

Assisted Living



The Oaks, Pines and Maples
2230, 2208 and 2122 River Rd NW
East Grand Forks, MN 56721
(218) 773-7484
good-sam.com

RATES EFFECTIVE JAN. 1, 2026

PRE MOVE-IN FEE:

Non-refundable administrative processing fee (Due at time of approved application)	\$200.00
Initial RN assessment – new admission (if applicable)	\$100.00

MOVE-IN FEE:

Non-refundable community fee	\$1,000.00
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MONTHLY FEE:

APARTMENT TYPE	SQUARE FEET	TOTAL MONTHLY FEE (non-optional)
OAKS		
1 BEDROOM	652	\$1,743.00
2 BEDROOM	835	\$2,168.00
MAPLES		
1 BEDROOM	690 - 730	\$2,279.00
1 BEDROOM + DEN	890	\$2,720.00
2 BEDROOM 2 BATH	995	\$2,940.00
PINES		
STUDIO	380	\$1,239.00
1 BEDROOM	430 - 440	\$1,438.00
1 BEDROOM	550	\$1,522.00
ADDITIONAL PERSON		\$170.00

Included in Monthly Fee

Amenities:

- Private apartment with lockable door that can be personally furnished and decorated
- Furnished appliances (stove and refrigerator in all buildings; dishwasher in Oaks and Maples buildings and washer and dryer in Maples building only), mini-blinds and heating and air conditioning unit
- Basic utilities (water, sewer, electricity, heating and air conditioning, refuse collection,) (telephone service not included)
- Individually controlled heating and cooling in each apartment

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- General maintenance of furnished appliances, apartment, building and grounds (snow removal, lawn care)
- Controlled security access during the night time hours
- Interior individual postal mail boxes and USPS drop boxes
- Use of:
 - Family dining room
 - Wellness and fitness rooms
 - Libraries
 - Chapel
 - Coin-free community laundry facilities (Oaks and Pines)
- Access to on campus amenities
 - Beauty salon
 - Nurse Practitioner
 - Reflexology Clinic
 - Foot Care Clinic
 - Guest suites
 - Garage space
 - Additional storage

Services:

- 24-hour staffing
- 24-hour non-emergency line
- Basic cable television
- Wireless internet access
- Daily afternoon snacks
- 24-hour coffee, tea, ice water
- Scheduled light housekeeping and garbage removal bi-weekly (weekly for those on services)
- Courtesy scheduled transportation service available within the East Grand Forks and Grand Forks area.
- Scheduled social, recreational, religious and well-being opportunities available and communicated by activity calendar

*****For RESIDENTS that are declining services, just the Monthly Fee will be assessed. The Healthcare Services Fee will not be assessed.*****

**I hereby decline healthcare services _____
(Resident Signature)**

(Resident Signature)

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HEALTHCARE SERVICE LEVELS – ASSISTED LIVING

This assisted living community offers Healthcare Service Levels: 1 - 5

The philosophy of Assisted Living is built on the foundation of promoting and maintaining a resident's highest level of independence and self-sufficiency. Every resident will be assessed by a registered nurse and assigned a healthcare service level based on the total points of that assessment. While meeting some specific criteria from the identified levels will determine the resident's level of care, it is not essential that the resident meet every criterion listed to be placed into the determined level. Residents will be provided services within their healthcare level based on their assessed needs for those services. Residents will be notified when there is a change in the level of care.

This assisted living community offers Healthcare Services Level 1 – 4. Level 5 services may be offered on a temporary basis or for as long as the location is able to safely accommodate the resident's health care needs. Should a resident be evaluated as needing healthcare services exceeding those provided, discharge to a facility providing a higher level of care will be arranged. The staffing level required for care cannot compromise or require changes to the overall staffing level at the Community.

HEALTHCARE SERVICES LEVEL 1

\$700.00

- 24/7 licensed nurse available to medication aides or universal workers for questions and concerns
- **Registered nurse (RN) Level of Care Evaluation:** minimally upon admission, annually, and with changes in condition and/or as required per state regulations or Good Samaritan Society policy
- **Healthcare coordination:** managing physician orders, may include appointment scheduling
- **Vital signs/weight monitoring:** monthly
- **Safety/risk:** 1 daily safety check
- **Personal Emergency Response System**

HEALTHCARE SERVICES LEVEL 2

\$1,129.00

- **Healthcare Services Level 1 +**
- **Medications:** assistance with medication passes 1-3 times daily
- **Vital signs/weight monitoring:** monthly or may include more
- **Nutrition:** set up assistance with meals (opening cartons, cutting meat)
- **Dressing/undressing:** assistance with selection and laying out of clothes (set up) and/or assistance with adaptive devices
- **Toileting:** verbal reminders to use the bathroom (no hands on assistance)

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- **Cognition:** redirection and cueing (less than weekly) related to cognitive impairment
- **Safety/risk:** Up to 2 daily safety checks

HEALTHCARE SERVICES LEVEL 3

\$1,596.00

- **Healthcare Services Level 1 +**
- **Medications:** assistance with medication passes 4-6 times daily
- **Vital signs/weight monitoring:** monthly or may include more
- **Health condition monitoring and treatments:** diabetes management with assistance with and/or monitoring of blood sugar checks and/or insulin injections 1-2 times daily
- **Nutrition:** set up assistance with meals (opening cartons, cutting meat);
- **Showering:** showering assistance (up to 2x's weekly)
- **Grooming:** assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving)
- **Dressing/undressing:** cueing/limited hands on assistance with buttons, snaps, zippers, laces, includes assistance with application/removal of TED stockings/hose
- **Toileting:** occasional incontinence assistance (less than daily)
- **Mobility/transferring:** escorting to and from meals and activities
- **Cognition/behavior:** recurring redirection and cueing (less than daily) related to cognitive impairment and/or reassurance in response to fear, anxiety and/or paranoia
- **Safety/risk:** Up to 2 daily safety checks

HEALTHCARE SERVICES LEVEL 4

\$1,964.00

- **Healthcare Services Level 1 +**
- **Medications:** assistance with medication passes 4-6 times daily
- **Vital signs/weight monitoring:** monthly or may include more
- **Health condition monitoring and treatments:** diabetes management with assistance with and/or monitoring of blood sugar checks and/or insulin injections 3 or more times daily; includes management and monitoring of nebulizer treatments, oxygen, BIPAP/CPAP and ostomy/catheter care (no additional ancillary charges for these in Levels 4 & 5)
- **Nutrition:** set up assistance with meals (opening cartons, cutting meat);
- **Showering:** showering assistance (up to 2x's weekly)
- **Grooming:** assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving)

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- **Dressing/undressing:** hands on assistance with AM and/or PM dressing; resident able to perform some tasks independently, includes assistance with application/removal of TED stockings/hose
- **Toileting:** incontinence assistance once daily; includes catheter/ostomy care by nurse
- **Mobility/transferring:** occasional one-person hands-on physical assistance
- **Cognition/behavior:** daily assistance with reorientation and redirection in response to cognitive impairment and/or reassurance in response to fear, anxiety and/or paranoia
- **Safety/risk:** Safety checks up to every 4-7 hours

HEALTHCARE SERVICES LEVEL 5

\$2,867.00

- **Healthcare Services Level 1 +**
- **Medications:** assistance with medication passes 4-6 times daily
- **Vital signs/weight monitoring:** monthly or may include more
- **Health condition monitoring and treatments:** diabetes management with assistance with and/or monitoring of blood sugar checks and/or insulin injections 3 or more times daily; includes management and monitoring of nebulizers treatments, oxygen, BIPAP/CPAP and ostomy/catheter care (no additional ancillary charges for these in Levels 4 & 5)
- **Nutrition:** may need set up assistance with meals (opening cartons, cutting meat);
- **Showering:** showering assistance (up to 3x's weekly)
- **Grooming:** assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving)
- **Dressing/undressing:** total hands on assist with AM, PM and PRN dressing tasks, includes assistance with application/removal of TED stockings/hose
- **Toileting:** Incontinence assistance up to 3 times a day; includes catheter/ostomy care overseen by a nurse
- **Mobility:** need assistance of one person with cueing/verbal reminders or escorting to meals and activities
- **Cognition/behavior:** ongoing staff monitoring, redirection and management for inappropriate behaviors including, but not limited to: sexually inappropriate behaviors, urinating in inappropriate places and/or smearing feces or other bodily fluids, undressing in public areas, hallucinations or delusions, verbally or physically aggressive/intrusive/combative behaviors (including destruction of property); frequently refuses to accept cares (e.g., medications, dressing, going to the dining room for meals, getting out of bed, toileting, changing incontinent products, etc.)
- **Safety/risk:** Safety checks up to every 1-3 hours;

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The following provides a listing of the assisted living community's ancillary services and associated charges. The a la carte services listed in the **Additional Healthcare Services** section are available to those on healthcare service levels to allow for the greatest amount of service provision without unduly placing any resident in a healthcare services level higher than minimally required.

ANCILLARY SERVICE CHARGES

Additional Non-Healthcare Services	
Laundry services for personal laundry or additional linen changes (per load)	\$20.00
Housekeeping services	
Additional light housekeeping services (per 15 min)	\$20.00
Bed-making (per month)	\$110.00
Deep cleaning services i.e. carpets (as available) (per 15 min)	\$20.00
Professional cleaning services	(actual cost)
Additional general maintenance service (per 15 min)	\$20.00
Repairs, upgrades, alterations	(actual cost)
Garage fee (monthly).....	\$50.00
Resident meal plans:	
Breakfast daily (per month).....	\$160.00
Dinner daily (per month).....	\$280.00
Supper daily (per month).....	\$230.00
3 meals daily (per month).....	\$640.00
Meal delivery fee	\$6.00
Per meal delivery daily (per month)	\$150.00
Individual and guest meals:	
Breakfast meal (each meal).....	\$7.00
Dinner meal (each meal).....	\$12.00
Supper meal (each meal).....	\$9.00
Holiday/special meal (each meal)	\$15.00
Guest suite	\$90.00
Additional apartment key (limit of 2) (each).....	\$20.00
Replacement fees:	
Lost mailbox key (each)	\$30.00
Lost apartment (each)	\$75.00
Lost security key (building key) (each).....	\$150.00
Lost/damaged garage door opener (each).....	\$50.00
Lost/damaged cable equipment:	
Remote (each)	\$10.00
Senior remote (each).....	\$20.00
Power cord or cable cord (each)	\$25.00
Cable box (each).....	\$120.00
Lost/damaged personal emergency response pendant (each)	\$220.00
Night light bulb (per bulb)	\$3.00
Regular light bulb (per bulb)	\$4.00
Pet fee (monthly).....	\$50.00
Unit transfer fee.....	\$500.00

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Copies or faxes (per page, per side)	\$0.25
Storage (only available at Maples).....	\$25.00

Additional Healthcare Services: (only available to those on healthcare services)

Shower setup	\$20.00
Shower assistance not included in level of care	\$38.00
Foot care, non-diabetic, includes soak, pumice & nail trim (each time) ...	\$42.00
Foot care, diabetic, by RN, includes soak and toe nail trimming (each time)	\$60.00
Grooming assistance (per month, included in Levels 3 – 5).....	\$330.00
Hospice care coordination (per month)	\$240.00
Injections, nurse assisted, does not include insulin (each)	\$33.00
Medications, Warfarin/Coumadin monitoring/management (per month; included in Levels 3 – 5)	\$260.00
Medications, controlled substance tracking/management (per month; included in Levels 3 - 5).....	\$260.00
Medication passes exceeding 6/day (per month).....	\$220.00
Medication pill box set up (per month, Level 1 only; included in Levels 2-5)	\$242.00
Nursing supplies and equipment.....(established rates)	
Personal services by nurse (per 15 min)	\$33.00
Personal services by non-licensed staff, may include escorting (per 15 min)	\$20.00
Pharmacy, use of non-preferred* (per month)	\$180.00
Pharmacy, use of mail order for some or all medications* (per month) ...	\$180.00
Specimen collection i.e. blood draws, urine, stool samples (each)	\$38.00
Treatments:	
Assistance with air humidifier maintenance (per month)	\$65.00
Assistance with catheter care (per month, included in Levels 4 & 5)	\$360.00
Assistance with CPAP/BIPAP (per month, included in Levels 4 & 5)	\$360.00
Assistance with nebulizer treatments (per month, included in Levels 4 & 5)	\$660.00
Assistance with ostomy care (per month, included in Levels 4 & 5).	\$360.00
Assistance with oxygen therapy (per month, included in Levels 4 & 5)	\$360.00
Assistance with compression/TED stockings/hose (per month, included in Levels 3 – 5)	\$360.00

**Excludes residents who receive medications directly from the Veterans Administration.*

Medical Leave:

For medical absences longer than 7 consecutive days the healthcare level will be lowered to a level 1.

RATES ARE SUBJECT TO CHANGE WITH PROPER WRITTEN NOTICE



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