TRAIL RIDGE
SENIOR LIVING COMMUNITY

Independent Living Features & Amenities included in your Monthly Fee

Trail Ridge is located just off Interstate 229, offering residents easy access to an expanding area of Sioux Falls that includes shopping, restaurants, entertainment, and a new medical center.

- Restaurant style dining
- Wellness Center, exercise classes, fitness assessments and equipment
- Swimming pool and Jacuzzi
- Local transportation to medical appointments
- Scheduled local transportation for shopping and community events
- Wide variety of scheduled activities including special occasion parties, crafts, outings, bingo, musical entertainment, educational opportunities
- Maintenance of property and major appliances
- Chaplain on staff for your spiritual needs
- All utilities including basic cable TV
- Light housekeeping monthly
- Private dining areas to accommodate your larger family gatherings
- Private patio or balcony area.
- Public computer with internet access
- Library
- Variety of comfortable common areas
- Generous storage areas
- Workshop
- Garden
- Game room
- Onsite banking
- Walking paths with sculptures
- Car wash
- Putting green

Trail Ridge Senior Living Community • 3408 W. Ralph Rogers Road, Ste 100, Sioux Falls, SD 57108
Phone 605-339-4847 • TrailRidge.net

ABHM
American Baptist Homes of the Midwest

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Trail Ridge Independent Living Home Pricing

Apartment Style	Approx. Sq. Footage	Entry Fee	Refund Percentage	Monthly Fee Single Occupant
Standard One Bedroom	800	$261,000	90%	$2,514
Deluxe One Bedroom	950	$287,000	90%	$2,897
Standard Two Bedroom	1,110	$313,000	90%	$3,542
Deluxe Two Bedroom	1,210 to 1,280	$330,000 to $377,000	90%	$3,882 to $4,153

- 90% Refundable Entrance Fee offers estate protection
- Second person fee $935
- Controlled monthly service fee offers asset protection
- Priority access to other levels of care
- See supplemental pricing sheet for optional services and associated fees

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Assisted Living

We understand that everyone wants to live as independently as possible, for as long as possible. However, as time goes on we may find ourselves, or a loved one, in need of help with performing normal daily activities. This can happen gradually over time, or suddenly after a medical occurrence.

Assisted Living at Trail Ridge provides a comprehensive range of supportive services designed to fit each stage of your life, should you need them. Whether you or a loved one requires help with one or several activities of daily living, Trail Ridge is there for you and you never have to leave the security of your own community. Trail Ridge offers a choice of assisted living programs geared to individual needs and circumstances.

In order to receive health care services, each resident is required to purchase a care level package. Package levels are determined based upon need per nurse assessment.

If you are interested in finding out more about Assisted Living at Trail Ridge, we invite you to call and set up your personal tour.

Assisted Living Services Include

At Trail Ridge, our care packages offer residents a wide variety of services, including:

- Apartment home with kitchenette
- 24-hour-a-day nursing staff
- Regular security and reassurance checks
- Emergency pendant call system
- Medication management and delivery
- Linens and personal laundry
- Weekly housekeeping
- Activity programs and outings
- Local transportation for medical appointments
- All utilities, including basic cable TV
- Wellness Center, exercise classes, fitness assessments and equipment, and pool access
- Common areas include lounges, great hall, library, computer, and activity areas

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Assisted Living Packages & Pricing

Apartment Styles & Pricing

One Bedroom	$3,877/month
Two Bedroom	$4,713/month
Second Person Fee	$935/month
Community Fee, non-refundable	$1,158

Assisted Living Care Packages

To determine the appropriate care package a resident receives a comprehensive assessment performed by the nursing staff. A care package is determined based on the outcome of the assessment. A comprehensive assessment will be performed quarterly, or with a change in status or care needs, to ensure residents receive the best possible care.

Level 1:	$1,768/month	Level 4:	$4,008/month
Level 2:	$2,409/month	Level 5:	$4,822/month
Level 3:	$3,194/month		

Should you require a service not covered in your assisted living care package, or require unscheduled staff visits and support due to unforeseen circumstances, we offer the following care services.

Licensed Personnel Unscheduled Tasks:	$36/15 min.
Unlicensed Personnel Unscheduled Tasks:	$23/15 min.

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Memory Care

Trail Ridge offers enhanced services for those requiring memory care. We understand residents and families affected by Alzheimer's, dementia and associated memory issues, face certain challenges and often require special care. Rest assured Trail Ridge can be a resource to help you, and your family, create a plan that is right to meet your needs.

Residents and families can choose from one of our twenty two private rooms. The thoughtfully appointed design allows familiarity and calmness which helps meet the unique needs of residents. Personal care plans are fashioned to maintain a resident's well-being and create a comfortable, supportive and home-like setting.

In addition, our trained caregivers are available to assist residents, and offer programs and activities designed to engage and connect with residents who live with Alzheimer's and other forms of dementia.

If you are interested in finding out more about Memory Care at Trail Ridge, we invite you to call and set up your personal tour.

Memory Care Services Include

At Trail Ridge, our care packages offer residents a wide variety of services, including:

- Studio apartment in a secured environment
- 24-hour-a-day nursing staff
- Medication management
- Regular security and reassurance checks
- Emergency pendant call system
- Linens and personal laundry weekly
- Weekly housekeeping
- Activity programs
- Local transportation for medical appointments
- Wellness classes and fitness equipment
- All utilities including basic cable TV

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Memory Care Packages & Pricing

Studio Apartment

Monthly rent:	$3,121/month
Community Fee non-refundable:	$1,158

Memory Care Packages

To determine the appropriate care package a resident receives a comprehensive assessment performed by the nursing staff. A care package is determined based on the outcome of the assessment. A comprehensive assessment will be performed quarterly, or with a change in status or care needs, to ensure residents receive the best possible care.

Level 1:	$4,235/month	Level 3:	$6,891/month
Level 2:	$5,862/month	Level 4:	$8,387/month

Should you require a service not covered in your assisted living care package, or require unscheduled staff visits and support due to unforeseen circumstances, we offer the following care services.

Licensed Personnel Unscheduled Tasks:	$36/15 min.
Unlicensed Personnel Unscheduled Tasks:	$23/15 min.

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Additional Services Available

To meet residents' needs, Trail Ridge offers an extensive list of additional services.

Emergency Pendant Call Response	$36/30 mins
Housekeeping	$23/15 mins
Maintenance	$23/15 mins
Shampoo - chairs, carpet, mattress, spot cleaning	$23/15 mins
Meal - breakfast	$8 meal
Meal - lunch/dinner	$18/meal
Meal - holiday	$23/meal
Meal tray delivery	$5/meal
Guest Suites	$92-98/night
Underground heated parking	$78/month
Pet Deposit non-refundable	$289
Pet Fee	$41/month
Transportation	$3/mile $4/15 min. driver wait time

The following are also available, prices based on services provided:

Dry cleaning service
Hair salon (manicure and pedicure services)
Groceries delivered to your door
Massage therapy
Foot care services
Catering services