

Welcome to West Fork Village ~ Independent Living

An Exceptional Retirement Lifestyle Awaits

Welcome home to a dynamic and rewarding lifestyle! Independent Living at West Fork Village frees Residents to enjoy life to the fullest, with the lock and leave convenience of a spacious villa or apartment home and access to all the wonderful amenities of the area's premier senior living community. With our name inspired by the west fork of the Trinity River that flows nearby, West Fork Village provides Residents with the many comforts of home in a location where it's easy to connect with community, family and friends.



Residents of West Fork Village enjoy the comfort and feel of a close-knit neighborhood.



A Place to Call "Home"

Discover the ideal place to make your next home, as you enjoy the concierge service of our extraordinary staff. West Fork Village offers an engaging lifestyle, with worry-free maintenance! Residents have more time to pursue their passions, stay connected with their social circles and enjoy a pace of life that meets their unique needs and interests. We take care of the little things so you can focus on what matters most to you... like enjoying a full compliment of daily social activities and events, or spending quiet time in the relaxing comfort of your home.



West Fork Village, For the Way You Live

- Spacious, Open Floor Plans
- Rooms With Private Balcony
- Vibrant Social Calendar
- Salon Services
- Fully Equipped Kitchen
- Courtyard and Outdoor Patio
- Concierge Service
- Scheduled and Enhanced Transportation
- Housekeeping
- Exceptional Dining
- Senior-Friendly Fitness Classes
- Private Meeting Room

Commitment to Excellence

Our promise is to provide a level of quality service that will ensure our Residents enjoy the lifestyle they so richly deserve. Our satisfaction comes from knowing we've met or exceeded the quality of care Residents expect from West Fork Village. We value the trust our Residents place in us. We are committed to providing superior service, a friendly, caring Staff, and our innovative approach to *Exceptional Senior Living* for our Residents.

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VILLAGE

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Our Rewarding Lifestyle

Welcome home to a dynamic and rewarding lifestyle

Active, Fun and Friendly!

Every day at West Fork Villiage is like a reunion of good friends and family. It's that approach to life that makes living in our community so special. Of course, we're also very proud of the lifestyle and many wonderful features we have to offer Residents, such as:

- Outstanding Resident-Focused Services
- An Emphasis on Peace of Mind and Worry-Free Living
- Special Social Gatherings
- A Vibrant Calendar of Daily Events and Activities
- Homestyle Dining
- Planned Excursions
- Classes for the Arts and Creative Expression
- Senior-Friendly Fitness Classes
- Concierge Services

West Fork Village offers an exceptional residential environment for individuals seeking a dynamic and rewarding lifestyle. It's the

There's nothing we love more than to see smiles on the faces of our wonderful Residents.

perfect place to be encouraged in the company of good friends, while surrounded by all the comforts of home.

Residents of West Fork Village enjoy many terrific amenities and the inviting comforts of home in a neighborhood where they easily connect with community, family and friends.



Each day at West Fork Village is filled with purpose and meaningful activities to engage our Residents.



Sample Activities

- Variety of Music and Entertainment
- Special Guest Speakers
- Movie Matinees
- Engaging Social Outings
- Your Favorite Games
- Discussion and Study Groups
- Volunteer Opportunities
- Religious Services
- Special Family Events and Dinners
- Cultural Events

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Amenities and Services

Encouraging Lives and Enriching Lifestyles Every Day

West Fork Village is uniquely positioned to focus on highly personalized care and services to fit the lifestyle and expectations of the wonderful community we serve. West Fork Village offers a comfortable setting with meaningful personal attention, in a wonderful neighborhood where Residents can easily connect with family and friends.

We invite you to experience the peace of mind and worry-free lifestyle that our community provides its Residents and their families. Our 24-hour Personal Care Staff is committed to serving the needs of our Residents. That's our privilege and delight. There's no better place to enjoy *Exceptional Senior Living* than at West Fork Village.



West Fork Village ~ Amenities & Activities

- Spacious Social and Sitting Areas
- Exceptional Dining
- Beautifully Landscaped Courtyard
- Senior-Friendly Exercise Classes
- Planned Excursions
- Billiards and Game Room
- Classes for Arts | Creative Expression
- All Utilities (except phone, internet & cable)
- Entertainment and Family Events
- Library
- Pet-Friendly Community
- And So Much More!

West Fork Village ~ Distinctive Services

- Scheduled Transportation
- Concierge Services
- Medication Management
- Emergency Response
- Housekeeping & Laundry Services
- Diverse Social Programming
- Private Dining Room
- Salon Services
- Apartment Maintenance
- Resident Calendar/Newsletter
- 24-hr. Personal Care Staff
- And So Much More!



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Dining Services

Healthy, home-style meals are sure to please

Let the aroma of Rotisserie Chicken and Egg Noodle Soup or Herb Grilled Asparagus or Banana Pudding Pie whet your appetite for what is undoubtedly a favorite, if not *the favorite* feature of our community for Residents... our Southern hospitality inspired dining experience.

West Fork Village takes great pride in offering our Residents healthy home-style meals that do more than nourish, but offer an "Adventure in Dining" through nutritiously balanced and themed dinner menu choices with our ever-attentive dining service. Bon Appétit!



You are invited to join us for a complimentary meal and tour of our beautiful community!



SAMPLE DINNER MENU

Breaded Baked Fish

Norwegian cod fish lightly breaded in crushed buttered crackers with our house made caper tartar sauce over wild rice pilaf with steamed fresh snow peas

Slow Cooked Pot Roast

Tender prime cut of beef slow roasted with peppered beef gravy served with skin-on red bliss potatoes and seasoned broccoli florets

Apricot-Ginger Glazed Ham

Apricot and ginger infused glazed ham with savory sweet potato sauté and garlic wilted spinach

Sweet Tea Brined Grilled Chicken

The South rises from the grill with this melt-in-your-mouth chicken served with caramelized onion scalloped potatoes and minted steamed peas

Dessert of the Day

Freshly Baked Cherry Pie
Angel Food Cake with Fresh Fruit

Beverages

Fresh-brewed Coffee, Decaffeinated Coffee or Tea,
Iced Tea, Lemonade, Fruit Juices



Good Nutrition

Dining at its best

Good nutrition is an essential part of a healthy lifestyle. Breakfast, lunch and dinner have been planned with variety and moderation in mind, and to achieve a well-balanced diet.

Residents of West Fork Village enjoy three meals daily, with assistance as needed.

Feel free to ask any questions you may have about our popular dining service.

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Studio – Independent Living

A cozy apartment that puts everything in its place



APARTMENT FEATURES

- Individually-controlled heat and air conditioning
- Mini-Kitchen
- Phone connection
- Wood/vinyl flooring
- Maintenance-free
- Weekly housekeeping
- Weekly linen service
- Personal closets
- Balcony
- Open feel with natural light



Apartment No.: _____

Monthly Rate: _____

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One Bedroom – Independent Living

A lovely apartment with a friendly focus



APARTMENT FEATURES

- Individually-controlled heat and air conditioning
- Mini-Kitchen
- Phone connection
- Wood/vinyl flooring
- Maintenance-free
- Weekly housekeeping
- Weekly linen service
- Personal closets
- Balcony
- Open feel with natural light



534 sq. ft.

Apartment No.: _____

Monthly Rate: _____

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Two Bedroom – Independent Living

Express your style throughout this comfortable apartment



APARTMENT FEATURES

- Individually-controlled heat and air conditioning
- Mini-Kitchen
- Phone connection
- Wood/vinyl flooring
- Maintenance-free
- Weekly housekeeping
- Weekly linen service
- Personal closets
- Balcony
- Open feel with natural light



721 sq. ft.

Apartment No.: _____

Monthly Rate: _____

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Cottage – Independent Living

Spacious elegance and a flowing design to call your own



COTTAGE FEATURES

- Individually-controlled heat and air conditioning
- Fully equipped kitchen
- Living and dining rooms
- Phone connection
- Wood/vinyl flooring
- Maintenance-free
- Weekly housekeeping
- Weekly linen service
- Spacious closets and storage
- Open feel with natural light
- Outdoor patio w/small yard



Cottage No.: _____

Monthly Rate: _____

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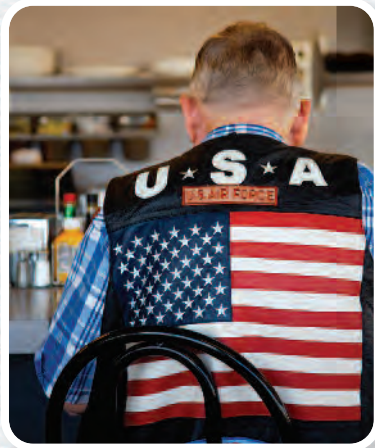


Helpful Funding Resources

West Fork Village understands many of the financial considerations and challenges that seniors and their families face when considering a transition from residential housing into a senior living community. To help you explore alternative financing sources, here are helpful ideas to assist seniors in transition:

Unsecured Loan

This can be an effective way to provide immediate funds to pay the up-front and continuing costs of a senior living community prior to the sale of a senior's home. Working much like a bridge loan or cash advance from a credit card, the loan, once approved, is set up like a line of credit in amounts ranging from \$3,000 to \$50,000. Families determine how much is needed each month, and then funds are transferred directly to the bank account of the senior community. Terms for repayment vary.



Veteran Services

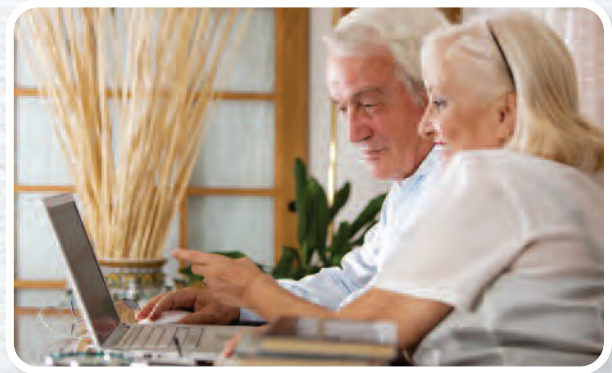
The Veterans Administration can provide wartime veterans and surviving spouses of wartime veterans with a special monthly pension benefit

called Aid and Attendance, which can be used to defray some of the costs of living in a senior care community. For more information, please visit: www.benefits.va.gov/pension

Long-Term Care Insurance

Helps provide for the cost of long-term care beyond a predetermined period and is generally not covered by health insurance, Medicare, or Medicaid.

Check with your insurance company or agent about coverage you may be eligible to receive.



Life Settlements

Funds for senior housing and long term care can also be raised through the Life Settlement market. In short, a Life Settlement is the sale of an in-force life insurance policy, while the policy owner is still alive, for an amount much greater than the typical cash surrender value. The process is straightforward and typically takes 30 to 60 days to complete. A Life Settlement may be an attractive alternative to the rushed sale of a home or the liquidation of a more dearly held asset at a time of transition.

West Fork Village can provide you with a list of preferred providers or referrals for many of these funding resources. As with any funding decision, we encourage you to seek guidance from your financial advisor.

**For more information, contact our leasing office:
972-721-1500**

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Fee Schedule

Exceptional Senior Living

West Fork Village offers a wealth of choices designed to fit the individual needs of our Residents. Our approach to Independent Living centers on the creation of a reassuring and stable living environment that's filled with engaging social experiences and opportunities.

Base fees include:

- Terrific service from our family-friendly staff
- Scheduled transportation
- Restaurant style dining
- Vibrant social programming
- Weekly housekeeping
- All utilities (except phone, internet & cable)
- Enjoyment of all the features and amenities of our community



\$1,250 non-refundable community fee.

A \$500 deposit is collected to secure an apartment, that is then applied to the community fee – leaving \$750 of the community fee at the time the lease is signed.

Independent Living Apartments

Studio

One Bedroom

Two Bedroom

Friendship Suite

Shared two bedroom apartment. Only available for two non-family residents.

Guest Stays per day

Ask for availability. Interior IL only, includes meals and housekeeping.

Please visit or contact our Leasing Office for current rate information on apartments and villas.

Independent Living Villas

Villas with dining

Includes meals from the dining room.

Villas

Does not include meals from the dining room. Individual meal tickets available for purchase.

Villa Stays per day

Ask for availability.

Other Charges

Second Occupant Charge (<i>per month</i>)	\$750
Pet Deposit (<i>non-refundable</i>)	\$500

All rates subject to change without notice.

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