

# What is independent living and what makes it appealing . . .

## *Athens Woods Estates offers carefree living*

Arizona living in Iowa . . . In the winter? Many Iowans (and other Midwest seniors) are choosing to remain in their local communities during the harsh winter months because of alternative living options like Athens Woods Estates. Why go south when there is a place like this?

When residents do go away for a period of time, all they have to do is turn the key to their apartment and leave. It gives such peace of mind to know they don't have to worry about anything.

Athens Woods Estates in Stratford is being recognized as a model for other communities.

It is showing how communities can meet the variety of housing and medical needs of their retired seniors.

In the next three years the number of people who have chosen to move to independent living facilities in the United States

is expected to double. According to the Kiplinger newsletter, "Senior housing will be one of the fastest growing industries in the United States."

Insurance and other companies are buying and building senior apartments across the United States to offer a wider selection of services.

Recent surveys conducted in Arizona indicated that the top reasons why seniors move to facilities like Athens Woods Estates in the southern states was not for the warm weather climate and certainly not for the traffic snarls. They move for the following reasons:

- Worry/maintenance free living
- Companionship and socialization opportunities
- Security and safety
- Centralized, all inclusive services

All of these needs can be met in Central Iowa. We have enjoyed these basics of carefree living our entire lives. Independent living for seniors can be found in our communities if we work at it.

### **Athens Woods Estates offers:**

- Worry/maintenance free living
- Professional upkeep
- No more lawn to rake
- No more snow to shovel
- No more windows to wash
- No more roof and other repairs to worry about
- Peace of mind
- Security and safety
- Smoke alarms and sprinkler system
- No worries of a home and all that a home requires to maintain it in an appropriate manner

### **Athens Woods Estates offers a chance to:**

- Develop more interests and hobbies
- Pursue retirement dreams
- Relish your independence
- Meet new people and develop new friendships

Enjoy life! You can have your cake and eat it too. Athens Woods Estates will have all the amenities you would enjoy in the South at an affordable rental price and with no traffic or medical worries.

Athens Woods Estates retirement concept offers spacious apartments for privacy and socialization opportunities with a complete range of courtesies for retired individuals who value their independence.

For more information on Athens Woods Estates contact Paul Neese at (515)838-2774 or Dan Boor at (515)838-2795.

## Loan fund to benefit community in many ways

### *Athens Woods Estates project qualifies community for future loan funds*

Companies that borrow federal funds have a unique opportunity to set up a nearly four hundred thousand dollar revolving loan fund for local economic development. "It's based upon \$330,000 of federal funds," states Randy Hildreth, Community Manager for the USDA located at Humboldt, Iowa.

How does a community qualify? The first loan in the community must be interest free. The local company (Stratford Mutual Telephone Company) must also put 20% in cash in the revolving loan fund (\$66,000), making a total of \$396,000 available. The proceeds from loan repayment stay in the community and will be used for future economic development project loans.

The results? Athens Woods Estates, Inc., a not-for-profit corporation, agreed to borrow \$396,000 to be paid back in yearly installments starting November 1, 2001.

The first loan is a real winner for Athens Woods Estates, of course, and for the whole community as well.

Many times the Stratford Community Development Corporation has missed opportunities to bring businesses to Stratford because of needed loan funds.

### USEFUL WEBSITES

[www.senioralternatives.com](http://www.senioralternatives.com) ■  
A virtual tour of selected retirement communities around the country

[www.elderweb.com](http://www.elderweb.com) ■  
Lots of links to specific subjects, including a useful housing guide

[www.aarp.org](http://www.aarp.org) ■  
Includes detailed tips on modifying a home to accommodate seniors

[www.ec-online.net](http://www.ec-online.net) ■  
Comprehensive information about Alzheimers' disease

## Congratulations . . .

### *Athens Woods Estates, Inc.*

An adventure in living, providing medical, social and retirement opportunities.



A community project of:

- Area Churches
- Citizens of Stratford/Stanhope
- City of Stratford
- Stratford Mutual Telephone Company
- Stratford Nursing and Rehabilitation Center
- State of Iowa
- Prairie Meadows
- Stratford Community Development Corporation
- Hamilton County SEED
- MIDAS
- USDA
- Community Bank of Boone

*We're pleased to be a partner with you—*

USDA—Rural Development  
725 13th St. N., PO Box 189  
Humboldt, IA 50548  
Phone: 515-332-4411

Stratford Mutual Telephone Company  
1001 Tennyson  
Stratford, IA 50249  
Phone: 515-838-2390