



Residential Living Frequently Asked Questions

What is a Life Plan Community?

“Life Plan Community” is the new term for what was previously called a “Continuing Care Retirement Community,” or a “CCRC.” Life Plan Communities offer more than one level of care on their campus; focus on overall wellness and a healthy, active lifestyle; and are integrated in the greater community. Just like the fresh, optimistic new outlook of today’s generation of older adults, this new name focuses more on the offering of security, a plan for the future, and focus on the person.

What are the benefits of residing in a Life Plan Community instead of staying in my own home?

A Life Plan Community like Moravian Manor Communities empowers residents to live an active, independent lifestyle while offering the advantages of setting a plan in place for any future care needs, with the availability of a full continuum of health services.

- **Life** at Moravian Manor Communities is so much more than care; it’s about living life to the fullest.
- **Plan** summarizes the unique “safety net” advantages offered through our advanced healthcare services.
- **Community** is where “planning” and “living” connect you and others.

When you become a resident of Moravian Manor Communities, you have a completely maintenance free lifestyle. You can come and go as you please, allowing you to even “lock and go” for extensive traveling without worrying about security or seasonal maintenance concerns. Family and friends are always welcome at your home and you’ll be just outside downtown Lititz to enjoy all its many offerings. Residents also have 24-hour security and priority access to any higher levels of care if ever needed, including assisted living, memory support, 24-hour nursing care, and on-site comprehensive therapy services. There also can be financial benefits of a move to a Life Plan Community. Take a look at the cost of staying in your current home versus making a move to Moravian Manor Communities with our Compare the Value worksheet.

How will I know which community is the right one for me?

When starting the process, schedule a personal tour to visit communities that interest you. Request their packet of marketing information, find out about the different financial plans and qualifications needed, confirm if they are non-profit or for profit, and if a benevolent fund for residents is in place and part of that community’s mission. You also want to determine if they are Medicare and Medicaid certified.

What makes Moravian Manor Communities different?

Moravian Manor Communities is changing the way people think about retirement. Designed to bring together people, businesses, and the energy of small-town living, our community features two campuses, each with its own personality and offerings. Located within walking distance of downtown Lititz, residents can enjoy local boutiques,



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eateries, pubs, events and historic attractions. This coupled with campus amenities, clubs, committees and social gatherings sets the stage for the life you've always imagined.

Are there ways for me to stay active and engaged?

At Moravian Manor Communities there are Things to Do, Places to Go, and People to Meet. We've designed our community life program to enhance your daily experience and stay active and engaged. Not only are there popular social hubs around our two campuses, there are a number of committees:

- Library Committee
- Art Committee
- Education Committee
- Community Life Committee

...as well as clubs, including but not limited to:

- Silver Tenders Model Train Group
- Garden Club
- Golfing
- Bridge/Card Groups
- Table Games
- Life Writings Group
- Ladies Pool
- "On Needles & Pins" Needlework Group
- Second Friday Book Group
- Ukulele Club
- Wood Carvers
- Wood Shop

New groups form as well as interests present themselves.

May I bring my pet?

Yes, pets are welcome to live in all areas of residential living and Assisted Living (with prior approval) and are welcome to visit areas of skilled care and personal care. We believe that pets help us live "in the moment" and have the innate ability to enrich our lives physically and emotionally. Please ask the marketing or admissions representatives for a copy of our current pet policy.



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What is your affiliation with the Lititz recCenter?

Moravian Manor Communities and the Lititz recCenter are partners in wellness. Residents receive a membership to the Lititz recCenter as part of their monthly service fee and have access to all facilities, including the swimming pools, as well as a variety of group fitness classes. Some classes require an additional fee.

Do you offer transportation service?

Yes, courtesy transportation is offered throughout our community (between campuses) as well as to the Lititz recCenter and local grocery stores. In addition, we provide transportation for medical and non-medical services on a fee-for-service basis.

Once I am a resident, how will my voice be heard at Moravian Manor Communities?

Residents at Moravian Manor Communities have many ways to ensure their voices and suggestions are heard through the Residents Association as well as within the Residents Council.

What are the financial qualifications needed to reside at Moravian Manor Communities?

Moravian Manor Communities' mission is to provide quality care for residents for the duration of their lives. Because of our commitment to this mission and to our benevolent fund, there are financial covenants that are mutually agreed upon by the resident and Moravian Manor Communities prior to taking residence. The representative in Marketing will be happy to further discuss your individual information.

What fees are involved with Moravian Manor Communities' residential living community?

Residential living includes a one-time entrance fee investment and a monthly maintenance fee, which together, covers a lifetime lease on the residence of your choosing and would include specified utilities, complete home maintenance, security and use of our programs, amenities, and membership to the Lititz recCenter. These two fees vary based on the size and style of the accommodation you choose.

What are the advantages of a Contract Type C / Fee for Service over other contract types?

Moravian Manor Communities offers a Type C contract (also called Fee-for-Service). This contract type typically requires the lowest monthly fees and the lowest entrance fees compared to other contract types. Residential services and amenities are included in this contract, but if assisted living, personal care or skilled nursing care is required, the resident will pay market rates for any health care services on an as-needed basis.

The Type A contracts (also called Life Care) require the highest monthly fee and possibly even a higher entrance fee. With Life Care contracts, you are essentially pre-paying for health-related services while in residential living. Monthly



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fees will be subject to little or no increase other than perhaps inflationary adjustments when additional care is needed. While with Life Care, you may limit your financial risk if future care is needed, but you also are gambling the higher payment for long-term care without knowing whether or not you will require any future services or additional care.

What steps are involved in getting on the wait list and how long is that wait list?

The first step is completing and submitting an application for each person accompanied by a \$1,000, fully refundable deposit. Once approved your name will be added to the current wait list. When a residence becomes available the marketing representative will notify the entire wait. The available residence will be reserved based on interest and position on wait list. There is an unlimited right of refusal without penalty for wait list members, so you do not need to worry about losing your place in line on the wait list just because you refuse a certain residence.

What's the time frame for moving once someone has accepted a residence?

A residence in our community is reserved with a 25% deposit of the chosen entrance fee and a signed Residential Living Agreement. At that point, there is an approximate 3-4-month period of time (depending on the extent of renovation) before settling on the remaining 75% of the entrance fee and taking residence.