



Celebrating 100 Years!

Independent Living



Thoburn Village

31 N. Park Avenue • Meadville, PA 16335
814-332-9009 • Toll Free 1-877-937-2879
www.wesbury.com



Celebrating 100 Years!

For 100 years, Wesbury has built a strong reputation for exceeding the expectations of the Continuing Care Retirement Community experience. As a Christian based, not-for-profit organization, Wesbury is committed to providing much more than a fine collection of programs and services - we are committed to providing an enriched way of life.

Wesbury provides individualized proactive health care and life enrichment services to assist mature adults in maintaining their independence, dignity and spiritual wholeness in a secure, Christian environment.

- Mission Statement -

Residential Living at Wesbury

For 100 years, Wesbury has offered a solid foundation of experience and commitment to excellence.

A not-for-profit corporation, Wesbury provides much more than just a fine collection of products and services. You will find a dedicated staff, Board of Directors and group of volunteers who continuously strive to perfect and offer the many ideals that should be a part of your retirement experience — independence, security, comfort and respect for individual choice.

The **beautifully landscaped 110-acre campus** offers an active residential community as well as a full continuum of services, including an on-site wellness center, enhanced living and personal care, memory support center, skilled nursing care, rehabilitative therapies as well as our own home and community based services.

Quiet and secluded, Wesbury is only minutes from the heart of Meadville, PA a county seat, where shopping, dining, cultural, financial and medical facilities are available in a small town atmosphere. Residents can choose to become connected with the many nearby houses of worship, clubs and organizations. Erie International Airport, Pittsburgh, Cleveland, Buffalo and Niagara Falls are all within a two hour drive.

For the outdoor enthusiast, beautiful woodlands, golf courses

and lakes beckon Wesbury residents for exceptional outdoor sport and relaxation opportunities.

Both on and off campus **there is always something to do.** On-campus you will find an abundance of life enrichment programs and amenities. Additionally, Wesbury transportation makes regular trips to the many local events and points of interest. Public transportation stops regularly on the campus, and you may schedule Wesbury's personalized door-to-door transportation if you wish.

Wesbury maintains a strong relationship with the United Methodist Church, yet residents of **all faiths are welcome.** On-campus chaplains host multi-denominational services and religious activities and are also available for counseling and spiritual support.

While it is very difficult to put a price on happiness, Wesbury understands that **value is important.** Independent research confirms that Wesbury is priced well below the national average. A number of attractive financial plans are designed to be compatible with a wide range of income and asset levels.

We never forget that Wesbury is, first and foremost, your home.



Garden Apartment & Villa-Style Homes

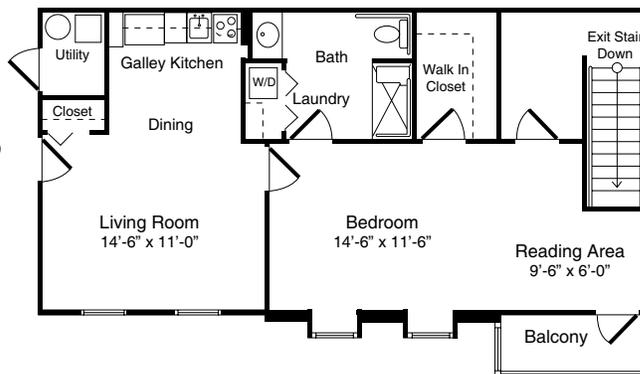
Residential Living Program Fee Structure

Option 1

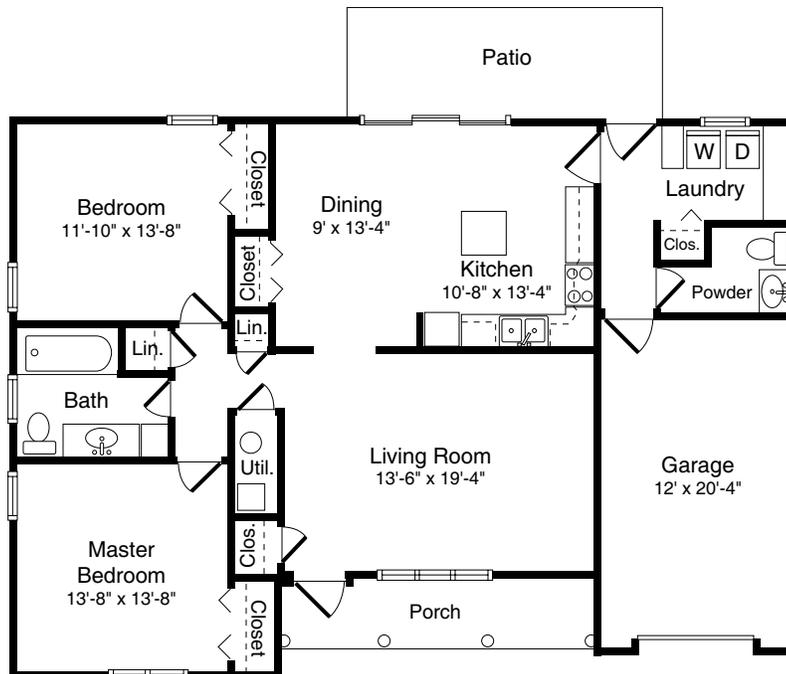
Unit Type	Sq. Ft.	Residency Fee	Monthly Service
1 Bedroom Apartment	800	\$75,000	\$1,083
2 Bedroom Apartment	1200-1300	\$125,000 - \$135,000	\$1,453
2 - 3 Bedroom Villa	1000-1500	\$100,000 - \$135,000	\$1,453
2 - 3 Bedroom Villa	1501-2000	\$140,000 - \$225,000	\$1,859
2 - 3 Bedroom Villa	2001-3000	\$226,000+	\$2,196

A monthly charge of \$280

One Bedroom Apartment
(With attached first floor garage)
Living Space
800 Square Feet



Two Bedroom Apartment
Living Space
1,200 Square Feet



Two Bedroom Villa-Style Home
Living Space - 1,250 Square Feet

Three Bedroom Villa-Style Home
Living Space - 1,500 Square Feet

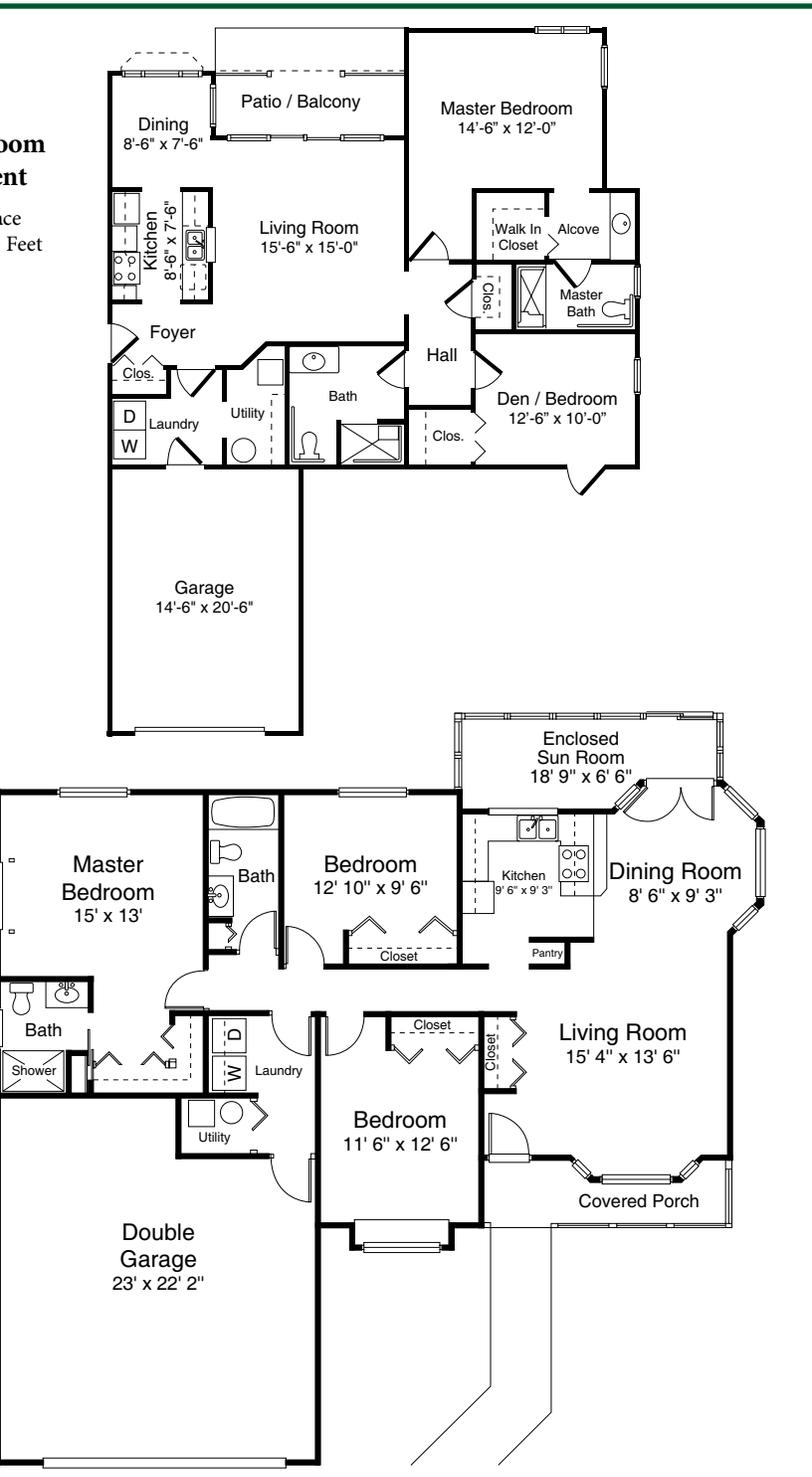
Note: There are many variations to villa floor plans.
Scale of illustration may vary.

All apartment buildings are equipped with elevators

Option 2

Fee	Residency Fee	Monthly Service Fee
	\$7,500	\$1,785
	\$12,500 - \$13,500	\$2,623 - \$2,719
	\$10,000 - \$13,500	\$2,391 - \$2,719
	\$14,000 - \$22,500	\$3,170 - \$3,966
	\$22,600+	\$4,316+

is added for an additional occupant.



Thoburn Village includes 16 one and two bedroom apartments and 64 uniquely designed two and three bedroom Villa style homes. All include an attached garage, appliances and emergency call systems. The two residency options include the same accommodations, amenities and services, however they are paid for in different ways. Some villas include upgraded features such as a fireplace or sun room which place them at a higher residency fee. The monthly fee is based on the square footage of the home.

When lots are available, you may choose to have a new home built on the campus. New villas can be built according to clients' specifications with approval from Wesbury. Residency fees for new villas vary based on structure design, materials and construction costs.

Option 1 is a typical retirement community structure where a client pays a residency fee upon admission and a monthly service fee there forward. Ten percent of the residency fee is nonrefundable, while the remaining 90% is amortized over an eight-year period. Within the eight year amortization period, the unamortized portion may be refunded or credited to an account if the villa is vacated.

Option 2 is referred to as a "rental" option. There is a small nonrefundable residency fee paid at admission while the bulk of the program fees are paid on a monthly basis. In this case, the fee represents 10% of the residency fee that would be charged in Option 1.

Inclusions: All monthly service fees include utilities (gas, water, electric, sewage, refuse and recycling), basic TV cable, local telephone, taxes, insurance on the structure and property, snow removal, lawn care, landscaping and all interior and exterior maintenance.

Community Amenities

- 110-acre private, beautifully landscaped campus
- Nearby golf courses, lakes and outdoor attractions
- The Clubhouse at Thoburn Village
- Exercise room
- Wellness center
- Gift shop
- Dining options including the Neighborhood Grill Restaurant
- Library
- Free wireless internet locations
- Video conferencing using Skype technology
- Community room for entertainment and special events
- Beauty/barber shop
- Card rooms
- Craft/recreational room with billiards
- Three on-site Chapels
- Catered private dining room
- Guest accommodations and parking
- Nature trail
- Picnic pavilion and gazebo
- Outdoor gardening areas
- Art studio
- Sewing room
- Activities kitchen
- Wood shop
- On-site access to public transportation
- ATM
- Pharmacy / Convenience store
- Medical Arts Building with on-site Geriatric specialists



Included Services

Thoburn Village Residents enjoy the following services:

- Complete exterior and interior maintenance
- Professional lawn care and snow removal
- All utilities
- Property taxes
- Insurance for residences
- Social, recreational and cultural programs
- On-campus security and monitoring of your residence when you are away
- Individual mailboxes
- Transportation for local medical appointments
- On-campus access to public transportation
- Full time Chaplain, spiritual programs and support
- Thoburn Village Association membership
- Move-in coordination
- Daily checks on single person residences
- Security and emergency response system
- Local ambulance membership
- Priority access to Wesbury's enhanced living and personal care, memory support center, skilled nursing care and rehabilitative therapies



Available Services/Fees

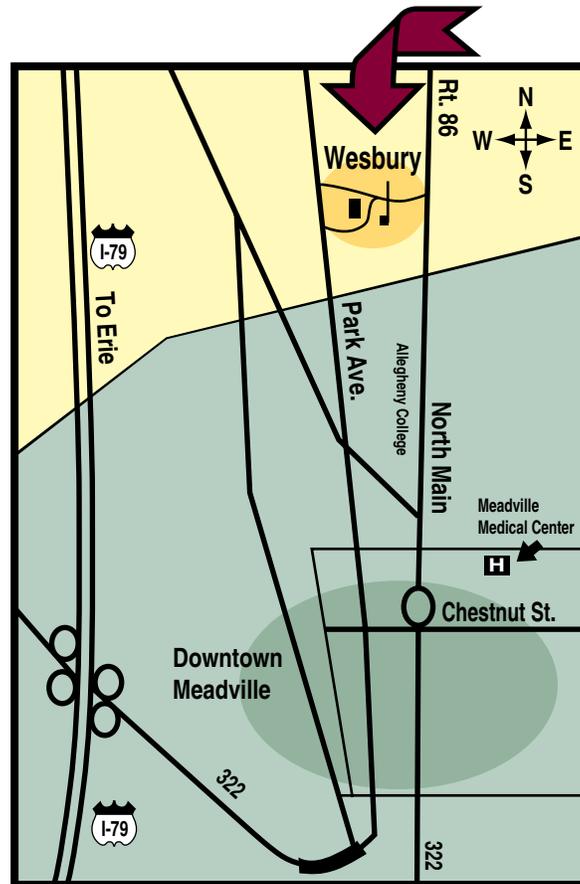
- Home meal delivery through Help at Home with Wesbury, hot meal of the day: \$7.99, ala cart options: \$6.99. Tax is additional.
- Guest meals at Cribbs Residential Center: Breakfast - \$5.50, Dinner - \$8.50, Supper - \$6.50, Holiday Dinner - \$13.00
- Catering services
- Housekeeping and laundry - \$17.50/hr. plus tax - Mon. through Fri.
- Personalized transportation: \$1.00 per mile for vehicle usage, \$10 per hour for staff time. (minimum charge is \$25)
- Medical transportation: no fee within 20 miles
- LifeAid, a remote emergency response system - \$34.95 monthly service fee. There is a one time fee of \$15.05 to deliver, install and activate the system.
- Companion and personal care services - \$21.50/hr. 7 days/week
- Shryock House guest accommodations - \$50/night single; \$55/night double
- Full service beauty/barber shop

Permanent	\$40.00	Shampoo, set and cut	\$23.00
Shampoo & set	\$12.00	Hair color w/shampoo & set	\$27.00
Shampoo	\$ 9.00	Color w/highlights	\$50.00
Beard Trim	\$ 4.00	Set Only	\$ 7.00
Hair cut	\$11.00		
Highlights/Lowlights	\$ 2.00/foil or \$30.00 full head		
Manicure/Pedicure	\$8.00 ea. or \$15.00 for both		
- Internet services
- Cable package upgrade
- Salt charge for water softener - \$5.00 per bag



Directions to Wesbury

Traveling north or south on Interstate 79, visitors should take the Meadville exit 147A. This exit places you on a four lane highway which you will follow for approximately 1-1/2 miles before taking the Park Avenue exit into downtown Meadville. Visitors should travel straight through Meadville to the Wesbury campus. Wesbury is approximately 2-1/2 miles from the Park Avenue exit and is located on the right-hand side of the road.



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*For more information
or to schedule a tour, please contact us at*

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