



**ACADEMY**

UNIVERSITY HILL

FEE SCHEDULE & OPTIONS

INDEPENDENT LIVING  
ASSISTED LIVING  
HOMECARE

STILL *round the*  
CORNER  
*there* MAY WAIT,  
a NEW ROAD...  
*J.R.R. Tolkien*

*Academy University Hill near Chatauqua. What can we say about this beautiful spot on earth?* Just like its name, its visual space would never lead you to think we were a retirement community. But if you could imagine the best of community living, this might be it.

For 25 years, it's been a lovely part of a lovely neighborhood, just a walk from Chatauqua and the Flatirons, and it's filled with the kind of people you'd like to know.

Everything is imminently accessible. Imagine everything you could want or need just up the stairs, down the hall, across the street, through a garden.

Water aerobics, exercise classes, fine dining, book clubs, bridge, discussion groups, concerts – it's a wonderful life! Living spaces range from charming one-bedroom apartments to spacious bungalows, each uniquely designed with your taste in mind.

Our staff is all about hospitality and your wellbeing, always there when you need them, respectful when you don't. Health services to support your wellness, housekeeping and maintenance always on call. We like to call it carefree living.

Tolkien writes, "Still round the corner there may wait a new road or a secret gate." Come see if Academy University Hill may be your new road, a next place to become home.

**AWARD-WINNING** *service,*  
**REFINED** *amenities,*  
**STYLISH** *decor,*  
**IMPRESSIVE** *landscapes,*  
**FINE** *dining.*

### MEMBERSHIP DEPOSIT LEASING OPTIONS

0% Refundable	\$541,500 to \$1,642,680
50% Refundable	\$694,200 to \$2,106,000
85% Refundable	\$890,000 to \$3,000,000

The non-refundable portion of the membership deposit is amortized over 25 months.

Second person membership deposit	\$50,000
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Second Person membership deposit is amortized over 25 months before it's non-refundable.

### MONTHLY DUES

Based on the residence	\$7,955 - \$12,000
Second person dues for apartments	\$1,345
Second person dues for bungalows	\$840
Add assisted living package	\$3,600

<b>WAITLIST DEPOSIT</b>	\$2,500
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The waitlist deposit is applied to the membership deposit. \$2000 is refundable.

### ADDITIONAL AMENITIES

Guestroom suite nightly rate	\$150
Each additional night thereafter	\$125
Roll away bed weekly rate	\$40
Each additional night thereafter	\$11
Garage monthly rate	\$140
Storage unit monthly rate	\$80
Internal move	\$4,000

Spa and salon services available upon request

Every resident moving to Academy University Hill pays a membership deposit and monthly dues that varies based on such factors as square footage, finishes, views, and location of the residence. There are 35 independent living apartments, ten bungalows, and seven assisted living suites.

### AMENITIES AND SERVICES INCLUDED IN THE MONTHLY DUES

- \$885 per month/per person à la carte lunch and dinner service for apartments
- \$535 per month/per person à la carte lunch and dinner service for bungalows
- Complimentary breakfasts Monday through Saturday
- Weekly social hour with complimentary cocktails, wine, beer, and hors d'oeuvres
- Special wine tastings
- Weekly housekeeping and annual deep cleaning of residence
- Personal transportation
- Group exercise and speciality classes
- State of the art cardio and strength machines, free weights and functional fitness equipment
- Use of the Clear Comfort® lap pool, individually and in water exercise classes
- Use of the Clear Comfort® hot tub
- Utilities, wifi, basic cable and landline
- Comprehensive wellness program
- Wellness services from Academy licensed nurses
- A wide variety of educational, cultural, social and recreational programs, events and activities
- 24-hour-a-day staffing
- Emergency call system



LIFE *is in the*  
DETAILS  
*Unknown*

## REFUNDABLE MEMBERSHIP DEPOSIT

Academy University Hill is a small community of fifty-three residences in an industry where most communities have hundreds. Our Membership Deposit is what allows us to offer the level of services, amenities, and staffing that we pride ourselves on. Each residence at Academy University Hill has a Membership Deposit of 85%, 50%, or 0% refundable options.

Membership Deposits are based on the residence views, finishes, and square footage.

### REFUNDABLE AMOUNT

Upon termination of your Residency Agreement and Academy University Hill entering into a new and funded Residency Agreement with a new resident, you, or your estate, will receive the refundable amount within 30 days.

### NON-REFUNDABLE AMOUNT

The non-refundable portion of your Membership Deposit will be amortized over the first 25 months of your Residency Agreement. If your Residency Agreement is terminated within the initial 25-month period, you will be refunded the unamortized portion.

### SECOND PERSON MEMBERSHIP DEPOSIT

If a second person will reside in the residence, a \$50,000 Membership Deposit will be due upon move-in. The deposit will also be amortized as non-refundable over a 25-month period.

The Monthly Dues for the residence remain the same regardless of whatever the 85%, 50% or 0% Membership Deposit option is selected.

## ASSISTED LIVING

Academy assisted living is uniquely intimate and personal. Academy assisted living residents live alongside independent living residents, sharing the same beautiful common areas and wonderful community life.

Assisted living provides one hour of private care with activities of daily living. The monthly dues include all the amenities of independent living, plus all meals, nurse oversight, and 24-hour staff assistance.

Academy University Hill features seven assisted living suites as well as our sister property Academy Bella Vista when memory care is needed.

**WAITLIST DEPOSIT** \$1,000

The deposit is applied to the membership fee. \$800 is refundable.

**MEMBERSHIP FEE** \$30,000

**MONTHLY DUES** \$9,000 - \$15,000

### SERVICES AND AMENITIES INCLUDED IN THE MONTHLY DUES

- Care and clinical oversight by Academy nurses
- Customized assistance with dressing, showering, hygiene, grooming and incontinence care
- Escorts to meals and activities
- 24-hour safety oversight
- Medication management and administration
- Appointment coordination
- Transportation to appointments
- Daily housekeeping
- Laundry and linen changes
- Monthly hair services
- Three meals per day



## HEMOCARE

Academy Homecare is a licensed Class A and Class B home health agency in the State of Colorado. Academy care partners are specially trained to provide personal care and companion services and are supervised by Academy licensed nurses. Academy Homecare offers services in 60-minute increments to round-the-clock. Services are individually customized to meet the resident's needs and include personal care, companionship, medication management, home assistance, and chauffeur services.

There is a one-time nurse assessment fee at start of service of \$150/hour. Homecare pricing varies according to length of shift.

30 minutes of service	\$22
60+ minutes of service (per hour)	\$42
Overnight Homecare (10 hour minimum)	\$40
Medication Management (30 min)	\$55
Client errands using Care Partner's vehicle	
Mileage per mile	\$.655
Holiday upcharge to double time	

### PERSONAL CARE SERVICES

Includes assistance with showers, bathing, grooming, shaving, oral hygiene, medication reminders, and other tasks of daily living

### COMPANION SERVICES

Includes such services as light housekeeping, laundry, ironing, errands, pet care, transportation, and companionship for activities and outings

### SPECIAL SERVICES

Academy Homecare also offers Academy Special Services, a customized package of bundled services, which can include meals, escorts to meals and activities, personal care and/or companion services, and regular nurse visits

### CONCIERGE SERVICES

Includes such services as pet care, dog walks and medication reminders

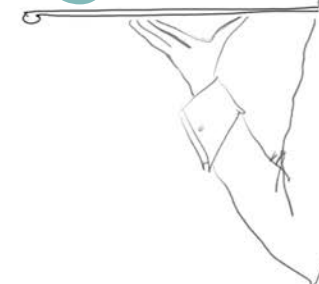
5-30 min \$22 60+ min \$42

### HANDYMAN SERVICES

Includes a variety of services - such as hanging pictures, shelves, and more - per hour \$42

TWENTY FIVE years  
STRONG.

2023  
1998





**ACADEMY**

UNIVERSITY HILL

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[WWW.ACADEMYBOULDER.COM](http://WWW.ACADEMYBOULDER.COM)

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PRICING SUBJECT TO CHANGE

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