

# Standard Information Sheet: Fountaingate Gardens

## ***Continuing Care Retirement Community:***

Fountaingate Gardens  
68 Hauppauge Road  
Commack, NY 11725

Fountaingate Gardens is a new Continuing Care Retirement Community that will be located on 10 plus acres contiguous to the current Gurwin campus in Commack, NY. Sponsored by a new not-for-profit corporation called Gurwin Independent Housing, Inc., the project will include 176 independent living units, consisting of 102 one-bedroom and two-bedroom apartments and 74 terrace apartments in three separate terrace buildings. Square footages will range from 825 to 1,450 square feet for the apartments. Amenities will include a community center that will feature dining venues, an art studio, an indoor swimming pool, fitness and exercise area, salon/day spa, game room, library and multi-purpose room.

The campus will be sustainably designed to incorporate walking paths, a water feature, fountains, and extensive gardens that allow the residents to embrace a gracious lifestyle that includes interaction with the natural environment. Most of the on-site parking will be below the residential buildings, thereby reducing paved surfaces and allowing for more extensive greenery and plantings.

Residents of Fountaingate Gardens will not only enjoy independent living in elegantly appointed apartments and community spaces, but they will have the security of knowing that should they ever have, for reasons of health or the increased frailty associated with aging, the need for long term care services, that there will be priority access to high quality care on the Gurwin campus at the Gurwin Nursing & Rehabilitation Center. In addition, world class assisted living services are available at the Fay J. Linder Residences. Lastly, a wide range of home care, rehabilitation, and therapies are also available on the campus. With a 30-year history of providing the gold standard of long term care services in central Long Island, the Gurwin name is synonymous with the highest quality of care and innovation in serving senior citizens.

Although each apartment will have a new, modern kitchen with all appliances, the Community Center will include two dining venues that will offer three delicious, nutritionally balanced meals a day. Residents will have thirty (30) meals per month included in their monthly fees. There will be a range of menu choices at each dining venue so that residents can select the options that best fit their lifestyles. For those who are inclined to cook less often, additional meals are also available for purchase beyond the thirty meals included in their monthly plan.

Depending upon state and local approvals, and marketing, Fountaingate Gardens will be opening in 2020.

**Sponsor:**

Gurwin Independent Housing, Inc.  
 68 Hauppauge Road  
 Commack, NY 11725  
 Contact: Herbert H. Friedman, Executive Vice President  
 631-715-2600

**Independent Living Unit Mix:**

As noted above, Fountaingate Gardens will offer 176 independent living units, consisting of 102 one-bedroom and two-bedroom apartments and 74 terrace apartments, as follows:

- One Bedroom Apartments: 35
- One Bedroom with Den Apartments: 38
- Two Bedroom Apartments: 68
- Two Bedroom with Den Apartments: 35

**Fees:**

Residents of Fountaingate Gardens are required to pay an entrance fee upon move in to the CCRC that is tied to the size of the independent living unit selected. Please note that both entrance fee types shown below include 60 lifetime days of skilled nursing care and priority access to assisted living, should they be needed. Residents opting for the life care fee will receive unlimited skilled nursing days and assisted living days at no increase in monthly fee. Also, the Second Person Entrance Fee does not apply when the Second Person purchases the Life Care Option. However, the Life Care Monthly Fee applies to both residents if both choose the Life Care Option. Following is the current fee schedule:

<b>Apartments</b>	<b>Number of Units</b>	<b>Square Feet</b>	<b>Monthly Fee</b>	<b>80% Refund Entrance Fee</b>	<b>50% Refund Entrance Fee</b>
1 BR	8	824	\$3,450	\$565,000	\$424,000
1 BR	16	828	\$3,450	\$570,000	\$428,000
1 BR Den	14	954	\$3,880	\$648,000	\$486,000
1 BR Den	8	1,040	\$4,230	\$718,000	\$539,000
1 BR Den	8	1,070	\$4,540	\$797,000	\$598,000
2 BR	16	1,057	\$4,230	\$707,000	\$530,000
2 BR	8	1,126	\$4,500	\$744,000	\$558,000
2 BR Den	16	1,280	\$4,880	\$824,000	\$618,000
2 BR Den	8	1,350	\$5,080	\$852,000	\$639,000
<b>Terrace Apartments</b>					
1 BR	11	984	\$4,140	\$723,000	\$542,000
1 BR Den	8	1,064	\$4,330	\$771,000	\$578,000

2 BR	11	1,225	\$4,920	\$841,000	\$631,000
2 BR	22	1,349	\$5,330	\$928,000	\$696,000
2 BR	11	1,403	\$5,370	\$961,000	\$721,000
2 BR Den	11	1,555	\$5,630	\$973,000	\$730,000
<b>Total/Average</b>	<b>176</b>	<b>1,153</b>	<b>\$4,558</b>	<b>\$779,307</b>	<b>\$584,568</b>
2 <sup>nd</sup> Person fee			\$850	\$26,000	\$20,000
Life Care Fee			\$930	\$65,000	\$65,000

**Long Term Care Services:**

Residents of Fountaingate Gardens will have access on the same campus to world class long term care services at the Gurwin Jewish Nursing and Rehabilitation Center (460 skilled nursing beds) and Gurwin Jewish Fay J. Lindner Residences (200 assisted living beds).

**Residency Agreements:**

Residents of Fountaingate Gardens are required to execute a Residency Agreement that specifies the terms and conditions of residency in the CCRC. Choices for the residents upon execution include the level of refundability for the entrance fee (there are options for a 50% refund or an 80% refund) and whether to select a life care contract or a modified continuing care contract that specified how long term care services are paid for should they be needed by the resident.

There are six types of Residency Agreements as follows:

- 80% Refundable Life Care Contract
- 80% Refundable Modified Continuing Care Contract
- 50% Refundable Life Care Contract
- 50% Refundable Modified Continuing Care Contract
- 80% Refundable First Person Life Care, Second Person Modified Continuing Care
- 50% Refundable First Person Life Care, Second Person Modified Continuing Care

**Insurance Requirements:**

The Residency Agreement includes a provision that residents of Fountaingate Gardens are required to maintain, at their own cost, Medicare Parts A and B and one supplemental health insurance policy that is approved by the Superintendent of the Department of Financial Services as Medicare Supplemental Insurance.