WESBURY

Independent Living

Thoburn Village

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

Choose Wesbury - Choose MORE

- For over 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 excellent services and an enriched way of life.
- Wesbury has received EAGLE accreditation seven consecutive times from the Methodist Ministries Network, a national network of more than 400 health and welfare-related organizations.
- Grace Rehabilitation and Health Center is 5-star rated by the Centers for Medicare and Medicaid Services, and is currently ranked as a top ten best Nursing Facility in the state by Newsweek magazine.
- Wesbury is consistently nominated in the Meadville Tribune's Reader's Choice categories of Nursing/Personal Care Homes and Home Health Care. Cribbs Residential Center and Grace Rehabilitation and Health Center have received top honors every year since 2010. Wesbury at Home has received top honors since 2019.
- We put your independence, security, and care above everything else.

More Safety Measures

To provide you a safe and healthy environment, we have implemented the following:

- All new staff must pass a criminal background check before hire.
- Infection control practices are followed in all buildings.
- Security staff monitor the campus daily.

Please note: Amenity availability may vary according to current healthcare guidelines.

Residential Living at Wesbury

Get More Out of Your Retirement!

Are you ready for more freedom and security in your retirement? Our maintenance free homes and apartments allow you the time to focus on your passions. Enjoy an active lifestyle and all of the benefits of owning a home but with none of the headaches! Additionally, if you need care in the future, you will have priority access to Wesbury's full continuum of care and services.

For over 100 years, Wesbury has offered a solid foundation of experience and commitment to excellence. ***A not-for-profit corporation***, Wesbury provides much more than 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 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, state parks, 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 chaplain 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.

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

Garden Apartment & Villa-Style Homes

Residential Living Program Fee Structure

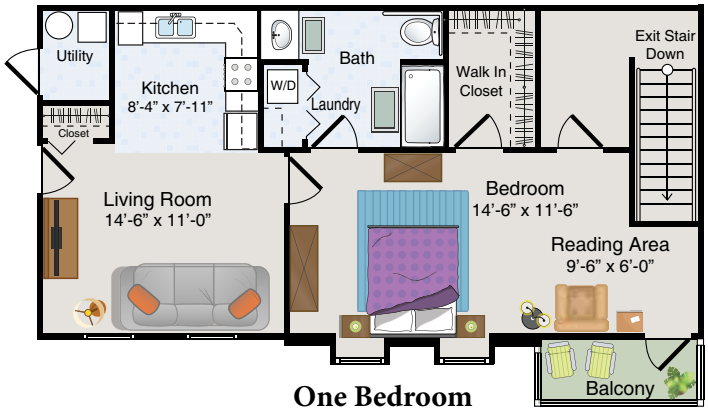
Unit Type/Sq. Ft.	Residency Fee	Monthly Service Fee Single Person	Couple
1 Bedroom Apartment/800	$100,000	$1,326.00	$1,641.00
2 Bedroom Apartment/1200-1300	$125,000 - $150,000	$1,779.50	$2,094.50
2 - 3 Bedroom Villa/1000-1500	$150,000 - $200,000	$1,779.50	$2,094.50
2 - 3 Bedroom Villa/1501-2000	$185,000 - $235,000	$2,275.00	$2,590.00
2 - 3 Bedroom Villa/2001-3000	$230,000 - $370,000	$2,688.50	$3,003.50

A monthly charge of $315 is added for an additional occupant.

Thoburn Village includes 16 one and two bedroom apartments and 65 uniquely designed two and three bedroom homes which we refer to as Villas. All include an attached garage, appliances and emergency call systems. 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 and garage.

Wesbury's Thoburn Village is structured as a typical non-profit retirement community 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 to the resident or their estate when the villa is vacated, or credited to the resident's account if they transition to another care level.

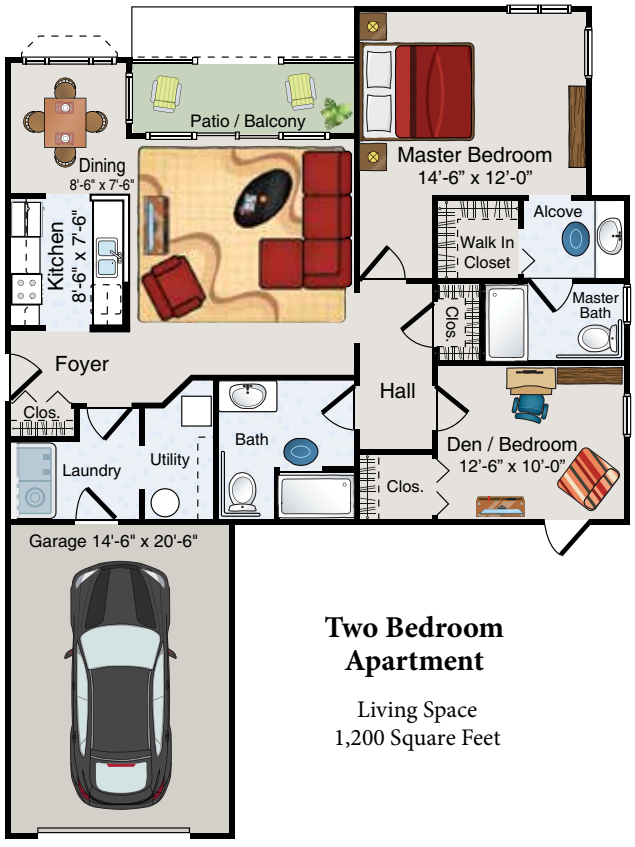
Inclusions: All monthly service fees include utilities (gas, water, electric, sewage, refuse and recycling), basic TV cable, telephone, taxes, insurance on the structure and property, snow removal, lawn care, landscaping and all interior and exterior maintenance.



One Bedroom Apartment

(With attached first floor garage)

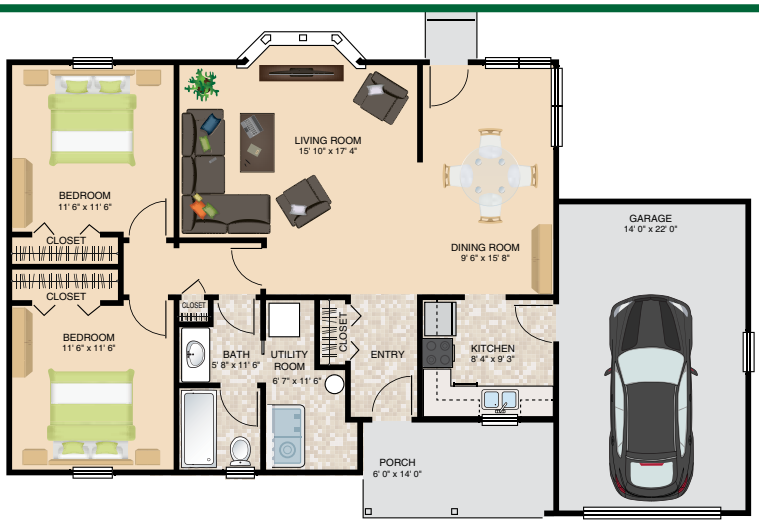
Living Space
800 Square Feet



Two Bedroom Apartment

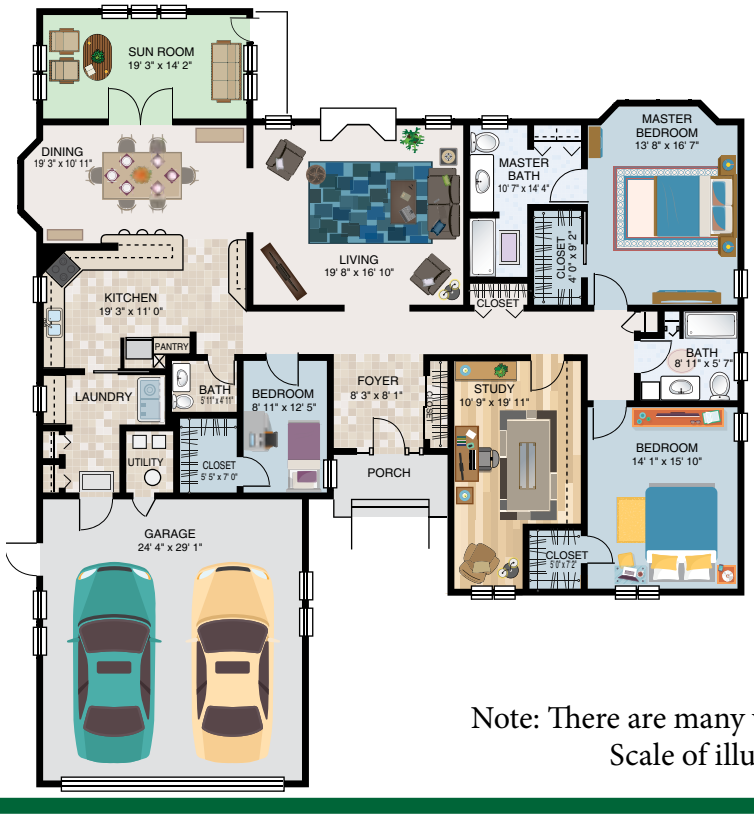
Living Space
1,200 Square Feet

All apartment buildings are equipped with elevators



Two Bedroom Villa
Living Space
1,100 Square Feet

Two Bedroom Villa
Living Space
1,800 Square Feet



Three Bedroom Villa
Living Space
2,560 Square Feet

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

Community Amenities

- 110-acre private, beautifully landscaped campus
- Nearby golf courses, lakes, game lands, state parks and outdoor attractions
- The Clubhouse at Thoburn Village with exercise room, kitchen, library, and game room
- Free wireless internet locations
- Video conferencing
- On-site Chapel
- Guest house accommodations and parking
- Nature trail
- Picnic pavilion and gazebo
- Outdoor gardening areas
- Wood shop
- On-site access to public transportation
- ATM
- Dog Park
- Use of pool and fitness center at Vernon Square

Included Services

Thoburn Village Residents enjoy the following services:

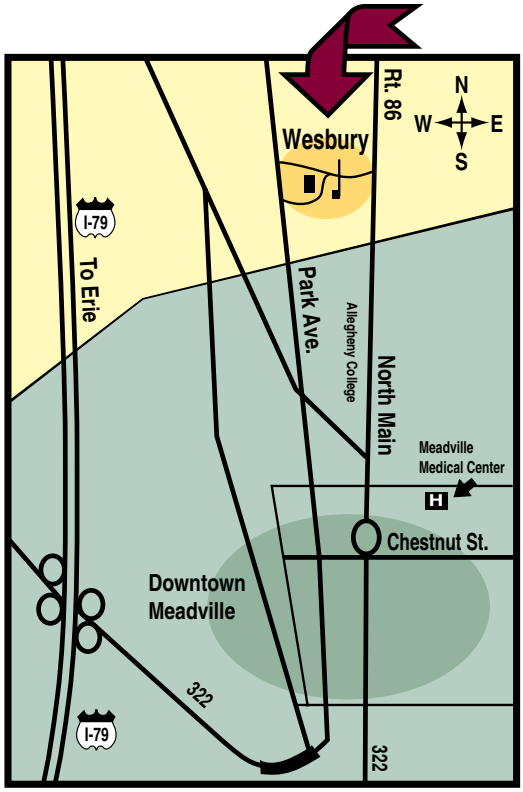
- Complete exterior and interior maintenance
- Professional lawn care and snow removal
- All utilities, telephone, and cable tv
- Property taxes
- Insurance for residences
- Social, recreational and cultural programs
- On-campus security and monitoring of your residence when you are away
- Individual mailboxes
- Transportation for local medical appointments within 20 miles
- Scheduled transportation for shopping and social outings
- On-campus access to public transportation
- Full time Chaplain, spiritual programs and support
- Thoburn Village Association membership
- Daily checks on single person residences
- Direct dial smoke and fire system
- Local ambulance membership
- Priority access to Wesbury's enhanced living and personal care, memory support center, skilled nursing care and rehabilitative therapies
- Security and emergency response system

Available Services/Fees

- Home meal delivery through Wesbury at Home, hot meal of the day: $10.00, customized meal: $12.00, ala carte options: $9.25. Meal delivery fee: $2.00. Tax included.
- Personalized transportation: $.70 per mile for vehicle usage, $21 per hour for staff time. (minimum charge is $36)
- Medical transportation: no fee within 20 miles
- LifeAid, a remote emergency response system. Monthly fees are as follows and options include:
  Sidekick Smartwatch - $46.95
  Cellular based in-home unit - $38.95
  Premium mobile device (GPS) - $42.95
  Extra Help Button - $3.99 Lock Box - $2.99
- Companion and personal care services - $27.00/hr. 7 days/week (2 hr. minimum)
- Hair Salon at Cribbs Residential Center (call ext. 9222 for pricing)
- Shryock House guest accommodations - $75/night
- Internet services
- Cable package upgrade
- Salt charge/delivery for water softener - Current Market Price
- Notary service
- Dog Park - one-time fee of $50.00 when you join

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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HVA

Enriching the lives of our residents and clients within a positive and compassionate faith-based community.
- Mission Statement -