



Information Packet

on independent living at Morgan Orchards

Live vibrant. Live local. Live here.



(802) 728-7888 | MorganOrchards.com
Randolph Center, Vermont



Welcome!

The Morgan Orchards Senior Living Community began with a vision — to make it easy for Randolph area seniors to stay in their community as they age.

Morgan Orchards is a part of Gifford Health Care which has been a cornerstone of the Randolph community since 1903, providing health care services in central Vermont for over 110 years.

In 2014, work began on the Morgan Orchards Senior Living Community, a 30-acre campus in Randolph Center. The award winning Menig Nursing Home moved to the campus in 2015, and construction started on Strode Independent Living in 2016, which welcomed its first residents in August, 2017.

Located within walking distance to Vermont Technical College and with easy access to I-89, Strode Independent Living provides older adults the opportunity to live in central Vermont on a beautiful campus with scenic views of Braintree Hill and the Green Mountains.



Get the most out of your retirement by choosing one of our bright and spacious homes, with the peace of mind that you'll be safe and secure as part of the Gifford Health Care family.

Have questions? Call (802) 728-7888 or visit morganorchards.com

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Benefits of Living at Strode Independent Living

Live vibrant, live local, live here.

We take the worries out of home ownership and day-to-day chores so that you can embrace the retirement you want to be living.

No housework or property upkeep required!

Homeownership comes with many taxing chores - mowing the lawn, shoveling snow, and so much more. One of the benefits of living at Strode Independent Living is that you won't have to worry about these tasks anymore. You won't even have to cook your own dinner!

Included Services:

- Interior & exterior maintenance
- Lawn care & snow removal
- Repair/replacement of all home systems - heating and air conditioning, kitchen appliances (provided by Gifford), plumbing, and electrical systems
- Utilities (electric, heat, air conditioning, water, sewer and trash)
- Weekly housekeeping
- 24-hour staffing and emergency response system
- Post office boxes on site

Thoughtfully planned homes.

We've taken care of the details so you don't have to. Each apartment features:

- Washer and dryer
- Individually controlled heat and air conditioning
- Plenty of closets, plus an additional storage locker
- Large windows that take full advantage of the Vermont views
- A variety of cabinet, countertop, and flooring choices (pick your favorite)
- Emergency call system

It's easy to make new friends here.

At Strode, you immediately become a part of a welcoming community. You're bound to make some great new friends among your new neighbors (as well as the staff)!

Included Amenities:

- Monday-Saturday dinner and Sunday brunch
- Private dining room available for catered events and special occasions
- Fitness equipment and classes
- Library, sitting rooms, lounges, and a mountain view porch
- Woodshop and art studio
- Schedule of programs including social, recreational, educational, spiritual, and cultural opportunities
- Wifi service in the common spaces

Healthy living is accessible.

Taking care of your body and staying in good health becomes harder and harder as we age. Strode has connections that make it easy to embrace healthy living. Our wellness nurse can provide:

- Consultations to assist you with setting your own personal wellness goals
- Coordinating care with local health-care professionals when appropriate
- Assistance in finding the support necessary to remain active and independent

When you just need a little something extra, we can help! Services available for additional fees include:

- Guest meals
- Catered events
- Additional meals and snacks
- Additional housekeeping
- Personal laundry service
- Personalized wellness and fitness consultations

Frequently Asked Questions

What are the requirements for residency?

Residents must be at least 65 and complete a residency review related to level of care and financial status.

What are the apartment choices?

We have a selection of studio, 1-bedroom, 1-bedroom + den, and 2-bedroom apartments, all designed to meet the varied needs of individual situations and lifestyles. All units include large, sunny living spaces; a fully equipped kitchen; and a bathroom with a walk-in shower (see floor plans for the various options).

May I bring my own furniture to my apartment home?

Yes, residents furnish their own apartments as they would a traditional home.

May I store my seasonal belongings?

Each apartment includes a separate designated storage area within the building.

May I keep my car?

Ample parking is available. Public transportation is also available as needed.

What are the first steps to becoming a resident?

Make a refundable Priority Deposit and complete the application forms.

What are the financial options to join the community?

We offer an Entry Fee program with an 80%, 50%, or 0% refund option or a Rental Fee option.

Are there any additional costs?

A monthly fee covers the cost of staff, utilities, and food (see next question for details). There is a modest additional fee for a second person. Monthly fees may increase annually to cover operational expenses, but Gifford will provide appropriate notice and ensure that fees are reasonable.

What meals are included?

Residents are provided with one meal per day. We serve dinner Monday through Saturday (5:00-7:00 PM) and a Sunday brunch (12:00-3:00 PM). Guests are always welcome to join you for a fee.

Can I maintain my apartment if I am hospitalized or traveling?

As long as the monthly fee is paid, the home remains yours.

Are handicap accessible apartments available?

Yes, we have a limited number of ADA compliant apartments for every unit plan we offer.

Are pets allowed?

Yes, we understand that pets are an important part of the family and welcome them. Please ask for a copy of our pet policy and guidelines for more information.

Who owns Morgan Orchards?

Morgan Orchards is owned and operated by Gifford Retirement Community, part of Gifford Health Care in Randolph, Vermont. Gifford, a nonprofit health care system, has been a trusted medical home and community resource for over 110 years.

Cost Comparison Worksheet

Please use the worksheet below to assist you in comparing your current expenses with those covered under Strode Independent Living's monthly fee.

Monthly Household Expenses	Typical Homeowner Expenses	Current Expenses	Included at Strode
Mortgage Payments/Rent	\$ --	\$	✓
Home Insurance (excluding Personal Property)	\$ 75	\$	✓
Property Taxes	\$ 500	\$	✓
Heating/Fuel Costs/Air Conditioning	\$ 150	\$	✓
Electricity	\$ 125	\$	✓
Water	\$ 100	\$	✓
Food Costs for dinner each day (including Restaurants/Gratuities)	\$ 500	\$	✓
Internet/TV	\$ 100	\$	✓
Housekeeping	\$ 200	\$	✓
Home Repairs & Maintenance (Plumbing, Roofing, Painting, Electrical, Appliance repair etc.)	\$ 300	\$	✓
Trash Pickup	\$ 50	\$	✓
Landscaping/Grounds Maintenance	\$ 200	\$	✓
Snow Removal	\$ 100	\$	✓
Health/Wellness Program	\$ 150	\$	✓
Security/Safety Expenses (24-hr Emergency Response, Security, Alarm)	\$ 100	\$	✓
Total	\$ 2,650	\$	

Monthly Service Fee Range at Strode Independent Living

\$2,031-\$2,593

*These estimates are based on single occupancy

**Does not include the entry fee

Schedule of Fees

We are pleased to provide flexible financial models for our residents. Our community was designed as an Entry Fee program, and we have a limited number of apartments available through a Rental Fee program. The choice is yours, depending on which model makes the most sense for you financially.

Our **Entry Fee Program** requires an Entry Fee and offers a very competitive monthly service fee. With this program, 80%, 50%, or 0% of the original entry fee is refunded (see

Resident Agreement for details). If you plan to stay longer than 18 months, this model is less expensive.

The **Rental Program** is a monthly payment model. The rental agreement requires just an annual lease agreement, and can be terminated with thirty (30) days-notice. The monthly rental fee is higher than the monthly service fee associated with the Entry Fee program, and there are no funds returned upon move-out (except the security deposit).

Entry Fee Program	Entry Fee	Monthly Service Fee
Studio	\$96,482-173,667	\$2,031
1-Bedroom	\$115,789-216,420	\$2,233
1-Bedroom + Den	\$144,736-271,197	\$2,479-\$2,492
2-Bedroom	\$158,096-292,573	\$2,593

Rental Fee Program		Monthly Rental Fee
Studio	\$ --	\$3,814
1-Bedroom	\$ --	\$4,262-\$4,452
1-Bedroom + Den	\$ --	\$5,223-\$5,291
2-Bedroom	\$ --	\$5,389-\$5,639

The cost per month for a second occupant is \$714 for both programs.

Apartment Types and Floor Plans

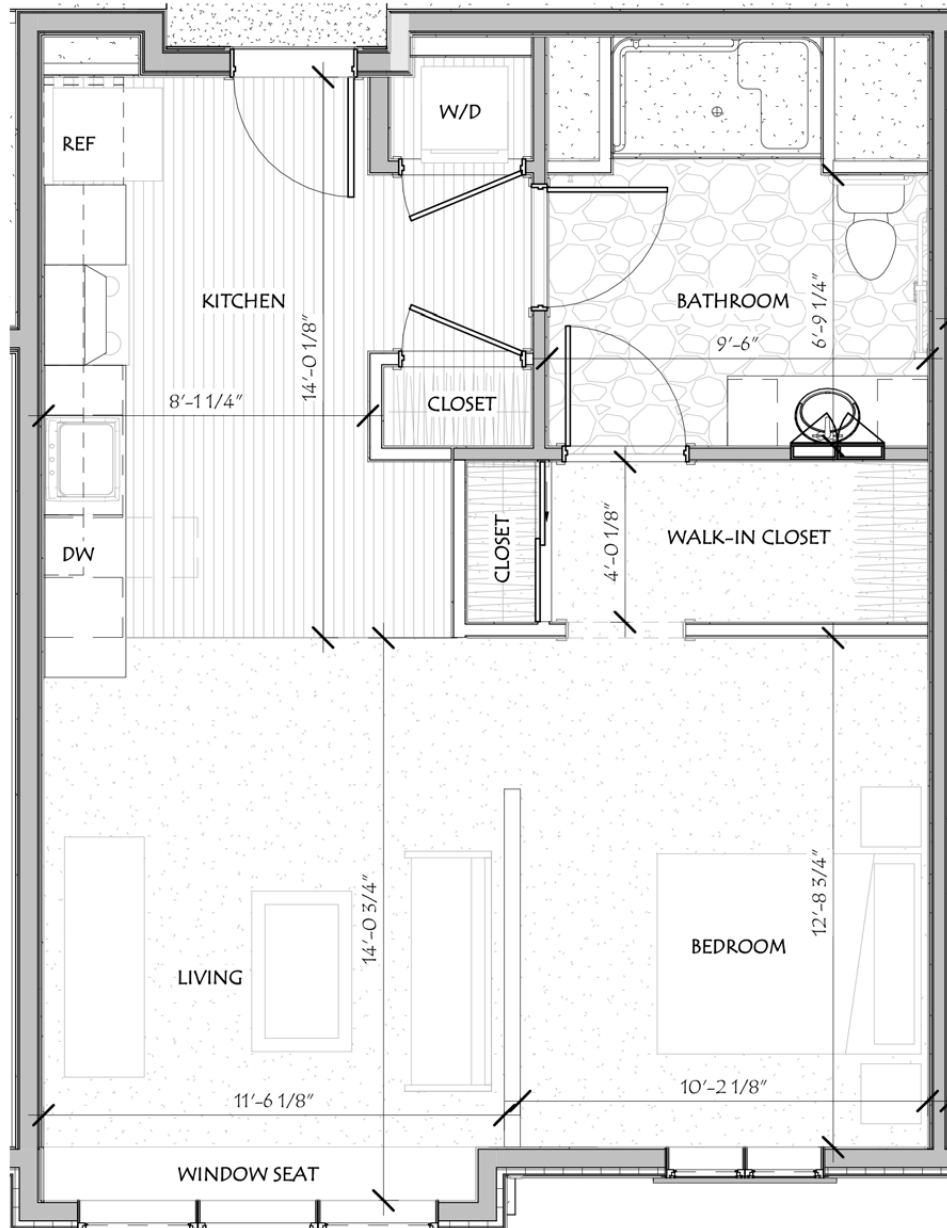


STRODE INDEPENDENT LIVING

Unit A - Studio

Unit Details: 620 square feet + additional storage
(1 main level unit)

Our studio apartment is located on the main level and offers a large, sunny living space with a window seat; fully equipped kitchen with a full-size refrigerator, electric range, microwave, and dishwasher; stackable in-unit washer/dryer; ample storage space including a walk-in closet; and a bathroom with a walk-in shower.

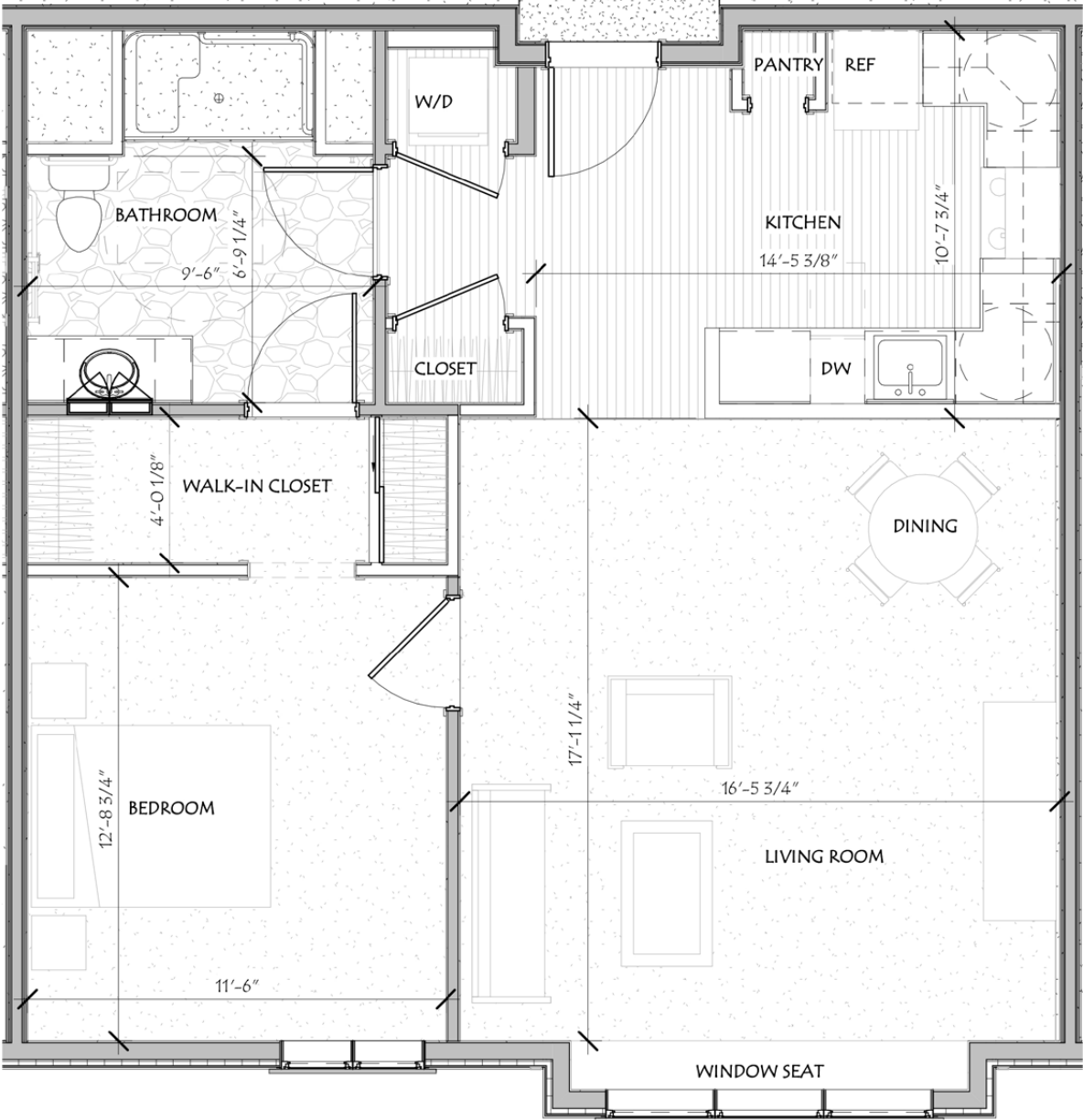


STRODE INDEPENDENT LIVING

Unit B - 1 Bedroom

Unit Details: 780 square feet + additional storage
(23 units)

Our 1-bedroom apartments offers a large, sunny living-dining space with a window seat; fully equipped kitchen with a pantry, full-size refrigerator, electric range, microwave, and dishwasher; stackable in-unit washer/dryer; ample storage space, including a walk-in closet; and a bathroom with a walk-in shower.

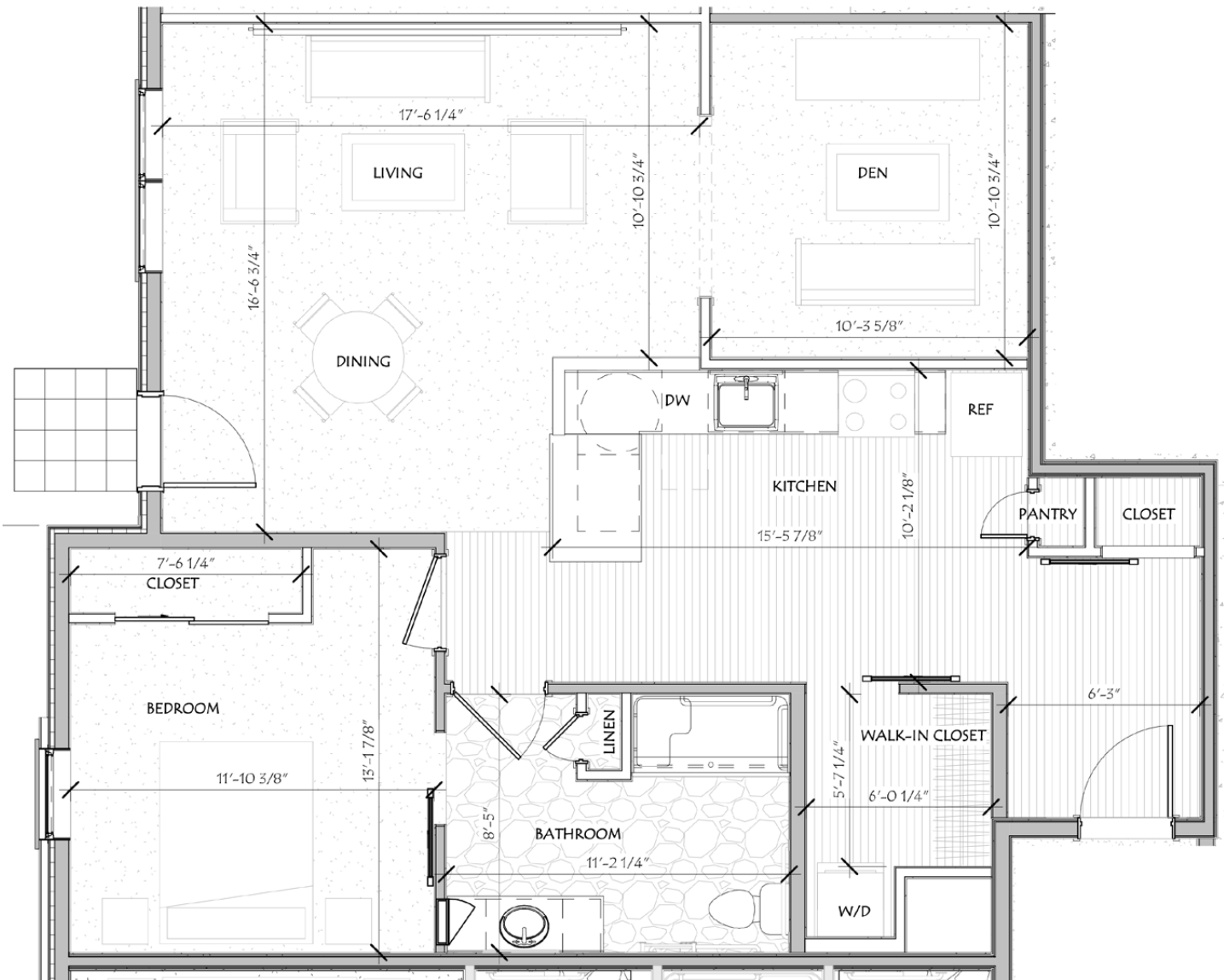


STRODE INDEPENDENT LIVING

Unit C - 1 Bedroom with Den

Unit Details: 985 square feet + additional storage
(2 corner units, lower level only)

Our 1-bedroom with den units offer a large, sunny living-dining space; fully equipped kitchen with a full-size refrigerator, electric range, microwave, and dishwasher; stackable in-unit washer/dryer; ample storage space including a walk-in closet; and a bathroom with a walk-in shower.

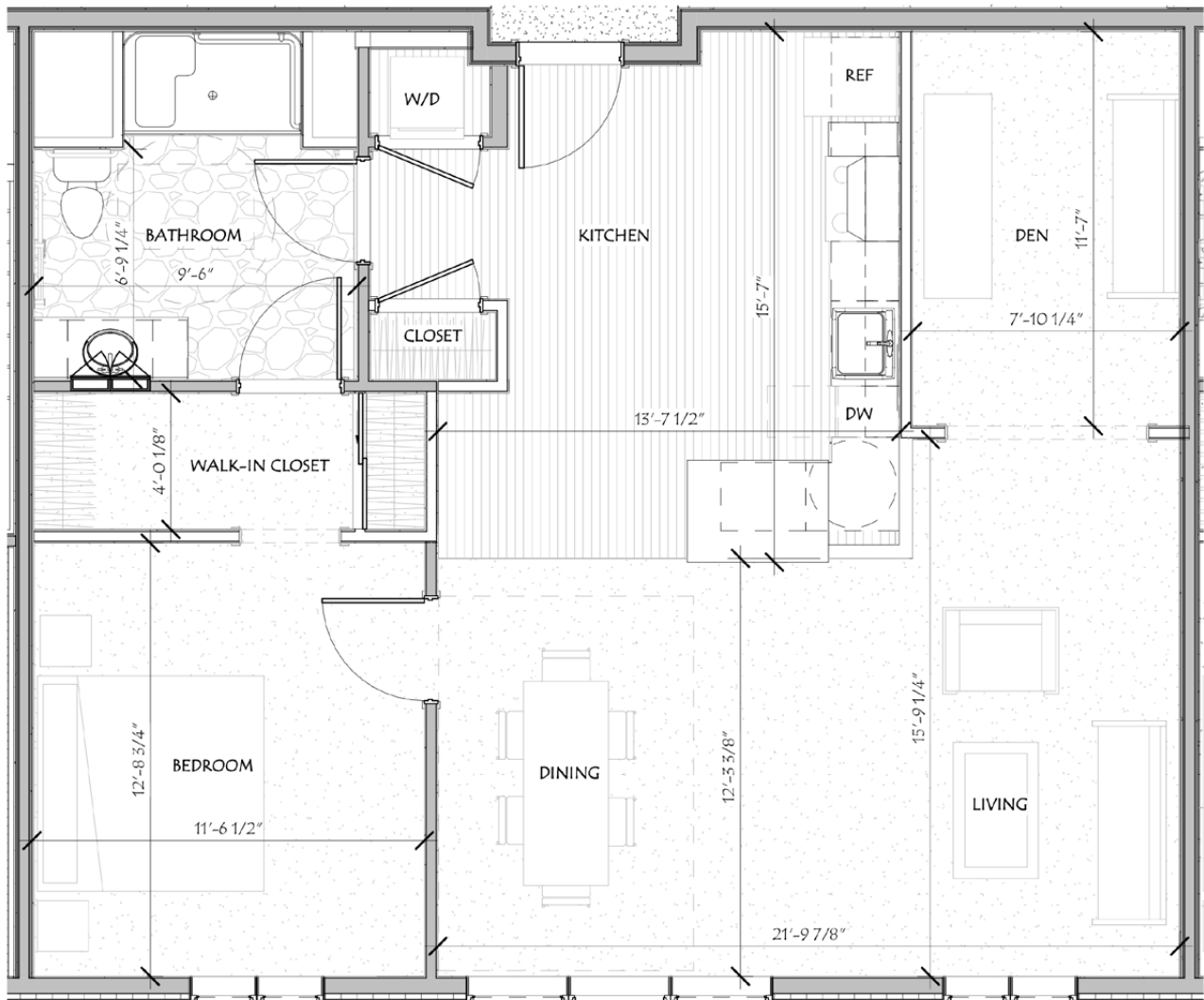


STRODE INDEPENDENT LIVING

Unit D - 1 Bedroom with Den

Unit Details: 975 square feet + additional storage
(4 units)

Our 1-bedroom with den corner units offer a large, sunny living-dining space; fully equipped kitchen with a pantry, full-size refrigerator, electric range, microwave, and dishwasher; stackable in-unit washer/dryer; ample storage space including a walk-in closet; a bathroom with a walk-in shower, and a walk-out patio (lower level only).

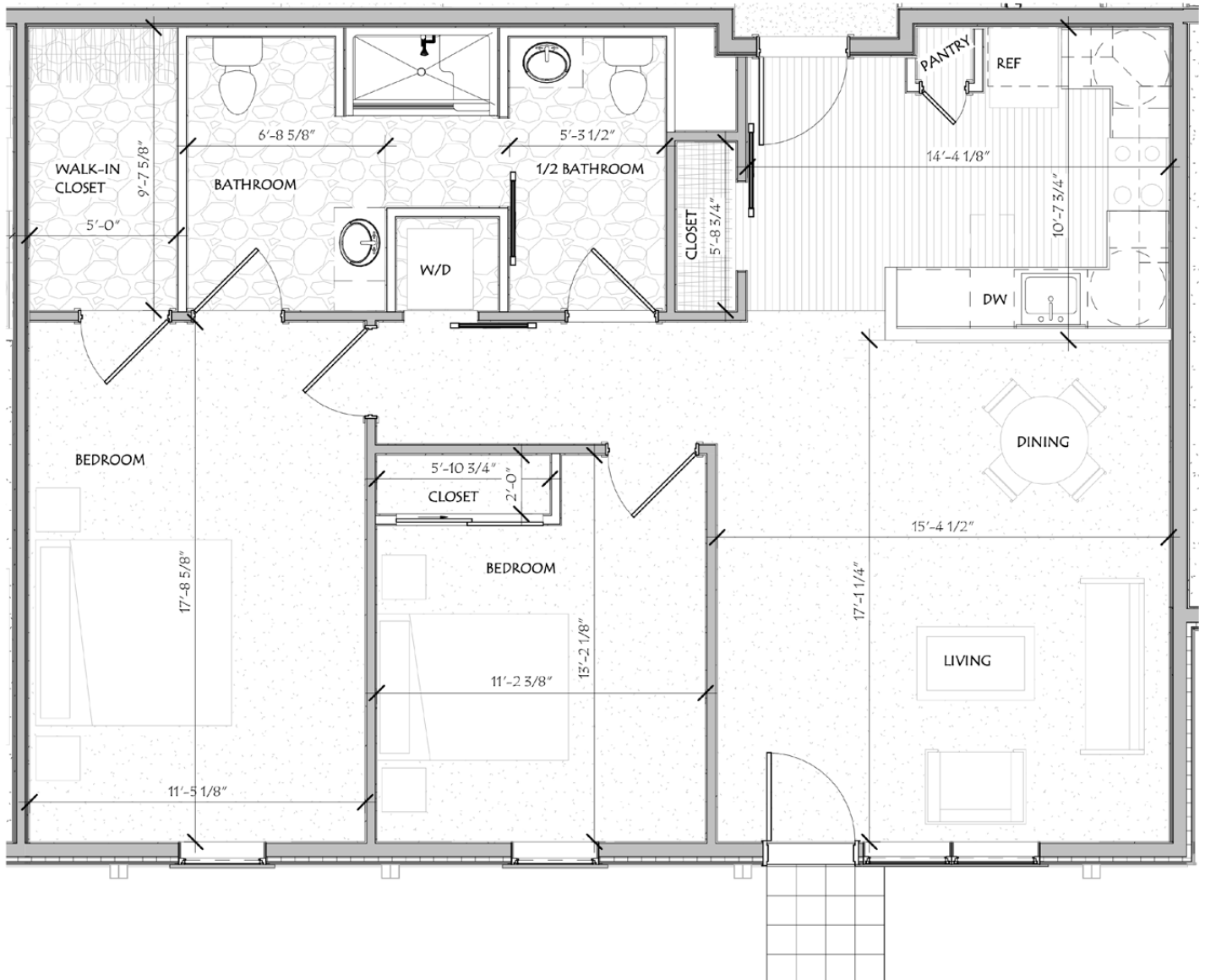


STRODE INDEPENDENT LIVING

Unit E - 2 Bedroom

Unit Details: 1,075 square feet + additional storage
(9 units)

Our 2-bedroom units offer a large, sunny living-dining space with a window seat; fully equipped kitchen with a pantry, full-size refrigerator, electric range, microwave, and dishwasher; stackable in-unit washer/dryer; ample storage space including a walk-in closet; and a bathroom with a walk-in shower.

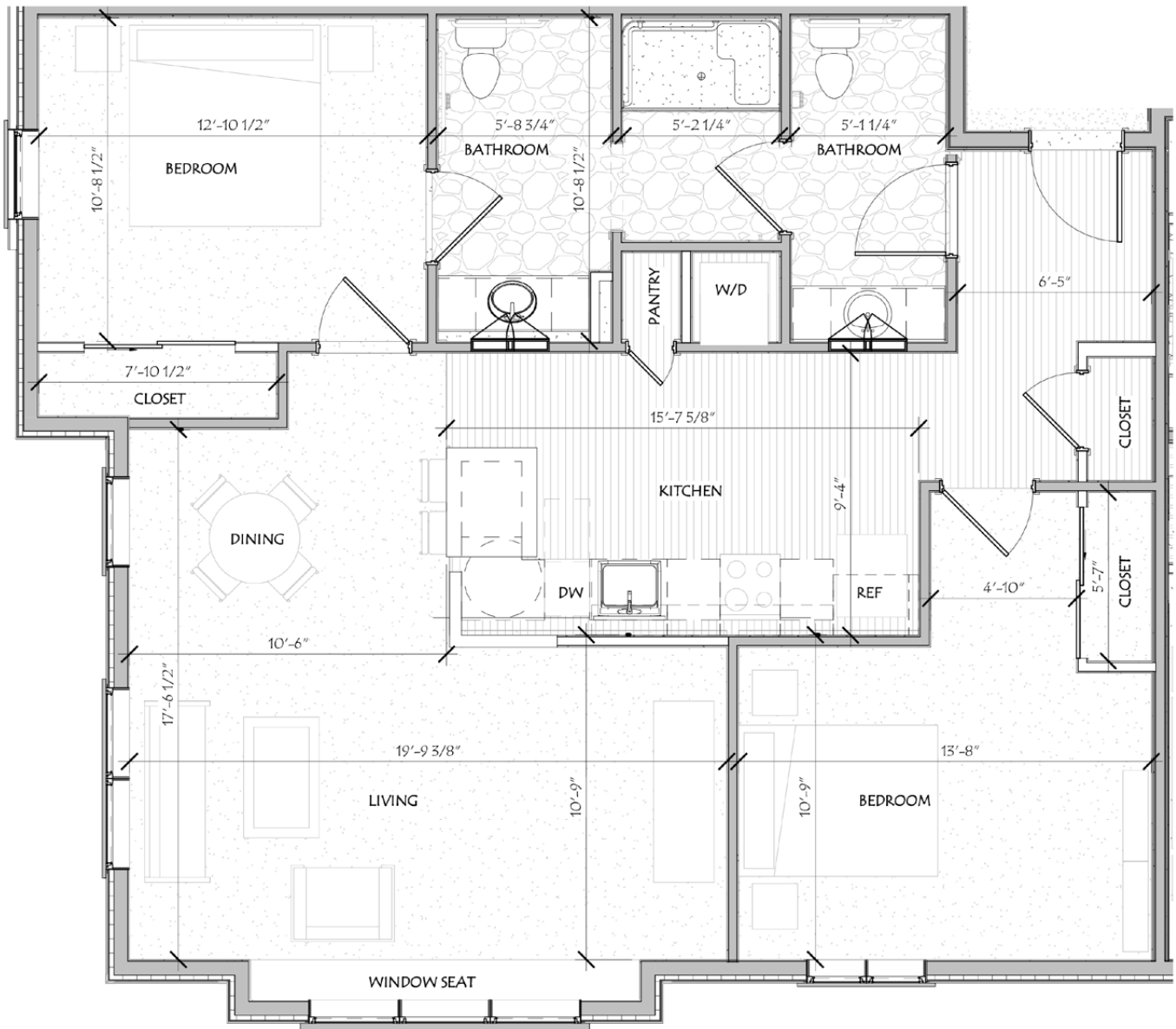


STRODE INDEPENDENT LIVING

Unit F - 2 Bedroom

Unit Details: 1,065 square feet + additional storage
(10 corner units)

Our 2-bedroom corner units offer a large, sunny living-dining space with a window seat; fully equipped kitchen with a pantry, a full-size refrigerator, electric range, microwave, and dishwasher; stackable in-unit washer/dryer; ample storage space including a walk-in closet; one full bathroom with a walk-in shower plus a half bath; and a walk-out patio (lower level only).



Main Level Floor Plan



ADA = Unit meets American Disability Act requirements

Lower Level Floor Plan

SUNRISE VIEWS



SUNSET VIEWS

- SHARED COMMUNITY SPACE
- STAIRWELLS
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- ONE BEDROOM PLUS DEN UNITS
- STUDIO UNITS
- STORAGE SPACE

ADA = Unit meets American Disability Act requirements

Upper Level Floor Plan



ADA = Unit meets American Disability Act requirements

Over
1 MILE
of walking
trails



← 68-1 01

Route 66

Tom Wicker Lane

Stroke IL

Menig









Tom Wicker Lane (dirt loop road)

Tom Wicker Lane

← to Vt. Technical College

Route 66

LEGEND

-  Garden Shed
-  Fenced-in Garden
-  Apple Orchard
-  Compass Rose/Flag Pole
-  Bench
-  Tall Planter Boxes
-  Bird Sanctuary
-  Gazebo



Morgan Orchards
Senior Living Community at Gifford

MorganOrchards.com



For more information:

Call Bethany Silloway at (802) 728-7885
or email bsilloway@giffordhealthcare.org

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Alternate GPS address: 2750 Vt Route 66

