



LAS VILLAS

DEL NORTE





No matter where you are in life's journey, home is meant to be a place of comfort and enjoyment. Las Villas del Norte offers you or your loved ones a beautiful blend of privacy, safety, security and community to create a warm and familiar environment.

At Las Villas del Norte, we offer an Independent Living option for you to live a vibrant life on your terms. Our residents enjoy a carefree environment free from the normal chores and burdens of owning or renting a home. You remain independent while enjoying conveniences that make life easier.

Our Assisted Living program is designed to help you live a vibrant life by connecting with the people and the community around you. We provide our residents with peace of mind knowing that we are available to help with tasks such as cooking, cleaning and transportation. We strive to give our residents the best care possible in an enjoyable, welcoming atmosphere.

We believe deeply in providing personalized and tailored care for each of our residents. This is especially true for our residents who are living with dementia and Alzheimer's. This is why we have created Generations Memory Care for our community.

MANAGED BY



INTEGRAL SENIOR LIVING



Living a vibrant life at any age is a life worth living. At Las Villas del Norte, residents take part in a special experience called Vibrant Life®. The program is an innovative approach designed to enhance and enrich our residents' lives with well-rounded and meaningful experiences.

Thoughtfully designed to connect you with family, friends and the community, our Vibrant Life® program truly inspires, challenges – even dares you to be adventurous. With a host of optional outings, you create your own schedule based on your interests, preferences, routines and abilities. Whether it is a morning walk, a yoga class, a trip to local attractions or a dance with entertainment provided by local musicians, we make it easy to live a vibrant life.

THE SEVEN MAIN ELEMENTS TO LIVING A VIBRANT LIFE®



BE INSPIRED

Gain a deeper sense of spirituality and feed the soul!



BE WELL

Intellectual stimulation, get moving and stay active!



BE CHALLENGED

Ignite competitive spirit, learn, grow and be motivated!



BE ADVENTUROUS

Try something new every day, explore and experience the unique!



BE FAMILY

Cherish family connections, share and continue family traditions!



BE SOCIAL

Embrace friendships, celebrate the moments, talk, laugh and listen!



BE CONNECTED

Engage in meaningful community involvement, share experiences and expertise!



LAS VILLAS DEL NORTE IS PLEASED TO OFFER THE ELEVATE® DINING EXPERIENCE

Turning meals into culinary celebrations that inspire the engagement of our residents, families and friends. Our goal is to create meaningful connections through the dining experience. A meal is deeply personal, and sharing meals connects cultures, ethnicities and people of all ages. Elevate® aims to honor our residents' journeys through life by highlighting their signature recipes, to find ways to use food to give back to the community and to break the bonds of traditional culinary programs.

Our approach to transforming the dining experience, unlike any other, is to celebrate, engage and elevate resident meals to be much more than simply a placeholder three times a day. Our signature experience addresses not only residents' palates, but their desire for purpose, growth and opportunities, recognition of a lifetime of memories, and the occasions to showcase their contributions to the lives of others through their own culinary signature items.

By providing these opportunities, we strive to utilize the passion and creativity of our culinary team to craft food that not only feeds the body but also nourishes the soul.

- A restaurant-inspired dining experience
- A chef-created menu that focuses on resident and regional favorites
- "Food for Thought" meetings that promote open communication between the residents and the culinary team to enhance the community's dining experience



Our Anytime Menu is below, but we have many more options available at our community. Visit us to learn more about our specialized menu options!

BREAKFAST

Eggs Any Style
Deli Omelets
Pancakes, Waffles and French Toast
Assorted Breads

LUNCH

Soups
Navy Bean

Entrées
Chinese Chicken Salad
Cod Fish Tacos

Desserts
Blueberry Pie
Cheesecake

DINNER

Dinner Entrées
Oven Fried Chicken
Beer Battered Tilapia
Rigatoni with Meat Sauce

Accompaniments
Baked Beans
Green Beans Almondine
Baked Potato
Oven Roasted Potatoes

ALL-DAY MENU

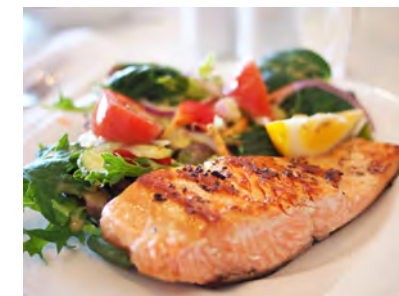
Rotisserie Chicken
Beef/Turkey/Veg Burger
All-Beef Hot Dog

Create Your Own Signature Two-Egg Omelet

Onion • Cheese • Ham • Bacon
Mushrooms • Peppers
Applewood Bacon • Turkey or
Pork Sausage • Hash Browns

Build Your Own Signature Sandwich

Ham • Turkey • Grilled Cheese
Tuna, Egg or Chicken Salad
w/French Fries
Sweet Potato Fries • Onion Rings



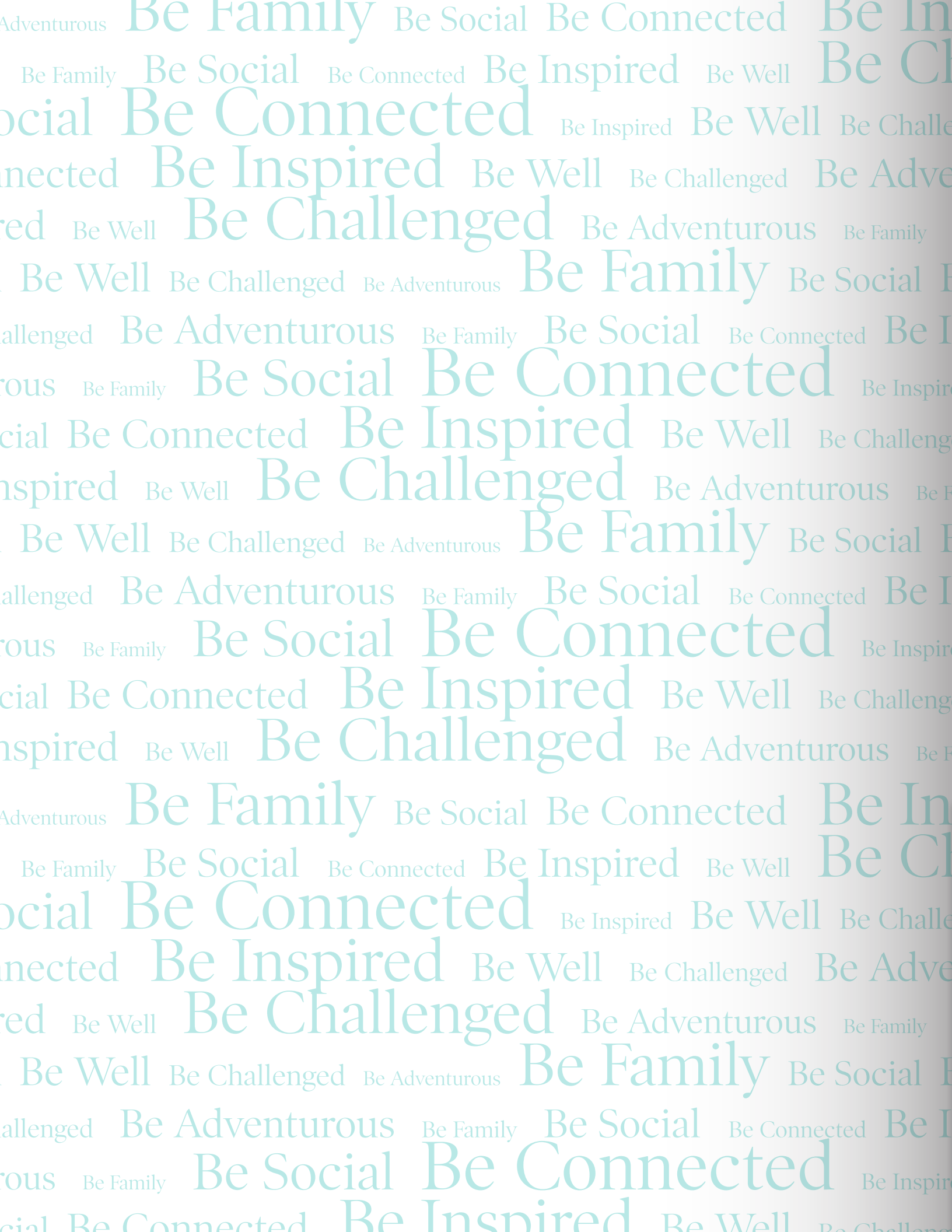


COST COMPARISON WORKSHEET

If you thought the cost of moving into a senior living community was out of reach, you might be surprised at how reasonable it is compared to your current expenses of just staying at home. See how reasonable Las Villas del Norte can be by comparing your expenses below.



| EXPENSE | STAYING AT HOME | LAS VILLAS DEL NORTE |
|--|-----------------|----------------------|
| Mortgage / Rent / Homeowners' Association Fees | \$ | \$ INCLUDED |
| Real Estate / Property Taxes | \$ | \$ INCLUDED |
| Insurance | \$ | \$ INCLUDED |
| Electricity | \$ | \$ INCLUDED |
| Water / Sewer | \$ | \$ INCLUDED |
| Gas / Heating | \$ | \$ INCLUDED |
| Trash / Waste Removal Service | \$ | \$ INCLUDED |
| Lawn Care / Landscaping / Yard Maintenance | \$ | \$ INCLUDED |
| Interior Home Maintenance | \$ | \$ INCLUDED |
| Exterior Home Maintenance | \$ | \$ INCLUDED |
| Housekeeping / Laundry Service | \$ | \$ INCLUDED |
| Pest Control | \$ | \$ INCLUDED |
| Automobile / Fuel / Insurance / Maintenance | \$ | \$ INCLUDED |
| Groceries / Dining Out / Gratuities | \$ | \$ INCLUDED |
| Social / Cultural Events / Entertainment | \$ | \$ INCLUDED |
| Security System / Fire Protection | \$ | \$ INCLUDED |
| Personal Emergency Response System | \$ | \$ |
| In-Home Caregivers / Assistance Support | \$ | \$ |
| Scheduled Transportation | \$ | \$ INCLUDED |
| TOTAL | \$ | \$ |



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FEATURES & [BENEFITS](#)

WELCOME TO [LAS VILLAS DEL NORTE](#)



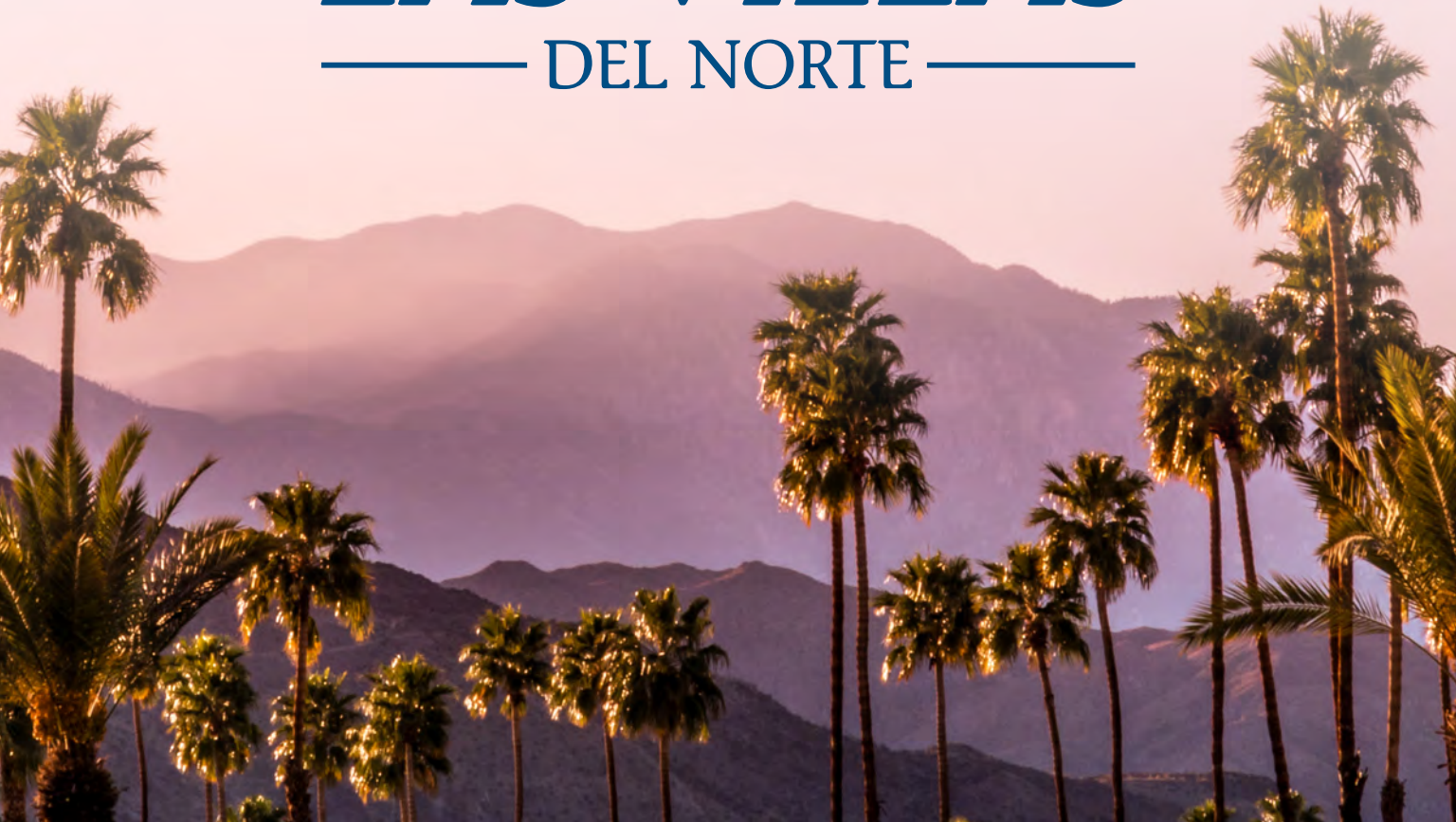


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LAS VILLAS

DEL NORTE



WELCOME TO LAS VILLAS DEL NORTE

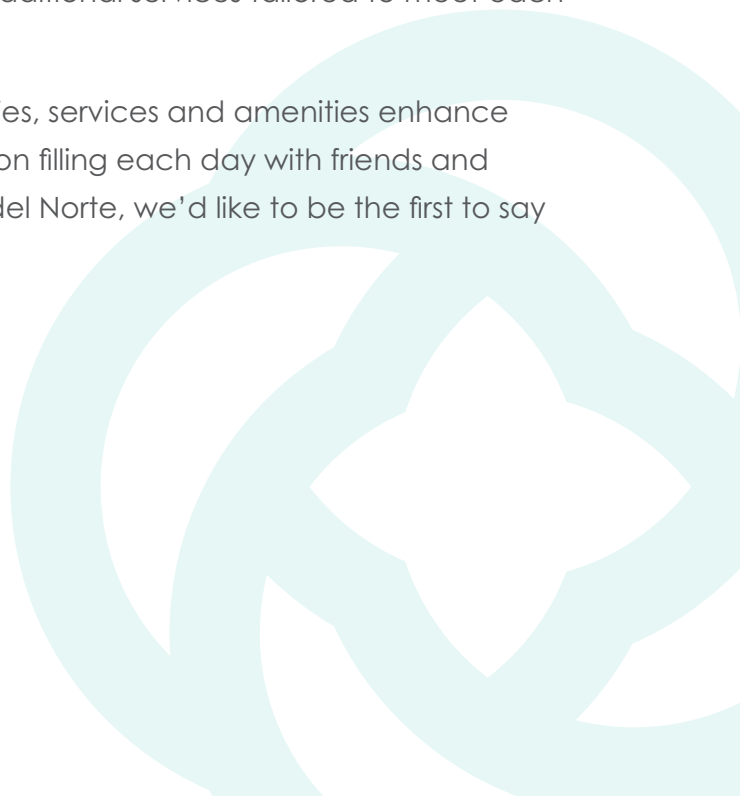
We are honored you or a loved one is considering Las Villas del Norte to experience life's next chapter. At Las Villas del Norte, we strive to create a culture of caring. If you or a loved one is looking for a senior living community driven by a dedication to care and compassion, we'd love to meet you.

Operated by Integral Senior Living, our community has an atmosphere and personality all its own. We provide a truly exceptional experience blending the comforts of a custom-built home with the convenience of additional services tailored to meet each individual resident's needs.

At Las Villas del Norte, our personalized activities, services and amenities enhance quality of life and allow our residents to focus on filling each day with friends and memories. From the entire family at Las Villas del Norte, we'd like to be the first to say welcome home!

Sincerely,

Executive Director



FEATURES & BENEFITS

Las Villas del Norte offers beautiful apartment homes, where residents enjoy an abundance of thoughtful amenities. From a beautiful outdoor patio and courtyard with splendid landscaping, to multiple common spaces available for socializing and entertaining, the entire community is your home!

- Scheduled local transportation – get around town safely and conveniently
- Care tailored to your specific needs – your individual experience is our No. 1 priority
- Peace of mind knowing that someone is always close by, including a licensed nurse on-site 24 hours a day
- Emergency response system – we take your safety very seriously
- Lavish, resident-inspired social calendar featuring leisure, educational and social activities through our Vibrant Life® program – Be Vibrant. Be You.
- Casual, restaurant-style dining for residents, staff and guests – balanced and nutritious cuisine
- Large outdoor patio and garden – soak up the sun or keep things cool in the shade!
- Inviting community social spaces – plenty of room to make new friends or visit with family
- Pet-friendly – all furry friends are welcome



FEATURES & BENEFITS

What makes Las Villas del Norte different?

LOCATION

Las Villas del Norte is located in the beautiful, thriving artistic and cultural experiences of Escondido. Our community provides you or your loved ones with a beautiful blend of privacy, safety, security and community to create a warm and familiar environment. Call Las Villas del Norte home and enjoy opportunities to live an exciting, adventurous, social and luxurious lifestyle with top-of-the-line amenities and services.



OUR COMMUNITY

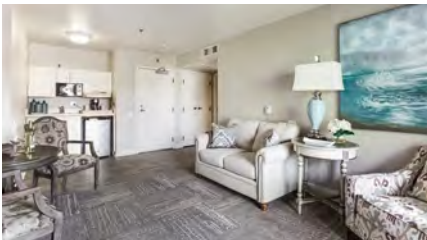
Our warm and active senior living community offers top-of-the-line accommodations and services for independent living, assisted living and memory care. Our apartments are equipped with emergency call systems, so you are never far from helping hands. Our care associates are available 24 hours a day in case you need any assistance.

PHILOSOPHY OF CARE

Las Villas del Norte was founded on a care philosophy fostering dignity and respect for residents while promoting their independence, interests and individuality. We recognize seniors never stop growing and learning. By promoting a life of vigor through activities and events focused on personal health and growth, our residents lead balanced and fulfilling lives.

STAFF

We are proudly represented by the best care team members in the area, who adhere to the highest quality standards through continued monthly training. Our Resident Care director creates individualized care and medication management plans and follows through with our residents' health providers. We truly want to partner with our residents and their family members in order to provide the very best care possible.



FLOOR PLANS

Las Villas del Norte is pleased to offer several different floor plan options to suit your needs. Please call us to find out more about our pricing and what we have in place to further assist you or your loved ones in the decision to make Las Villas del Norte your home.

ONE-BEDROOM: 475 sq. ft.
Assisted Living



STUDIO: 336 sq. ft.
Assisted Living



TWO-BEDROOM, TWO-BATH: 812 sq. ft.
Assisted Living



DELUXE ONE-BEDROOM: 585 sq. ft.
Independent Living (coming soon)



SCHEDULE OF FEES

LAS VILLAS DEL NORTE ASSISTED LIVING AND MEMORY CARE RATES

ASSISTED LIVING*

- Shared ApartmentStarting at \$_____
- Studio Apartment.....Starting at \$_____
- One-Bedroom ApartmentStarting at \$_____

GENERATIONS MEMORY CARE BASIC RATES*

- Shared ApartmentStarting at \$_____
- Studio Apartment.....Starting at \$_____

**Rates include the room rental, three meals a day plus snacks throughout the day, weekly housekeeping and laundry services, alert call system, transportation, utilities (except phone and cable), and our innovative Vibrant Life® program.*

Second Person Fee \$ _____

COMMUNITY FEE

Community Fee..... \$ _____

A one-time fee that applies to an in-depth pre-admission assessment, coordination of all necessary admission paperwork, medication review and administrative fees.

DAILY RESPITE CARE

Daily Respite Care FeeStarting at \$_____

Las Villas del Norte offers apartments as a temporary home while family members and caregivers are away on vacation, for family emergencies, for short-term stays during a period of rehabilitation, or just to “try us out.”

PERSONAL CARE PROGRAM

All residents are provided a personal care program based on their actual needs, which are then calculated into a point system to determine these needs along with the monthly rate. The community will continue to monitor residents' needs and periodically re-assess the services being provided.

GENERATIONS MEMORY CARE

UNPARALLELED CARE

Generations Memory Care follows the philosophy of a person-centric culture where one is a whole person first, the person they were and still are, and not identified by their disease or behaviors. We strive to celebrate and highlight the abilities of those we serve.

LAS VILLAS DEL NORTE CARE ASSOCIATES

As a community with Generations Memory Care, we require our associates to complete extensive certified training to better support residents living with memory loss. We emphasize techniques, teachable moments and meaningful engagement that lead to our associates' making connections with each individual. Our associates undergo extensive training in this process when hired, and are required to attend additional education sessions throughout the year.

SIGNATURE ELEMENTS THAT MAKE UP GENERATIONS MEMORY CARE

LIFE STORY DISPLAY

Honoring the
"Story of a Lifetime"

TUNE INTO ME

Creating a personalized jukebox

CULINARY CREATIONS

Preparing recipes from the past

FROM OUR GENERATION TO YOURS

Intergenerational programming

NEVER STOP EXPLORING

Connecting with the local community

IT'S ALL RIGHT

Highlighting the individuality and
creativity of each person

GENERATIONS NEIGHBORHOOD AMENITIES

Our GENERATIONS Memory Care residents enjoy an abundance of amenities available to them.

- Spacious and private living spaces
- Weekly housekeeping and daily room-tidying
- Weekly laundry services
- Music, art and pet therapy, which may assist with decreasing agitation
- Access to secured outdoor patio and walking paths

