



## THE RIGHT PLACE AT THE RIGHT TIME

There's never been a better time to be age 62 or better in Sheboygan County!

Cedar Community's fifth campus is located within the charming village of Elkhart Lake. Nestled on 14 acres and tucked into the quaint setting of a colorful village, Cedar Landing exemplifies the casual lifestyle long associated with a resort community.

Cedar Landing's Village Homes offer carefree living in 40 homes arranged around a four-acre park. Enjoy "condo-style" living in a new side-by-side duplex home with many more benefits than a typical condo or retirement development offers. Relax in a maintenance-free home; we cover all the maintenance, inside and outside, including all appliances.

Each Village Home includes:

- Two bedrooms and two full baths
- Walk-in showers and walk-in closets
- 2-car attached garage
- Full basement and lots of storage space
- Stair-free first floor living
- Open concept floorplan with vaulted and tray ceilings
- Covered porch overlooking the park
- Spacious kitchen with pantry
- First floor laundry room
- All kitchen and laundry appliances
- Village Club House for gatherings, events and activities



## VILLAGE HOME SERVICES

### **Maintenance Services**

- Lawn and landscape
- Snow removal
- Installing window treatments
- Hanging pictures and art
- Changing furnace filters
- Replacing light bulbs
- Water softener maintenance
- Kitchen and laundry appliances
- Exterior window washing
- General plumbing maintenance
- Exterior home and siding cleaning
- Electrical maintenance
- Furnace and air-conditioning
- Trash pick-up
- General handyman repairs
- All exterior home maintenance
- All interior home maintenance
- Preventative home maintenance program
- Home monitoring & checks while on vacation or away for extended time

### **Nominal Fee Services**

- Fax service
- Copy service
- Transportation (Doctor appointments, grocery stores, religious services and to any location in Elkhart Lake, Kiel or Plymouth)
- Prescription delivery - Aurora Pharmacy
- Grocery delivery - Feed Mill Market

### **Emergency Service**

- On-call maintenance staff
- 24-hour staff at Cedar Bay
- On-call administration staff
- 911 local emergency response Elkhart Lake First Responders Unit



### **Campus Amenities**

- Central 4-acre Village Park
- Walking trails and Gazebo
- Outdoor BBQ grill and picnic tables
- Outdoor events and activities
- Walking distance to downtown, Elkhart Lake beach access

### **General Services**

- Move-in assistance
- UPS drop-off and pick-up
- Dry cleaning drop-off & pick-up

### **Club House Activities**

- Events and activities
- Social gatherings
- Weekly movie night
- Educational seminars
- Health and fitness programs
- Fitness room
- Full kitchen facilities
- Computer Center-Internet access
- Library and Book Swap
- Available for private social and family gatherings
- Outdoor patio
- Health monitoring outreach program

### **On-Site Fee Services**

- Annual heavy cleaning
- Weekly/bi-weekly housekeeping
- Meal service during illness
- Restaurant dining at Cedar Bay
- Hair salon at Cedar Bay
- Interior painting
- Catering for parties



## VILLAGE HOME FEATURES

All feature two bedrooms, two full baths, full basement, two-car attached garage, first floor laundry, stair-free first floor living, covered front and back porches.

### Home Features

- Sound barrier and fire wall between homes
- High-efficiency gas furnace and water heater
- Pella windows and patio door with screens
- Steel garage door and remote openers
- 36" wide doorways throughout
- Extra-wide hallways - handicapped accessible
- Smoke and carbon monoxide alarms
- Pre-wired telephone and cable TV jacks
- Programmable heat and A/C thermostats
- Water softeners provided in each home
- Lever door handles
- Windows on three sides of the home
- Designer light fixtures
- Private driveways

### Contemporary Kitchens

- Whirlpool appliances
- Refrigerators with auto ice makers
- Ceramic glass top 30" electric range
- Tall Tub dishwashers
- Over-the-range microwave hood
- Garbage disposal
- Lazy Susan corner cabinet
- Walk-in or reach-in pantry
- Open kitchen to large dining room
- Some with free-standing islands
- Some with recessed tray ceilings
- Breakfast bars

### Living Room

- Gas fireplace with heater fan
- Large windows overlooking park
- Patio door to covered porch

### Bedrooms & Baths

#### Master Suite

- Large windows overlooking park
- Walk-in closet
- Private bath with walk-in shower
- Some with whirlpool tubs
- Large linen cabinet or closet

#### Guest Bedroom

- Large second bedroom, office or den
- Large closet storage
- Guest bath with walk-in shower/tub

#### Laundry

- Full wall of cabinetry
- Laundry wash tub
- Whirlpool washer and dryer
- Laundry pole for hanging clothes

#### Full Basement

- Rough plumbing for third bathroom
- Most with Egress windows

#### Optional Features

- Screen porches
- Storm doors
- Partially or fully finished basement
- Additional basement full bath
- Insulated and dry-walled garage interior
- Flooring upgrades to tile, wood, laminate
- Countertop upgrades to hard surfaces
- Ceiling fans



## FREQUENTLY ASKED QUESTIONS

### **How do I reserve a home at Cedar Landing?**

A \$4,000 down payment will reserve a specific home at Cedar Landing. When all of the homes are occupied a \$4,000 down payment will reserve your place on the waiting list to be eligible for a home when one becomes available.

### **If I decide not to move in, can I get my down payment back?**

75% or \$3,000 of the down payment is refundable if you change your mind and cancel your reservation for any reason. Terms are stated in the down payment agreement. Should you choose not to move into a home you reserved during the development phase you may opt to leave your down payment in place and go on the waiting list for a home in the future.

### **Do I need to be approved or accepted to become a resident?**

Yes, each resident is required to submit admission application forms within 14 days of making a down payment. Admission criteria for independent living homes is based on age (62 and over), health status, ability to live independently, and financial ability to pay the entrance and monthly fees. Prospective residents are then notified of their acceptance for residency at Cedar Landing.

### **How long do I have before I pay the Entrance Fee?**

From the time you reserve a specific home, you have a maximum of 120 days before the settlement of the Entrance Fee is due. During the development phase, if a home is being built to your specifications, you have 120 days from the date the home is move-in ready.

### **Is my down payment deducted from final settlement amount?**

Yes, you will receive a credit on your Entrance Fee settlement statement for the \$4,000 down payment.

### **Can I obtain a loan or mortgage to pay the Entrance Fee?**

Cedar Community is the owner of each Village Home and does not "sell" the property to the resident. Therefore, the home cannot be used as collateral for a loan or mortgage. Entrance Fees must be paid by bank or personal check.

### **How does the waiting list work?**

A \$4,000 down payment is required to reserve your spot on the waiting list. You may specify the type of home you would prefer at that time. When a home becomes available, we begin contacting individuals according to the date they went on the waiting list. If you are contacted and choose not to take the available home, your name will stay on the waiting list. You may defer accepting a home if you are not ready to move. If you accept the home, you will be required to sign a resident agreement and commit to a move-in date within 120 days of signing the resident agreement.



### **What expenses does a resident at Cedar Landing pay for?**

Residents pay their own utilities such as gas, electric, telephone, cable/dish, water/sewer.

### **What happens to the Entrance Fee if I need to move to Assisted Living?**

Should you choose to vacate your Village Home for any reason, including a move to Cedar Bay, the Entrance Fee is refunded according to the Refund Plan Option you chose when you signed the resident contract. The Entrance Fee is refunded according to the resident agreement terms.

### **Will I pay property taxes?**

No. Cedar Community is a tax exempt 501(c)3 corporation. We do participate in a PILOT (payment in lieu of taxes) with the Village of Elkhart Lake. Because Cedar Community maintains ownership of each Cedar Landing home there are no property taxes to be paid by the residents.

### **Will the monthly fees ever be increased?**

Yes. Like everyone and every business, Cedar Landing will experience increases in labor costs to provide services. As with our other campuses, increases in monthly fees typically average 3 - 4%, sometimes more and fees are reviewed on an annual basis. The increases are always very reasonable and we are diligent in doing our best to control our costs to provide resident services.

### **Can I have a pet?**

Yes. Cedar Landing accepts up to two well-mannered pets. You will be required to sign a Pet Permit accepting responsibility for your pets' behavior and accepting the terms for having a pet(s).

### **Am I allowed to plant flowers at Cedar Landing?**

Yes. The lifestyle at Cedar Landing is all about enjoying your own home and doing the things you love to do ... while relieving the burdens of home ownership and all the upkeep required. We encourage gardeners who wish to beautify their homes ... as well as golfers who'd rather spend the day on the links!

### **Why doesn't Cedar Landing have a nursing home?**

The 14-acre Cedar Landing site was planned to include 40 Village Homes, 27 assisted living apartments, the Village club house, Village Park and Cedar Pond. We can facilitate and/or coordinate the transition to any skilled nursing environment option already available to residents who may need that level of care in the future.