

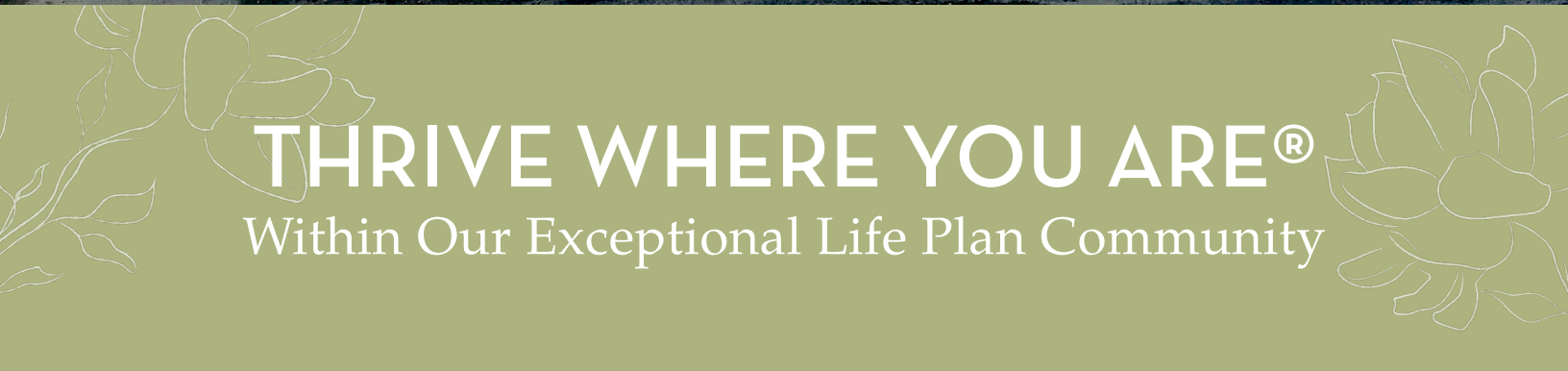


HOMESTEAD VILLAGE

Enhanced Senior Living



THRIVE WHERE YOU ARE®
Within Our Exceptional Life Plan Community



Homestead Village... More than Just a Retirement Community

Established in 1986, Homestead Village is an independent nonprofit Life Plan Community centrally located on 90 lovely acres, just three miles west of historic Lancaster—recently voted one of “The Best Places to Retire” in the United States.

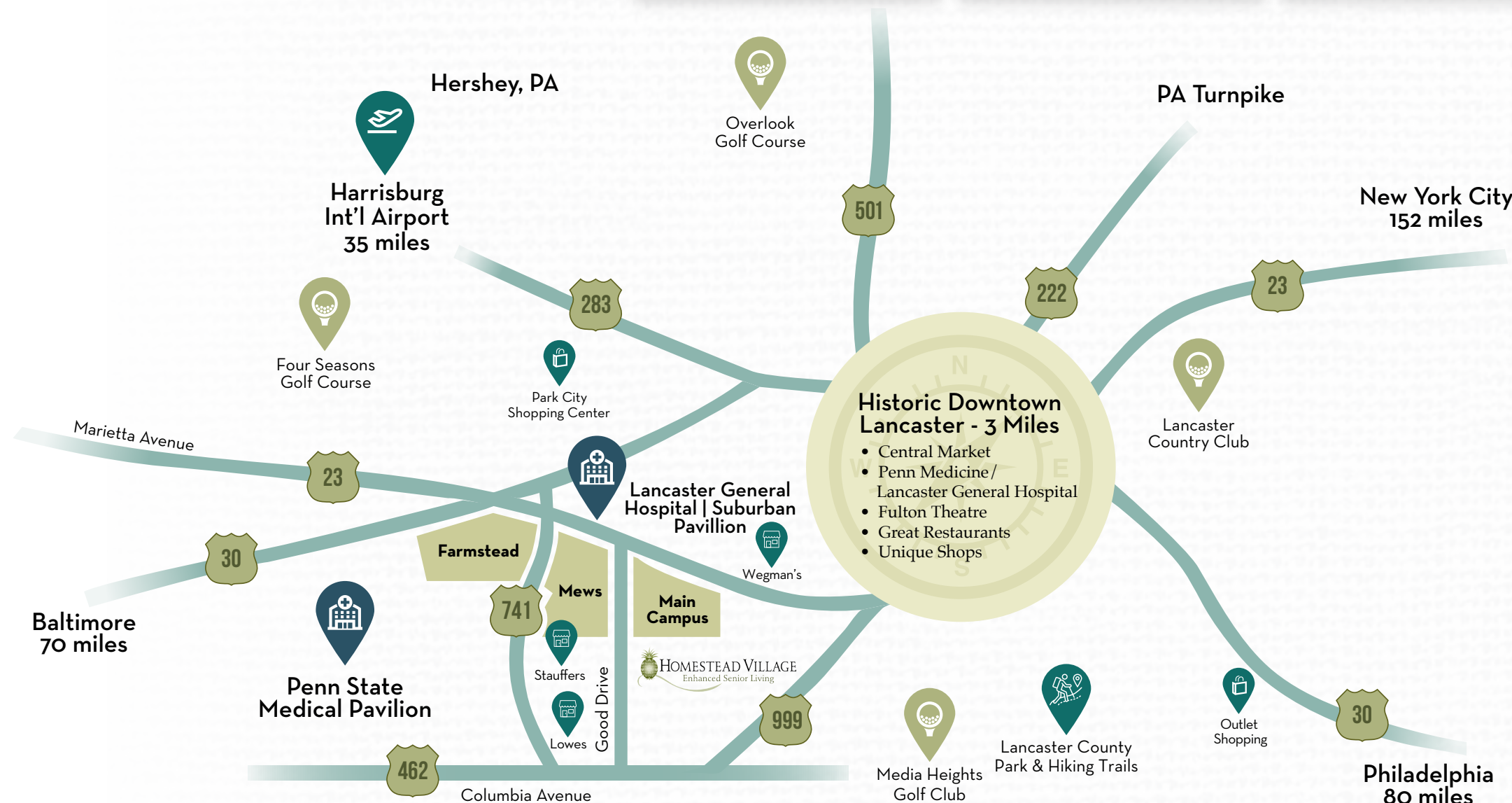
We are a community of small neighborhoods where residents are engaged in community living both on, and off our campus. Stroll or bike through our delightful, tree-lined campus, and see how enjoyable retirement living can be. You’re far from the hustle and bustle in the most beautiful of settings, yet just minutes away from the many shopping, dining, heritage sites, and cultural opportunities that Lancaster, PA has to offer.

Open Up to New Experiences

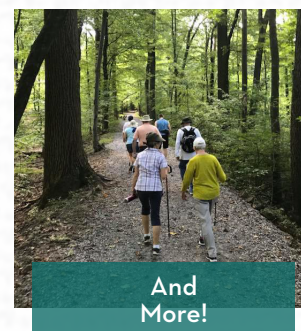
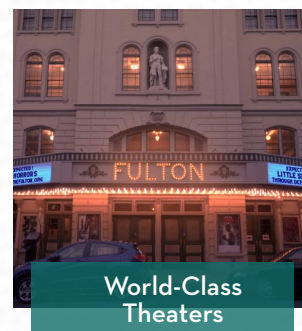
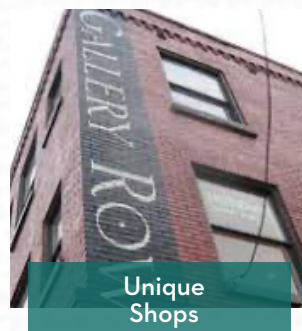
Retirement can be a time of new opportunities. At Homestead Village, we offer a broad selection of life enrichment programs, offering fun and stimulating events for every resident. Design your own daily itinerary of concerts, lectures, book discussions, trips, movies, volunteer experiences, fitness classes, and more—all based on what you like to do most.

“There is no place more conveniently located than Homestead Village.”

– Rev. Roger Burkins,
Homestead Village resident



Conveniently located near...



Downsize Your Home Maintenance and Supersize Your Happiness

TOWNSTEAD at HOMESTEAD VILLAGE

These 73 new, beautiful, modern, spacious apartments will offer maintenance-free living and resident-centered amenities all under one roof. Each apartment is designed with the theme of “fresh living” in mind, and open floor plans with balconies will inspire you to fully settle in and make each space your own. All apartments will include elegant finishes, and select apartments feature 11’ ceiling accents.

Residents moving to Homestead Village choose us for our friendly and neighborly community experience defined by casual elegance and genuine relationships. With a wide range of beautiful homes to select from, there is something for everyone! Our renovations process gives incoming residents the opportunity to customize select areas of their home with stylish finishes and a personalized flair.

Apartments: From cozy studios to spacious two-bedroom, two-bath models with dens, these stylish homes are convenient to all of Homestead’s amenities and services.

Cottages: Situated around the pickleball courts, the classic cottages are surrounded by mature trees, welcoming lamp posts, and small-town charm. From cozy to spacious, these homes also feature sunrooms, and single-car garages.

Villa Court: Two-bedroom, two-bath villas are contemporary, bright, and open, featuring 1,340 square feet of living space, vaulted ceilings, and single-car garages. Many villas also feature a sunroom.

The Mews: Surrounding a charming pond, the unique rooflines, sunrooms, one- or two-car garages, gas fireplaces, computer nooks, and lofts make these 1,420- to 2,382-square-foot villas an exciting living choice.

The Farmstead: Nestled in an elegant neighborhood setting adjacent to historic Lime Spring Farm, these elegant 1,510- to 2,257-square-foot carriage homes feature open floor plans, two-car garages, and the option of full basements.

Continuum of Care: If care services are needed, Homestead Village has a full continuum of care services to meet resident needs.

Our mission is enhancing independence and dignity as together we create a compassionate community.



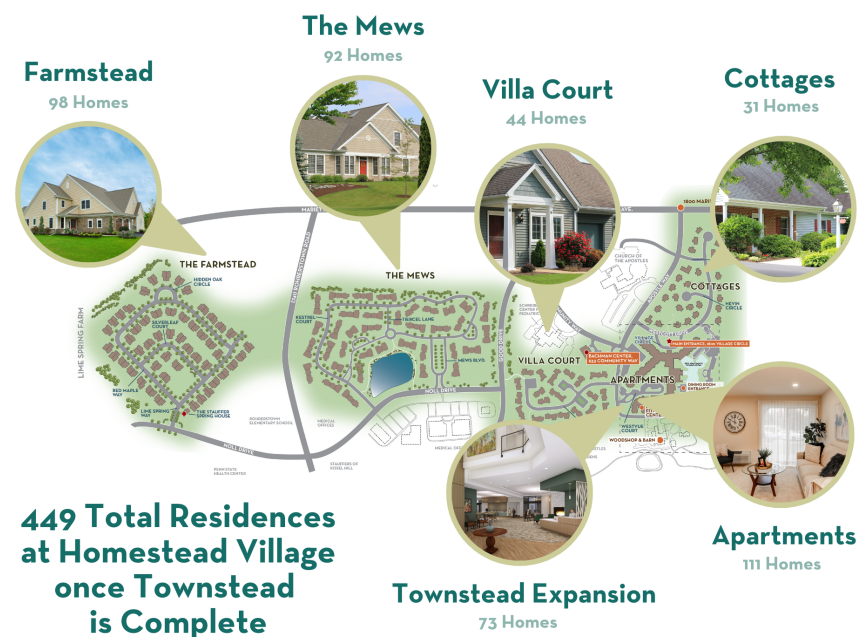
Governance

When considering a community lifestyle, be sure to consider the leadership of the organization. Homestead Village is proud to have up to four residents actively serving on the Board of Directors. The Resident Association and the Resident Council provide an official voice of the residents to the community leadership. Monthly Coffee with the President meetings give residents a chance to personally meet with the president and discuss ideas. Over thirty committees and clubs such as the Library Committee, HV Chorale, Golf Club, Soil for the Soul gardening club and Wood Shop are fully run by the residents. Having residents involved in leadership creates a better community.

The Non-Profit Difference

If you’re looking for a community lifestyle, be sure to consider the organizational financial structure. Non-profit communities exist to serve the residents that live there, rather than financial interests of the ownership. Annual proceeds are reinvested into the community to enhance services and amenities. The mindset and mission of leadership and staff is also geared towards service. Our commitment is also to care for our residents, even if they experience financial hardship. The distinction of being a non-profit community, with residents serving in leadership positions can be felt in positive ways throughout the entire community.

Current Campus: 376 Homes



“We are so happy here. Living here gives us and our children peace of mind.”

— Joy Walker,
Homestead Village resident

Amenities & Services That Put **You** First



- Fitness center, heated pool & pickleball court
- Library & Corner Gift Shoppe
- Special event venue, café, and club house
- Life-enrichment programs
- Rader Park and community gardens
- Beauty salon and barbershop
- Campus chapel
- Transportation to community events and medical appointments
- Emergency call system and 24-hour security
- Linen and housekeeping services (apartments only)
- Maintenance-free living
- Home care available
- Full time campus nurse, social worker, and chaplain
- On-campus physical, speech, and occupational therapy services

And more!

Dine Your Way, Every Day

The Plow and Pineapple, our largest on-campus dining option, serves meals morning, noon, and night in a casual setting. With menu selections that range from savory home cooking and fresh salad bar to premium steaks and seafood, there is something for everyone. Our Pineapple Room is an elegant evening option for fine dining, and our Stauffer Spring House café is within the walkable community of The Farmstead. All residents participate in a flexible dining program, and special dietary needs are carefully accommodated.

THRIVE WHERE YOU ARE®

Homestead Village is proud to operate with a **THRIVE WHERE YOU ARE®** mindset. We offer a variety of services to residents in their cottage, villa, or carriage home, and strive to allow residents to reside in their homes as long as possible to meet their changing health needs. In the apartments, our unique dual-licensure model is wonderful for couples who wish to live together despite different supportive care needs or for anyone who simply wishes to live in a beautiful apartment home while also being enrolled in personal care services.

The five major components of the **THRIVE WHERE YOU ARE®** program are:

1. Robust transportation services
2. Enhanced home care services
3. Proactive wellness measures
4. Our one-of-a-kind apartments that are dual-licensed for personal care, so you can get extra help without the extra move
5. Intentional home design with accessible features such as elegant yet functional barrier-free European tile showers

The **Life** You **Deserve** in **4 Simple Steps**

1. Schedule a Visit

See the advantages of life at Homestead Village for yourself. A visit to our beautiful campus is the best way to get a closer look at how we help you retire the right way.

2. Join the Priority List

Demand for homes often exceeds availability at Homestead Village, which is why we maintain a priority list for future residents. An initial deposit secures your place on the list either as “General” status or “Ready” status and grants you an offer to join our community as homes become available.

Calls are first made to those at “Ready” status and in chronological order from when the individuals joined the list. Preliminary financial information will be requested prior to joining the list.

3. Reserve Your Home

Once you are offered and accept a specific home at Homestead Village, simply deposit 10% of the entrance fee to reserve your home for three months. During this time, it will be fully renovated while you complete paperwork (application form, financial statement, physical form) and prepare to move in.

4. Plan Your Move

Prior to your move-in-date, your entrance fee balance will be due, and you will sign our Residence and Care Agreement. Your monthly fee will begin when you receive your keys.

We look **forward** to having
you in the **neighborhood!**



To arrange a campus visit or learn more about our priority list, contact the **Marketing Office** at 717-397-4831.



**CARF Accreditation:
A Mark of Quality You Can Trust**

Homestead Village is proud to be accredited by CARF, the only nationally recognized accrediting organization for Life Plan Communities. This distinction is earned by an ongoing commitment to excellence in quality care and services.

1800 Village Circle, Lancaster, PA 17603
717-397-4831 • HomesteadVillage.org