

Assisted Living



RATES EFFECTIVE JAN. 1, 2026

Ridge View Estates
903 2nd Ave SE
Pipestone, MN 56164
(507) 825-4885
good-sam.com

PRE MOVE-IN FEE:

Non-refundable administrative processing fee
(Due at time of approved application) \$100.00

MOVE-IN FEE:

Non-refundable community fee \$1,000.00

MONTHLY FEES:

*****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)

Unit Type	Square Feet	Total Monthly Fee (non-optional)
1 bed 1 bath	652	\$2,073.00
2 bed 1 bath	835	\$2,359.00
2 bed 1.5 bath	887	\$2,833.00
2 bed 1.5 bath Patio	996	\$2,870.00
Additional Person Base Services Fee		\$190.00

****Additional fees for healthcare and other optional services listed below****

INCLUDED IN MONTHLY FEE

Amenities:

- Private apartment with lockable door that can be personally furnished and decorated
- Spacious floor plans including furnished appliances (full size refrigerator, range, dishwasher, and window coverings) (microwave, washer and dryer in select apartments – contact Manager for listing)
- Utilities (water, sewer, electric, garbage) (telephone not included)
- Individually controlled heating and air conditioning
- General maintenance of the grounds, building, apartment and furnished appliances (includes snow removal and lawn care)
- Parking areas located around the building

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- Interior individual mailboxes located near entrances to the building
- Controlled security access
- Access to amenities:
 - Fireside room
 - Library
 - Exercise room
 - Coffee area
 - Chapel
 - Fishback Education/Activity Center
 - Beauty/barber Shop (extra charge applies per beautician fees)
 - Outdoor sitting area

Services:

- 24-hour qualified staff coverage
- Basic cable television
- Wireless internet access
- Light housekeeping every two weeks for those not on AL services
- Complimentary laundry facilities in common areas
- Scheduled coffee time daily
- Tray service for temporary illness for up to 3 consecutive days
- Spiritual ministries, recreational, exercise, and well-being opportunities available
and communicated by activity calendar
- Transportation to local medical appointments (volunteer companion available pending timely notice)
- Daily well-being checks
- Priority access to Good Samaritan Society Pipestone Center for rehabilitation/therapy/ long term care
- Access to Medicare Certified Home Health Agency
- Mail service - incoming and outgoing

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HEALTHCARE SERVICE LEVELS – ASSISTED LIVING

This assisted living community offers Healthcare Service Levels: 1 - 4

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 licensed 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 your care cannot compromise or require changes to the overall staffing level at the Community.

HEALTHCARE SERVICES LEVEL 1

\$475.00

- 24/7 licensed nurse available to medication aides or universal workers for questions and concerns
- Personal emergency response pendant
- Light housekeeping once per week
- One scheduled linen service and bedding change per week
- Daily restroom trash removal
- Assistance with managing medical appointments
- **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

HEALTHCARE SERVICES LEVEL 2

\$1,222.00

- **Healthcare Services Level 1 +**

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- **Medications:** assistance with medication passes 1-3 times daily (does not include staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy)
- **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
- **Cognition:** redirection and cueing (less than weekly) related to cognitive impairment
- **Safety/risk:** additional fall risk interventions

HEALTHCARE SERVICES LEVEL 3

\$2,007.00

- **Healthcare Services Level 1 +**
- **Medications:** assistance with medication passes 4-6 times daily (includes staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy)
- **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
- **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:** additional fall risk interventions

HEALTHCARE SERVICES LEVEL 4

\$2,444.00

- **Healthcare Services Level 1 +**
- **Medications:** assistance with medication passes 4-6 times daily (includes staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy)
- **Vital signs/weight monitoring:** monthly or may include more

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- **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, and BIPAP/CPAP (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); whirlpool assistance may be substituted for included showering assistance
- **Grooming:** assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving)
- **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:** verbal reminders to use the bathroom (no hands on assistance)
- **Mobility/transferring:** occasional one-person assistance/prompting
- **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:** required or requested checks every 4-7 hours; additional fall risk interventions

HEALTHCARE SERVICES LEVEL 5

\$3,526.00

- **Healthcare Services Level 1 +**
- **Medications:** assistance with medication passes 4-6 times daily (includes staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy)
- **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, and BIPAP/CPAP (no additional ancillary charges for these in Levels 4 & 5)
- **Nutrition:** feeding assistance
- **Showering:** showering assistance (up to 3x's weekly); whirlpool assistance may be substituted for included showering assistance
- **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:** total incontinence management
- **Mobility/transferring:** assistance of one-on-one staff prompting
- **Cognition/behavior:** ongoing staff monitoring, redirection and management for inappropriate behaviors including, but not limited to:

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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:** required or requested checks every 1-3 hours; additional fall risk interventions

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 intended to augment the 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 SERVICES

Additional Non-Healthcare Services

Laundry services (per additional load)	\$20.00
Housekeeping services	
Additional light housekeeping services (per 15 min)	\$20.00
Deep cleaning services (i.e. oven, carpets, windows) (per 15 min)	\$20.00
Professional cleaning services	(actual cost)
Linen change service (per time)	\$10.00
Additional general maintenance service (per 15 min)	\$20.00
Repairs, upgrades, alterations.....	(actual cost)
Garage Fee	\$50.00
Meal plan – 3 meals per day (monthly).....	\$640.00
Meal plan – 2 meals per day (monthly)	\$480.00
Meal plan – 1 meal per day (monthly)	\$280.00
Monthly meal delivery (per meal time).....	\$135.00
Meal – Resident tray service (per delivery) (if due to illness, complimentary up to three consecutive days)	\$5.00
Replacing lost mailbox or apartment key	\$30.00
Garage door opener replacement.....	\$115.00
Personal Emergency Response pendant replacement (each)	\$220.00
Salon services	(rates posted)
Meal – Guest.....	\$13.00
Pet fee (monthly).....	\$100.00
Unit Transfer fee	\$500.00
Copies or faxes (per page, per side)	\$0.10
Postage	(actual cost)

Additional Healthcare Services:

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Shower setup	\$20.00
Shower assistance not included in level of care	\$38.00
Whirlpool assistance not included in level of care	\$50.00
Foot care, diabetic, by RN, includes soak and toe nail trimming (each time)	\$60.00
Foot care, non-diabetic, includes soak, pumice & nail trim (each time)	\$42.00
Grooming assistance (per month, included in Levels 3 – 5).....	\$330.00
Hospice care coordination (per month)	\$260.00
Infection control, special precautions (per month)	\$120.00
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).....	\$218.00
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 CPAP/BIPAP (per month, included in Levels 4 & 5)	\$360.00
Assistance with nebulizer treatments (per month, included in Levels 4 & 5)	\$700.00
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.*

RATES ARE SUBJECT TO CHANGE WITH PROPER WRITTEN NOTICE



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