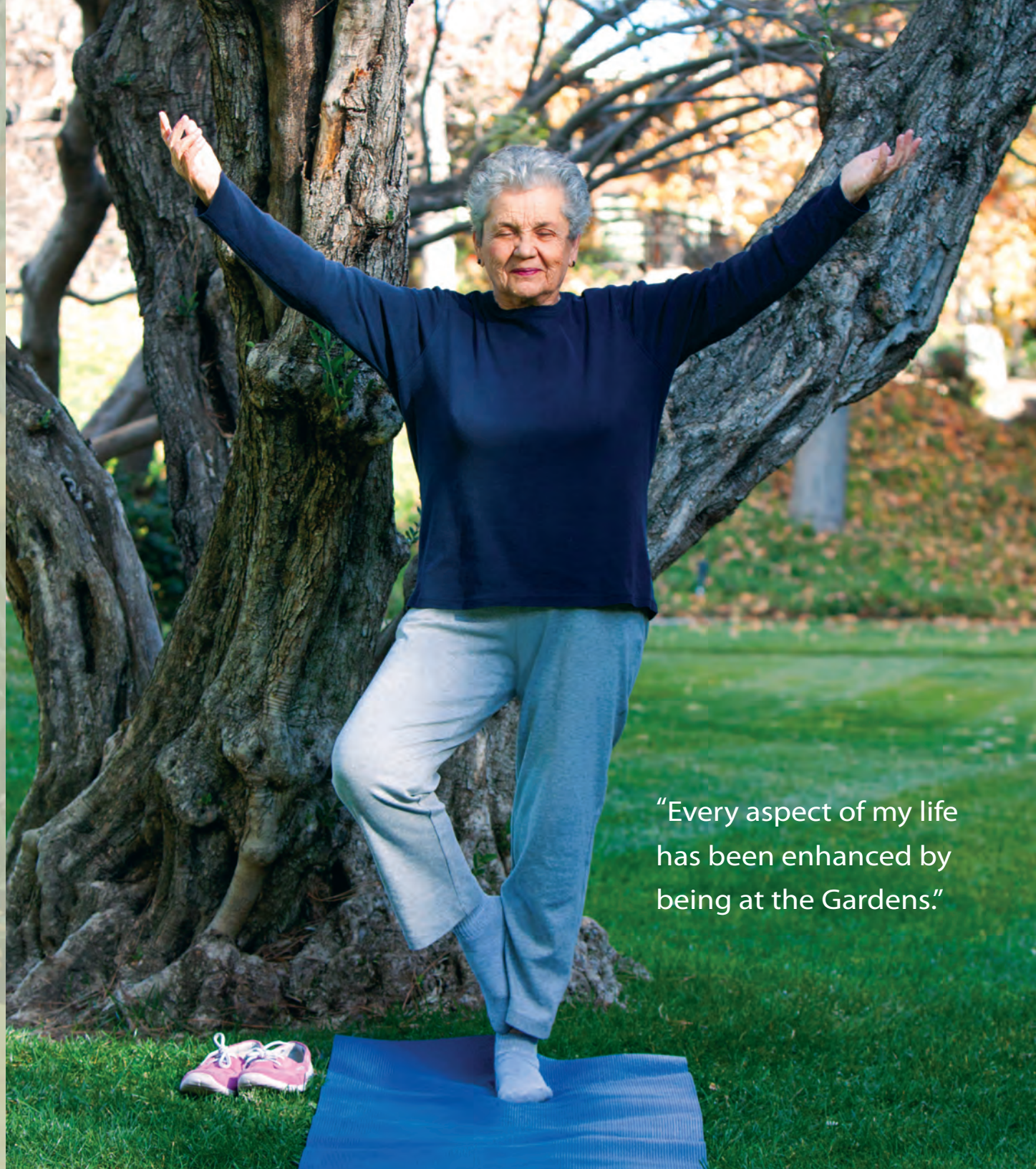
Say what?



MT. SAN ANTONIO GARDENS

Grow your life.

Enjoy your life.



"Every aspect of my life has been enhanced by being at the Gardens."

Enjoy a carefree lifestyle



Mt. San Antonio Gardens is a not-for-profit community of residents whose enthusiasm for new experiences energizes the campus with a sense of vitality and well-being. Residents move here to engage and participate in life. Without the worry of future health care needs and catastrophic costs, or the responsibilities of homeownership, you can relish your independence and enjoy all the pleasures and comforts of home with more time for the pursuits that matter most to you.

From your earliest experience at the Gardens, you'll sense the welcoming, friendly atmosphere. While residents' life paths are diverse, new friendships are easily fostered over shared meals in the dining room, discovered through mutual interests, and cultivated in the myriad resident-initiated activities and committees. And, at a time of life when circles of friends may begin to slowly diminish, the Gardens' community offers ever-expanding opportunities for companionship.



Secure your future



Peace of mind



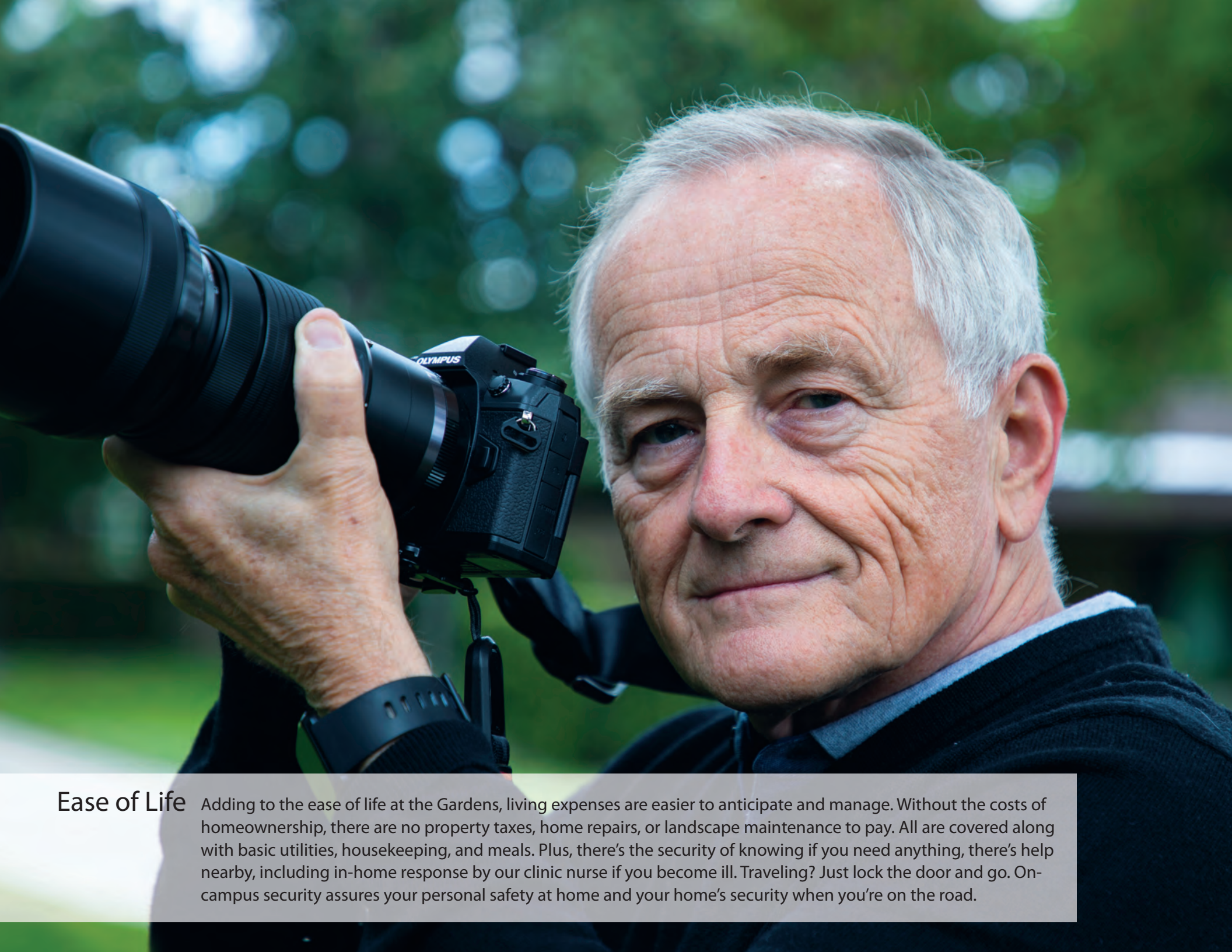
With the security of Life Care at the Gardens' core, you are assured of high quality care for your lifetime and a lifestyle that won't be compromised by escalating medical costs and unforeseen living expenses. By choosing the lifestyle you want to enjoy in your retirement years while you are still healthy and active, you remove the burden of future care decisions and costs from your children and family, and take control of your own future. By applying while you are still active, you also increase the likelihood that you'll meet the Gardens' admission requirements, which focus on good health and an active lifestyle – attributes that have fostered the lively and intellectually stimulating environment that has long been the hallmark of the Mt. San Antonio Gardens community.

Remain Connected

You have the comfort of knowing you'll remain part of a community and close to friends even if your daily activity becomes more restricted. Because the assisted living, memory care, and skilled nursing facilities are right on campus, you can count on the reassuring presence of your friends and neighbors and access to favorite activities through all levels of care.







Ease of Life

Adding to the ease of life at the Gardens, living expenses are easier to anticipate and manage. Without the costs of homeownership, there are no property taxes, home repairs, or landscape maintenance to pay. All are covered along with basic utilities, housekeeping, and meals. Plus, there's the security of knowing if you need anything, there's help nearby, including in-home response by our clinic nurse if you become ill. Traveling? Just lock the door and go. On-campus security assures your personal safety at home and your home's security when you're on the road.

Live in a spectacular setting





The Homes

A choice of homes, including efficient studios, roomy apartments, spacious cottages and larger homes, blends into the Gardens' spectacular surroundings. The rich architectural style and generous use of patios complement the beautifully landscaped grounds and enhance the enjoyment of year-round outdoor living.



The Gardens offers you the opportunity to enjoy life in a beautiful, park-like setting. Our spacious and exquisitely landscaped 31-acre campus is a world apart, yet close to everything. Easily navigable walking paths weave through open meadows, past tranquil koi ponds, and under stunning Chinese fringe trees, linking residents to their neighbors and to the Gardens' many amenities.



Photo, Douglas Ewing Architects

Beauty is everywhere



The Neighborhood



The Gardens is just a short drive or walk from the charming shops, galleries, and cafes in the surrounding college communities. With Claremont's quaint Village and consortium of seven colleges, and Pomona's colorful art colony and bustling Fairplex, the biggest challenge for residents is not what to do, but how to do it all. The Claremont Colleges offer exceptional academic opportunities and a dynamic cultural scene with an endless choice of lectures, art exhibits, field trips, including musical and theatrical performances open to the public. The Gardens is conveniently located for accessing many of Southern California's most celebrated cultural and recreational destinations via car or the Metrolink train.

"One of five best places to live in America!"

– Sunset & Money magazines

Enjoy what matters most





Gracious living

The sense of home extends to the Gardens' common areas. The Social Center and the casually elegant dining room reflect the comfort, warmth, and friendliness of the Gardens. Amenities in the Social Center include the 9,000-volume resident-managed library, hair and nail salon, gift and convenience shop, art gallery, arts and crafts center, well-equipped visual-aids and hearing resource centers. The Social Center's auditorium, with state-of-the-art audio and visual capabilities, provides a flexible venue for lectures, concerts, and meetings.





Share Your New Life

You're encouraged to share the pleasures of your new home and community with family and friends. It's easy to host overnight visitors in your own residence or in one of the Gardens' comfortable guest rooms. You may organize a dinner party in the Dining Room, arrange catering for a private party in one of the private lounges and meeting rooms, or welcome guests for a sumptuous Sunday buffet.



Holistic Wellness

At the Gardens' Evergreen Commons Center for Wellness and Community Life, you'll find comprehensive programs to support a holistic pursuit of wellness. The Center's on-site professionals will work with you to develop a personalized exercise program. The well-equipped fitness rooms and physical therapy facility, as well as a variety of classes, including yoga, pilates, and line-dancing allow your routine to be as individual as you are.

You can relax or work out in the solar-heated outdoor swimming pool and jacuzzi, or enjoy the Gardens' nine-hole putting green. The year-round temperate climate is perfect for walks, hikes, or bike rides. And tennis, golf, and lawn bowling are available nearby.

Embrace friendships



explore together



As a resident of the Gardens, you'll become part of a vibrant community of truly interesting people. Because our admission standards focus on good physical and mental health and an active pursuit of personal interests, the community is characterized by an extraordinarily engaged group of residents who enjoy life to the fullest.



Share Your Interests

There is time to pursue long-held interests or explore new ones, right on campus. The Gardens hums with resident-organized activities. Whatever your pleasure, you'll find those who share your interests or you can organize your own activities and social events with friends and neighbors.

The residents' communal Cutting Garden and Rose Garden provide year-round gardening pleasure and fresh flowers for residents. The Arts and Crafts Center supports artists and artisans of all types and offers dozens of resident-taught courses.





Your Opportunity Awaits

Please be our guest for a visit to Mt. San Antonio Gardens and see for yourself the comfortable living, great friends, expanding horizons and peace of mind that comes from knowing you've taken charge of your own future. Please call us today to make an appointment for your personalized tour and consultation.

Licensing & Accreditation

Mt. San Antonio Gardens is licensed by the California Department of Public Health and the California Department of Social Services. We are also certified as a Medicare provider. The Gardens is a member of LeadingAge California and LeadingAge National, an association of not-for-profit organizations that advances policies, promotes practices and conducts research that supports, enables, and empowers people to live fully as they age.

Mt. San Antonio Gardens welcomes and affirms entry of residents into the Gardens without regard to race, color, ancestry, national origin, citizenship, age, disability, religion, gender, gender identity, marital status, sexual orientation, political affiliation, genetic characteristics, and any other classification protected by state and/or federal law.

MT. SAN ANTONIO GARDENS

900 E. Harrison Avenue
Pomona, CA 91767
1-909-624-5061
info@msagardens.org
www.msagardens.org

RCFE 191500496
COA #078

LeadingAge

Pet Friendly

Photography and Design: Sioux Bally-Maloof, Heartstone Arts



MT. SAN ANTONIO GARDENS

Stay Connected

2022



Gardens Facts / Campus Map

Mt. San Antonio Gardens is owned by Congregational Homes, Inc., a nonprofit, public benefit corporation. The community is overseen by a 28-member Board of Directors that includes six residents.

Year opened
1961

Age requirement
One half of the residents must be age 60 or over

Number of residents
450 (60% women, 31% men, 30% couples)

Number of residences

- 288 Private Homes
  - 90 homes with two or more bedrooms
  - 20 cottages (1 bedroom, 1 or 2 baths)
  - 105 apartments (1 bedroom, 1 bath)
  - 25 suites (1 bedroom, 2 baths)
  - 12 efficiency apartments (with kitchen)
  - 36 studio apartments
- 71 Assisted Living studios and 1 bedroom apartments
- 10 Memory Care studios in the Green House® Homes
- 10 High Acuity Assisted Living studios in the Green House® Homes
- 48 Skilled Nursing private and semi-private rooms

Contract options
Life Care and Continuing Care

Financial plan
Entry fee and monthly fee

Monthly fee covers the cost of

- Three meals per day
- Housekeeping every other week, linens provided weekly
- All utilities (except cable television/internet/phone)
- Complete home maintenance
- Groundskeeping
- Security
- Health and wellness programs, classes
- Exercise and recreational activities
- Social services and chaplain
- Transportation for local medical and dental care
- Coverage for healthcare services includes:
  - Unlimited stays in Skilled Nursing
  - Unlimited stays in Assisted Living
  - Unlimited stays in Memory Care
  - Unlimited stays in High Acuity Assisted Living
  - Temporary home care in residence

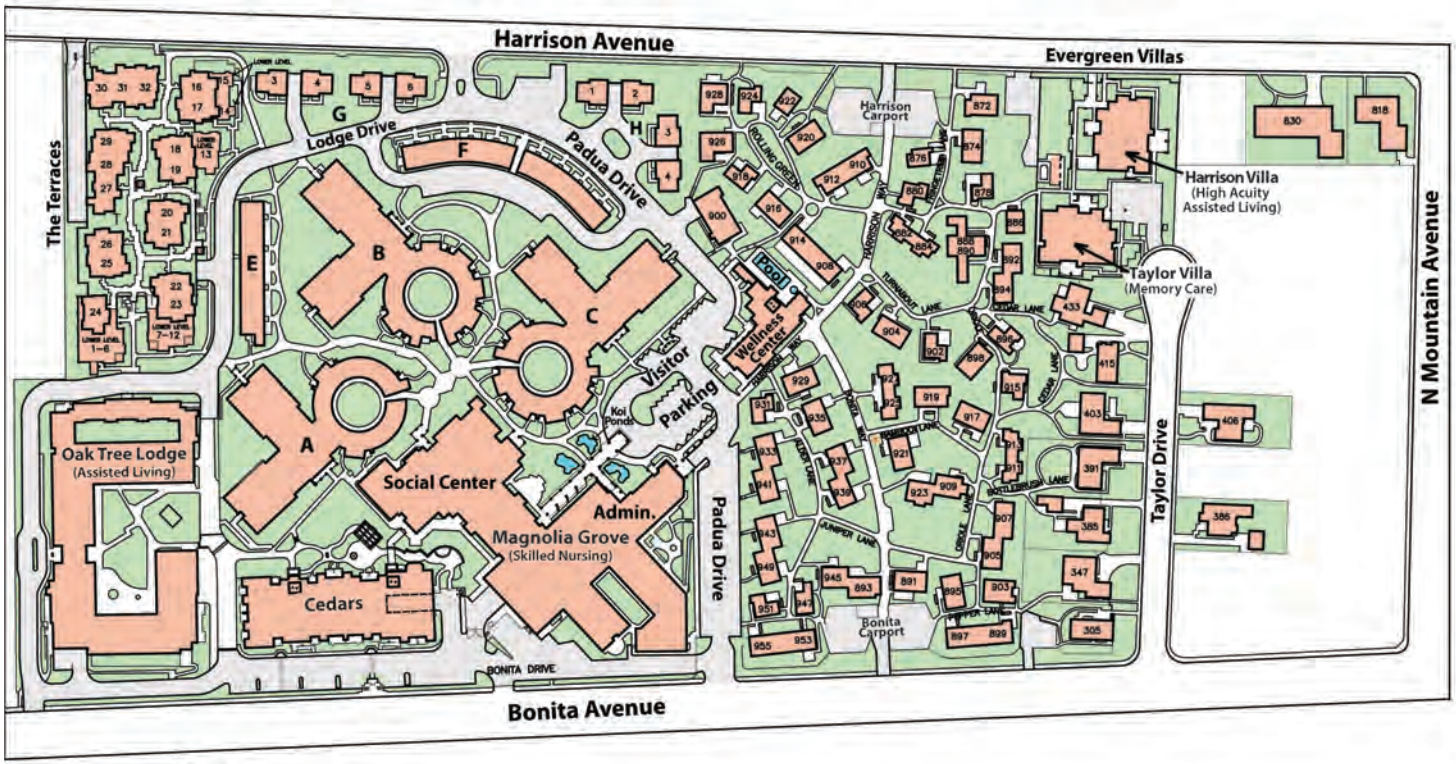
Additional Services

- Pharmacy service
- Physician and clinic services
- Physical, occupational and speech therapy

Guest accommodations available (*at additional cost*)

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Campus Map



MT. SAN ANTONIO GARDENS

Contact Information:
Mt. San Antonio Gardens
900 E. Harrison Avenue, Pomona, CA 91767
1-909-624-5061
www.msagardens.org

RCFE 191500496
COA #078

Frequently Asked Questions



Why should I think about moving to the Gardens?

Mt. San Antonio Gardens is different from most retirement communities for several important reasons. First is our Life Care Contract, but equally important is the active participation of our residents in the Gardens community. The best candidates for residence at the Gardens are people who are in relatively good health and who actively pursue their interests. Therefore, we encourage you to consider a move to the Gardens at a time in your life when you are most assured of acceptance.

Why does the Gardens have an entry fee in addition to a monthly fee?

One of the most important features that distinguishes Mt. San Antonio Gardens from most retirement communities is our Life Care Contract. The Gardens' Life Care Contract includes independent residential living accommodations, clinic visits, as well as assisted living, memory care, and skilled nursing services at our licensed, on campus facilities. A portion of your entry fee helps fund the costs associated with your care.

If I have Life Care at the Gardens, will I pay higher monthly fees if I need Assisted Living, Memory Care, or Skilled Nursing care?

No. One of the benefits of Life Care at the Gardens is that higher levels of care are covered by your Life Care Contract. That means if you require assisted living, memory care, or skilled nursing care, your monthly care and service fee does not increase.



What if I would like to utilize my long term care insurance policy?

The Gardens offers a Continuing Care Contract for people with sufficient long term insurance benefits. This contract allows a person to pay a reduced entrance fee because he/she will assume a greater financial responsibility when higher levels of care are needed. In order to determine if the Continuing Care Contract is your best financial option, a review of your long term care insurance policy will be made by staff.

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Why would I need to move to a Life Care retirement community if I have long term care insurance?

One of the greatest advantages of living at Mt. San Antonio Gardens is the comfort of being near both new and old friends, remaining engaged and connected. As we age and require increased health care, we risk becoming socially isolated. At the Gardens, you are part of a community where you will continue to enjoy the companionship of friends and the security of familiar surroundings even if you need higher levels of care in our on-campus assisted living, memory care, or skilled nursing facilities. Individuals with a long term care insurance policy may want to consider our Continuing Care Contract. Please refer to the Contract Comparison insert.

I have a parent who has been having a hard time lately with health problems. Could I bring my parent to the Gardens?

Staff will be happy to provide information about the medical requirements for admission. For people who no longer qualify for the Life Care or Continuing Care Contract, the Gardens has accommodations for those who require assisted living, memory care, or skilled nursing, but this availability is limited. The vast majority of Gardens residents move while active and in relatively good health.

What is the ideal age to move to Mt. San Antonio Gardens?

While there is no perfect age to move to the Gardens, making the Gardens your home at a younger age will allow you to enjoy new friendships with neighbors while realizing a significant entry fee reduction if entering prior to turning 76. Because the Gardens offers a secure, comfortable lifestyle, free of housekeeping and home maintenance concerns, many people choose to move here soon after retiring to allow plenty of time and freedom to travel and pursue other interests. Residents continue to be engaged, useful, and connected to others while often discovering new creative talents.



What can you tell me about the governance and financially stability of Mt. San Antonio Gardens?

Since 1961, Mt. San Antonio Gardens, has been assuring quality of life and care of its residents as a non-profit, independent, single site community. The prudent business and investment strategies established by the Board of Directors and management, the high standards for entry, and the inclusive governance of the Board have resulted in a history of financial stability. The Gardens has a culture of financial transparency and residents have an active role in shaping policies and future vision, adding strength to the community through a resident organization that includes 70-plus committees and six residents serving as voting members of the Board of Directors.

Admissions



We are pleased that you are considering making Mt. San Antonio Gardens your new home. Due to the high demand of our many residences, we encourage you to call to schedule a visit soon to take steps toward securing your preferred home. Because the Gardens is an active senior community that encourages resident involvement, the ability to live independently and participate fully are important criteria for admissions.

Where to Begin…

Consultation and Campus Visit

The first step begins with a get acquainted consultation with one of our marketing associates. This meeting will give you an opportunity to ask questions, share concerns, and learn more about the services and amenities the Gardens offers and explore the campus. You may schedule your consultation by calling 1-909-624-5061.

Overnight Visit

An overnight visit allows you to gain insight into the social aspects of living at the Gardens. You will stay in one of our guest rooms. Included are three resident-hosted meals on our campus. This is your opportunity to meet residents and experience first-hand the lifestyle and surroundings at the Gardens.

Application

After having the opportunity to tour the Gardens and get to know some of our residents, we will review the application materials with you and send a packet home with you to complete.

The application requires you to provide the following:

- Basic personal information including references, and a $300 non-refundable processing fee for an individual or $450 per couple
- Financial information
- Health status report; including an examination completed by your physician, medical test results, and medical history



Next Step…

Review

After all application materials are received, your request for residency will be reviewed by staff and resident representatives. All documents are treated with strict confidentiality.

continued on back



Next Step… *continued from front*

Preliminary Acceptance

When your application is accepted, you will receive a preliminary acceptance letter outlining the next steps. At that time, you will be invited to place your name on the Priority List (waiting list) for your preferred type of residence with a $2,500 deposit (individual or couple). This deposit will be applied to your Founders Fees (entry fee) or will be refunded in full to you or your estate if you do not move to the Gardens.

Final Acceptance

The next step is a required medical examination with the Gardens' Medical staff. Should pre-existing medical conditions be identified, some limitations may be placed on the Gardens financial responsibility for the costs of doctor visits and medications associated with those pre-existing conditions. Upon successful completion of the examination with the Gardens' Medical staff, you will receive final acceptance for admission. We will contact you when your choiceof residence becomes available. If you do not move to the Gardens within one year of the examination date, updating your application may be necessary.

Moving In…

Welcome to the Gardens

When you accept an offer of residence, you will have 60 days before the Founders Fee is due and the monthly care and service fee begins. Shortly after your acceptance of a residence, you will have an opportunity to select options such as paint, carpet, and window treatments, and a move date will be determined.

Prior to moving in, a contract signing meeting will be scheduled to discuss the final details of your move and to provide pertinent information.

To make your move to the Gardens a comfortable and pleasant experience, our resident Hospitality Committee will help coordinate your arrival and host a welcoming dinner for you. Representatives from our Environmental Services and Maintenance Departments will also be on hand to handle last-minute details.



Fees and Services



With a Life Care or Continuing Care Contract at Mt. San Antonio Gardens, you eliminate the worry of future health care needs and costs. There are two basic charges: a one-time Founders Fee (entry fee) and a Monthly Care and Service Fee.

Founders Fee

This one-time fee, paid upon entry, works like a single premium long term care insurance program. Please refer to the Contract Comparison insert.

The Founders Fee is variable depending on the type of contract and home you select, and your age upon entry. Founders Fees vary widely; ranging from approximately $80,000 up to $1.5 million.

Monthly Care and Service Fee

Many health care and resident services are included in your $5,314 per person monthly care and service fee. If you are a single resident who chooses to live in a residence designated for one or two people, your monthly fee is $7,971 The monthly care and service fee is subject to annual increases.

Campus Amenities

- Wellness Center with staffed exercise facilities, physical therapy, personal trainer, massage therapy and a variety of fitness programs
- Year-round, solar heated outdoor swimming pool and hot tub
- Nine-hole putting green
- 9000+ volume library, periodical reading area, visual aid and hearing resources
- Resident business center with computer stations
- Arts and crafts facilities and classes
- Gift and convenience shop, banking services and postage stamp sales
- Gardens Salon, offering hair and nail services
- Meeting and conference rooms
- Resident organized activities, special events, monthly newsletter, concerts, lectures and volunteer opportunities
- Resident maintained cutting garden and rose garden
- Frequent updates from the Gardens President and CEO

Health Services

- Medical and surgical expenses
- On-site prescription delivery
- On-site health clinic and nurse on duty 24-hours
- On-site physician, physician assistant and nurse practioner
- On-site social worker
- On-site assisted living
- On-site high acuity assisted living
- On-site memory care
- On-site nursing care
- Podiatry services
- Select laboratory services
- Advocacy in health care management
- Assistance with filing claims
- Local health care transportation

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Housekeeping & Maintenance

- Bed and bath linens provided weekly
- Housecleaning every other week
- Complete electrical, mechanical and plumbing services
- Conveniently located laundry facilities, if not in-home
- Individually controlled central air conditioning and heating
- Utilities except telephone, cable television and Internet services
- 24-hour security and in-home emergency call system

Dining Services

- Three meals daily
- Take-out meals and meal delivery during illness
- Registered dietitian consultation
- Catering for private parties available



Founders Fee Assistance Fund

The Gardens provides limited financial assistance for Founders Fees for applicants who do not have the financial resources to pay the full amount but who otherwise qualify for residence. The funds available for Founders Fee assistance each year are based on earnings from a special fund. The need for and use of this fund is handled with strict confidentiality.

Homeship Fund

As a Life Care senior community, the Gardens assures lifetime care for all residents, including those who become financially unable to pay their monthly care and service fee. The Homeship Fund, which is voluntarily supported by residents and friends, ensures that no resident will ever have to worry about their ability to pay, whether they lack some of the funds needed for entry to the Gardens, or if their financial condition changes later. The need for and use of this fund is handled with strict confidentiality.

Tax Advantages

A portion of the Founders Fee qualifies with the Internal Revenue Services as a monthly expense, which may reduce your tax liability. In addition, a portion of the monthly care and service fee is considered a medical care expense and may reduce your tax liability each year. Residents receive information on the portions of their fees that are considered medical expenses every year in January.



Refund Policy

If you change your mind about living at the Gardens within the first 90 days of residence, 95% of your Founders Fee will be refunded. In the case of death within the first 90 days, your Founders Fee will be fully refunded to your estate. In the case of death after the 90-day period, the Founders Fee is retained by the Gardens. After 90 days, should you wish to leave the Gardens, your Founders Fee will be refunded to you on a six-year prorated basis with deduction of a 5% administration fee.

Contract Comparison



Life Care and Continuing Care

Mt. San Antonio Gardens offers two contract options to meet your individual needs.

Life Care – long the hallmark of the Gardens – provides lifetime coverage for daily care costs, medications and medical care after an annual out-of-pocket deductible is met by the resident, excluding pre-existing medical conditions at time of contract signing. With the Life Care Contract, your monthly fee does not increase if you move to a higher level of care (assisted living, memory care, high acuity assisted living, or skilled nursing).

Continuing Care is designed for those who have long term care insurance or adequate personal assets to cover a significant portion of the cost of higher levels of care that may be required. The Continuing Care Contract requires an increase in your monthly fee for a specific period of time in assisted living, memory care, high acuity assisted living, or skilled nursing.

	Life Care Contract	Continuing Care Contract
Entry Fee	Yes based on home selected.	Yes; lowers the life care contract entry fee, varies home selected.
Monthly Fee	$5,314 per person or $7,971 for single person in a home designated for one or two people.	$5,314 per person or $7,971 for single person in a home designated for one or two people.
Prescription Medication Costs, Physician and Hospital Charges	Once resident pays annual out-of-pocket deductible, excluding treatment for pre-existing diagnoses, those costs will be covered by the Gardens.	Once resident pays annual out-of-pocket deductible, excluding treatment for pre-existing diagnoses, these costs will be covered by the Gardens.
Assisted Living Care Costs	Monthly fee – $5,314 Covered for unlimited period; no increase in monthly fee due to a resident moving to assisted living.	No change in monthly fee for first 120 days (cumulative) care in assisted living, memory care, high acuity assisted living, or skilled nursing. After 120 days, resident pays a higher monthly rate for two years. Current pricing for assisted living is $8,915 monthly, memory care is $10,285 monthly, high acuity assisted living is $11,923 monthly, and skilled nursing is $435 daily for a semi-private room and $495 daily for a private room. After a total of 850 days in a higher level of care facility, resident monthly fee is reduced to the then current monthly fee for unlimited stays.
Memory Care Costs	Monthly fee – $5,314 Covered for unlimited period; no increase in monthly fee due to a resident moving to memory care.	
High Acuity Assisted Living Costs	Monthly fee – $5,314 Covered for unlimited period; no increase in monthly fee due to a resident moving to high acuity.	
Skilled Nursing Care Costs	Monthly fee – $5,314 Covered for unlimited period; no increase in monthly fee due to a resident moving to skilled nursing.	
Amenities (see Fees and Services Insert)	Included in monthly fee.	Included in monthly fee.

Your choice of residences



MT. SAN ANTONIO GARDENS

Make it your own.



Your choice of residences

Mt. San Antonio Gardens offer a wide variety of floor plans. The Gardens architectural design is imbued with an open, California style, featuring post and beam accents. Many homes include high ceilings, large windows, and generous patios that complement the picturesque campus.

Some residences are designed specifically for one resident, others are for either one or two, and some are available for two residents only. The type of home you select, as well as your age, determine your Founders Fee (entry fee).

Gardens homes are regularly updated to keep pace with evolving resident preferences, with customization options also available. Because many of the floor plans are in high demand, we suggest you apply for residence as early as possible. To help you make your selection we invite you to schedule a personal tour of the Gardens.

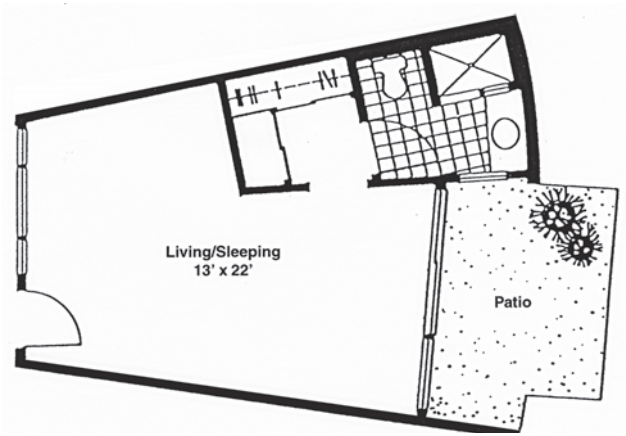
For one resident only



Studio

A, B, or C Buildings 375 Sq. Ft.

- Living/sleeping room
- Bath with tub/shower combination or shower only
- Patio



Circle Studio

A, B, or C Buildings 400 Sq. Ft.

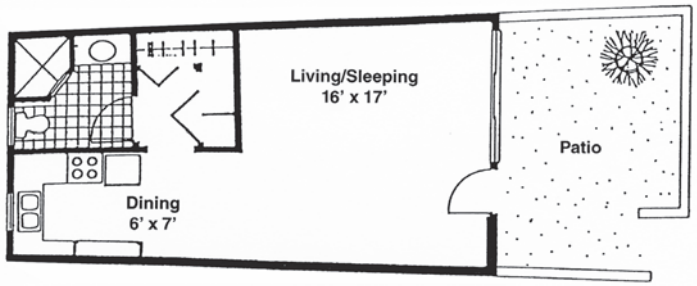
- Courtyard entrance
- Spacious living/sleeping room
- Bath with shower only
- Separate dressing area with closet
- Patio



Extended Studio

A, B, or C Buildings 430 Sq. Ft.

- Extended living/sleeping room
- Bath with tub/shower combination or shower only
- Patio

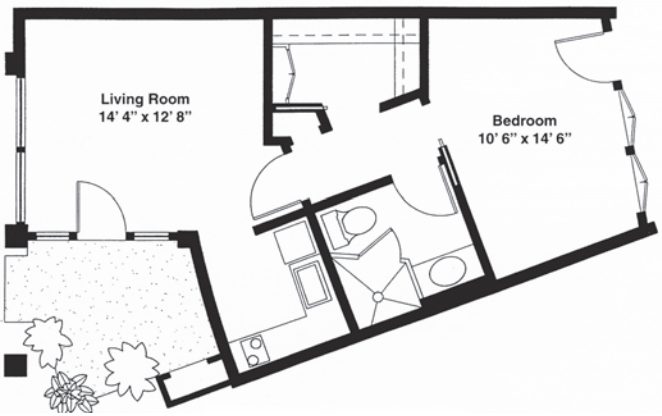


Efficiency Apartment

F Building 470 Sq. Ft.

- Spacious living/sleeping room
- Fully equipped kitchen with dining area
- Bath with shower only
- Separate dressing area with closet
- Enclosed patio

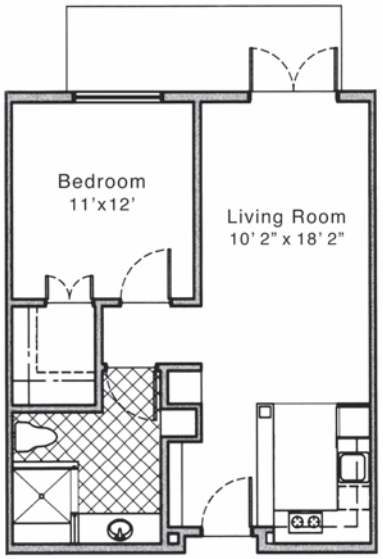




Circle Apartment

A, B, or C Buildings 565 Sq. Ft.

- Living room with vaulted ceiling/clerestory windows
- Fully equipped kitchen
- Bath with shower only
- Walk-in closet
- Bedroom with exterior entrance/exit to courtyard

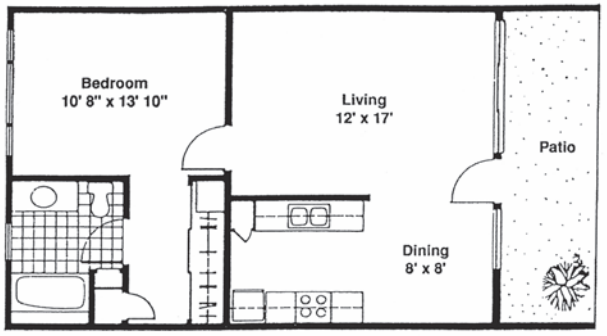


One Bedroom Apartment

The Terraces 625 Sq. Ft.

- Living room with patio
- Fully equipped kitchen
- Bath with shower only
- Bedroom with walk-in closet





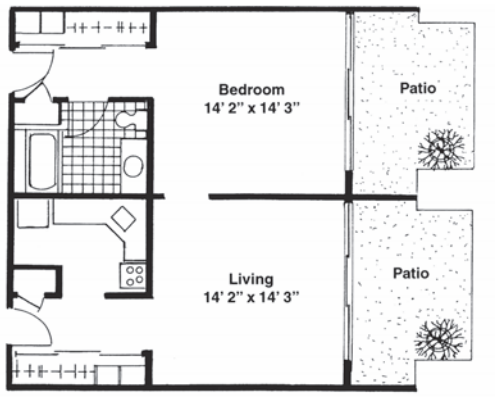
One Bedroom Apartment

E or F Buildings 650 Sq. Ft.

- Living room with patio
- Fully equipped kitchen
- Dining area
- Bath with tub/shower combination or shower only
- Dressing area with closet off bedroom

For one or two residents only

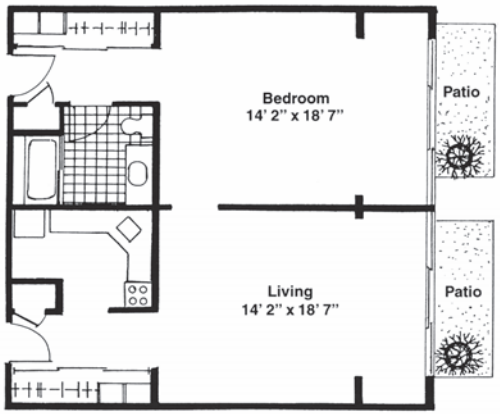




One Bedroom Apartment

A, B, or C Buildings No. 1
750 Sq. Ft.

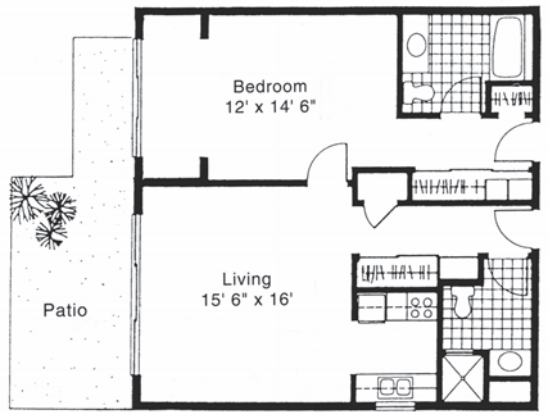
- Living room with patio
- Fully equipped kitchen
- Bath with tub/shower combination or shower only
- Bedroom with patio



One Bedroom Apartment

A, B, or C Buildings No. 2
800 Sq. Ft.

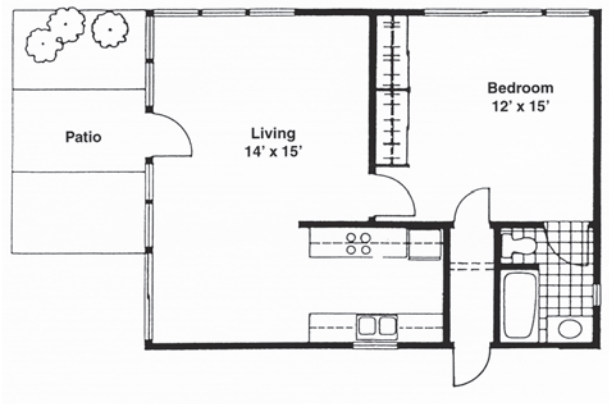
- Extended living room with patio
- Fully equipped kitchen
- Bath with tub/shower combination or shower only
- Extended bedroom with patio



Full Suite

A, B, or C Buildings
830 Sq. Ft.

- Living room with patio
- Fully equipped kitchen
- Two baths, one with tub/shower combination and one with shower only
- Bedroom with patio



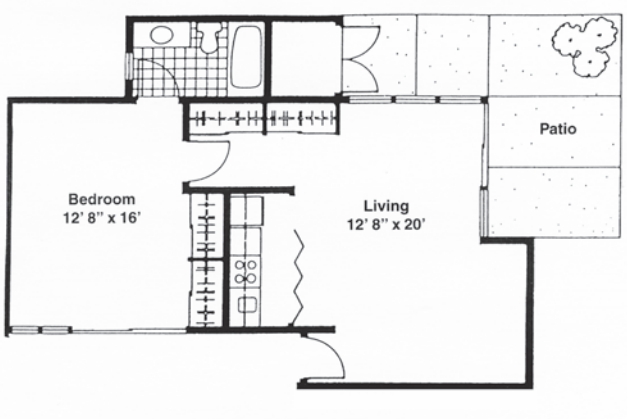
One Bedroom Cottage

Plan C 717 Sq. Ft.*

- Living room with patio
- Fully equipped kitchen with dining area
- Bath with tub/shower combination or shower only
- Bedroom



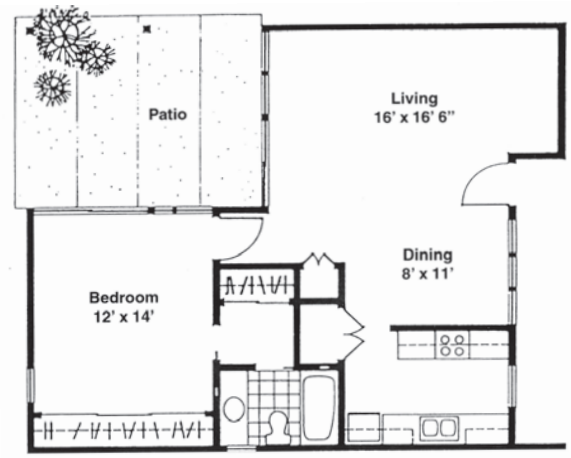




One Bedroom Cottage

Plan A 759 Sq. Ft.*

- Living room with patio
- Fully equipped kitchen or kitchenette
- Bath with tub/shower combination or shower only
- Bedroom

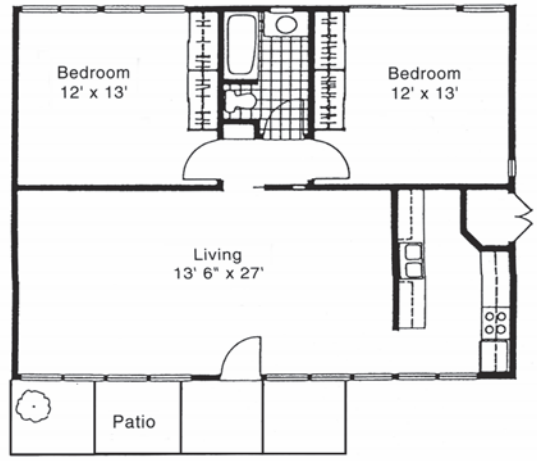


One Bedroom Cottage

Plan E 836 Sq. Ft.*

- Living room with large covered patio
- Fully equipped kitchen with dining area
- Bath with tub/shower combination or shower only
- Bedroom with separate dressing area

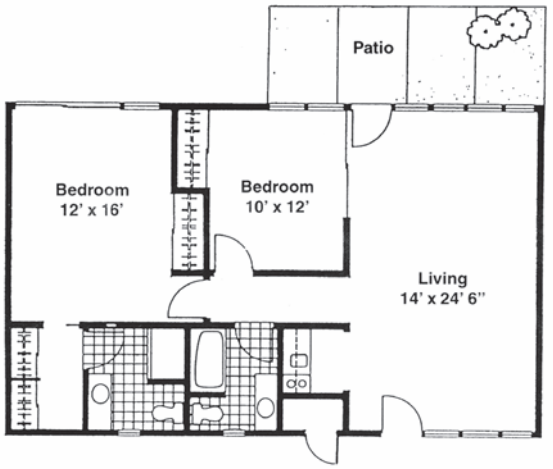




Two Bedroom Cottage

Plan G 1,036 Sq. Ft.*

- Living room with patio
- Fully equipped kitchen with dining area
- One bath with tub/shower combination or shower only
- Two bedrooms



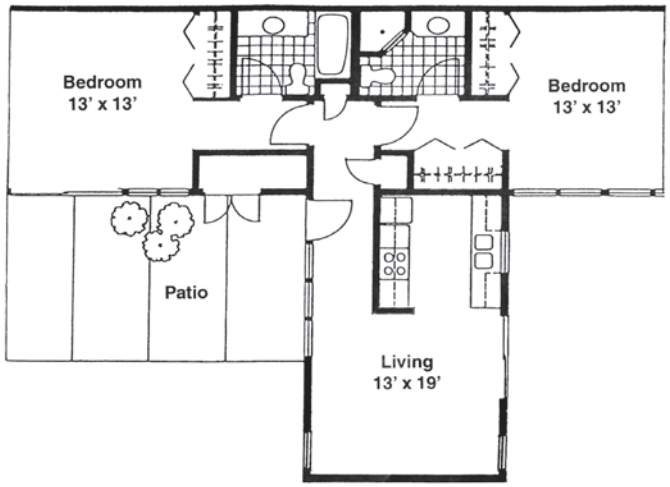
Two Bedroom Cottage

Plan Is 1,050 Sq. Ft.*

- Living room with vaulted ceiling/clerestory windows and patio
- Fully equipped kitchen and dining area
- Two baths, one with tub/shower combination and one with shower only
- Two bedrooms

**Many cottages have been expanded; sizes listed are for original floorplans only.*

For two residents only



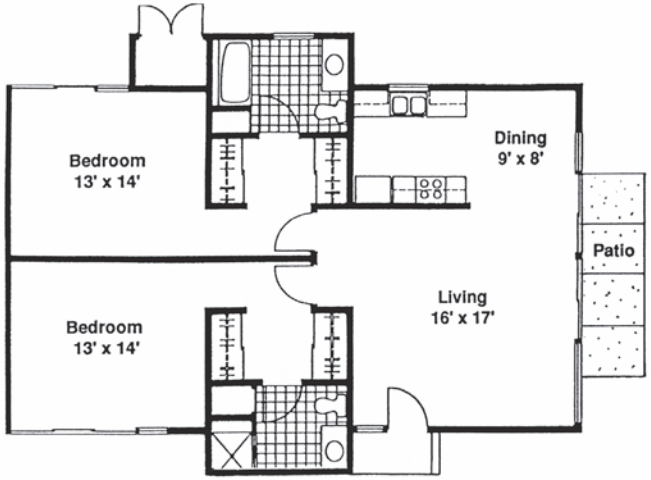
Two Bedroom Cottage

Plan H 1,170 Sq. Ft.*

- Living room with vaulted ceiling and patio
- Fully equipped kitchen
- Two baths, one with tub/shower combination and one with shower only
- Two bedrooms



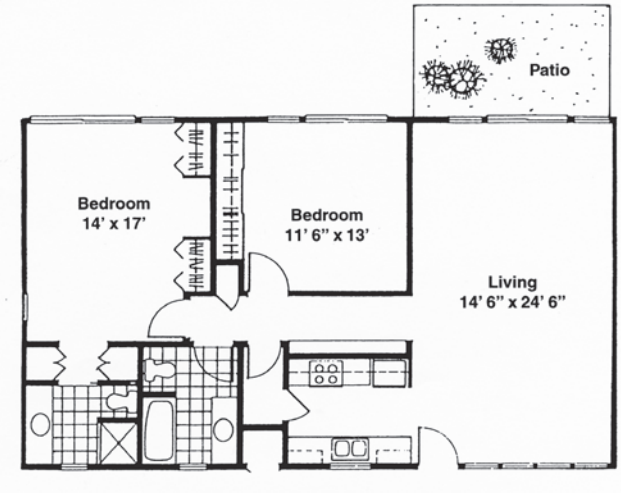




Two Bedroom Cottage

Pomona Plan 1,180 Sq. Ft.*

- Living room with vaulted ceiling/ clerestory windows and patio
- Fully equipped kitchen with dining area
- Two baths, one with tub/shower combination and one with shower only
- Two bedrooms with separate dressing areas
- Attached shared garage



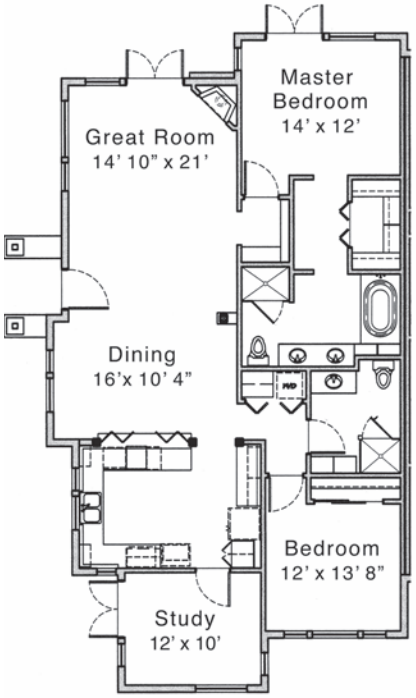
Two Bedroom Cottage

Plan I 1,250 Sq. Ft.*

- Living room with vaulted ceiling/ clerestory windows and patio
- Fully equipped kitchen
- Two baths, one with tub/shower combination and one with shower only
- Two bedrooms

**Many cottages have been expanded; sizes listed are for original floorplans only.*

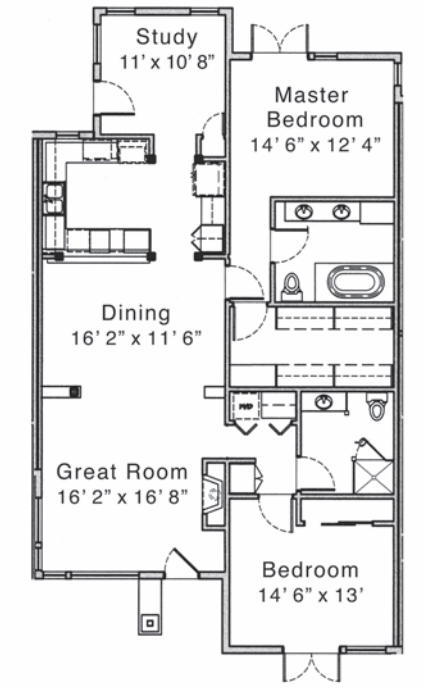




Two Bedroom Terrace Home

Willow Plan 1,470 Sq. Ft.

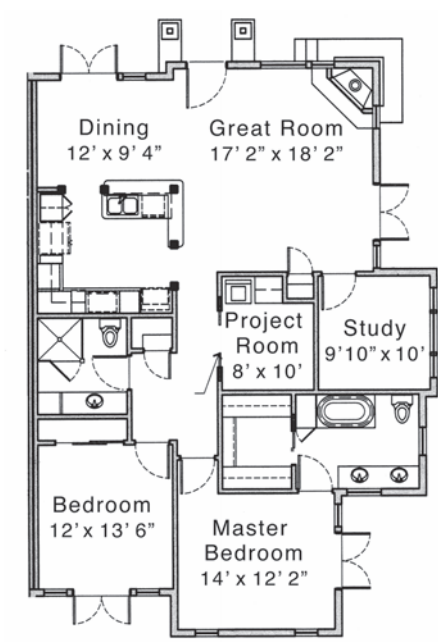
- Large, open great room with cathedral ceiling & dining area
- Open, fully equipped kitchen
- Study for office/projects
- Two baths, one with tub and shower and one with shower only
- Two bedrooms, walk-in closet in master bedroom



Two Bedroom Terrace Home

Sycamore Plan 1,530 Sq. Ft.

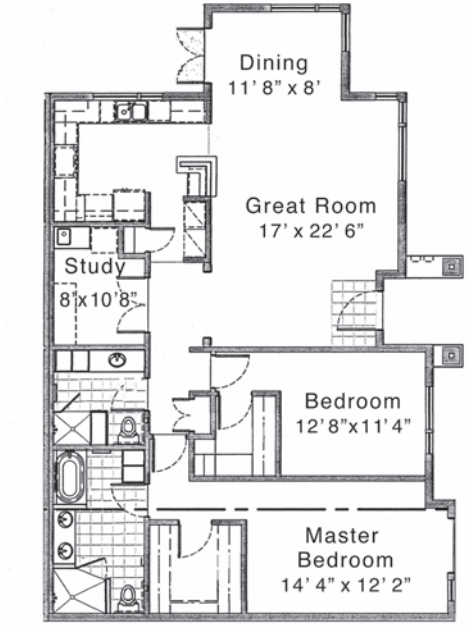
- Large, open great room with cathedral ceiling and dining area
- Open, fully equipped kitchen
- Study for office/projects
- Two baths, one with tub/shower combination and one with shower only
- Two bedrooms, walk-in closet in master bedroom



Two Bedroom Terrace Home

Redwood Plan 1,480 Sq. Ft.

- Large, open great room with cathedral ceiling and dining area
- Open, fully equipped kitchen
- Study and project room
- Two baths, one with tub/shower combination and one with shower only
- Two bedrooms, walk-in closet in master bedroom



Two Bedroom Terrace Home

Maple Plan 1,550 Sq. Ft.

- Large, open great room with cathedral ceiling and dining area
- Open, fully equipped kitchen
- Study for office/projects
- Two baths, one with tub and shower and one with shower only
- Two bedrooms, walk-in closets in both bedrooms



Licensing & Accreditation

Mt. San Antonio Gardens is licensed by the California Department of Public Health and the California Department of Social Services. We are also certified as a Medicare provider. The Gardens is a member of LeadingAge California and LeadingAge National, an association of not-for-profit organizations that advances policies, promotes practices and conducts research that supports, enables, and empowers people to live fully as they age.

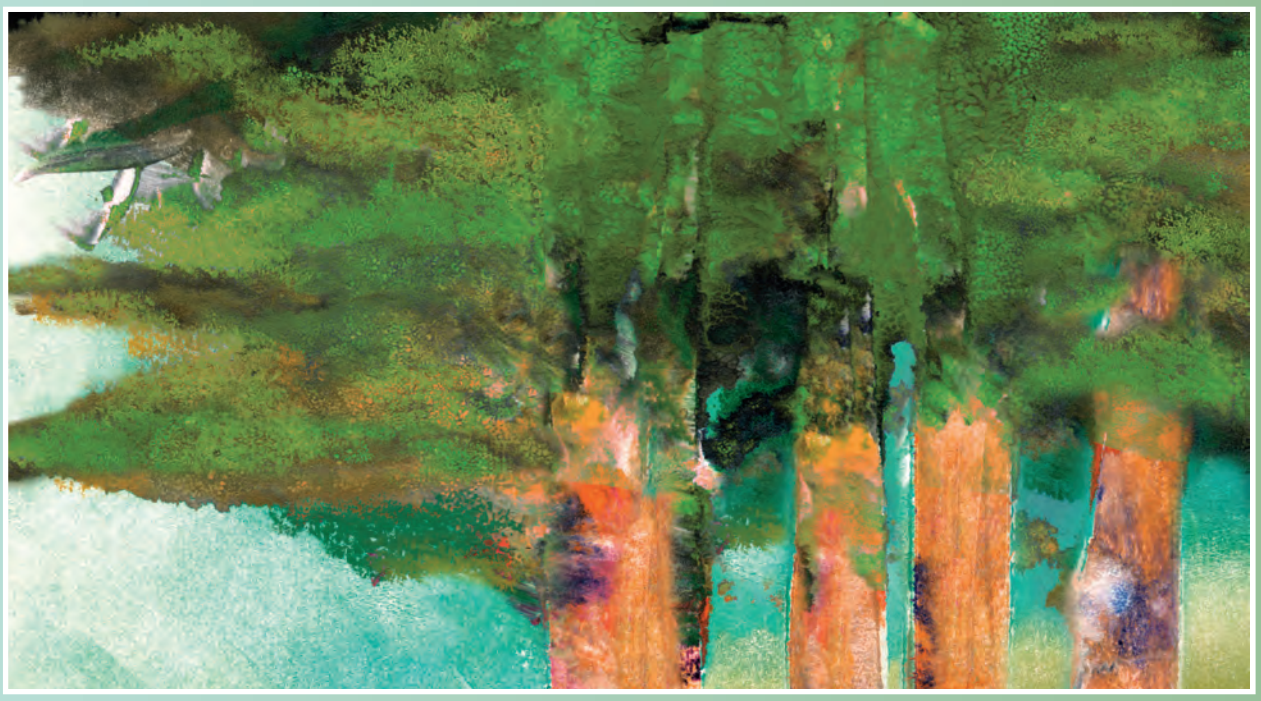
Mt. San Antonio Gardens welcomes and affirms entry of residents into the Gardens without regard to race, color, ancestry, national origin, citizenship, age, disability, religion, gender, gender identity, marital status, sexual orientation, political affiliation, genetic characteristics, and any other classification protected by state and/or federal law.

MT. SAN ANTONIO GARDENS

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RCFE 191500496
COA #078

LeadingAge Pet Friendly



THE CEDARS

at Mt. San Antonio Gardens



THE CEDARS

at Mt. San Antonio Gardens

Spacious and well-appointed for a worry-free lifestyle.

The Cedars is the newest addition to our thriving Life Care community, offering 53 beautifully designed apartment homes. This new three-story building represents the finest in up-to-date retirement living featuring a beautiful Craftsman inspired architectural design. Every element was carefully selected to provide ease of living and to support a vibrant and invigorated environment.

The Gardens offers a lifestyle without the worry of future health care needs and catastrophic costs, or the responsibilities of homeownership. Embrace independence and enjoy all the comforts of home with more time for the pursuits that matter most. Develop valued friendships with a group of active and interesting neighbors.

Exterior spaces, including private balconies and patios, as well as beautifully landscaped courtyards and public spaces, enhance the enjoyment of year-round outdoor living. An overhead walkway provides easy access from the second floor to the adjacent dining room and meeting rooms. An oversized pavilion is specially designed for outdoor socializing.

Conveniently located elevators and stairways provide connections to all floors of the building including the subterranean parking structure. The expansive community room allows for many activities and gatherings within the building. The apartments are spacious and well-appointed for a worry-free lifestyle.

MT. SAN ANTONIO GARDENS

We welcome your questions and hope to share more with you about The Cedars at Mt. San Antonio Gardens. Please contact our marketing staff at 1-909-399-1243 for more information.



THE CEDARS

at Mt. San Antonio Gardens

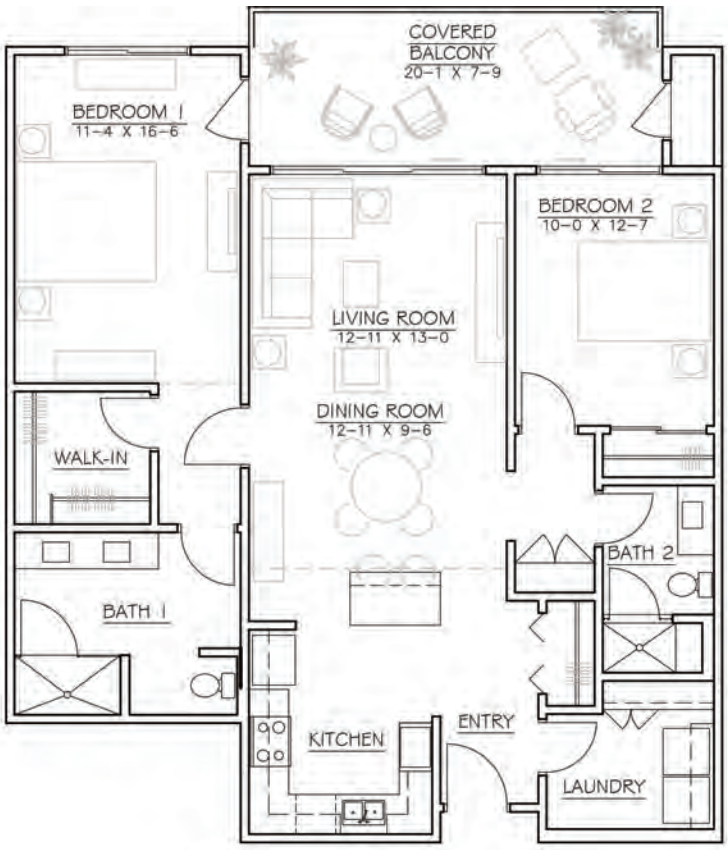






Craftsman inspired architectural design

Year-round outdoor living



ATLANTICA

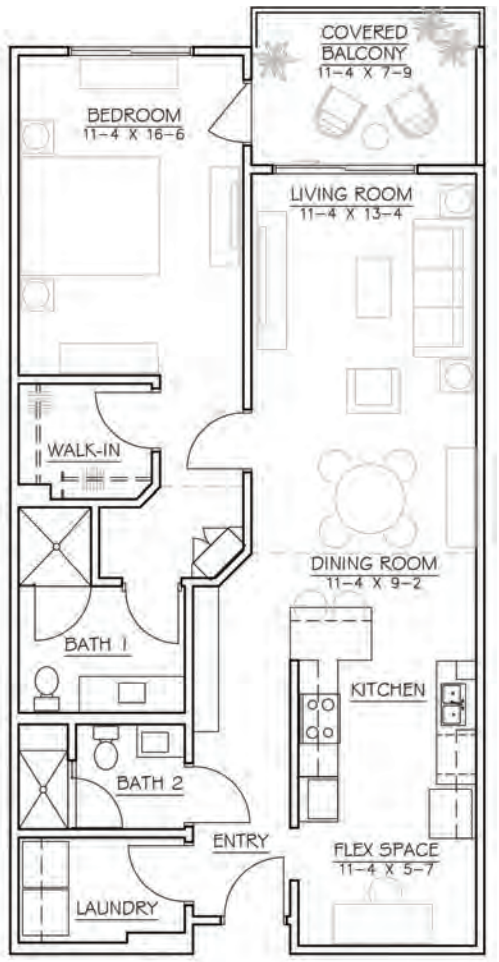
1,153 Sq. Ft.

- Two Bedrooms
- Two Full Baths
- Full Laundry Room
- Expanded Balcony/Patio with Storage

DEODAR

967 Sq. Ft.

- One Bedroom
- Two Full Baths
- Full Laundry Room
- Flex Space/Expanded Kitchen



Features/Amenities

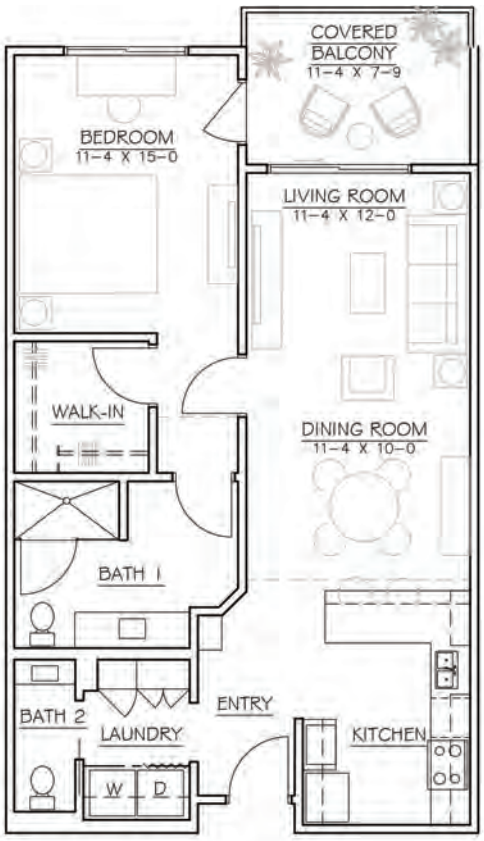
All Units

Interior Features:

- Craftsman Inspired Architecture
- Dedicated Entry Space
- High Ceilings
- Stainless Steel Appliances
- Central Heating and Air Conditioning
- Hypoallergenic Flooring
- Walk-In Showers
- Built-In Wood Cabinet Storage
- Washer/Dryer
- Luxury Vinyl Tile
- Carpeting in Bedrooms

Energy Efficiency/Environment

- LED Lighting
- Solar Power
- Dual Pane Windows
- Energy Efficient Building Envelope
- Dual Flush Toilets
- Water Efficient Fixtures
- Energy Efficient Appliances
- Water Efficient Landscape Irrigation System
- Electric Car Charging Stations
- Smart Thermostats



JUNIPER

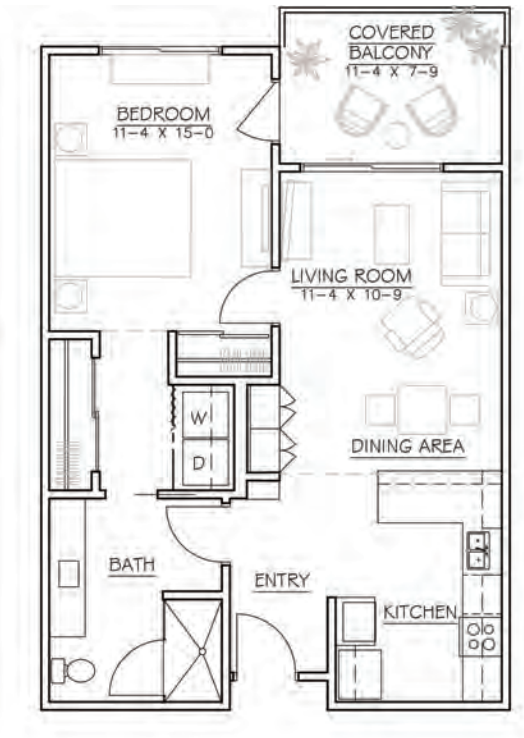
826 Sq. Ft

- One Bedroom
- One Full Bath
- Full Laundry Room
- Half Bath

CYPRESS

689 Sq. Ft.

- One Bedroom
- One Full Bath
- Efficiency Laundry Area
- Compact Floor Plan



Grow your life.

Kitchen

- Dishwasher
- Refrigerator/Freezer with Ice Maker
- Microwave
- Electric Range/Oven Unit
- Recessed Lighting
- Decorative Backsplash Tile
- Solid Surface Countertops
- Shaker Style Wood Cabinets

Other Amenities

- Assigned Covered Parking Available
- Elevator Access to Upper Floors
- Gound Floor Patios
- Upper Floor Balconies
- Personal Secured Storage in Basement
- Community Room
- Wi-Fi Access
- Outdoor Gathering Spaces



THE CEDARS

at Mt. San Antonio Gardens

Licensing & Accreditation

Mt. San Antonio Gardens is licensed by the California Department of Public Health and the California Department of Social Services; certified as a Medicare provider; and the Gardens is a member of LeadingAge of California and the national LeadingAge association.

Mt. San Antonio Gardens welcomes individuals without regard to age, gender, race, disability, religion, nationality, sexual orientation, or any other class that is protected by the law.

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February 2023



MT. SAN ANTONIO GARDENS

Introducing

EVERGREEN COMMONS

Center for Wellness & Community Life

Grow your life.



Introducing

EVERGREEN COMMONS

Center for Wellness & Community Life

Mt. San Antonio Gardens is thrilled to introduce Evergreen Commons, our new Center for Wellness and Community Life. This striking new 11,000 sq. ft. building is now a reality, after years of planning. It promises to be a center of activity that promotes, in multiple ways, our motto "Grow Your Life."

From new expansive spaces for exercise and movement, to upgraded facilities for therapy and rehabilitation, to multiple meeting spaces for a variety of purposes, there is something for everyone.

The name "Evergreen Commons" comes with important symbolism. "Evergreen" infers a resilience through all seasons, which is what is fostered as we pursue physical, emotional, intellectual, social and spiritual wellness. "Commons" speaks to the central location on campus, a place for gathering together and experiencing the value of living in community.

On-Ramps to Wellness

We are all at different points in the pursuit of a healthful lifestyle. These practices may already be a part of our daily patterns, they may not have been a priority, or we may have encountered obstacles to their continuation. Out of this recognition, many of the programs of Evergreen Commons will be geared toward "easing into" these practices. We look forward to welcoming you, no matter where you are on the road to wellness.

Back to the Beginning

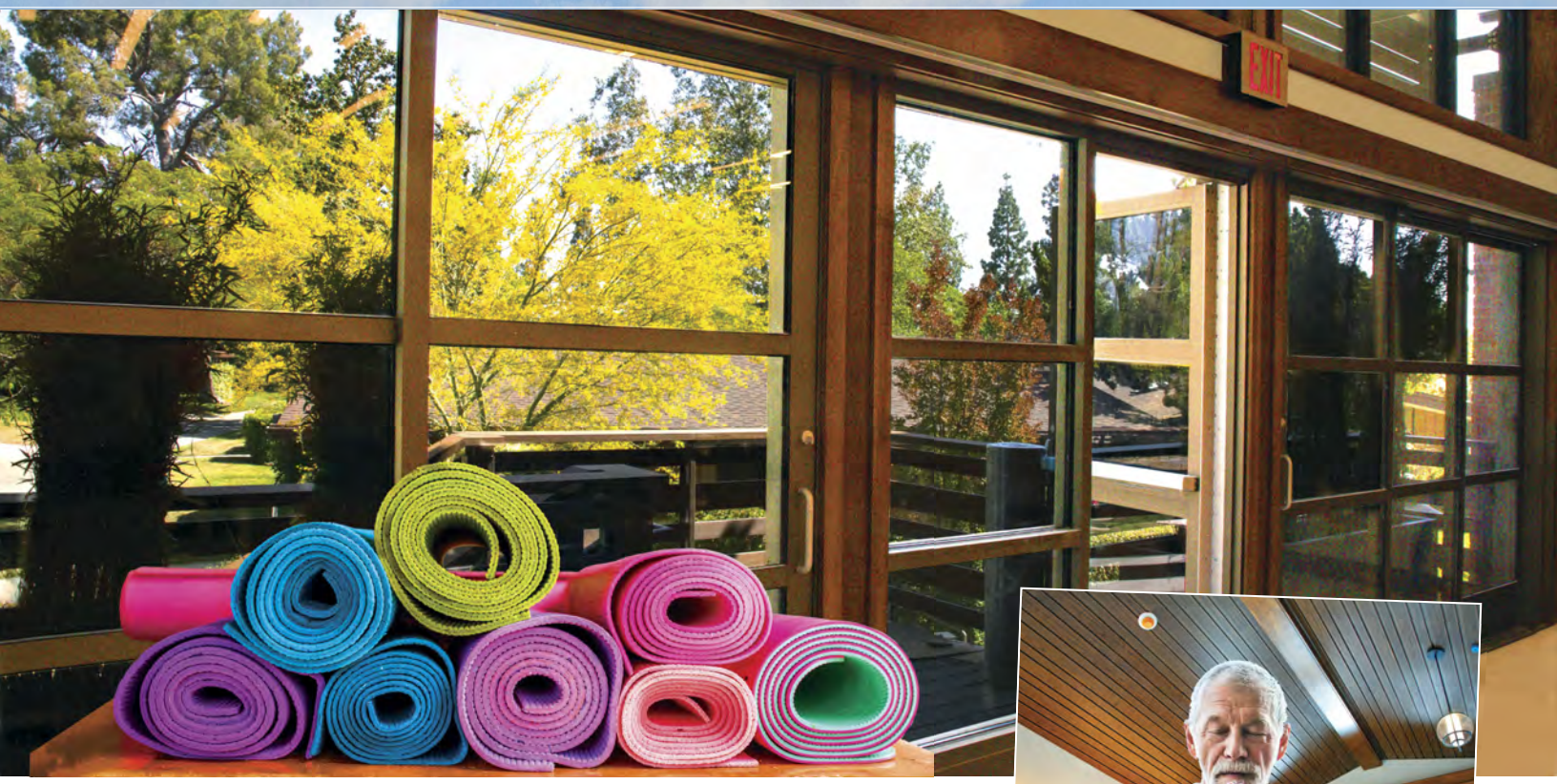
Current resident Paula Ray played a pivotal role in launching the original Wellness Center at Mt. San Antonio Gardens in 1999. As an occupational therapist, she was part of an exploratory task force at the time, and eventually became the Wellness Director. In this role, she integrated the residents' desires and used their various areas of expertise to build the program from the ground up. That is how it all began – thank you, Paula!

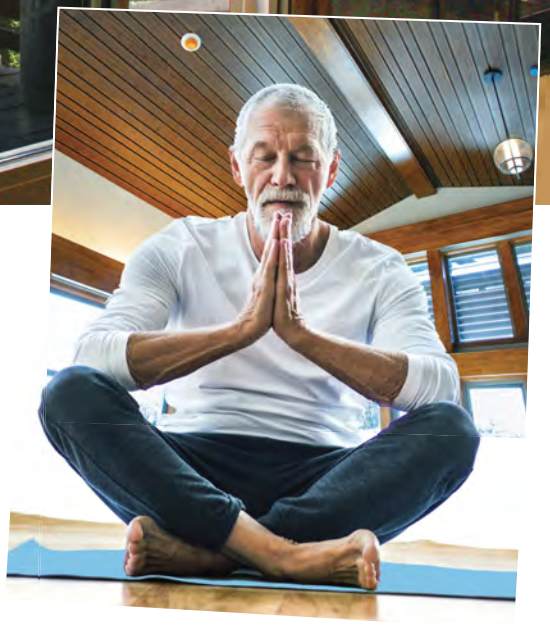




A Welcoming Space

Walk through the very inviting main entrance of Evergreen Commons and you will enter the **Bill and Jane Wells Reception Area & Conference Room**. This is the "hub" of the building, where you will be welcomed by a receptionist. This area will also be the new location for resident package receiving and disbursement. A beautiful light-filled conference room is available in this area for smaller meetings.





Inspiration in the Treetops

On the second floor of Evergreen Commons, with floor to ceiling windows to view the wooded surroundings, is the Yoga and Movement Studio. This inspiring setting is perfect for contemplative practices, flexibility and stretching, relaxation training, breathing exercises, and meditation groups, to name just a few.

Come explore how yoga might improve your well-being, both body and mind: stronger bones, better ability to cope with stress, improved sleeping habits, reduced risk for depression, and more fluid mobility. We will offer several types of yoga, tailored to your specific preference.

Perfect Pilates

The **Tom and Kate Stoever Pilates Studio** provides an exciting new setting for what has been described as "the perfect exercise for older bodies." Of particular interest, resident Bonnie Busenberg will be one of the Pilates program instructors. "Pilates is not just well-body exercise, but can help people recover from injury or surgery," says Bonnie. The studio's fundamental machine reformers, Pilates chairs, spring walls, and mat-based classes provide for a variety of exercises accommodating a need to stand, sit, or lie down to achieve results. "Pilates is great for all levels of fitness. It allows you to mobilize multiple parts of the body, while stabilizing and strengthening the core," shared Bonnie. "It helps improve agility, coordination, cognitive health, balance, and stabilization." Offerings will include private, semi-private, and group classes.





Wellness Education and Support



Food as Medicine

Meet Delacey Foster, our new registered dietitian. Delacey's passion is promoting eating for health, and the critical role of food in our overall well-being. In addition to her clinical duties for our higher levels of care, she will offer nutrition education programs, plus individual dietary counseling at Evergreen Commons.

Diabetes Support Group

Resident couple Pat and Gary Dibbles' personal connections to diabetes inspired them to start a support group at the Gardens. Gary is a retired general internist who has had Type 1 diabetes for 60 years. Pat is a retired diabetes educator and registered dietitian who has developed and implemented hospital diabetes training programs. "This is a space where people can appreciate what you are going through. Hopefully, there will be positive takeaways that impact your philosophy of life and help you as you seek whole-person wellness," shared Pat.





Healing Massage

The benefits of massage are well-documented: increased relaxation, reduction of pain and muscle soreness, improved circulation, energy and alertness. Some studies even indicate improved immune function, plus lowered heart rate and blood pressure. A private, well-appointed Massage Therapy room, plus therapists trained in Swedish and deep tissue massage, are ready and waiting for you.

Row the Rivers of the World

We will have many new pieces of cardio and strengthening equipment in the Fitness Gym, but one of the most exciting is the Hydrow™ rowing machine. This recently introduced piece of equipment, with patented technology, simulates true rowing on rivers, lakes, and oceans, through an immersive experience on the screen. Come try it!



Photos Courtesy of Hydrow™





Aquatics –The Wonder of Water



Whether you want to stay fit through swimming laps, work on your flexibility and enjoy the company of others through Aquafit classes, or just have the jets in the whirlpool ease an aching back, the pool area adjoining Evergreen Commons is a great way to experience the benefits of water. Mandy Rodriguez, who has taught the popular Aquafit classes for seven years, and is now the Gardens' Fitness Coordinator, is an encouraging presence on your wellness journey.

Therapy Specialists

Therapy Specialists will be our new provider of outpatient physical therapy. If you have need of rehabilitative care – after a fall or surgery, balance challenges, or a change in your physical functioning – you may receive high-quality, attentive physical therapy services with a physician's order. Therapy Specialists are experts at developing a rehabilitation plan to help you regain and improve your well-being.

THERAPY SPECIALISTS
Care That Delivers.℠
A HealthPRO Heritage Company

Gather

Mt. San Antonio Gardens is known for its vibrant culture of intellectual curiosity, artistic endeavors, love of music, civic engagement, and lifelong learning. The **Bill Richards Community Room** is the newest large meeting space on campus to support all of these pursuits. Think of the possibilities! Line dancing, wine-tasting, educational speakers, culinary events, live music, classes and committee work. In this spectacular new space that looks out over the mountains, the sky is the limit.



EVERGREEN COMMONS

Center for Wellness & Community Life

"This is the power of gathering: it inspires us, delightfully, to be more hopeful, more joyful, more thoughtful. In a word, more alive."

Alice Waters



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Evergreen Commons Self-Guided Tour

POINTS OF INTEREST

1. WELLS CONFERENCE ROOM
2. THERAPY & REHABILITATION
3. PRIVATE TREATMENT ROOMS & MASSAGE THERAPY
4. FITNESS GYM
5. CHANGING ROOMS
6. SAUNA





7. RICHARDS COMMUNITY ROOM
8. STOEVER PILATES STUDIO
9. YOGA & MOVEMENT STUDIO

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