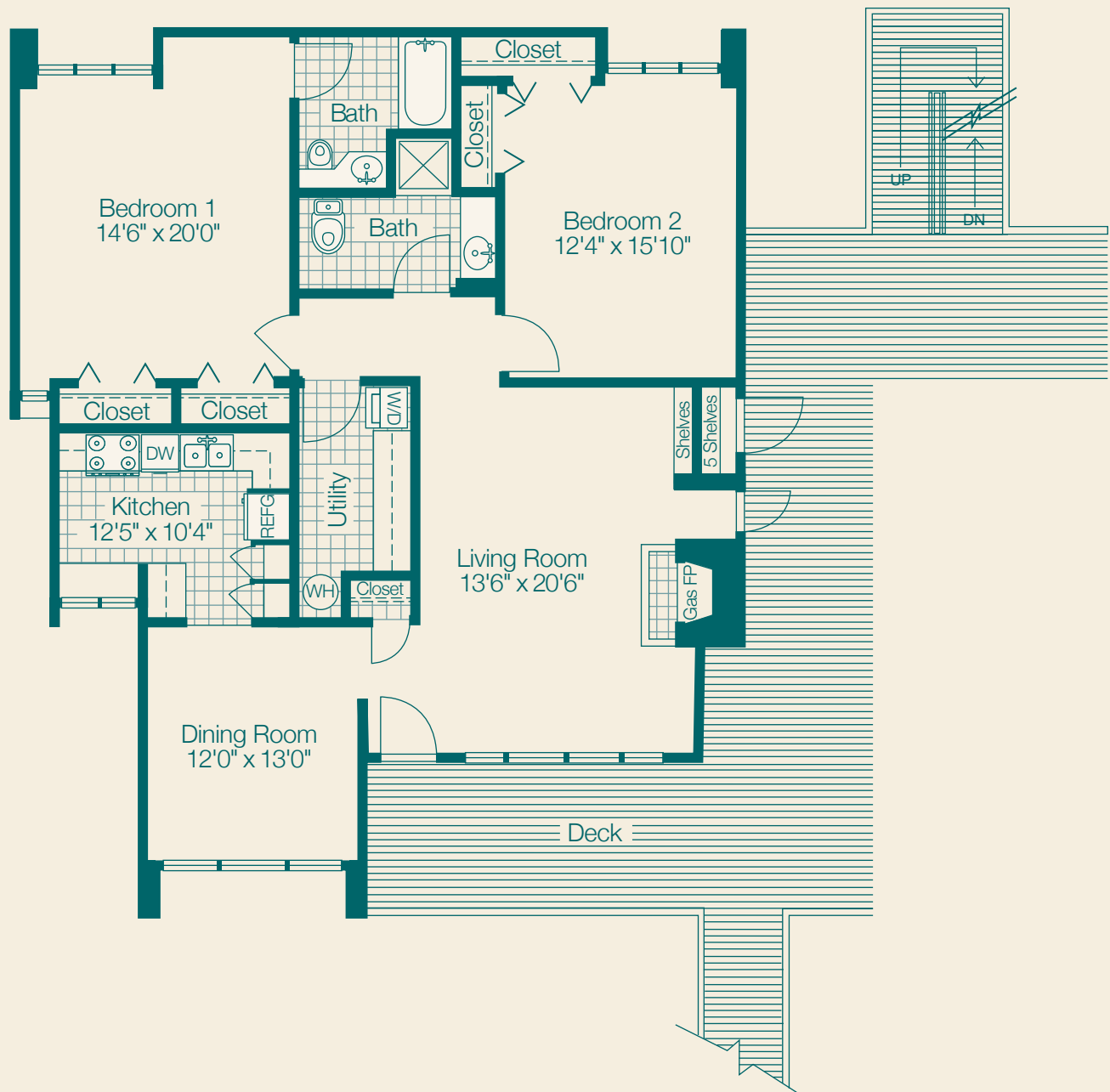
## THE TIMBERS



**THE TIMBERS A/B**  
**STANDARD TWO BEDROOM**  
**WITH DECK**  
**1316 SQ. FT.**

*Actual dimensions and design may vary.*





**THE TIMBERS D**  
**LARGE TWO BEDROOM**  
**WITH DECK**

**1487 SQ. FT.**

*Actual dimensions and design may vary.*





ESTABLISHED 1955  
by the EPISCOPAL DIOCESE OF WNC

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[deerfieldwnc.org](http://deerfieldwnc.org)

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