



THE FORUM
AT RANCHO SAN ANTONIO

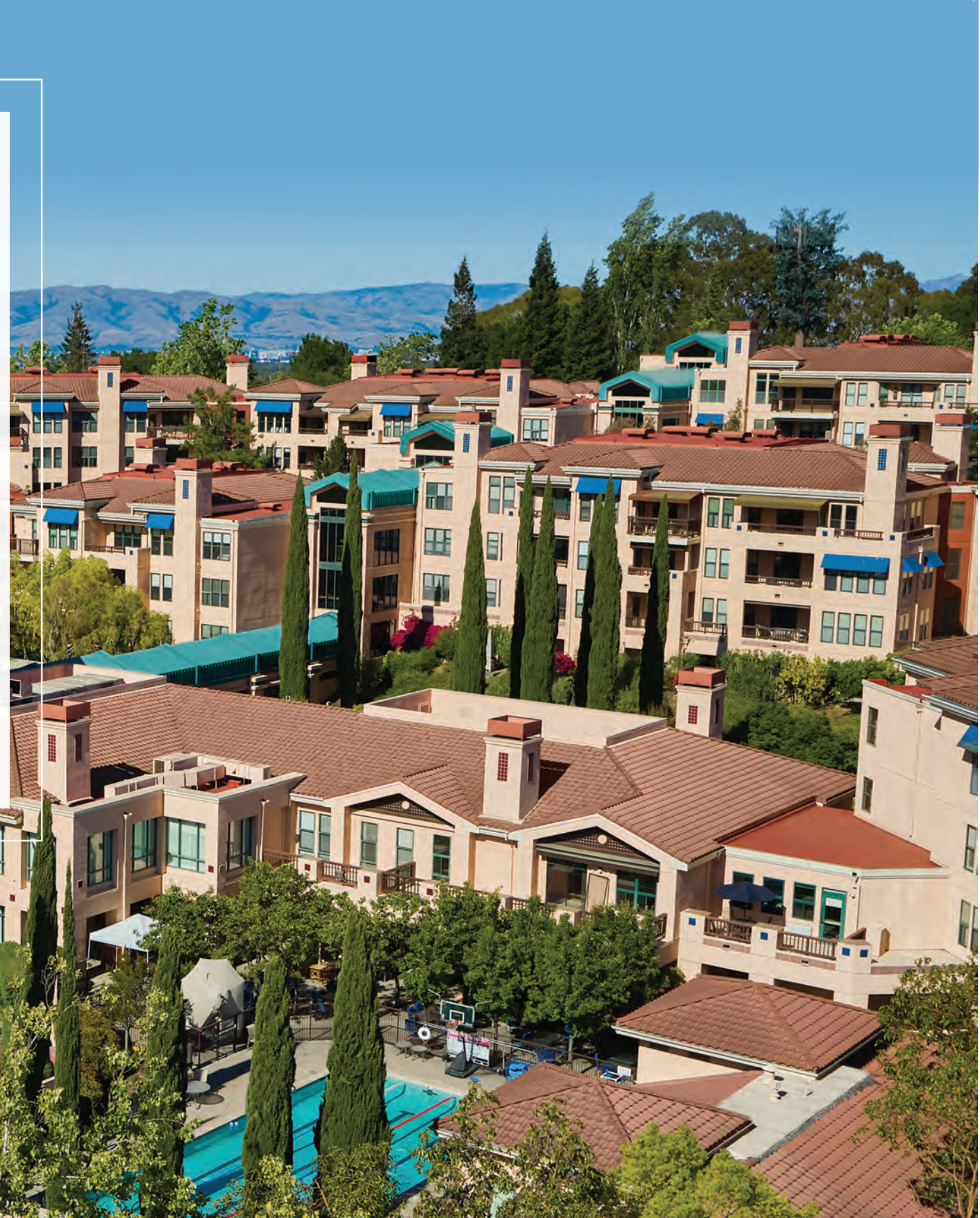


Build equity in joy.

Welcome to The Forum at Rancho San Antonio.

ONE EXCEPTIONAL EXPERIENCE AFTER ANOTHER.

The Forum is an extraordinary place to write your next chapter. Living here is all about discovering new friendships, life-enhancing amenities, and fascinating pursuits, all supported by a unique equity-based model that gives you ownership of your finances and your life. Perhaps most of all, you'll fall in love with the unmatched setting. Nestled in the foothills of the Rancho San Antonio County Park, The Forum is a natural paradise on earth, yet is convenient to all of the culture of the Bay Area. Join us for a magical journey, in a place where the views go on forever.



LIFE PLAN COMMUNITY ADVANTAGES

A change of address that could change your life

Some communities just offer one or two levels of living. If your health were to change, and you needed a higher level of care, you'd have to move. At The Forum, you'll have the security of a complete continuum of care. Just one of the reasons why choosing our community is a smart decision now — and for the future.



LOCATION

The backdrop to extraordinary living

At the heart of one of the most beautiful areas of Northern California, The Forum at Rancho San Antonio offers active living in a breathtaking resort-style setting. Spanning 51 acres and including residential villas and apartment homes, our Life Plan Community is situated at the foothills of Rancho San Antonio County Park. It's a place where you'll explore wide open spaces and build close connections.





EQUITY OWNERSHIP

Find happiness in your own backyard

Life at The Forum is about opening up to new possibilities that are uniquely offered in this special place. Experiences that used to happen only on weekends or vacations are daily occurrences here. And with our unique equity ownership model that preserves your assets for generations to come, you are more than someone who lives at the community. You own, govern and are the community.





ACTIVITIES

Replace your to-do list with your today list.

With our engaging retirement lifestyle and full schedule of activities, you can take a yoga class. Create in the art studio. Or simply hike the trails. At The Forum, today is whatever you want it to be.



SERVICES

Always at your service

We've designed our services to make your life stress free, carefree, and especially, chore-free. From transportation to housekeeping to 24-hour security, we take care of the little things, so you can enjoy the big things.

AMENITIES

Enjoy deep conversations in the shallow end

There are places at The Forum that are simply magical, and they can be different for everyone. For some, it's the well-manicured putting green, encircled by graceful cypress trees. For others, it's the tail-wagging energy of the dog park. Some of these places inspire solitary reflection. Others, like the pool or the cocktail lounge, are hubs of social activity. Our remarkable amenities transform life at The Forum from a place to live, to a place to think, recharge, create, connect and dream.



WELL-BEING

8 dimensions of wellness. One remarkable place.

Our residents love taking advantage of the many opportunities we offer — both indoors and outdoors — to invigorate the body, feed the soul, energize the mind and nurture the spirit. It's all about a personal pursuit of a balanced life. We've created a roadmap for this enriching journey that we call "the eight dimensions of wellness." And we offer a full array of healthy lifestyle programs to support it.





RESIDENCES

Find an oasis in the ordinary.

When you're relaxing in your light and airy senior living apartment home or villa in one of the most beautiful areas of the Bay Area, you'll feel like you're on vacation every day.

With the Rancho San Antonio County Park as a backdrop to your life, every day is a once-in-a-lifetime experience. Apartment homes and villas are all thoughtfully designed to give you the space you need for living, dining and entertaining well. And whether you prefer a distinctive villa or a modern apartment home, all the services, amenities and activities at The Forum at Rancho San Antonio are yours to enjoy.



DINING

Eat. Drink. Be Merry. Repeat.

Special occasion dining is something you can experience every day in each one of our multiple dining venues. Whether you're enjoying a casual lunch on the patio or savoring a delicious dinner in the elegant dining room, you'll find that every meal tempts your taste buds while the beautiful surroundings are always a feast for your eyes.

Our culinary team orchestrates a dining experience that embraces a farm-to-table philosophy. Each seasonal menu is inspired by some of the area's finest restaurants and features handcrafted soups, salads and entrees seasoned with garden fresh herbs and produce. And if you have a special diet, our registered dietitian works with the chef to create a scrumptious menu just for you.





THE FORUM

AT RANCHO SAN ANTONIO

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theforum-seniorliving.com



COA #204 CA RCFE #435200344
Managed by  Life Care Services®

Frequently Asked Questions

Here are answers to questions we're often asked about retirement living and life at The Forum.

Q. What is a Life Plan Community?

A. Life Plan Communities, formerly known as Continuing Care Retirement Communities (CCRCs), offer independent living residences as well as access to high-quality residential care (assisted living), memory care and 24-hour skilled nursing care. A Life Plan Community focuses on promoting an independent lifestyle for residents while providing higher levels of care if needed on a single campus. This emphasis on independence and planning one's own future is what makes a Life Plan Community a unique and more satisfying experience for residents. At The Forum, if higher levels of care are needed, you have guaranteed access to our on site Health Care Center at a discounted rate.

Q. Who governs The Forum at Rancho San Antonio?

A. The Forum at Rancho San Antonio was founded as a resident-owned life plan community. An elected Resident Board of Directors provides financial oversight to the community, and helps ensure that your interests are well represented.

The day-to-day operations of the community are handled on-site by staff who work for a senior living management company retained by the Board. They provide key professional services and activities that help ensure a high quality of life at The Forum at Rancho San Antonio.

Q. What about the health care plan?

A. The Forum at Rancho San Antonio's unique Life Plan offers you access to high-quality health care. With a focus on prevention, our Wellness Center offers a variety of fitness, nutrition and personal services to help you live independently and maintain optimum health. A team of physicians holds regular office hours, and transportation to local doctors' offices is available.

Should the need arise, the Health Care Center provides assisted living, skilled nursing and memory care for temporary or permanent stays. The plan also provides for care at a **pre-established rate that is substantially below the usual health care costs for the same services.** This is key for long-term financial planning, and it can help free family members from the potential burden of caregiving responsibilities.

Q. How much does it cost to live at The Forum at Rancho San Antonio?

A. The Forum at Rancho San Antonio offers memberships at varying prices depending upon the type of residence you choose, among other factors. Monthly fees for services and meals are competitive with other similar Life Plan Communities. If you want to get a ballpark idea of costs for a particular residence, we invite you to visit our website at **ExperienceTheForum.com**



For more information about pricing, floorplans and the move-in process, please contact the Sales Office at **650-944-0100**.

Q. Do you offer respite care? Is there a way to try out The Forum at Rancho San Antonio before moving in?

A. Yes, in Assisted Living only, we offer respite care. Care revolves around you or your loved one's normal routine, and the stay can be a few days or a few weeks.

- A daily fee covers most services, from housekeeping and medication management to special outings and dining
- Accommodations are a private furnished suite in assisted living & memory care
- Resort-style concierge services are available
- Education & support groups for family and friends are held
- Free Wi-Fi internet service and cable TV are available

Q. Do you offer Home Care

A. Yes. The Forum at Rancho San Antonio Home Care Services are designed to provide residents with all the support they need to remain independent, healthy and happy at home. Health services are provided through professional staff at the Wellness Center for residents who need a limited amount of assistance.

Q. Is The Forum at Rancho San Antonio pet-friendly?

A. Yes! We know your four-legged friends are a part of your family and they are welcome residents of our community. Owners often take their dogs for walks on our 50 plus acre campus and to our on-campus dog park.

Your purchase of a spacious villa or apartment home at The Forum is true ownership. It's an investment that historically has gained value over time, building a legacy for those you love.

The Forum at Rancho San Antonio is a resident-owned, resident-governed community. That means that as a resident, you're more than just someone who lives at the community. You own, govern and are the community.

What is equity ownership?

We understand how important financial security is. That's why we offer a unique membership equity plan that gives you the opportunity to preserve your investment. We are one of the few retirement communities in the Bay area to offer this equity ownership financial model, which allows you to protect your estate by maximizing your financial return.

True ownership with real benefits

This equity plan gives you true ownership advantages. You have the ability to sell at any time and may be able to receive your full investment back plus a portion of appreciation when you do, which preserves your estate and helps you leave a legacy for your family as part of your estate planning.

Through equity ownership, each resident shares in the future appreciation of his or her membership upon resale. Compare this to "entrance fee" financial plans where little or no return on the initial investment is received.

How equity ownership works

As members of a nonprofit stock cooperative, residents buy a property interest in The Forum at Rancho San Antonio. Instead of renting a residence, you enjoy the tax benefits and equity preservation associated with home ownership. Memberships have varying values, depending upon the size of the residence chosen and other factors. The Forum is fully resident owned and governed.

When a membership is sold, members share in equity and appreciation, giving them the chance to preserve — and potentially increase — the value of their investment in The Forum at

Rancho San Antonio. As a Forum resident-owner, you can choose to contribute through the Retirement Housing Corporation (RHC) or Retirement Services, Inc. (RSI), chair a committee, introduce initiatives, or volunteer at your leisure.

Real tax benefits

In addition to the membership price, each person pays an enhancement fee, a portion of which may be tax-deductible the year of purchase. Health Care Center fees and a portion of your occupancy fees may also boost tax deductions and when selling your membership, the exit fee and costs to sell could hold tax benefits as well.

Membership control

As a resident-owner, you can contribute to how the community operates. Whether you participate on the Resident Board, serve on a committee, or simply want to voice your opinion, your input matters. Being resident owned and governed means our residents shape our community.

The process of selling your membership

As a member of The Forum at Rancho San Antonio, you also have the right to sell your membership at any time. While the real estate market can impact results, it's possible to receive your full initial investment back plus 50% of appreciation, minus fees and customary closing costs upon the sale of your membership (fees total approximately 10% of the selling price and include commission, closing costs and The Forum at Rancho San Antonio's Health Care exit and Sales & Marketing fees). Our staff will assist you in listing, showing and facilitating your sale.

If you sell your membership to make a permanent move to our Health Care Center, a portion of the sale proceeds will be put toward a no-interest loan secured by a promissory note to the Health Care Center Corporation. The loan principal will be repaid to you or your estate when you leave The Forum at Rancho San Antonio.

To learn more about equity ownership, call us at **650-944-0100**.



At The Forum, you can have peace of mind, knowing that you'll always have access to quality health care services with our complete continuum of five-star care.

ASSISTED LIVING

For residents who may need a little extra help in managing tasks of daily life, our highly trained team members offer just the right amount of support.

- Spacious, modern residences
- Personalized assistance with bathing, dressing, medications, etc.
- Medication supervision
- Concierge services
- Restaurant style dining with special menu planning by a registered dietitian
- Therapy services
- Personalized wellness programs
- Licensed nurse on duty
- Pet-friendly
- Outings & activities
- Resort-style concierge services
- Restaurant-style dining
- Housekeeping & maintenance included
- Scheduled shuttle to medical appointments & shopping
- Beauty and barber services available
- Free high-speed Wi-Fi Internet service & Cable TV

MEMORY CARE

A brand-new residence, Daffodil Ridge brings together the best in memory care caregivers, programming and technology in a beautiful setting designed to deliver exceptional care in every way.

- Assistance with daily activities and managing medications
- Specialized activities & therapies
- Technology-driven programs with purpose-driven content
- Restaurant-style dining, housekeeping & maintenance included
- Home-like environment with concierge services
- Transportation to medical appointments.
- Private, secure outdoor courtyard
- Education & support groups for family and friends
- Free Wi-Fi Internet service & Cable TV

SKILLED NURSING CARE

Our renowned, personalized skilled nursing care program has earned a five-star quality rating, year after year, from the Centers for Medicare & Medicaid Services.

- Medicare A & B accepted as well as private pay
- Private & semi-private suites
- Personalized attention by licensed & certified staff
- Three chef-prepared meals daily with special dietary accommodations planned by our registered dietician
- Resort-style concierge services
- Enjoyable outings & activities
- Beauty and barber services available



SHORT-TERM REHABILITATION SERVICES

Staffed with highly qualified licensed therapists, our personalized short-term rehabilitation program is designed to help each patient get back to their life.

- Personalized physical, occupational and speech therapies
- Inpatient or outpatient services
- High staff-patient ratio with one-on-one attention
- Wide range of fitness and recreational activities on campus
- Private or semi-private suites
- Extended services, including lab and X-ray services, assistance with activities of daily living, medication management, vital signs monitoring
- Free Wi-Fi internet service and cable TV
- Resort-style concierge services
- Three delicious chef-prepared meals a day, with special dietary accommodations planned by our registered dietitians
- Accepting Medicare Part A & B or private pay

Services & Amenities

Our Independent Living first-class services and amenities are designed to simplify your life so you can live it however you like.

Cleaning:

- Weekly housekeeping and flat linen service
- Maintenance of furnace, A/C and any Forum standard appliances
- Annual cleaning

Dining:

- Flexible point-based dining program
- Restaurant-style dining in multiple dining venues
- Daily complimentary continental breakfast
- Private dining and meeting rooms
- Catering and meal tray services

Wellness Center:

- Life Alert pendants given to all residents
- Medical alert system in all homes
- Wellness Center services complimentary and fee-based
- Fitness center, lap pool and hot tub
- Partnership with home health & home care services
- Rehabilitation services
- Personal health planning

Utilities: *Included except landline*

- High-speed internet
- Enhanced digital cable TV

Campus conveniences:

- Country Store
- Beauty salon
- Dog park
- Guest rooms



Social and Recreational Opportunities

- Bocce court
- Putting green
- Well-stocked library
- Billiards/game room
- Miles of local trails at the Rancho San Antonio Preserve
- Arts & crafts studio
- Woodworking shop
- Cocktail lounge
- Nearby golf courses
- Exercise Classes
- Personal Training
- Lectures
- Educational Classes
- Concerts
- Off site excursions
- 22 committees, numerous clubs and groups to participate in
- Worship services

Visit us at ExperienceTheForum.com and take a look at our Program Calendar and Weekly list of events!

Safety & Security

- Maintenance
- 24-hour security

Transportation:

- Garage or secure gated parking
- Scheduled transportation to community outings, events and shopping
- Transportation to medical appointments
- Door-to-door service to special events
- On-demand transportation

Some services available for an additional fee



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