



THE
WOODLANDS
AT STOWE



Come Home *to Stowe.*

WHERE RETIRED LIVING IS EASY.

An active 55+ independent living retirement
community located in the heart of Vermont



Welcome

to The Woodlands at Stowe

Thank you for your interest in The Woodlands at Stowe!

The Woodlands is a very special place and we're excited to share with you more information about this wonderful community to help you decide if we're the right place for you to call home.

As a 55+ independent living retirement community, the wishes of our residents are likely no different than yours or any other older adult's—to live an active and independent lifestyle.

And we're committed to helping you make this happen, which is why we've created this information packet.

In the following pages, you'll find information about our Stowe-based location, services and amenities, pricing options, and floor plans that you can refer to as you explore The Woodlands.

When you're done, if you have questions or would like to schedule a personal tour, please give us a call. We'd love to meet you!

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About The Woodlands

The Woodlands at Stowe is a 40-unit independent living retirement community located within walking distance of the village of Stowe, Vermont, a four-season resort town that's vibrant and bursting with community spirit.

Here, we believe everyone should be able to live independently in a setting where you can be close to the activities you love while remaining comfortable in a home you can enjoy for years to come without the burdens of traditional home ownership.

We're committed to your comfort, security, and well-being while respecting your privacy and independent lifestyle.

Since opening in March 1998, The Woodlands has continued to provide a unique opportunity for our residents to live independently in a service-oriented community.

"We came just to inquire about The Woodlands on a Friday and were ready to purchase on Monday. The unit is so spacious and light with lots of large windows that we had not seen anywhere else we looked. The location is off the main route into Stowe, so it is quiet but within easy walking distance of the town and all the amenities. We are delighted with our choice, we keep encouraging our friends to come join us and they are!"

Mike & Marion Moore

Our residents enjoy a wide array of activities including classes, performances, outings, and more.



About Stowe

Fall, winter, spring, and summer, Stowe is a wonderful place to live or visit.

Known as the “ski capital of the east,” Stowe has many restaurants, inns, resorts, attractions, events, and places to shop - some within walking distance of The Woodlands at Stowe.

This location makes us perfect for those who wish to enjoy the peace and quiet of rural living or those who’re looking for a home base to venture out and explore the best Vermont has to offer.

“We have made many new friends and we are involved in many new activities here. Some days we barely leave our unit and other days we spend time running errands and visiting with friends and family. The scenic tours offered by The Woodlands have been enjoyable and have introduced us to this stunningly beautiful area of Vermont!”

Peter & Tana Lilienthal



Here are just some of the amenities the Stowe/Waterbury area has to offer:

Dining

Stowe’s restaurants offerings include breakfast cafes, steak and seafood, Italian, Mexican, Japanese, American and much more.

Shopping

Whether you’re shopping for clothes, jewelry, food, Vermont specialty products, art or furniture - Stowe and other nearby local communities have what you’re looking for.

Activities & Culture

Stowe offers an array of cultural activities - 12 months a year. Some of the year-round highlights include exhibits presented by The Current (formerly Helen Day Art Center), an annual car show, craft fairs, plays presented by Stowe Theatre Guild, Stowe House Tours, Garden Festival, Balloon Festival and ice sculpture display.

Recreation

Stowe’s many attractions can keep visitors and residents busy, including biking, hiking, canoeing and kayaking, fishing, golfing, horseback riding, scenic drives, skiing (alpine and cross country), snow shoeing, snowmobiling and sleigh rides just to mention a few.

Stowe’s Recreation Path is a popular place for walkers, joggers or those on bikes or skates. The 5.5 mile long scenic path, which begins in the heart of Stowe Village offers a place for resting, picnicking, or a quick splash in one of the few swimming holes of the West Branch of the Little River

The Stowe Country Club offers 18-holes of breathtaking view or perhaps you might enjoy 18-holes of miniature golf or bowling at the Sun & Ski Inn and Suites. Stowe Mountain Resort offers several scenic attractions including its auto toll road and gondola ride. Other great nearby attractions include art galleries, the Vermont Ski and Snowboard Museum, Little River Hot Glass, Ben & Jerry’s Ice Cream, Cold Hollow Cider Mill, Cabot Creamery, Danforth Pewter, and the Trapp Family Lodge.

For more information, visit Stowe at www.gostowe.com

Our location also puts us within several hours’ drive to larger cities, including:

Montpelier - 30 minute
Burlington - 45 minutes

Montreal - 2.5 hours
Boston - 3 hours

Services and Amenities

Our goal is to keep you comfortable in your own home for years to come.

This unique community offers both private ownership as well as leasing options, and promotes continued independence with your comfort and security in mind. Other reasons to choose The Woodlands include:

Professional on-site management team

- On-site Resident Services Coordinator
- One chef-prepared meal served daily
- Utilities including heat, water, sewer, and electricity
- General property, fire, and liability insurance
- 24-hr. Lifeline personal response system

- Building maintenance and repairs, including custodial service for all common areas
- Landscaping and snow removal
- Regularly scheduled transportation
- On-site laundry
- On-site mail and package delivery
- Indoor common spaces including a living room, exercise room, and library
- Outdoor common spaces including a screened-in porch, courtyard patio, and raised garden beds
- A dog or cat is welcome

Our courtyard is a great place for residents to gather for meals and social events.



Rates and Monthly Fees

The Woodlands offers two financial models to help make your independent living lifestyle possible, which allow us to offer the lowest entry fee possible, providing middle-income community members, such as our retired schoolteachers, police officers, healthcare workers, and small business owners, access to a local independent living lifestyle. No matter the option, each includes access to our full line of resident services.

Pricing Models

The Woodlands offers two pricing models – a traditional monthly rental and an ownership option.

Monthly Rental Model

Our monthly rental fee is similar to a traditional rental in which you pay for your apartment on a recurring monthly basis alongside your Monthly Service & Upkeep Fee. This is the most flexible and financially feasible option for most and helps to preserve your hard-earned savings.

	Single Occupancy	Double Occupancy
Rent	\$2,350	\$2,350
Monthly Service & Upkeep Fee	\$3,500	\$4,500
Total Monthly Payment Due to The Woodlands	\$5,850	\$6,850

Ownership Model

The Woodlands also offers a home ownership model, in which you purchase your apartment as you would a traditional home. With this model you do not pay The Woodlands monthly rent, but you do pay the Monthly Service & Upkeep Fee in addition to your mortgage payment.

	Single Occupancy	Double Occupancy
Mortgage	Paid to your mortgage lender	
Total Monthly Service & Upkeep Fee Due to The Woodlands*	\$3,500	\$4,500

**Property tax payment not included, average \$2,200/yr.*

Priority Wait List

Not everyone is ready to move into an independent living community just yet. But that doesn't mean you can't start making plans for your future today.

For those considering The Woodlands as a future home, we offer a program that can help you take the steps to secure your future home – our Priority Wait List program!

Monthly Service Fees

Monthly Service Fee Includes

- Full access to meal program (per resident)
- 24-hr . Lifeline emergency response system
- Planned activities, including social, cultural, and recreational events
- Regularly scheduled local transportation
- Utilities: electric, water, sewer, and heat
- Building maintenance and repairs
- General property, fire, and liability insurance for the facility
- Seasonal grounds maintenance (landscaping, mowing, plowing, etc.)

Options Services Available For a Fee

Transportation (The Woodlands Van)

- Private local transportation for a fee

Housekeeping and Maintenance

- Clean your home
- Do personal laundry
- Projects such as moving furniture and hanging pictures

Need to get groceries or run other errands? The Woodlands Van can get you there!



Cost Comparison Worksheet

Use this worksheet to assist you in comparing your current expenses with those covered under The Woodlands at Stowe's independent living monthly fee.

Monthly Household Expenses	Typical Monthly Homeowner Expenses	Current Monthly Expenses	Included at The Woodlands
Mortgage Payments/Rent	\$--	\$ _____	✓
Property Taxes (owned units only)	\$500	\$ _____	included in rental model
Heating/Fuel Costs/Air Conditioning	\$500	\$ _____	✓
Electricity	\$125	\$ _____	✓
Water	\$100	\$ _____	✓
Meal Shopping & Dinner Out (including Restaurants/Gratuities)	\$750	\$ _____	✓
Home Repairs & Maintenance (rental units only) (Appliance Repair, Electrical, Painting, Plumbing, etc.)	\$450	\$ _____	included in rental model
Building Depreciation (Roofing, Boilers, etc.)	\$350	\$ _____	✓
Trash Pickup	\$100	\$ _____	✓
Year-Round Landscaping/Grounds Maintenance	\$200	\$ _____	✓
Activities/Wellness Program	\$150	\$ _____	✓
Security/Safety Expenses (24-hr Emergency Response, Security, Fire Alarm)	\$100	\$ _____	✓
Total	\$3,325	\$ _____	

Monthly Service Fee Range at The Woodlands

\$3,500-\$4,500

*These estimates are based on single occupancy.

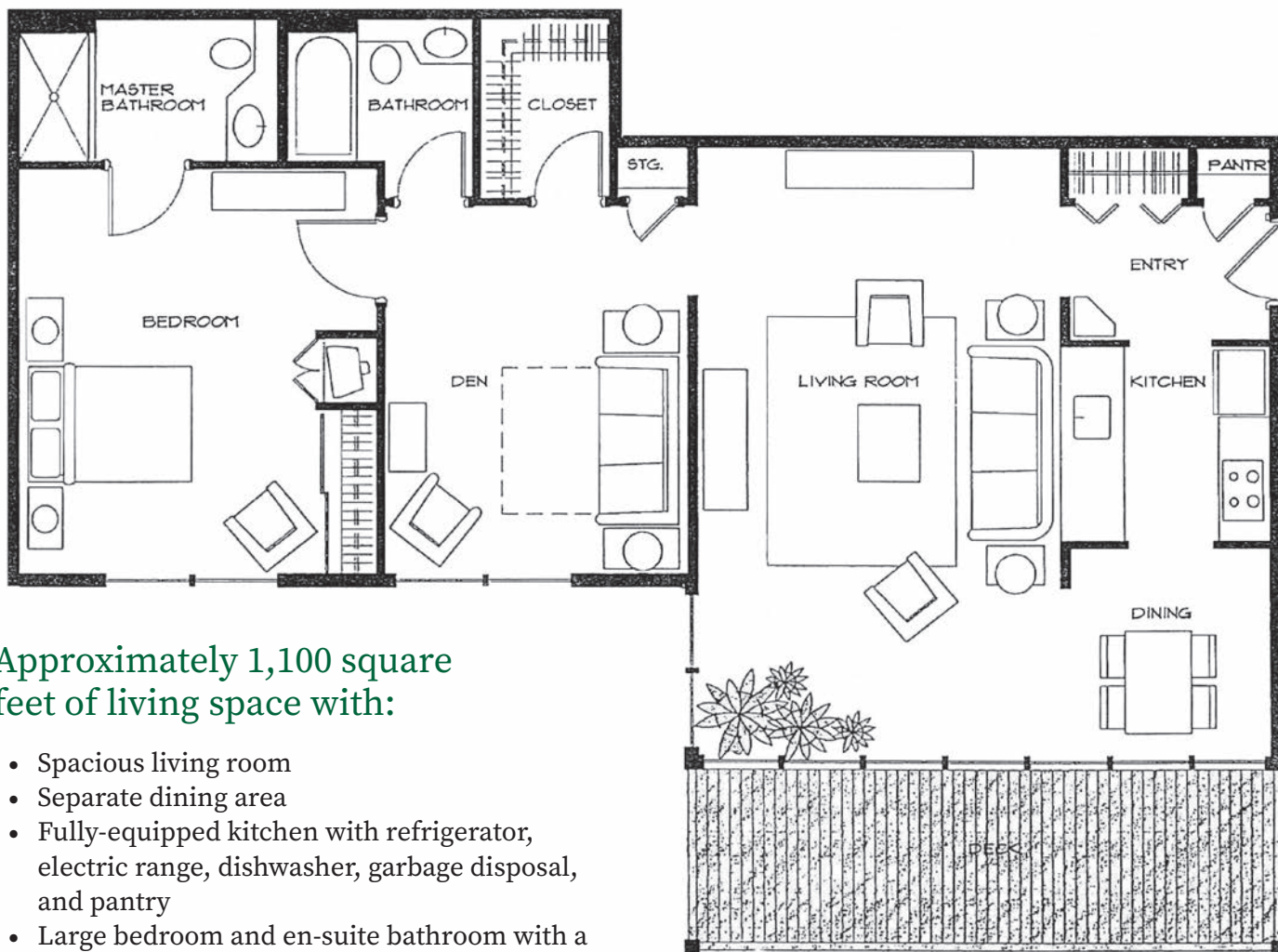
Is Independent Living Right for Me?

Use this quiz to help you determine if an independent living lifestyle is right for you or your loved one. Review each question and mark your ability to carry out the listed task. If you mark YES more than you mark NO, then independent living might be a lifestyle you should consider.

	YES	NO
I am able to plan, prepare, and serve my own meals.		
I am able to clean up and run a dishwasher to maintain a clean eating and kitchen area.		
I am able to store food and monitor its freshness.		
I am able to remember or keep lists of emergency procedures.		
I am able to use a telephone or other communication device to summon assistance if needed.		
I am able to manage my finances including setting and keep my own budget and paying my bills on time.		
I am able to make lists and decide where to shop, how to pay for items, and can transport them home.		
I am able to walk within my living space and community spaces.		
I am able to carry and move items between locations.		
I am able to drive and maintain my own vehicle OR navigate other forms of public transportation.		
I am able to understand and stay within my personal abilities and I know my limitations.		
When problems first appear, I am able to take initiative to address them or seek advice as appropriate.		
I am able to know when, where, and how to seek assistance.		
I am able to interact with other residents.		
I am able to participate in community activities.		
I am able to express my thoughts and ideas.		
I am able to hear phone conversations, alarms, bells, traffic, etc.		
I am able to converse with others in moderately noisy situations.		
I am able to speak intelligibly without special skills by listeners.		
When speaking, I am able to maintain my pitch and volume within normal limits.		
I am able to learn and retain names and locations.		
I am able to maintain attention to tasks and carry on until a task is completed.		
I am able to maintain my safety through orderly management of my possessions.		

Do you have a few NO answers? Don't worry. Independence may be achieved with the use of adaptive devices—a cane, equipment to hear others, or lists that help in remembering things, or with assistance from significant others or by hiring local in-home care services.

Apartment Floor Plan



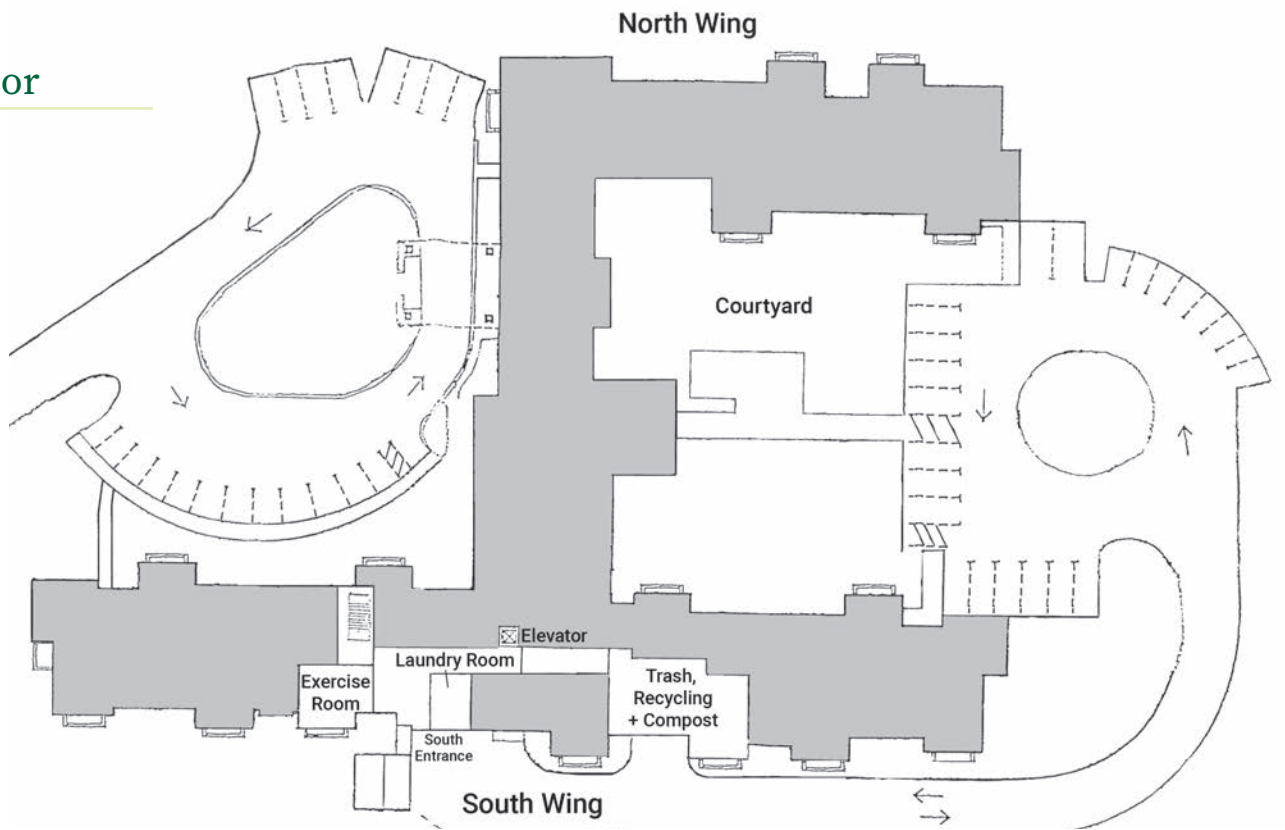
Approximately 1,100 square feet of living space with:

- Spacious living room
- Separate dining area
- Fully-equipped kitchen with refrigerator, electric range, dishwasher, garbage disposal, and pantry
- Large bedroom and en-suite bathroom with a walk-in shower
- Second full bathroom with tub
- Study/den space
- Ample closet space
- Private deck/patio
- In-unit air conditioning
- In-unit laundry hookup

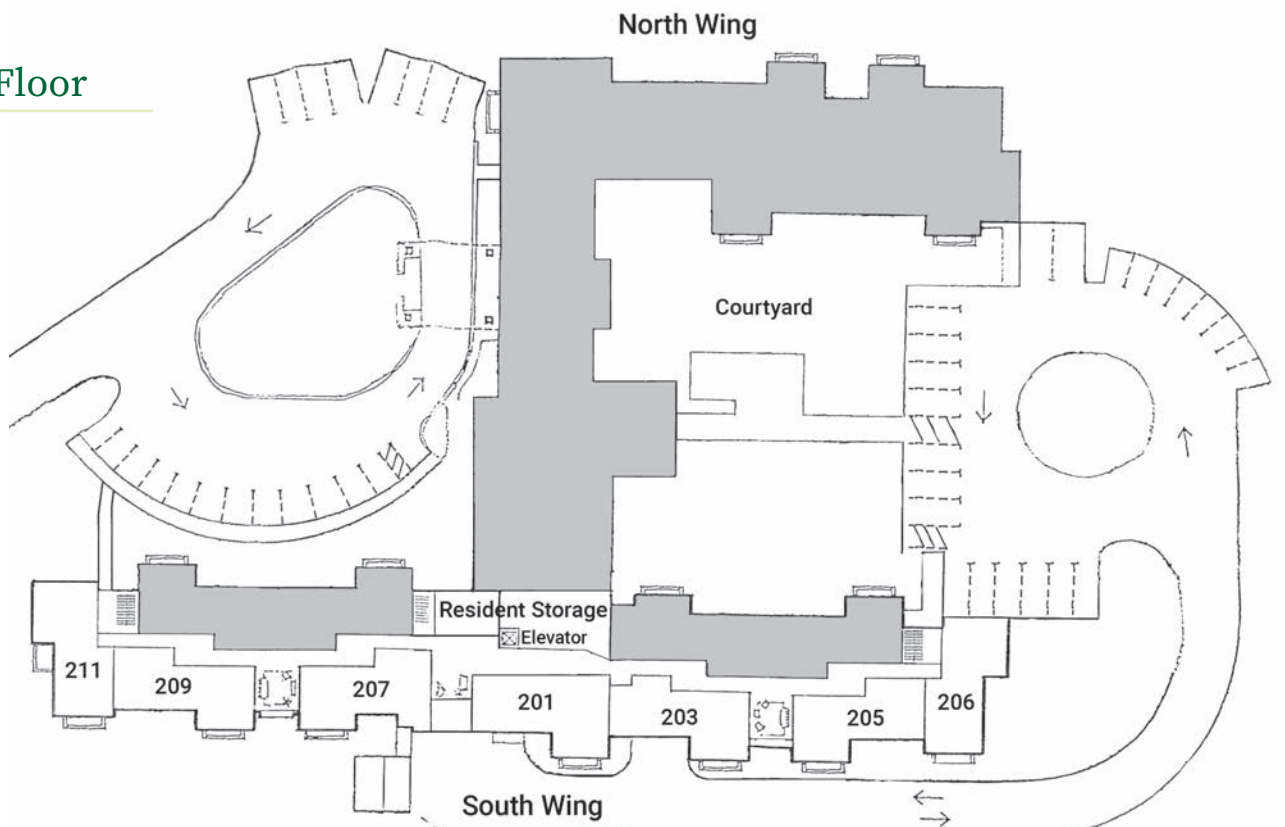


Facility Map

First Floor

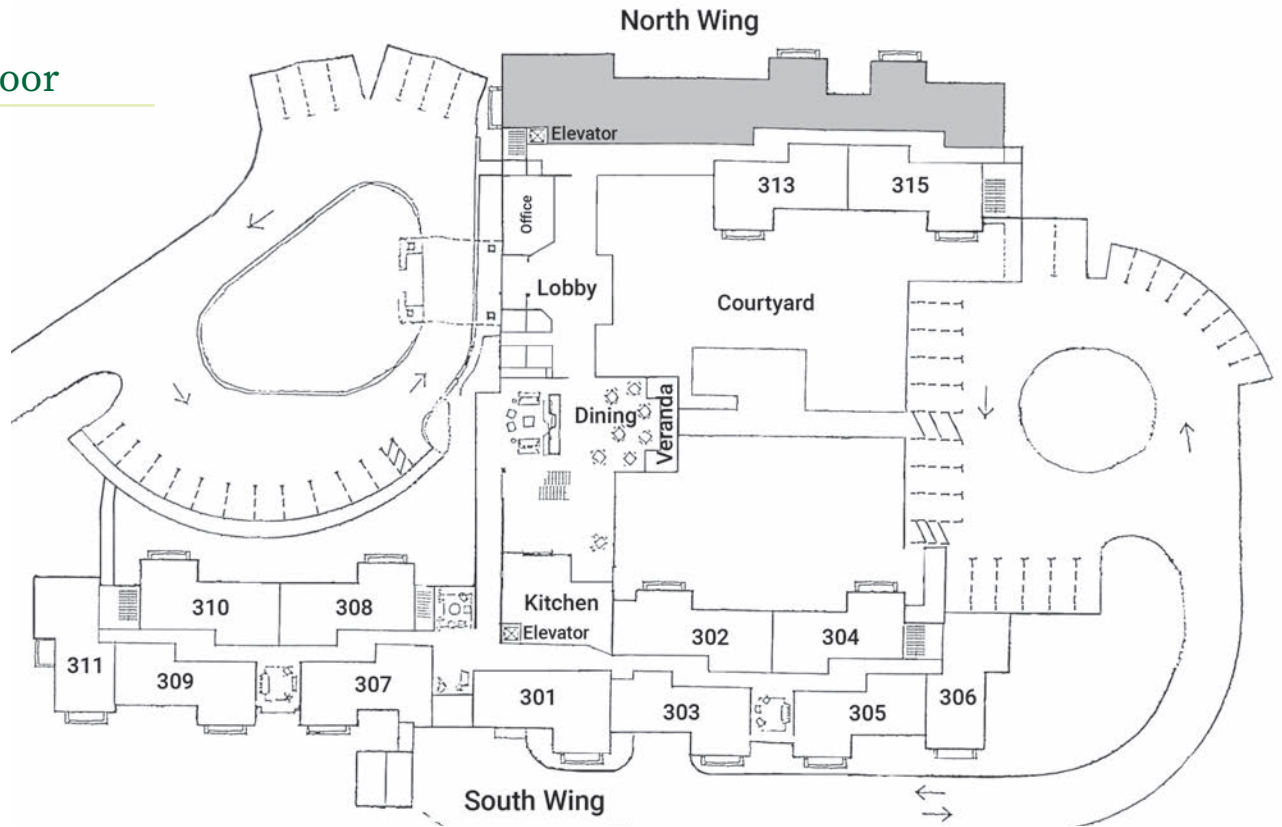


Second Floor

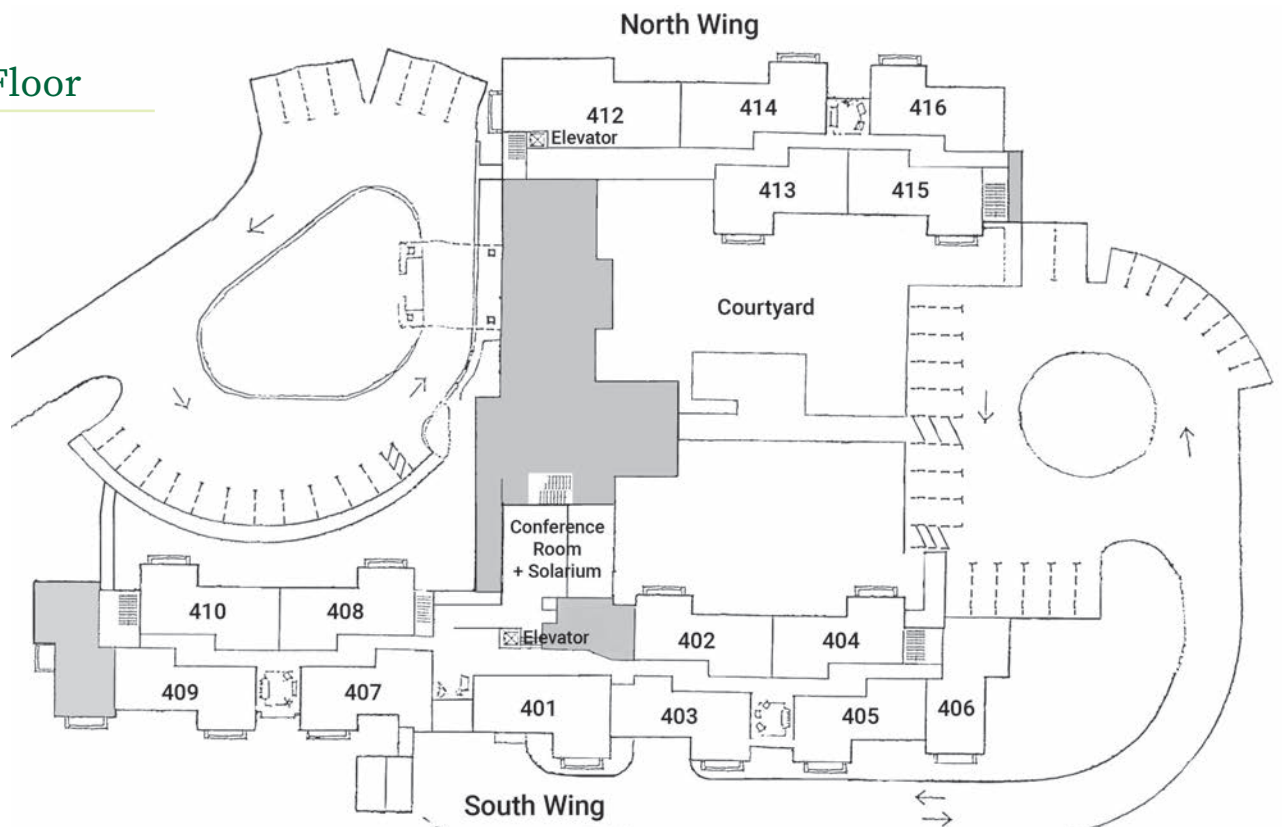


Facility Map

Third Floor

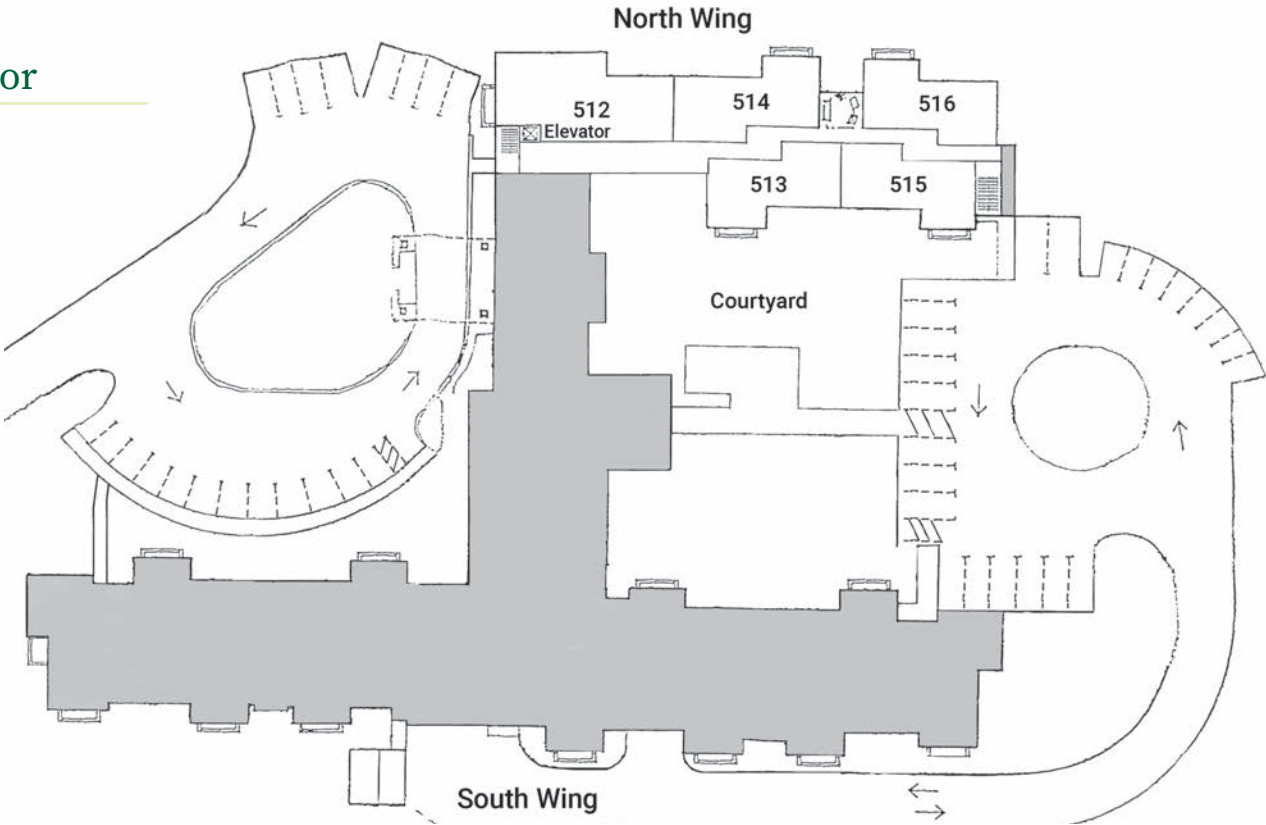


Fourth Floor



Facility Map

Fifth Floor



Frequently Asked Questions

Q: Are pets allowed at The Woodlands?

A: Residents are welcome to share their apartment with a pet. Please discuss with The Woodlands manager during your tour.

Q: When I buy my new home at The Woodlands, just what will I own?

A: You will own your entire home from the outside of the interior finished wall including window and from the plywood subfloor to the exterior of the finished ceiling. You will own all the appliances, electrical and plumbing fixtures – but not the delivery system of piping and wiring.

Q: What about common spaces?

A: The Woodlands owns and manages the common spaces and provides custodial, maintenance, and decorating services to keep those areas clean and comfortable.

Q: What if I have to move to a nursing home, or for other reasons, decide to leave The Woodlands?

A: You own your home, so you can sell your home. The Woodlands will charge a 4% transfer fee. If ownership is in place.

Q: Can I leave my home at The Woodlands to my heirs?

A: Like any real property, you may include The Woodlands home in your will. Should your heirs be qualified and interested in taking up residence, they will be able to do so simply by arranging for the transfer. If not, they are welcome to sell with the same provisions that you, yourself, have for resale.

Q: Who pays the property taxes if I lease a unit from The Woodlands?

A: It is the responsibility of the owner to pay the taxes to the Town of Stowe. If you lease a unit from The Woodlands at Stowe, The Woodlands will pay those taxes.

Q: Who is responsible for this retirement community?

A: Copley Woodlands, Inc. (aka The Woodlands at Stowe) is a non-profit entity that is owned by Copley Health Systems, Incorporated. Though owned by Copley, The Woodlands operates through an independent budget and a Board of Directors that consists of four members from Copley and two elected residents.

Come Home to Stowe.
Become a resident today!



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125 Thomas Lane, Stowe, VT

To learn more or to schedule a tour, call us at
(802) 253-7200 or visit **woodlandsstowe.com**

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Copley Health Systems, Incorporated.*