Independent senior living communities

For more information on any Aging Partners Personal and Family Services, call 402-441-7070.

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Mary Buford Wilson, Elder Law Attorney, suggests that you review the following when signing contracts for retirement housing . . . 5

- Apartments without services
- Apartments with services: housekeeping, laundry and meals
- Assisted living capabilities
- Building with buy-in arrangement
- Condominiums for purchase and some for rent

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Independent Senior Living Communities are also known as retirement communities, senior living communities, or independent retirement communities. They are designed for people age 55 and over.

These independent senior living facilities are priced at market rates and are designed to enable residents to live independently in a secure environment with access to supportive services. They also provide the opportunity to share common interests and activities with fellow residents. Occupancy by families with children may be discouraged. Units may be available for purchase or rent.

Housing type widely varies, including apartments, condominiums, single-family detached homes or townhouses, or villages. Some communities require an entrance or buy-in fee as well as monthly rent. These fees can be substantial. Most are non-refundable, while others will return fees upon the transfer of the unit to another qualified resident. Make sure that all the fine print is understood before signing a contract, and consult an elder law attorney if you have any questions.

Convenience services may include activities, transportation, emergency call systems, housekeeping, maintenance and meals in a communal dining room. Residents who need additional support may need to make their own arrangements for personal care, home health or other services.

Continuing Care Retirement Communities (CCRCs), usually licensed by the state, provide all three levels of care (independent living, assisted living and nursing home care) in a single setting. CCRCs offer older adults long-term contracts that guarantee a place to live and access to specified personal and health care services.

Residences may include apartments, townhouses, duplexes, clusters or single family homes. They offer differing degrees of service, usually including a common dining room, exercise and activity areas, outdoor recreation and swimming pool.

New residents are expected to move into the community when they are healthy and able to maintain an independent lifestyle, and may be asked to pay a sizable entry fee plus monthly maintenance fees. There may be the option of a month-to-month rental arrangement, or to purchase and develop equity in the property. Depending on the contract, specified health services may be covered by the entry fee, included in the maintenance fees, or paid for at the time of need. The monthly fee also covers meals, housekeeping, linen and personal laundry, utilities and other basic services.

*Elder law recommends carefully reading the retirement housing contract before signing.

1. **Brentwood Estates**
   - 1111 S. 70th St., Lincoln, NE 68510
   - 402-489-1112  brentwood-estates.com
   - Number of units: 104
   - Age limit: 55 and over
   - Pets allowed: Yes, small dogs or cat.
   - Meals provided: Yes
   - Garages and storage: Yes, monthly fees.
   - Emergency call system: Yes

2. **Carriage Glen**
   - 7005 Shamrock Road, Lincoln, NE 68506
   - 402-484-5113  carriageglenoflincoln.com
   - Number of units: 51
   - Age limit: 55 and over
   - Pets allowed: No
   - Meals provided: Optional; for a fee.
   - Garages: Yes, monthly fees.

3. **Chateau Gardens**
   - 825 N. Cotner Blvd., Lincoln, NE 68505
   - 402-317-5164  chateaudev.com
   - Number of units: 95
   - Age limit: 55 and over
   - Pets allowed: Yes, small dog on first floor only.
   - Deposit: Yes
   - Meals provided: No
   - Garages and storage: Yes, monthly fees.
   - Emergency call system: No
   - Utilities: Cable and electricity paid by resident.

4. **Chatelaine Residences**
   - 6201 Normal Blvd., Lincoln, NE 68506
   - 402-486-4165  kruegerdevelopment.com
   - Number of units: 80
   - Age limit: 55 and over
   - Pets allowed: Yes, small dog or cat.
   - Meals provided: No
   - Garages and storage: Yes, monthly fees.
   - Emergency call system: No

5. **Clark Jeary Retirement Community**
   - 8401 S. 33rd St., Lincoln, NE 68516
   - 402-489-0331  clarkjeary.com
   - Number of units: 50 independent living
   - Age limit: Retired
   - Pets allowed: No
   - Meals provided: Yes
   - Garages and storage: Yes, monthly fees.
   - Emergency call system: Yes
   - Utilities: included, except cable and phone
6. **Eastmont Towers (CCRC)** ▼★
   6315 “O” St., Lincoln, NE 68510
   402-489-6591  eastmonttowers.com
   Number of units: 155
   Age limit: 62 and over
   Pets allowed: No
   Meals provided: Yes
   Garages and storage: Yes, monthly fees.
   Emergency call system: Yes
   Entrance fee: Yes

7. **Gateway Vista (CCRC)** ★
   225 N. 56th St., Lincoln, NE 68504
   402-464-6371  gatewayseniorliving.com
   Number of units: 57
   Age limit: 55 and over
   Pets allowed: Yes, small dog or cat with approval and $1,000 deposit.
   Meals provided: Yes
   Garages and storage: Yes, monthly fees.
   Transportation (non-scheduled): Yes, for a fee.
   Emergency call system: Yes

8. **Gramercy Hill** ★★
   6800 “A” St., Lincoln, NE 68510
   402-483-1010  gramercyhill.com
   Number of units: 146
   Age limit: 55 and over
   Pets allowed: Yes, small dog or cat.
   Meals provided: Yes
   Garages and storage: Yes, monthly fees.
   Emergency call system: Yes

9. **Grand Lodge at the Preserve** ▼★
   4400 S. 80th St., Lincoln, NE 68516
   402-489-8003  grandlodgeatthepreserve.com
   Number of units: 111 independent living
   Pets allowed: Bird, cat or small dog.
   Meals provided: Yes
   Garages: Yes
   Storage: Yes
   Emergency call system: Yes

10. **The Landing (CCRC)** ▼★
    3500 Faulkner Drive, Lincoln, NE 68516
    402-420-9355  www.immanuelseniorliving.com
    Number of units: 90 independent living
    Age limit: 60 and over
    Garages: Yes
    Storage: Yes
    Emergency call system: Yes

11. **The Legacy** ★★
    5600 Pioneers Blvd., Lincoln, NE 68506
    402-436-3000  legacyretirement.com
    Number of units: 135 independent living
    Age limit: 55 and over
    Pets allowed: Yes, small dog or cat.
    Meals provided: Yes
    Garages and storage: Yes, monthly fees.
    Emergency call system: Yes

12. **Legacy Estates** ★★
    7200 Van Dorn St., Lincoln, NE 68506
    402-484-8888  legacyretirement.com
    Number of units: 163 independent living
    Age limit: 55 and over
    Pets allowed: Yes, small dog or cat.
    Meals provided: Yes
    Garages and storage: Yes, monthly fees.
    Emergency call system: Yes

13. **Legacy Terrace** ★★
    5700 Fremont St., Lincoln, NE 68507
    402-464-5700  legacyretirement.com
    Number of units: 143 independent living
                  56 assisted living
    Age limit: 55 and over
    Pets allowed: Yes, small dog or cat.
    Meals provided: Yes
    Garages: Yes
    Storage: Yes
    Emergency call system: Yes

14. **Savannah Pines** ★
    3900 Pine Lake Road, Lincoln, NE 68516
    402-420-9900  rlcommunities.com/locations/savannah-pines
    Number of units: 119
    Age limit: 55 and over
    Pets allowed: Yes
    Meals provided: Yes
    Garages and storage: Yes, monthly fees.
    Emergency call system: Yes
Senior Residences for Purchase

15. Autumn Wood  ✗
   27th and Folkways Blvd. to 27th and Enterprise Drive
   Lincoln, NE 68521
   402-434-0292 (Albers Company)
   Number of units: 351
   Age limit: 55 and over
   Pets allowed: Yes
   Meals provided: No
   Garages: Yes
   Storage: No
   Emergency call system: No
   Tax information: Homeowner pays property taxes.

16. Cotner Center Condominiums  ✗
   1540 N. Cotner Blvd., Lincoln, NE 68505
   402-466-2509  www.cotnercentercondos.com
   Number of units: 101 condominiums
   Age limit: 55 and over
   Pets allowed: Fish and small birds only.
   Meals provided: Optional, fee applies.
   Garages and storage: Yes, monthly fees.
   Emergency call system: No
   Tax information: Homeowner pays property taxes.

17. North Gate Garden Estates  ✗
   2425 Folkways Blvd., Lincoln, NE 68521
   402-476-7385  www.northgateliving.com
   Number of units: 101 condos, 52 townhomes
   Age limit: 55 and over
   Pets allowed: Condominiums, cats only.
   Townhomes limited-small dogs and cats.
   Meals provided: Three meals per week are offered in the dining area.
   Garages: Yes, condos have indoor parking with bill of sale. Townhomes have attached garages and retain ownership.
   Storage: Yes, monthly fees.
   Emergency call system: No
   Tax information: Homeowner pays property taxes.

18. Pioneer House (NAI FMA Realty)  ✗
   1130 "H" St., Lincoln, NE 68508
   402-441-5800  www.pioneerhouse.org
   Number of units: 52 condominiums
   Age limit: 55 and over
   Pets allowed: No
   Meals provided: No
   Parking space: For a fee
   Storage: Yes
   Emergency call system: No
   Tax information: If not eligible for Homestead Tax Exemption, it will be added to monthly fee.

19. Stonecliff Estates  ✗
   5831 Enterprise Drive, Lincoln, NE 68521
   402-430-0751 (Home Real Estate)
   Number of units: 46 condominiums
   Age limit: 55 and over
   Pets allowed: Yes
   Meals provided: No
   Garages and storage: Yes
   Emergency call system: No
   Tax information: Homeowner pays property taxes.

20. Van Dorn Villa  ✗
   3001 S. 51st St., Lincoln, NE 68506
   402-489-3001  http://vandornvilla.com
   Number of units: 191 condominiums
   Age limit: 55 and over
   Pets allowed: No
   Meals provided: Yes, two evening meals per week and a Sunday buffet for a fee.
   Garages and storage: Yes, monthly fees.
   Emergency call system: Yes
   Tax information: Homeowner pays property taxes.
Mary Buford Wilson, Elder Law Attorney, suggests that you review the following when signing contracts for retirement housing:

1. Review the contract carefully. If possible, have it reviewed by an attorney. (Even if you think you understand the terms, you may be in error.)

2. Only what is printed in the contract is binding. If you are told anything that conflicts with the contract, ask for a letter verifying what you have been told. If a certain condition is important to you, ask for written clarification if the contract doesn’t clearly say what you want.

3. If there is a lump-sum payment to buy into the unit, under what circumstances can you get the buy-in back? Can you get all or part of the buy-in back if you decide you do not like group housing? How long of a period are you allowed to decide if congregate housing is for you?

4. Can you get all or part of the buy-in back if you decide you do not like group housing? How long of a period are you allowed to decide if congregate housing is for you?

5. If part of the buy-in is returned at your death, how is it returned? Do you designate a beneficiary or does it become part of your estate?

6. If the housing unit offers “lifetime” care, these issues should be reviewed:
   a) Lifetime care may not be guaranteed just because the housing unit has a large buy-in.
   b) Who decides where care is provided? (i.e. your apartment, assisted living, infirmary)
   c) If you are in the infirmary for long-term nursing care, how long can you also maintain your apartment?
   d) Is there an appeal system if you disagree with a placement decision or don’t want to give up your apartment?
   e) What extra costs will arise if you cannot stay in your apartment?

7. In addition to the buy-in, there is a monthly payment due. (Statistically, these monthly payments have increased more rapidly than the annual inflation rate or the social security cost-of-living adjustment. Do you have sufficient cushion between your monthly income and the monthly payment?)

8. What happens if you can’t meet the monthly payment? Do you lose the full buy-in if you move out because you can’t make the monthly payment?

9. How solvent is the housing unit? How much does it have in reserve? How often has the management/ownership changed in the past 10 years? The Board of Directors is made up of at least 25 percent residents. These resident board members may be the best persons from whom to get this information.

10. If there is a long-term care part of the facility, can it offer care? If not, at whose cost do you receive higher levels of care at another facility?