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[www.PattersonHC.org](http://www.PattersonHC.org)



## **Thank you for your interest in Heritage Estates!**

Our assisted living facility provides resident independence as well assistance as you might need or want when the time comes. You will have peace of mind knowing that certified staff is available 24 hours a day to care for your needs. Our comfortable cottages and apartments are maintenance free with full kitchens and bathrooms and include utilities, ample parking, optional meal service, activities and a reduced stress lifestyle!

We maintain the grounds, so you can enjoy your time outdoors in the gazebo and patio. Residents who live in a cottage rather than an apartment do not have to get out in bad weather if they do not want to. We will deliver your meals right to your table!

We provide a "commons area" for your use in entertaining guests. We also schedule regular activities and outings for residents if you choose to participate. Bingo, movies, games and fun crafts are routinely offered at Heritage Estates.

There are no hidden charges. You will know before you commit exactly what your monthly fee will be. You can make changes to your selection of services at any time.

We understand how hard it is to move from your home into a retirement community. These decisions can take time. Stop by and see for yourself what Heritage Estates has to offer you.



Thank you,  
Carol McKee, Operator  
620-896-2646



# Resident Criteria

1. Resident must be 50 years old or older.
2. Resident must be continent or able to participate in the management of his/her incontinence.
3. Resident must be sufficiently independently mobile so that he/she can exit the building without assistance in a reasonable amount of time in an emergency.
4. Resident must not have any condition requiring a two-person transfer.
5. Resident must not have any ongoing skilled nursing intervention needed on a continual basis for an extended period of time.
6. Resident must not have any behavioral symptoms that exceed manageability.
7. Resident must not require physical restraints.
8. Resident must submit to a functional capacity screen in order to determine necessity for services and qualifications for admission.
9. Residents must be able to self-administer medications or arrange for medication administration with entities other than Heritage Estates personnel.
10. Each resident must have a 2-step TB skin test done within 7 days of admission to Heritage Estates.

# Our Fees

**Basic Package (one tenant)** \$1,350 per month  
**Basic Package (two tenants)** \$1,630 per month



## Basic Package Includes:

- Rent
- Basic Cable
- Repairs
- 24 Hour Attendant
- Utilities
- Activities
- Landscaping & Lawn Service
- Professional Assessments
- Weekly Housekeeping
- Wellness Center Membership
- Emergency Pendant
- Scheduled Outings
- Help Scheduling Transportation

## Meal Charges (per meal):

Breakfast	\$3.00	Guest	\$4.00
Lunch	\$3.75	Holiday Guest	\$5.00
Supper	\$3.25		

Delivery Service \$35 per month/per apartment

## Additional Services (per person):

Laundry- single \$50/month  
 2 Tenants \$80/month

Bathing Assistance	\$20	Medication Reminders	\$35/month
Nail Care	\$20	Dressing Assistance	\$150/month



# "A Great Place to Call Home"

- ✓ We are a licensed Assisted Living Facility.
- ✓ We accept long-term care insurance and private pay residents.
- ✓ We offer indoor apartments and outdoor cottages with the same services provided to all residents.
- ✓ Our month to month leases are flexible and convenient. A 30 day move out notice is all we need to cancel your lease.
- ✓ We are located conveniently next to the Harper Campus hospital & clinic.
- ✓ Residents who live in an outdoor cottage do not have to get out in bad weather if they choose not to. We will deliver your meals right to your table!
- ✓ We offer fun games such as Bingo, movies, outings and crafts on a regular basis.
- ✓ With your own kitchen, you can prepare your meals or choose to order a nutritious meal prepared by the hospital staff and served to you in our commons area or in your apartment.
- ✓ Each resident who lives at Heritage Estates has an emergency alert pendant which sends an alarm to staff 24 hours a day should you have an emergency.
- ✓ A free membership to the Harper Wellness Center (next door) which includes chair aerobic classes.



# Frequently Asked Questions:

## **What is included in the apartments?**

1 bedroom, 1 bathroom, walk in closet, kitchen, living space, parking, maintenance, utilities, cottages have washer dryer hookups. ADA compliant.

## **Are there any kitchen facilities in the apartment?**

YES. There is a stove, refrigerator, microwave and a sink.

## **What utilities are included in my rent?**

Water, electricity, gas & basic cable are included. You are responsible for a land-line telephone and internet service.

## **Am I required to have a telephone?**

YES. This makes it easier if we need to contact you.

## **Is housekeeping included in my rent?**

YES. We do *light* housekeeping once a week.

## **Can I have internet services or a computer in my apartment?**

YES. Your apartment is wired for several telephone and other lines. If you want to bring a computer, you may set up internet through an outside provider.

## **Is there laundry equipment available?**

YES. The cottages have a washer and dryer hookup. The Heritage Estates staff will also do your laundry for a nominal fee.

## **How does the emergency call system work?**

Each resident is given an alert pendant to wear and a pull station in the shower area of your bathroom. When an emergency comes up, the button or the pull cord are activated by the resident. The residents name, apt# and phone number come up on the pagers the staff members carry at all times so they can respond to your emergency 24 hours a day. We have an average response time of 2 minutes.

## **What about security?**

The Harper Police Department makes regular rounds in and near our community. Your door locks are of a special nature that makes them extremely difficult to bypass. You may also activate your emergency call button at any time or call 911.



### **Can I have visitors?**

YES! This will be your home. Your visitors are welcome at any time.

### **What about my privacy?**

We will not enter your home without your permission unless the situation is an emergency and demands immediate action.

### **May I have guests for meals?**

Yes. We can prepare a meal for your guest with 2 hours' notice or you may wish to prepare your own.

### **Can I have a birthday or celebration party?**

YES! If you need the commons area, let the staff know so we can reserve the space. If you need assistance organizing an event, our staff can help you for a nominal fee.

### **Are pets allowed?**

No. We know it may be hard to leave a pet with friends or family but at this time, we do not allow pets.

### **Can I have guests overnight?**

Yes. An occasional overnight guest is not a problem. Please register them with the manager. Guests are asked to park on the street, so residents can use our parking lot.

### **Are there requirements for residency in the apartments?**

Yes. The State of Kansas has certain requirements for residency. Ask us for a copy of their requirements or read the "Resident Criteria" page of the information packet.

### **What happens when I no longer qualify for residency in this facility?**

We will work with you and your family to develop and implement an alternative arrangement for you.

### **Who plans activities?**

Our staff will plan and organize activities, social events, entertainment and field trips. We value your ideas. You are welcome to assist in planning or provide input.

### **What about transportation?**

If you own a vehicle & have a valid drivers license, you are welcome to come and go as you please. If you no longer drive, we will help you in obtaining transportation via the public bus operated by Harper County.

**Is it difficult to get my deposit back?**

No. If you leave the apartment or cottage in good condition, you should receive your deposit back.

**Can I smoke in my apartment or cottage?**

No. This is a 100% smoke free facility. There is no smoking allowed on the property.

*Thank you for your interest in Heritage Estates Assisted Living. I hope that you find a new home here with us.*

*Warm Regards,*

*Carol McKee*



*"A Great Place to Call H♥me"*





# PRE-LEASE AGREEMENT

## Hospital District #6

**Lessor:** Hospital District #6 of Harper, Kansas

**Lessee:** \_\_\_\_\_

**Date:** \_\_\_\_\_

### Privileges and Responsibilities of Lessee:

1. I wish to reserve an apartment or cottage (please circle your choice) in the Heritage Estates community and sign a lease when it becomes available for lease.
2. I wish to choose my apartment or cottage from the selection currently available.
3. I may change my selection at any time prior to my move and may choose a new apartment or cottage from those available. I understand that if I change my selection, my original choice will become available to anyone desiring to lease it.
4. I want to take advantage of a free membership in the Harper Wellness Center program as long as I live in Heritages Estates and as long as the hospital owns and operates a Wellness program.
5. As soon as the reserved apartment or cottage is released for occupancy by Heritage Estates, I will be obligated to enter into a lease agreement for the property and be responsible for rent beginning the first day the apartment is released for occupancy by Heritage Estates. I understand that I may occupy the apartment reserved as soon as it is released for occupancy by Heritage Estates.
6. I understand that if I do not choose to sign a lease agreement for the property when it becomes available, that my name will be moved to the bottom of the waiting list for this apartment or cottage.
7. I will pay to Hospital District #6 at the time I sign this agreement the sum of \$1000 in order to hold my reservation. I also understand that should I fail to sign a lease agreement to lease an apartment or cottage, HD#6 will not refund the \$1000.

### Responsibilities of Lessor:

1. We will reserve an apartment or cottage that the Lessee chooses in his or her name for occupancy by the Lessee upon release of the property for occupancy.
2. We will provide a free membership at the Harper Wellness Center for as long as the Lessee is a resident of Heritage Estates and for as long as HD#6 owns and operates the Wellness Center.

3. When the Lessee enters a written lease for the apartment reserved, we will retain the Lessee's \$1000 as a security/damage deposit on the apartment.
4. Should the Lessee fail to sign a lease agreement to lease a selected apartment or cottage, the hospital will not refund the \$1000.
5. We will maintain a waiting list for apartments and cottages and will offer Lessee the requested cottage or apartment in the order the deposit is received. Should the Lessee decide not to sign a lease agreement when such property is offered, they will be moved to the bottom of the waiting list.
6. We acknowledge receipt of the sum of \$1000 from the Lessee.

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Lessee (RESIDENT)	Date	Lessor (Hospital District #6)	Date
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