

BELMONT *Village*

SENIOR LIVING

CARDIFF BY THE SEA



BELMONT VILLAGE

# CARDIFF BY THE SEA

INDEPENDENT LIVING | ASSISTED LIVING | MEMORY CARE

3535 Manchester Ave. | Cardiff by the Sea, CA 92007

## A Message from Patricia G. Will, Founder and CEO of Belmont Village Senior Living

I hope we can answer your questions as you move forward with the very important decision to join a senior living community.

Like many great companies, Belmont Village Senior Living was inspired by a personal story that began in 1997 following a search with my family for the right community for my mother-in-law, Josephine Will. At the time, we were unable to find a community that met her need for support and our family's expectations for quality and value. The experience led me to question how I might use my abilities as a businesswoman to improve this situation, addressing the needs of seniors as they age.

Belmont Village was founded to provide a way for seniors to lead happy, self-directed lives in a supporting community, one that offers good value and has been designed from the ground up to be sensitive to senior living. To help shape our communities, from the start and continuing today, we are guided by leading university experts in the fields of gerontology, architecture, hospitality and dining, and healthcare. We have also used input from seniors and their families as a blueprint for community and program development.

The fruits of our efforts have been gratifying and we are enjoying enthusiastic response across the United States. I am particularly proud of the success of Circle of Friends®, our innovative memory and brain fitness program, which received national recognition from George Mason University and Argentum, the leading national organization of senior living companies.

On a personal note, I am pleased to say that Belmont Village was here for Josephine's husband, Ed Will, when he needed support, and later for my own parents.

If I could leave you with a final thought, it would be that we build Belmont Village communities not just for others, but as places where we ourselves and our loved ones would choose to live in our elder years.

Warmest regards,



Patricia G. Will

## Living Built Around You

- Perfectly nestled in the hillside along Manchester Avenue, in North San Diego County, with views of the San Elijo Lagoon Ecological Reserve
- Private residences with a variety of studio, one- and two-bedroom floor plans
- Exceptional lifestyle amenities including outdoor heated pool, fitness center with therapy services available and professionally managed salon
- Unparalleled chef-led culinary experiences, featuring restaurant-style service and casual fare
- Premier hospitality services including concierge and transportation
- Award-winning resident programs and best-in-class clinical care, with licensed nurses and well-trained staff onsite 24/7
- Robust calendar of cultural events, educational programs and social gatherings to create opportunities to connect and stay involved
- Pet-friendly community
- Monthly rates with no large entrance fee or long-term contract required



## Adaptive and Personalized Support

Belmont Village communities are licensed to provide advanced levels of care throughout the property, allowing residents to receive increasing support without the disruption of moving. Couples with differing needs can also age in place together, surrounded by familiar routines and friends.



### INDEPENDENT LIVING

Designed for those who value autonomy with fewer responsibilities. Independent Living offers access to amenities and an active community—supporting an engaged lifestyle, with easy access to care services if and when needed.

### ASSISTED LIVING

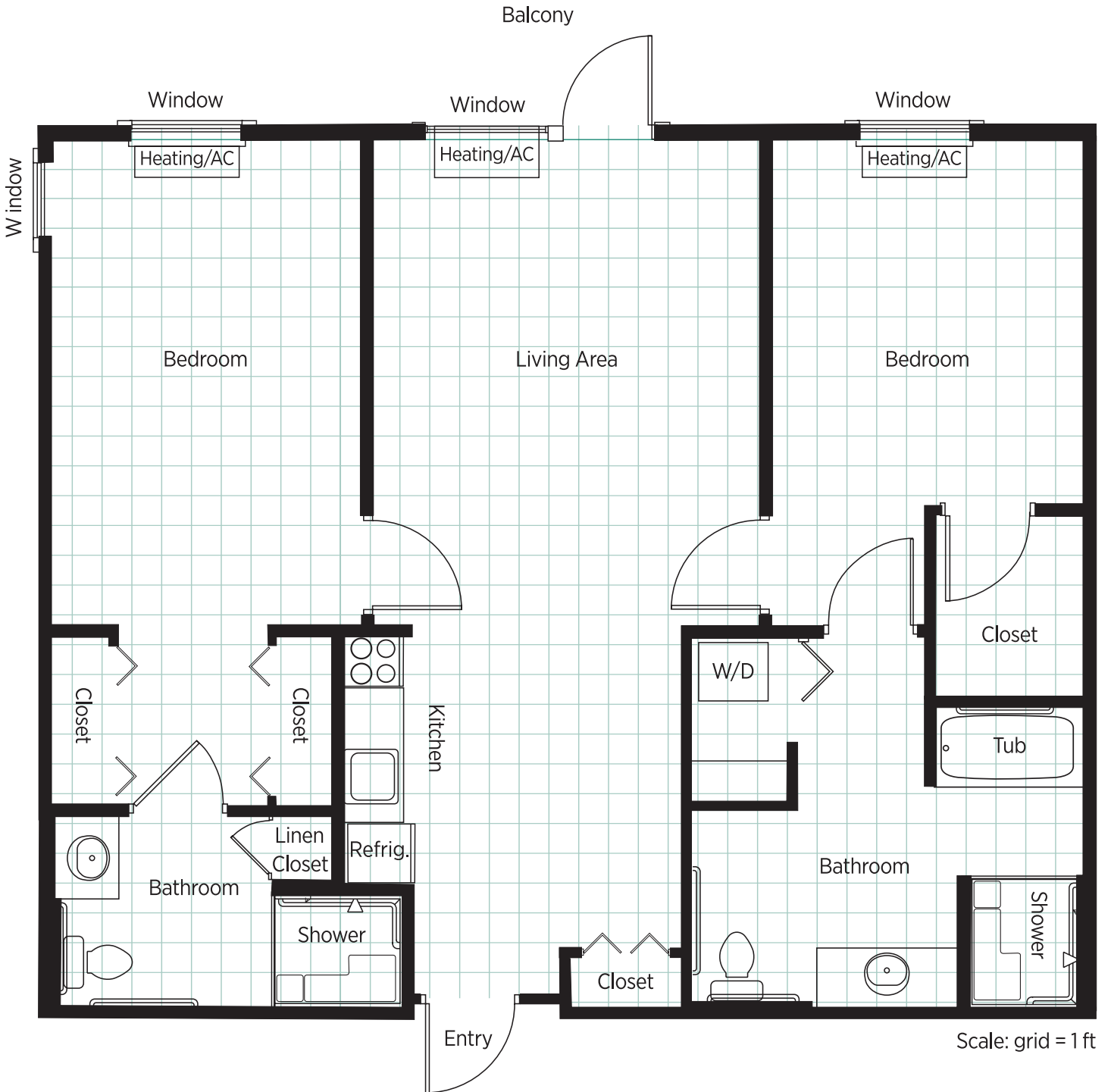
While offering personalized help with daily activities, Assisted Living also encourages independence and engagement. Residents receive support tailored to their needs, along with access to programs, services and a residential environment made for comfort and connection.

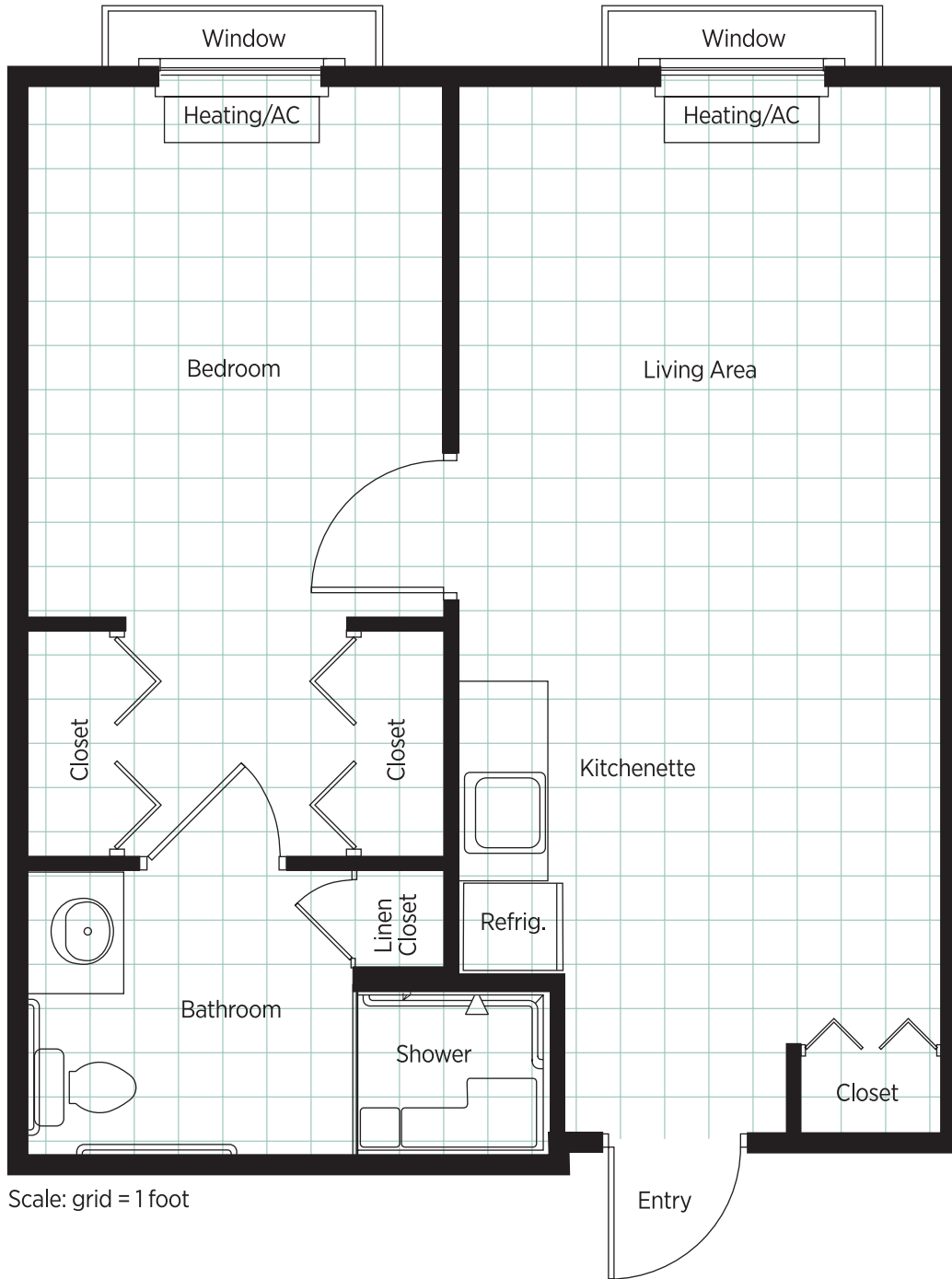
### EARLY MEMORY CARE

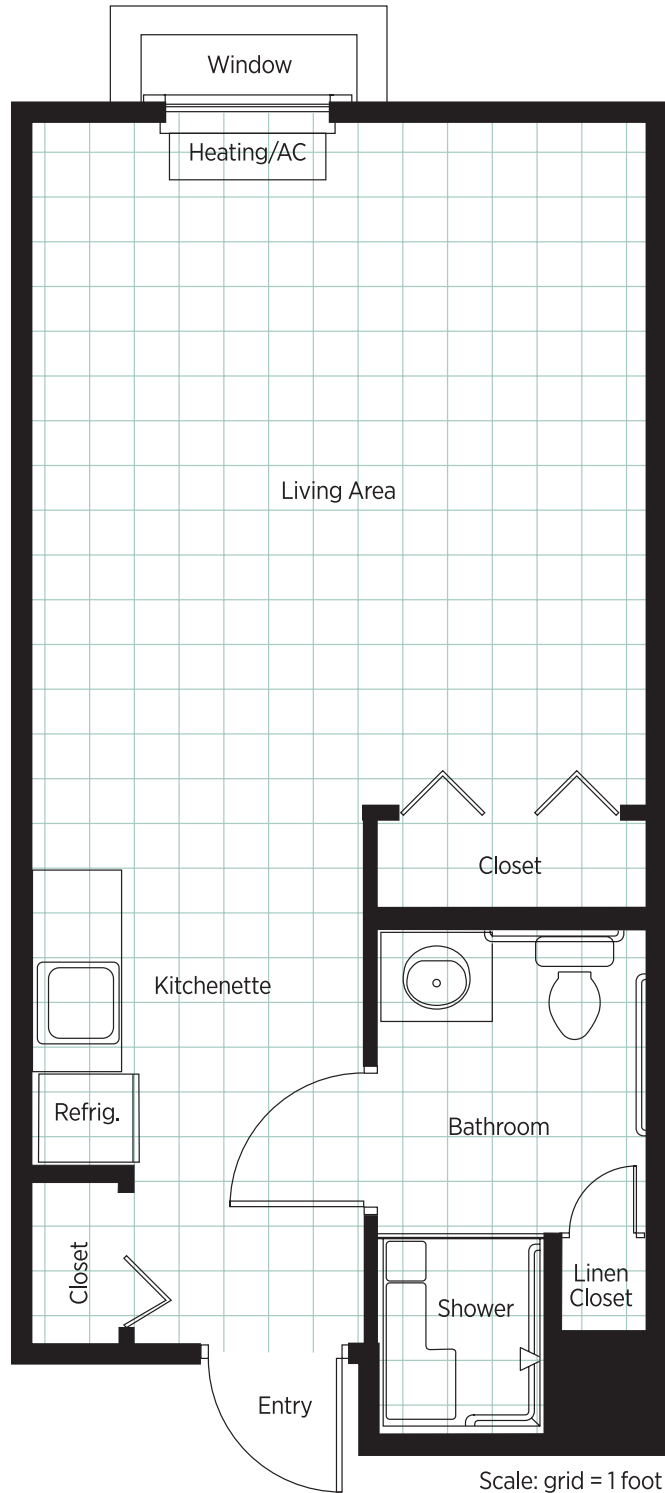
Supporting individuals who have early to moderate memory loss, our early memory care helps residents stay active and connected while needs are monitored. Our nationally recognized Circle of Friends® program focuses on early intervention, providing structured support and engagement designed to help maintain cognitive function.

### ADVANCED MEMORY CARE

Advanced Memory Care offers comprehensive support for individuals with more complex cognitive needs. With structured routines, specialized care and a secured environment, residents receive consistent support focused on comfort, dignity and quality of life.








# Comparing Senior Living Costs

*How living at Belmont Village compares with your costs of living at home*

SERVICES	 MONTHLY COST	HOMEOWNER'S MONTHLY COST
Monthly Mortgage or Rent		
Property Taxes	N/A	
Homeowner's Insurance	N/A	
<b>Utilities</b> (includes basic cable TV, water, electric, gas, sewage, garbage)	Included	
Telephone		
Home Repairs	N/A	
Meals	Assisted Living - 3 nutritious meals daily Independent Living - 2 nutritious meals daily plus snacks	
Transportation	Free scheduled transportation daily	
Housekeeping	Weekly housekeeping included	
Social Events & Activities	Planned daily activities	
Personal Care		
Nursing/Medication Mgmt		
Emergency Response System	Included	
<b>MONTHLY TOTAL</b>	\$	\$

*Important questions to ask in your search for the right community*

Choosing a Senior Living community is a major decision, one that should be made with careful research and consideration. The following tips are provided to help seniors and families decide which Senior Living community best fits their needs.



## STAFFING

- Is there a licensed nurse on-site 24 hours per day?
- Is the staff trained? Do they receive ongoing in-service training?
- Does the community perform background checks and drug screens?

## FOOD SERVICE

- Are there three, high quality, nutritionally balanced meals a day, 7 days a week?
- Is there a menu with a variety of choices for each meal?
- Are special diets an option?

## CONTRACTS, COSTS, AND FINANCES

- Do you lease or buy-in?
- Understand what's included in your monthly rent.
- Ask about additional charges for personal care.
- Understand contracts including policies for terminations and refunds.

## ACTIVITIES

- Are there organized activities: exercise, computers, social events, and outings?
- Is there a dedicated activities coordinator?
- Ask to see an example of an activities calendar.

## TRANSPORTATION

- Is transportation provided for activities, errands, doctor visits, or worship?
- Is it provided seven days a week?
- Is there a fee?

## ATMOSPHERE

- All staff should warmly greet you and residents should appear comfortable.
- The community should be spotless with no unpleasant odors.
- Is it easy to get around and accommodating to wheelchairs and walkers?
- Pick a place where you would want to live.

## MEDICATION AND HEALTHCARE SERVICES

- Is there an individual written care plan for each resident?
- Is there a nurse on-site, around the clock in case of emergencies?
- How are medications managed?
- Are on-site therapy services available?

## LICENSURE

- Make sure the community is licensed by the state to provide the care you need.

## ALZHEIMER'S DISEASE

- Does the community have a dedicated program for residents with memory loss?
- Does the staff receive special training?