

WELCOME TO WINKLER COURT

EXCEPTIONAL ASSISTED LIVING

Welcome to **WINKLER COURT**, where your family's devotion for a loved one serves as the daily motivation for everything we do. We know each resident comes to us with unique needs, so we serve as an extension of family and walk with you and your loved ones through this next transition in life.

THE WARMTH OF HOME

WINKLER COURT is ideal for seniors looking for a smaller, close-knit community with a personal touch. We offer the familiar comforts of home with many built-in extras that provide an attractive and comfortable environment in which to live. Amenities such as elegant dining, housekeeping, laundry services, planned activities, a



beautifully landscaped courtyard — just to name a few — provide daily enjoyment and a sense of care. Days are filled with opportunities to socialize with friends or participate in creative arts, exercise, or relaxing while watching a favorite movie.

ASSISTED CARE WITH AN EMPHASIS ON LIVING FULLY

- 24-hour Care Staff
- Spacious sitting areas
- Home style dining
- Modernly equipped kitchenette
- Beautiful landscaping
- Concierge service
- Scheduled transportation
- Housekeeping and laundry services
- Full-service salon
- Outdoor courtyard
- Access to Home Health services
- Customized service plans
- All utilities (except phone)
- Maintenance-free living



COMMITMENT TO EXCELLENCE

Our promise is to provide a level of quality service that will ensure our Residents enjoy the lifestyle they richly deserve. Our satisfaction comes from knowing we've met or exceeded expectations.



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Where Seniors Thrive in Community

513 NORTH ADAMS ST.
CARTHAGE, TX 75633
903-694-2525

Winkler-Court.com



ALF# 000979

OUR REWARDING LIFESTYLE



Each day at **WINKLER COURT** is filled with meaningful activities to engage our Residents.

A PURPOSE-FILLED LIFESTYLE EVERY DAY

Every day at **WINKLER COURT** has the warmth and welcoming environment of family. It's that approach to life that makes living in our community so special. Of course, we're also very proud of the many wonderful features we have to offer Residents, such as:

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

SAMPLE ACTIVITIES

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



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When your family is going through this next stage of life transition, it's great to know that every day has the potential to be better than the one before. At **WINKLER COURT**, every day has something to celebrate.



AMENITIES & SERVICES

A PLACE TO THRIVE

WINKLER COURT offers an intimate setting with charming landscaped areas and common spaces that are perfect for friendly visits or playing games. We invite your loved one to experience the peace of mind and worry-free lifestyle that our community provides. Our 24-hour Personal Care Staff is committed to serving the needs of our Residents. That's our privilege and delight.



A COMMUNITY BUILT ON CONNECTIONS

Life is enhanced by the connections we make, and there are a wealth of opportunities for social engagement at **WINKLER COURT**. We also provide transportation for group excursions and off-site outings, where friends are made and new experiences are enjoyed.



AMENITIES

- Nutritious, chef-prepared meals
- Transportation for group excursions and individual appointments
- Life enrichment activities and off-site outings
- On-site beauty/barber shop services
- Pets welcome policy
- On-site Resident Care Director to allow for seamless care
- Maintenance-free living

DISTINCTIVE SERVICES

- 24/7 Personal Care Staff
- Concierge Services
- Planned Social Programs
- Scheduled Transportation
- Emergency Call System
- Housekeeping
- Laundry Services



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HEALTHY, HOME-STYLE DINING

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.



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

WINKLER COURT takes great pride in offering nutritiously balanced and themed dinner menu choices with our ever-attentive dining service. Bon Appétit!

YOU ARE INVITED

Join us for a complimentary meal and tour of our beautiful community!



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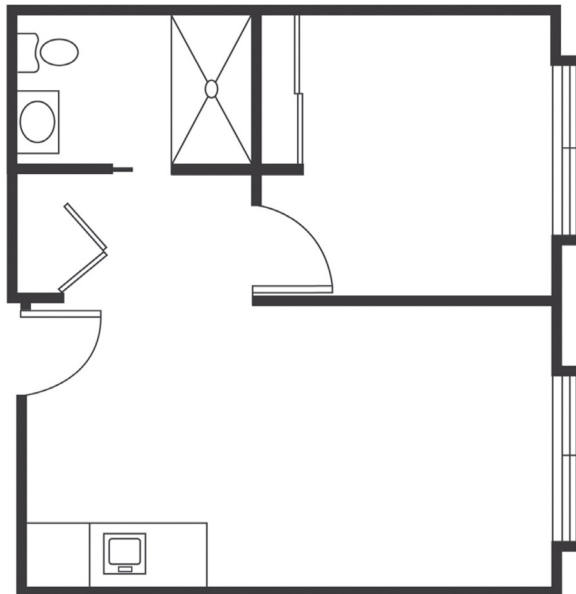
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FLOOR PLANS



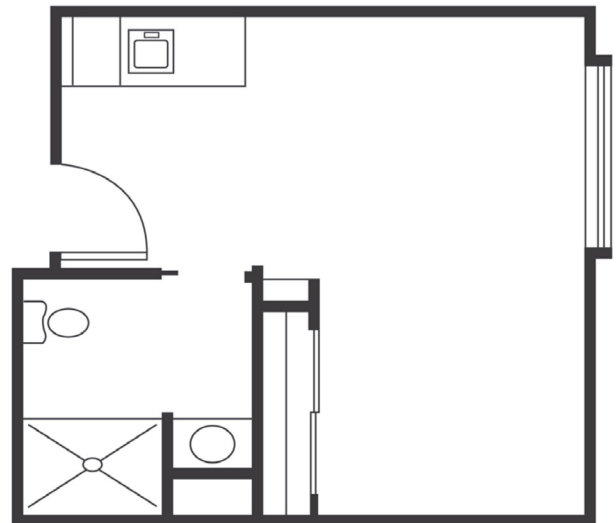
ONE BEDROOM

One Bedroom / One Bath
420 Square Feet



STUDIO

One Bath
308 Square Feet



APARTMENT FEATURES

- 24-hour assistance and On-site Resident Care Director
- Individually-controlled heat and air conditioning
- Kitchenette with oak cabinets
- Wall-to-wall carpeting
- Maintenance-free
- Fiberglass shower combination with built-in safety bars
- Individual indoor mailboxes
- Weekly housekeeping
- Weekly laundry service
- Generous closet & linen storage
- Illuminated apartment entry ways



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EXCEPTIONAL ASSISTED LIVING YOU CAN TRUST

WINKLER COURT offers several apartment options designed to fit the individual needs of our Residents. Our approach to Assisted Living centers on the creation of a reassuring and stable living environment.



BASE FEES INCLUDE:

- Comfort of 24-hour Staff
- Scheduled transportation
- Restaurant style dining
- Maintenance-free living
- Vibrant social programming
- Weekly housekeeping
- Weekly laundry service
- All utilities (except cable & phone)
- Enjoyment of all the features and amenities of our community

Assisted Living Levels of Care

| | |
|---------|---------|
| Level 1 | \$791 |
| Level 2 | \$1,642 |
| Level 3 | \$2,007 |
| Level 4 | \$2,615 |
| Level 5 | \$3,132 |
| Level 6 | \$3,710 |

Winkler Court provides Levels of Care for an additional monthly charge. Care Levels are applicable to each person residing in an Assisted Living apartment. To determine how we can best care for the unique needs of each Resident, our Staff works very closely with your family. Together, an assessment is conducted to create a personal plan of care. Additional services may include medication assistance, support with activities of daily living such as dressing, bathing, grooming, escort assistance, dining assistance, transfer assistance, prompting, redirecting, ambulation assistance, and incontinence care.

Assisted Living

Apartment Style/Service

| | |
|-------------|---------------------|
| Studio | Starting at \$3,995 |
| One Bedroom | \$4,995 |

| | |
|---------------------|---------|
| Second Occupant Fee | \$1,300 |
|---------------------|---------|

Additional Fees

| | |
|---|---------|
| One-Time Community Fee (non-refundable) | \$2,000 |
| Pet Fee (non-refundable) | \$250 |

All rates subject to change without notice



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HELPFUL FUNDING RESOURCES

WINKLER COURT 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 Memory 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.

PREFERRED PROVIDERS

WINKLER COURT 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: 903-694-2525



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