

Assisted Living



Westview Acres
433 W 5th St
Waconia, MN 55387
(952) 442-5459
good-sam.com

RATES EFFECTIVE JAN. 1, 2026

PRE MOVE-IN FEE:

Non-refundable administrative processing fee
(Due at time of approved application) \$150.00
RN Assessment Fee \$150.00

MOVE-IN FEE:

Non-refundable community fee \$1,000.00

MONTHLY FEES:

*****For RESIDENTS that are declining services, the Monthly fee in the table below will be assessed. The Healthcare Services Fee will not be assessed.*****

I hereby decline healthcare services _____
(Resident Signature)

(Resident Signature)

Unit Type	Total Monthly Fee (non-optional)
Aspen - 1 bed	\$1,431.00
Birch – 1 bed w/deck	\$1,470.00
Cedar – 1 bed Luxury	\$1,723.00
Dogwood - 2 bed	\$1,830.00
Elmwood - 2 bed w/deck	\$1,869.00
Hickory – 2 bed Luxury	\$2,218.00
Additional Person Base Services Fee	\$185.00

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 including kitchenette (includes refrigerator/freezer, stove and oven. Dishwasher in select rooms)
- Utilities (water, sewer, refuse collection, recycling, electricity, heating and air conditioning)
- Individually controlled heating system

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- General maintenance to the building, ground (snow removal and lawn care), apartment and furnished appliances
- Private mailbox key for U.S Mail Service
- Private parking spot located in front of the building
- Private covered garage (fee associated, limited availability)
- Controlled security access
- Access to amenities and common areas including:
 - Library with computer access
 - Wellness room
 - Great room with large screen TV
 - Lounge area with fireplace
 - Outdoor garden and patio seating areas
 - Beauty/barber shop (charges apply per beautician fees)
 - Fireside large group meeting room

Services:

- Wireless internet access
- Satellite TV service
- Mail service- incoming and outgoing
- Access to laundry facility on each floor- complimentary
- Spiritual ministries, recreation, exercise, weekly entertainment and other life enrichment programming communicated by activity calendar
- Coffee and water bar available 9:00AM-4:00PM M-F
- Scheduled bus transportation to local shopping
- Priority access to Good Samaritan Society Care Center for long term care, rehabilitation and therapy
- Bi-weekly housekeeping service

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

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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 not longer than 90 days. 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	\$955.00
<ul style="list-style-type: none">• 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, quarterly, 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• Other services included:<ul style="list-style-type: none">○ Personal emergency response pendant○ Weekly housekeeping service○ Daily trash removal○ 2 loads of laundry per week- completed by staff○ 1 bedding change per week- completed by staff	

HEALTHCARE SERVICES LEVEL 2	\$1,955.00
<ul style="list-style-type: none">• Healthcare Services Level 1 +• 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 simple adaptive devices• Toileting: verbal reminders to use the bathroom (no hands on assistance)• Cognition: minimal redirection and cueing related to cognitive impairment• Safety/risk: additional fall risk interventions	

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HEALTHCARE SERVICES LEVEL 3

\$2,893.00

- **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)
- **Bathing/showering:** bathing/showering assistance from staff member (1 time weekly)
- **Grooming:** assistance with grooming (washing face, brushing teeth, brushing hair, and/or shaving using an electric razor)
- **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 at Westview Acres
- **Cognition/behavior:** recurring redirection and cueing related to mild cognitive impairment and/or reassurance in response to controlled fear, or anxiety
- **Safety/risk:** additional fall risk interventions

HEALTHCARE SERVICES LEVEL 4

\$3,912.00

- **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 nebulizer treatments, oxygen, BIPAP/CPAP and catheter care (no additional ancillary charges for these in Levels 4)
- **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, and/or shaving using electric razor)

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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 simple catheter care
- **Mobility/transferring:** escorting to and from meals and activities at Westview Acres
- **Cognition/behavior:** daily assistance with reorientation and redirection in response to mild cognitive impairment and/or reassurance in response to controlled fear, or anxiety
- **Safety/risk:** required or requested checks every 4-7 hours; additional fall risk interventions

HEALTHCARE SERVICES LEVEL 5

\$4,937.00

- **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, BIPAP/CPAP
- **Nutrition:** set up assistance with meals (opening cartons, cutting meat)
- **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, and/or shaving using electric razor)
- **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 up to twice daily
- **Mobility/transferring:** escorting to and from meals and activities at Westview Acres
- **Cognition/behavior:** daily assistance with reorientation and redirection in response to cognitive impairment and/or reassurance in response to fear, anxiety and/or frequent refusal of cares
- **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

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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 (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)
Additional general maintenance service (per 15 min)	\$20.00
Repairs, upgrades, alterations	(actual cost)
Garage Fee (per month)	\$90.00
Resident meal service:	
Lunch meal plan (per month).....	\$275.00
Dinner meal plan (per month).....	\$295.00
Lunch and dinner meal plan (per month).....	\$525.00
Breakfast, lunch and dinner meal plan (per month)	\$630.00
Meal – Resident tray service (per delivery)(if due to illness, complimentary up to three consecutive days).....	\$5.00
Replacement fees:	
Lost mailbox, apartment, front door, medication box/cupboard key (each)	\$30.00
Lost/damaged personal emergency response pendant (each)	\$220.00
Lost/damaged garage door opener.....	\$55.00
Salon services	(rates posted)
Guest meals.....	\$12.00
Pet fee (monthly).....	\$50.00
Apartment Transfer Fee	\$500.00
Black and white copies or faxes (per page, per side)	\$0.20
Color copies or faxes (per page, per side)	\$0.40
Postage	(actual cost)

Additional Healthcare Services:	
Shower setup	\$20.00
Shower assistance not included in level of care	\$38.00
Whirlpool assistance not included in level of care	\$50.00
Hospice care coordination (initial coordination fee)	\$180.00
Injections, nurse assisted, does not include insulin (each)	\$33.00
Medication pill box set up (per month, Level 1 only; included in Levels 2-4)	\$260.00
Personal services by nurse (per 15 min)	\$33.00
Personal services by non-licensed staff (per 15 minutes)	\$20.00
Staff escorts (per month; included in levels 3 & 4).....	\$250.00
Pharmacy, use of mail order or non-preferred for any	

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medications (per month)	\$180.00
Treatments:	
Assistance with air humidifier (per month)	\$60.00
Assistance with simple catheter care (per month, included in Levels 4)	\$360.00
Assistance with CPAP/BIPAP (per month, included in Levels 4)	\$360.00
Assistance with nebulizer treatments (per month, included in Levels 4)	\$700.00
Assistance with oxygen therapy (per month, included in Levels 4)	\$360.00
Assistance with compression/TED stockings/hose (per month, included in Levels 3 &4)	\$360.00

RATES ARE SUBJECT TO CHANGE WITH PROPER WRITTEN NOTICE



EQUAL HOUSING OPPORTUNITY

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