



WHAT'S YOUR IDEA OF FIVE-STAR FUN?



FAIRWINDS
WEST HILLS





Five-Star Fun is whatever
you want it to be.

Now grab a pen and show those
bubbles who's boss.

At the risk of sounding lazy, we'd like you to write this brochure.

At least part of it anyway.

It won't be as difficult as you might think, though. You need only put your own thoughts and ideas inside the bubbles found on each page. (Drawings could be fun, too.)

"And why, pray-tell, should I do that?" we hear you saying.

Because that, pure-and-simple, is Five-Star Fun. It's been our slogan for many, many years. It's a little bit refined and a little bit fun. And a whole lot of you.

Five-Star Fun is customized to you. Your tastes. Your preferences. Your personality. Your entire life. So, if we wrote a brochure telling you about Five-Star Fun, would it be YOUR Five-Star Fun? Ummm, nope.

That's where you come in. Take what we've written and make it your own. Have some fun. Be silly. Be serious. Be active. Be laid-back. But, most importantly, be yourself.

Go ahead, grab a pen. A pencil. A crayon. Those bubbles are calling your name.

Talk to us. We're listening.



WHAT'S YOUR IDEA OF FIVE-STAR FUN?



“Grandpa’s at recess all the time now. Yaaahooooo!”

The key word around here? **Your.**

Which, in itself, isn’t all that amazing. I mean, it’s a very common word used every day by billions of people, right? But here’s the thing. We’ve made it a lifestyle. A mantra. A four letter rallying cry that says, “I call the shots around here, bucko!”

Seriously, when you live here, it really is all about you. (But teenagers take note, you cannot move in for about 45 more years. Bummer, huh?) It’s your community. It’s your time. It’s your programming. It’s your dining. It’s your fitness. Most importantly, it’s about your choices.

So, go ahead, give us your best rallying cry. We’re ready.



WHAT’S **YOUR** IDEA OF FIVE-STAR FUN?



“I’m yummy. I’m fresh.
I’m gorgeous. Everyone wants me.
I need an agent.”

We understand that dining is a very personal thing.

“I love green peppers!” is another’s “Yikes, get that off my plate!”

Which is precisely why we have true restaurant dining.

Want a light meal? Craving some comfort food? Something on the menu need a little adjustment for your taste? Entertaining friends and family? Whatever the case may be, we’ll make sure it suits you to a “T”.

And you can always count on fresh, seasonal ingredients, innovative dishes, and friendly and delightful service.

Give our dining a try sometime. It speaks for itself. Or, put your own words in its mouth. Your call.



WHAT’S YOUR IDEA OF DINING?

“It’s health and wellness.
It’s fitness. It’s balance. It’s fun.

It’s all of those things rolled into
a healthy burrito sort of thing.”

Quick question. Which would you rather have: a “health and wellness program” or a “Super Colossal Health, Balance, and Brain Fitness Burrito?”

Please take your time. Give it a good thought.

Okay, one is sort of long and sounds vaguely like lunch. But it is also remarkably more comprehensive than “health and wellness.” And it wraps everything into one fun and powerful program that you can customize however you wish. (Just like a burrito.)

Feel good and look good with the PrimeFitSM gym and fitness program. Keep your mind and memory sharp with Brain Fitness. Feel confident and avoid injury with Balance BuildersSM. And, of course, there’s the walking programs, the healthy dining choices, the sports, and more. Much more.

We invite you to customize your health..., burrito..., er... you can name it whatever you’d like.



WHAT'S YOUR IDEA OF FITNESS?



“Go ahead and call us Grannies. We’ll just call you Slow Pokes.”

Translation: “Watch out there you young Whipper Snappers, we’re feisty!”

And at our community we know this extremely well.

What we’ve found, in the many years we’ve been doing what we do, is that you are not anything like the clichéd fuddy-duddies commonly found in sitcoms. You’re adventurous. You’re active. You’re fun. (And you speak your mind in creative ways.)

And that is why we have so many social and recreational activities and programs.

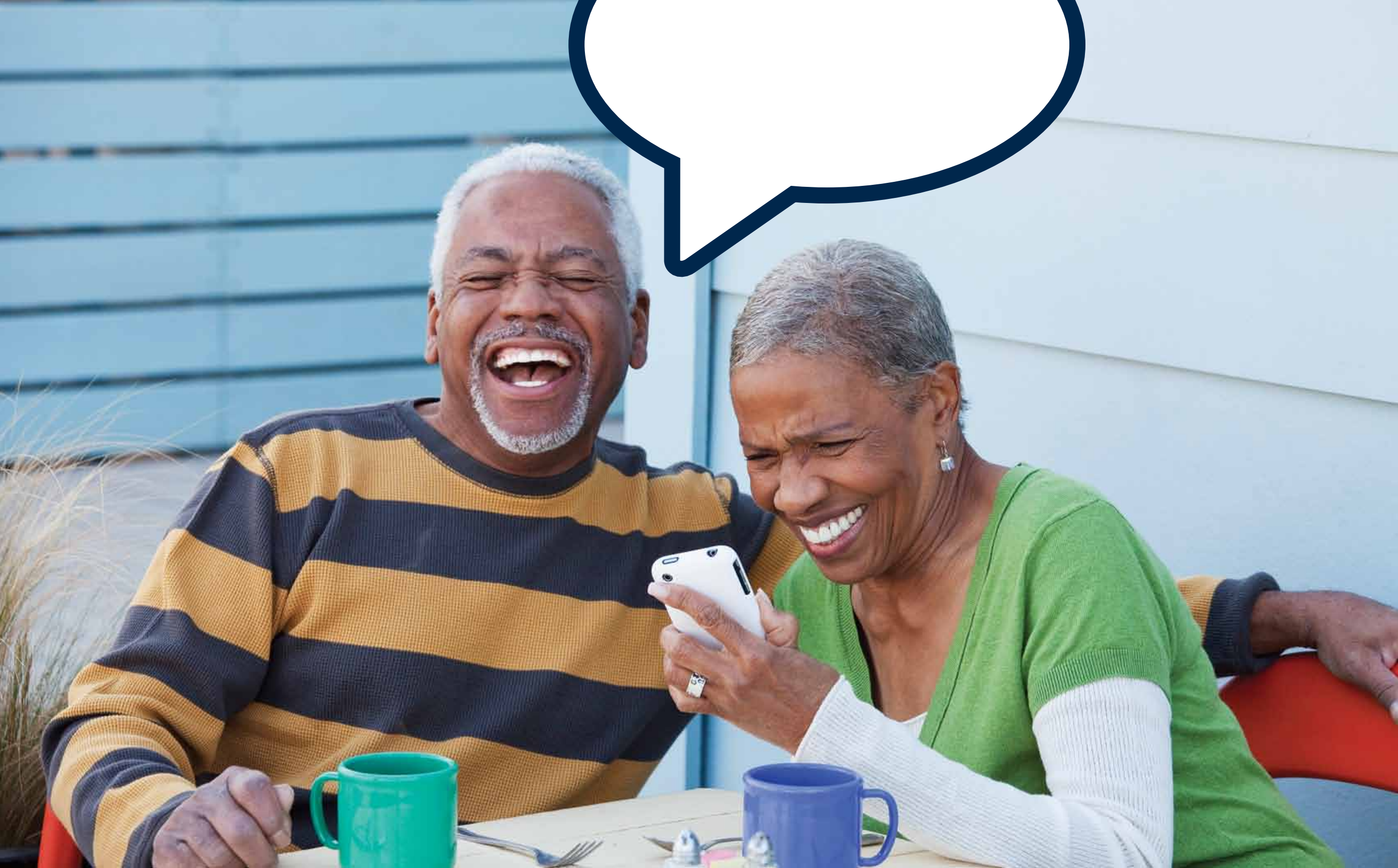
Explore your creative side with Seniors Making Art.[®] See the world with Travel by Leisure Care.SM Get your game on with Nintendo[®] Wii events. Enjoy seasonal get-togethers with friends. Simply pursue your hobbies more often. (Waaay more often, since we’ll be doing most of your chores now.) And so much more.

We’re sure you have your own ideas to add. We’d like to hear them.

Ready. Set. Speak your mind.



WHAT’S YOUR IDEA OF SOCIALIZING?



“Joe and Jane don’t have a concierge? Unfriend them now!”

It’s difficult, we know, not to feel a wee bit snobby when you have your own concierge. So, have some fun with it. Your friends will understand (yes, even your Facebook® friends).

As a matter of fact, they may just want to move in themselves.

They’ll see that you hardly have any household chores. And that you can get around town however and whenever you’d like. And that you can place a quick call to take care of a gazillion things: arrange car service, spa services, delivery services, tickets to a show, fresh cut flowers, and more.

They’ll want some of that action, pronto.

Now if all of this personal service doesn’t exactly sound like a retirement community you are correct. Is there some law that says a retirement community can’t have fancy-shmancy service? There isn’t, we’ve checked.

So, tell us what you’d like. And go ahead, call us Jeeves.



WHAT’S YOUR IDEA OF SERVICE?



He's thinking of calling us. Perhaps you should, too.



IT'S MORE THAN RETIREMENT • IT'S FIVE-STAR FUN

8138 Woodlake Avenue • West Hills, CA 91304 • (818) 713-0900 • www.leisurecare.com



With so many choices, you may need a little extra room to jot down some ideas for *Your Five-Star Fun*. Hence, this page. Now, go to town!



COMMUNITY FEATURES & AMENITIES

- Beautiful two-story building situated in a quiet, residential area
- True restaurant dining featuring daily specials and seasonal menus
- Private dining room
- Bistro
- Comfortable lobby and lounges
- Living room with fireplace
- Two interior courtyards
- Raised areas for gardening
- Activity room and two game rooms
- Billiard room
- Full calendar of fun social, cultural, educational and recreational activities, led by a full-time program supervisor
- Spa room
- Full-service salon
- Library
- Computer room with Internet access
- Wireless Internet available
- Convenient elevators
- Off-street parking
- Weekly housekeeping and linen service
- Complimentary laundry facilities
- Private mailboxes
- 14-passenger bus
- Scheduled and private transportation
- Staff available 24 hours a day to answer questions
- Concierge services
- Travel by Leisure CareSM (full-service travel agency)
- PrimeFitSM gym and fitness program
- Balance BuildersSM multidimensional balance-building program
- Brain Fitness Center powered by Posit ScienceTM
- Assisted Living services

APARTMENT FEATURES & AMENITIES

- Spacious studio, one- and two-bedroom apartments
- Emergency communication system
- Wall-to-wall carpeting
- Window coverings
- Kitchenettes
- Fire sprinkler system
- Smoke detector
- Individually controlled heating and air-conditioning
- Washer & dryer (in two-bedroom apartments)
- Cable TV





Studio.....	from \$3,875
One Bedroom.....	from \$4,500
Two Bedroom	from \$5,650
Two Bedroom Deluxe	from \$6,225
Double Occupancy	add \$950

Rates are subject to change



MONTHLY RENT INCLUDES

Three meals daily, weekly housekeeping and linen service, cable TV, all utilities except telephone, social and recreational programs, unlimited use of all activity areas, scheduled transportation, staff available 24 hours a day to answer questions, emergency communication system, complimentary laundry facilities, and general apartment maintenance.



ADDITIONAL SERVICES & FEES

Residency Fee (one-time at move-in).....	\$2,500
Pet Fee.....	\$50 per month

WHAT IS FIVE-STAR ASSISTED LIVING?

Five-Star Assisted Living describes the way we deliver assisted living services. It's person-centered. It's flexible. And it's just downright different. We go way beyond traditional assisted living services because, as we see it, everyone has very different needs and desires. No cookie cutter plans here. That's why we offer five customizable assisted living packages. So you receive help based on exactly what you want, when you want it. And that's really just the beginning.

"But I just need basic assisted living services, nothing too fancy." No problem at all. We have everything you'd expect – medication assistance, showering and bathing, dressing, personal appearance and hygiene, care coordination, mobility, health maintenance, personal laundry assistance, and more. It's just that we deliver it all with a bit more finesse, always making sure you are comfortable and getting precisely what you need. And our services are also amazingly flexible – easily added or scaled back as you desire. But we don't stop there. We believe that assistance with these daily tasks is just one part of attending to a person's overall health and wellness. So our services connect not only to a person's physical wellness, but also their cultural, spiritual, intellectual, social, and emotional wellness, too. *(continued on reverse)*



“How do you do this?” you may ask. Well, we don’t think there is one answer to this question, but we do know that it starts with seeing each resident as a unique individual. Then we add in our healthy dining selections, our PrimeFit and Balance Builders fitness programs, our Brain Fitness program, and social and educational activities, and... well, you get the idea.

How can we help you? Let us customize Five-Star Assisted Living just for you.



Five-Star Assisted Living.....starts at \$500 per month

All residents receive our Basic Services Package included in their monthly rent (a \$125 value). Additional assisted living costs beyond these basic services are in addition to the monthly rent and are based upon an assessment of individual needs and preferences. Our staff will conduct an evaluation of services provided on a regular basis.

A LYTLE ENTERPRISES DEVELOPMENT



Lytle Enterprises has been one of the most highly-respected developers and owners of retirement communities for nearly four decades. Family owned by Chuck and Karen Lytle, Lytle Enterprises has a visionary approach that has pioneered changes in retirement community development – staying tuned in to residents, whose needs and wants change so fast.

Lytle Enterprises’ future growth will continue to place emphasis on the highest quality, upscale projects to meet the future needs and innovations of seniors.

www.lytleenterprises.com

MANAGED BY LEISURE CARE



Leisure Care operates elegant retirement communities that are all about Five-Star Fun. Above all else, Leisure Care wants residents to have more fun than anyone. They do this by setting colossal standards for quality and choice in guest services, amenities, resort-style living, and in all things “fun.” Driven by a genuine respect for residents and their families, Leisure Care’s highly-trained employees and staff strive to exceed customer expectations every day.

The innovative spirit and dedication to service that began more than 35 years ago have allowed Leisure Care to become one of the nation’s top privately-held retirement and assisted living companies.

Leisure Care’s full range of management services include community management and operations, community development, and general consulting services.

www.leisurecare.com



