



THE
STRATFORD
At Beyer Park

THE SPIRIT OF PREMIER
ASSISTED LIVING, IN THE
HEART OF MODESTO

THE ESSENCE OF SENIOR LIVING

From the moment you step into the tile entry, to long after you move into your spacious apartment home, you will be pleased with the welcoming atmosphere and caring service of The Stratford at Beyer Park.



Relieved of housekeeping, home repair and outside seasonal maintenance, you can now enjoy a variety of stimulating activities that provide social, educational, religious and recreational opportunities. Weekly choices include community outings, musical programs, games, cards, gardening, painting, and more.

At your leisure, you can take advantage of the community's amenities, which include *Cut-N-Curls*, the beauty/barber and nail salon, library, computer center, activity rooms, meeting rooms, and movie theater.

Family celebrations and private gatherings with friends are easily accommodated, either in the Stratford's cheery *Country Kitchen* or its restaurant-style dining room. For a special treat, host your group in the *Poodle Skirt* 1950's style ice cream shoppe.

In the evening, you may screen a film with friends in the *Rhett & Scarlett Theater* or simply sit and listen to the music being played on the grand piano downstairs. It's up to you.

THE SPIRIT OF PREMIER
ASSISTED LIVING IN THE
HEART OF MODESTO.



PREMIERE ASSISTED LIVING

The Stratford at Beyer Park offers two monthly rental options:

- **STRATFORD** for independent and assisted living.
- **STRATFORD GENERATIONS** for memory impairment and dementia care.

STRATFORD

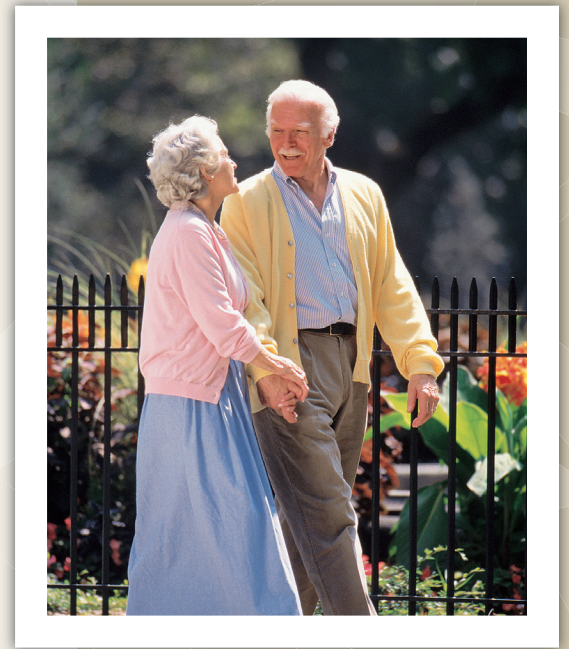
Stratford is our independent and assisted living area made up of 73 spacious studio or one-bedroom apartment homes. Services offered to all residents of Stratford include laundry, housekeeping, transportation and meals. When desired, enhanced services tailored to your needs and personal preferences can offer additional assistance with daily activities such as dressing, personal hygiene, medication and reminders.

STRATFORD GENERATIONS

Conveniently next door is Stratford Generations, a secure and caring environment specifically designed to provide services for those with memory impairment or related dementias.

Stratford Generations offers a choice of up to 22 private, deluxe or shared suites. Included with each suite is The Stratford's exclusive Generations Memory Care program, which provides residents with a full day of activities and 24-hour support in pleasant neighborhood settings.

Inviting common areas, each with its own color scheme and décor, allow residents to move freely from indoor to outdoor settings and engage in therapeutic activities. Each neighborhood also has its own dining room and shared areas where neighbors can gather for group activities and make new friends.



REGARDLESS OF THE
OPTION YOU CHOOSE,
YOU'LL TREASURE THE
CHARMING SURROUNDINGS
AND SPIRIT OF
THE STRATFORD AT BEYER PARK.

THE SPIRIT OF

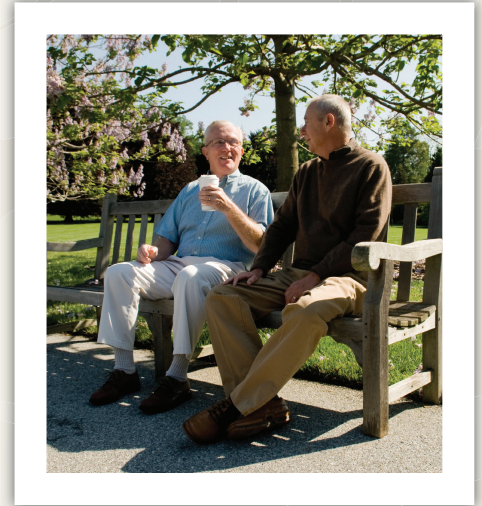
The Stratford at Beyer Park offers a senior lifestyle.

SERVICE

"Life is a place of service."

-LEO TOLSTOY

At the very heart of The Stratford at Beyer Park is its service. Carefully trained staff members, chosen for their compassion, attentively provide you with the dignified assistance you deserve. Reliable service delivery allows you to continue to live as independently as possible.



PASSION

"There are many things in life that will catch your eye but only a few of them will catch your heart. Pursue those."

-ANONYMOUS

Passion is what drives The Stratford at Beyer Park's management and staff members to deliver the best services to you. Personally committed to senior services, The Stratford team members contribute their time and energy to a variety of community and industry organizations that serve seniors. Their enthusiasm and involvement will reinforce your choice to make The Stratford at Beyer Park your home.

INTEGRITY

"What we have in us of the image of God is the love of truth."

-DEMOSTHENES



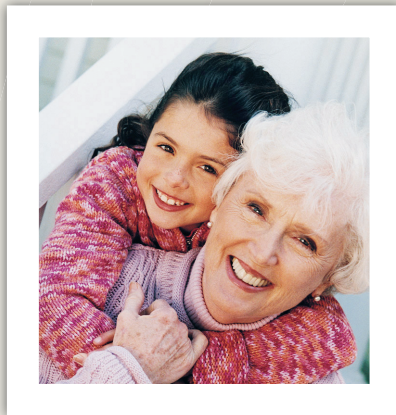
On a daily basis, you will see integrity demonstrated in the personal and financial approach taken by The Stratford at Beyer Park's management team. Reliability and genuine concern for the community is reflected in everything that is said and done.

When you think about a community with
SERVICE PASSION INTEGRITY RESPECT IMPROVEMENT TEAMWORK
think the Stratford at Beyer Park....

THE STRATFORD

Synonymous with the word SPIRIT, it is a combination of:

The Stratford at Beyer Park is an interfaith community that respects the needs we all have, regardless of age, for spiritual, physical, mental and emotional well being. Going beyond merely addressing physical needs, you can retrieve support for less tangible desires such as spiritual ministry, companionship, socialization, and intellectual development.



Your family and friends are likely to notice how your life improves while you reside at The Stratford at Beyer Park. That's because the daily improvement of our services and your satisfaction is our goal. You will have countless opportunities that will motivate and inspire you.

It required the concerted efforts of a dedicated team of compassionate, caring people to make this dream a reality. National assisted living studies have reported that "the highest proportion of satisfied residents were those who chose a community because of the staff or service it offered." We believe this to be true, so at The Stratford at Beyer Park, we are dedicated to working together to deliver the best staff and service to you.

That's the **STRATFORD SPIRIT**

RESPECT

"Respect is the appreciation of the separateness of another person, of the ways in which he or she is unique."

-ANNE GOTTLIEB

IMPROVEMENT

"Daily improvement is better than delayed perfection."

-MARK TWAIN

TEAMWORK

"You can dream, create, design and build the most wonderful place in the world, but it requires people to make a dream a reality."

-WALT DISNEY

FLOOR PLANS

STRATFORD - GENERATIONS MEMORY CARE

COMFORT & ENJOYMENT

LIFESTYLE

SOCIAL EVENTS & ACTIVITIES

Activity programming tailored to residents' interests and abilities is the sole focus of The Stratford's Activities Director. Daily activities that provide a wide variety of social, spiritual and recreational opportunities may include:

- Community Outings
- Games
- Happy Hour
- Bible Study
- Musical Entertainment
- Special Events
- Exercise
- Arts & Crafts

COMMUNITY AMENITIES

Residents of The Stratford have the opportunity to enjoy a variety of on-site amenities that include:

LIFESTYLE

SOCIAL EVENTS & ACTIVITIES

Activity programming tailored to residents' interests and abilities is the sole focus of The Stratford's Activities Director. Daily activities that provide a wide variety of social, spiritual and recreational opportunities may include:

- Community Outings
- Games
- Happy Hour
- Bible Study
- Musical Entertainment
- Special Events
- Exercise
- Arts & Crafts

COMMUNITY AMENITIES

Residents of The Stratford have the opportunity to enjoy a variety of on-site amenities that include:

- Movie Theater
- Beauty/ Barber Shop
- Coffee Lounge
- Meeting Rooms
- Private Dining Room
- Grand Piano
- Library
- Computer Center
- Activity Room

DINING

Enjoy The Stratford's restaurant-style dining room, offering a full range of menu items prepared daily by our Chefs. Residents can also reserve the *Private Dining Room* for gatherings with family and friends. For a special treat, visit the Coffee Lounge.

**Additional fees may be required.*



COMFORT & ENJOYMENT

APARTMENT HOME AMENITIES

Affordable monthly rates, making it comfortable both for your lifestyle and budget:

- Studio Home (339 sq. ft.).....Starting at \$3,200
- Studio Deluxe Home (393+ sq. ft.).....Starting at \$3,295
- One Bedroom/One Bath (469+ sq. ft.).....Starting at \$3,585
- One Bedroom/Two Bath (680 sq. ft.).....Starting at \$4,100
- Second Person.....\$750
- Short Term/Respite Stay.....\$200/day (*seven day minimum*)
- Community Fee (one time).....\$3,500
- Pet Fee (one time).....\$1,000

Our Assisted Living program offers it's comprehensive range of services on a monthly basis. The rates below are broken down by level:

Level 1 - \$500	Level 5 - \$2,200
Level 2 - \$900	Level 6 - \$2,600
Level 3 - \$1,300	Level 7 - \$3,000
Level 4 - \$1,700	Level 8 - \$3,600

Included in this rate is a host of services and amenities for your convenience and enjoyment:

- Wheelchair-accessible community areas
- Kitchenette with microwave & refrigerator
- Air conditioning, cable, heat & electricity
- Complimentary laundry facilities on each floor
- Landscaping and community area maintenance
- Pre-wired for telephone and Internet
- Weekly housekeeping
- Spacious closets
- Wall-to-wall carpeting
- Individually controlled thermostats
- 2 Elevators conveniently located
- Private post office mailbox
- Private Bath
- Internet and Cable TV

Optional services are also available, but not included in the monthly rates:

- Expanded assisted living service plans
- Apartment home meal deliveries
- Beauty/Barber shop
- Transportation in local areas
- Guest meals
- Personal security devices
- Overnight use of guest suite
- Personal laundry service
- Medication Management
- Telephone

SAFETY FEATURES

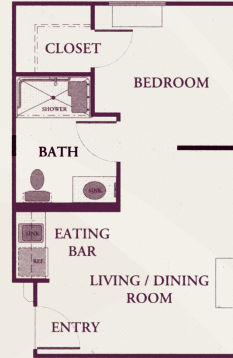
- Monitored outside exits & entrances
- Individually keyed apartment homes
- Emergency 24-hour response system
- Fire sprinkler system throughout building
- Smoke Detectors in each home
- Assist bars in showers
- Fold-away seats in showers
- Corridor hand rails



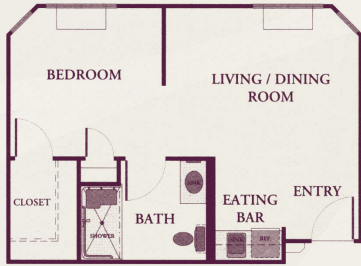
FLOOR PLANS



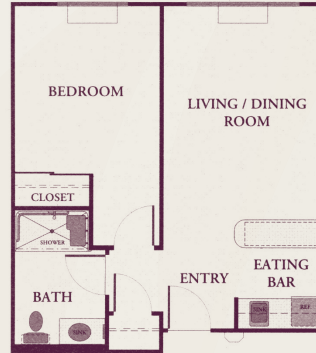
The Willow
339 sq. ft.



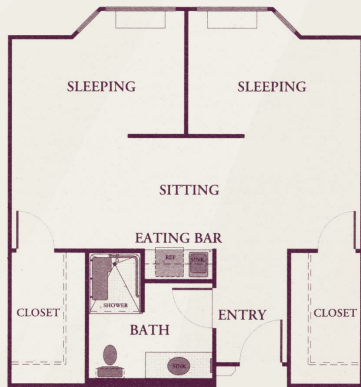
The Sycamore
393 sq. ft.



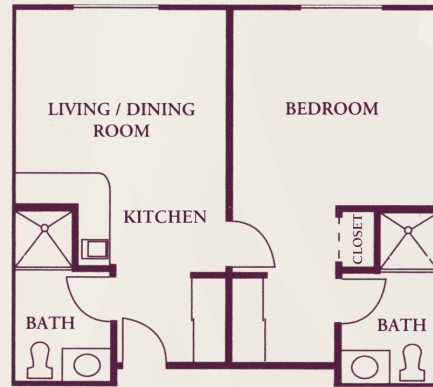
The Acacia
446 sq. ft.



The Cypress
533 sq. ft.



The Magnolia
646 sq. ft.



The Lilac
680 sq. ft.

(rooms not to scale)

STRATFORD - GENERATIONS MEMORY CARE

Conveniently located in the first floor west wing is the Stratford Generations Memory Care Program. Residents receive supportive assistance through our trusted Memory Care Program for Alzheimer's and related dementias. This secure and caring environment features private and companion suites clustered around living, dining and activity areas to create a neighborhood setting. Our Neighborhood Great Room welcomes family and friends to visit, and hosts parties and entertainment for our residents' enjoyment. Enclosed, secured garden courtyards and exercise areas allow residents to move freely from indoor to outdoor settings.

GENERATIONS MONTHLY RATES:

Affordable monthly rates, are as follows:

- Companion Suite..... \$4,400
- Semi Private Room..... \$4,595
- Private Room \$5,175
- Short Term/Respite Stay..... \$250/day *(seven day minimum)*
- Community Fee (one time)..... \$3,500

Included in this rate is a host of services and amenities listed below:

- Weekly housekeeping
- Group-oriented and one-on-one activities
- Individualized service plans
- Weekly personal laundering
- Innovative five meal/day plan
- Music therapy
- Scheduled local area transportation for events and appointments

Features of each neighborhood include:

- Private or companion suite with window treatments and wall-to-wall carpeting
- Bathrooms with safety assist bars
- Home-like kitchen stocked with a variety of snack items
- Centrally-monitored fire/smoke detection and sprinkler systems
- Family-style dining and activity areas
- Secured outdoor courtyards and garden areas

Optional services that are also available:

- Assistance with Showering
- Medication Management
- Restroom Assistance
- Transferring in and out of bed/wheelchair
- Grooming Service
- Assistance with Dressing

Our Memory Care program offers it's comprehensive services on a monthly basis.

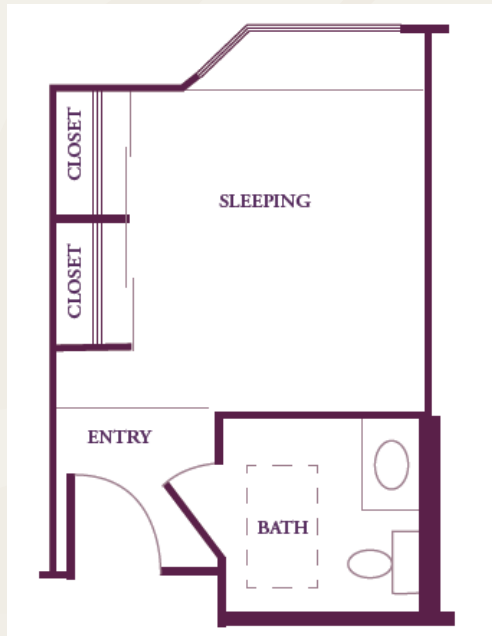
The rates below are broken down by level:

Level 1 - \$500	Level 5 - \$2,200
Level 2 - \$900	Level 6 - \$2,600
Level 3 - \$1,300	Level 7 - \$3,000
Level 4 - \$1,700	Level 8 - \$3,600

Levels of Care are determined by an individual assessment with our Generations Program Director prior to admission. The fees associated with levels of care correspond with the assessment.



FLOOR PLANS



Companion Suite



Semi-Private Suite



Private Suite

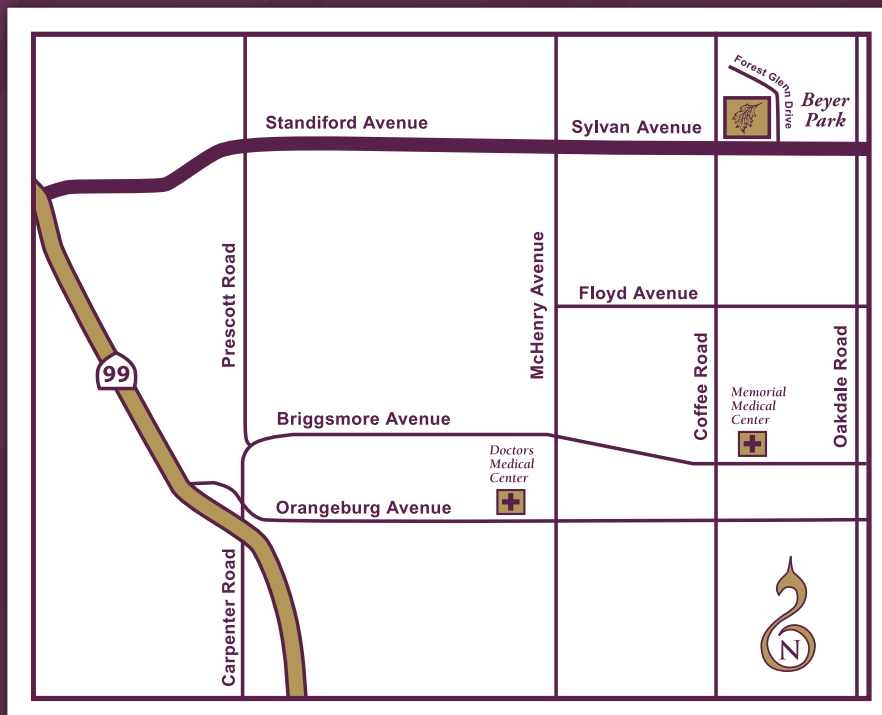
(rooms not to scale)

THE STRATFORD GUARANTEE

It starts with a complimentary guest meal. Take the opportunity to meet your future neighbors, join us in our restaurant-style dining room. COMPLETELY FREE!

We are confident that you will be completely satisfied with your new home. In fact, if during your first 90 days of residency you have any issues that cannot be completely resolved to your satisfaction, we will cover your moving expenses up to \$1,000 to move to another senior living community.

So why wait? Call today to schedule a tour.



THE STRATFORD

At Beyer Park

Independent Living • Assisted Living • Memory Care

3529 Forest Glenn Drive
Modesto, CA 95355
(209) 236-1900

www.stratfordbp.com
Lic# 507002509

