



A Closer Look at Westview Meadows

INDEPENDENT LIVING



SENIOR LIVING IN
THE HEART OF VERMONT

Westview Meadows
INDEPENDENT LIVING | RESIDENTIAL CARE



Discover

a warm, vibrant place to call home

At Westview Meadows, we've created a special community where friends gather, activities abound, and daily life is simply easier.

To maintain a sense of intimate community, we have just 36 Independent Living apartments at Westview Meadows. And yet our residents enjoy a spacious and open atmosphere — from our well-appointed library to meticulously landscaped grounds.

We offer a variety of apartment floor plans for our Independent Living apartments, each of which includes a large living room, fully-applianced kitchen, dining area, bath, and four-season sunroom to take advantage of our spectacular Vermont scenery. Apartments are available with one or two bedrooms, and have one, one-and-a-half, or two baths, with basic amenities that include individual internet (Fidium Fiber) in every room, a telephone jack and individual thermostat control.

Independent Living residents receive weekly housekeeping service and have access to 24-hour emergency response service, to help them enjoy a safe, carefree lifestyle at Westview Meadows.

Frequently Asked Questions

Who owns Westview Meadows?

Westview Meadows is owned/operated under O.M. Fisher Home, Inc., a 501(c)3 non-profit governed by a private foundation. O.M. Fisher Home, Inc. was established in 1919 and also owns/operates The Gary Residence.

How many apartments are available at Westview Meadows?

We have 36 Independent Living and 16 Residential Care apartments.

Is there an age requirement?

We welcome individuals and couples age 62 and older.

Is there a waiting list?

Check our website's homepage for current availability. You can join our Priority List program if you want to be considered for a particular style of apartment or to plan several years in advance for your future.

May I bring my own furniture?

Yes, your apartment is yours to furnish and decorate as you wish.

Is there storage available?

Yes, each Independent Living apartment comes with a 4' x 4' x 8' storage unit.

May I have guests for meals?

Your guests are always welcome! To have friends or family join you for a meal, please let our dining room staff know 24 hours in advance.

May I bring my car?

Yes. We have 18 carports and there is a monthly fee.

Is transportation available?

Transportation operates Monday-Friday. Transportation for more personal use, such as appointments, requires advanced scheduling.

May I bring my pet?

Cats and small, well-behaved dogs are welcome at Westview Meadows, as long as residents are appropriately able to care for them. Please ask for a copy of our pet policy.

What if my health changes?

We understand that health changes are part of aging, so we have two separate levels of care. Knowing that you would like to remain at Westview Meadows, we will help you transition to the most appropriate level of care at Westview Meadows. Should we not be able to meet your needs, high-quality local health care providers will help you coordinate those services.

Does the monthly fee increase yearly and if so is it announced ahead of time?

On average, we increase the monthly fee between 3-4% a year. We give residents a 60-day notice about this price increase.

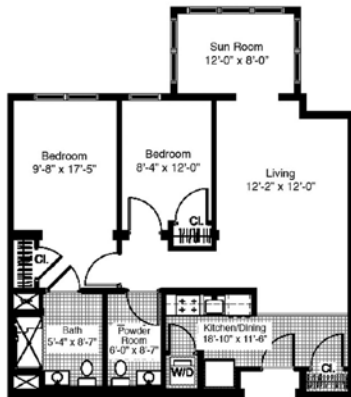
Are cable TV and WiFi available?

Cable TV is not included in your monthly fee. Residents may contact the cable company directly to purchase a cable package. Internet (Fidium Fiber) is included in every room.

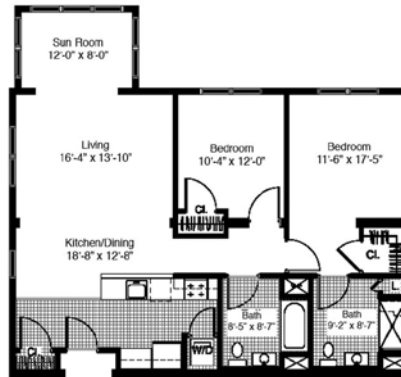
Our Apartments

Garden Floor

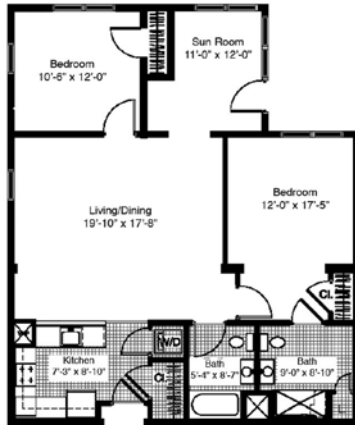
Floor Plan B-2 946 sq. ft. (2)



Floor Plan C-1 1,151 sq. ft. (2)



Floor Plan C-3 1,194 sq. ft. (2)



Floor Plan D 1,344 sq. ft. (3)



Floor Plan E 1,426 sq. ft. (1)



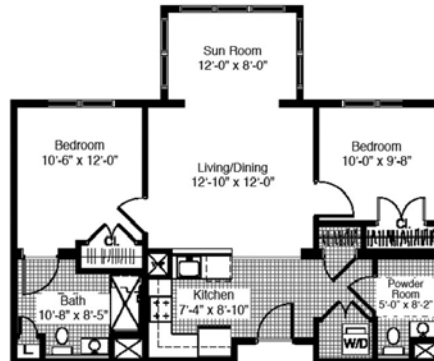
- Orange numbers represent the quantity of apartments with that floor plan design
- All apartments are wheelchair accessible
- Each room has cable TV and internet capabilities, individual thermostat control, and a telephone jack
- Housekeeping services provided

First Floor

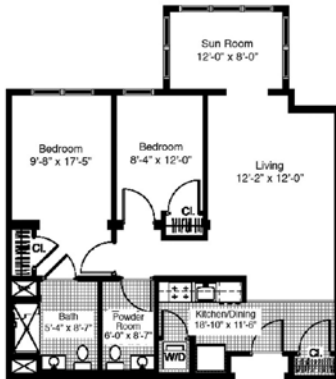
Floor Plan A 742 sq. ft. (3)



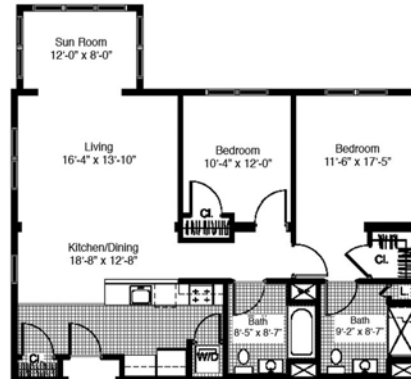
Floor Plan B-1 885 sq. ft. (1)



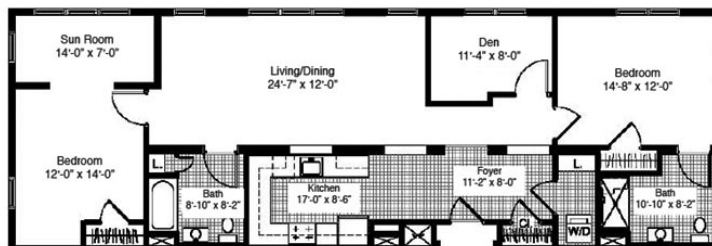
Floor Plan B-2 946 sq. ft. (2)



Floor Plan C-1 1,151 sq. ft. (2)



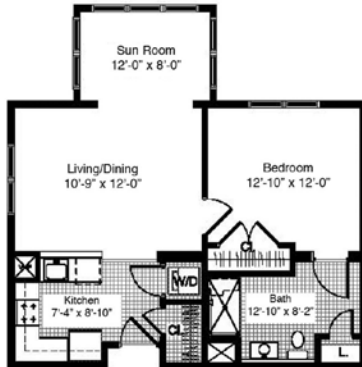
Floor Plan E 1,426 sq. ft. (1)



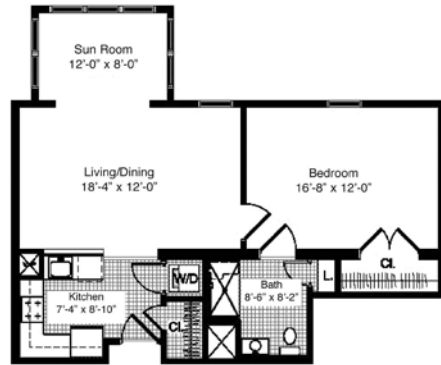
Our Apartments

Second Floor

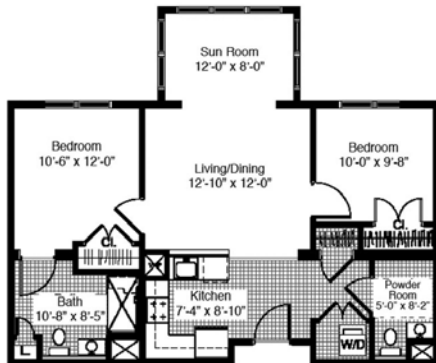
Floor Plan A 742 sq. ft. (4)



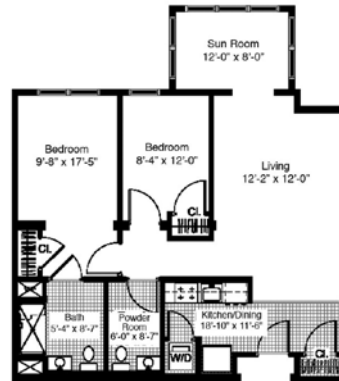
Floor Plan A-1 818 sq. ft. (1)



Floor Plan B-1 885 sq. ft. (1)



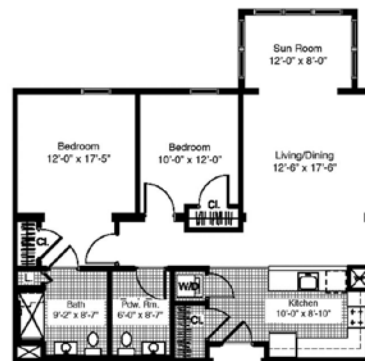
Floor Plan B-2 946 sq. ft. (1)



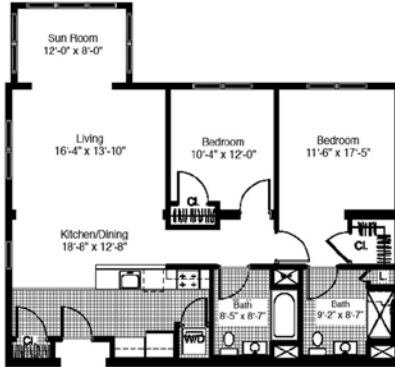
Floor Plan B-3 979 sq. ft. (2)



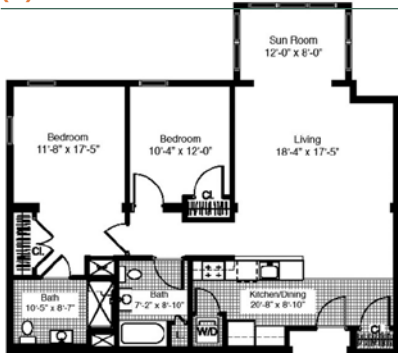
Floor Plan B-4 1,073 sq. ft. (1)



Floor Plan C-1 1,151 sq. ft. (1)



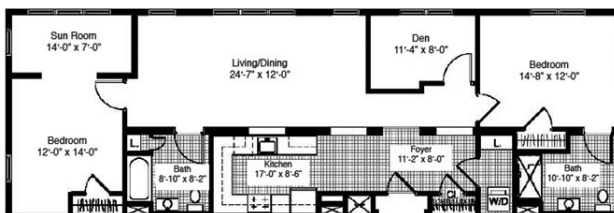
Floor Plan C-2 1,177 sq. ft. (1)



Floor Plan D 1,344 sq. ft. (4)



Floor Plan E 1,426 sq. ft. (1)



Entry Fees

Apartments are available to residents on an entrance fee basis. When residents move from their apartments, and the next resident occupies the apartment, they will receive a partial refund of the entry fee.

Monthly Fees

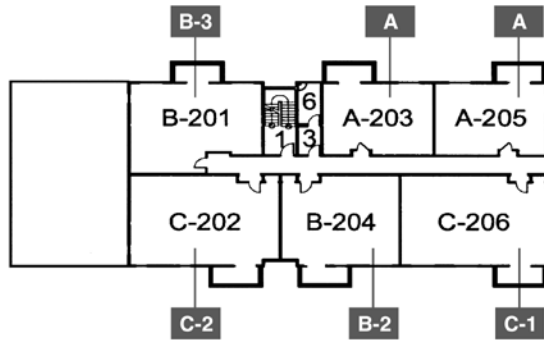
Apartment residents pay a monthly fee which covers property taxes, utilities, the main daily meal, weekly housekeeping, repairs and maintenance, insurance, snow and trash removal, grounds maintenance, replacement reserve fund, 24-hour emergency monitoring system and staff, and scheduled transportation. Fees are for single occupancy. Apartments with two residents will pay an additional monthly fee for each additional person.

Building Floor Plans

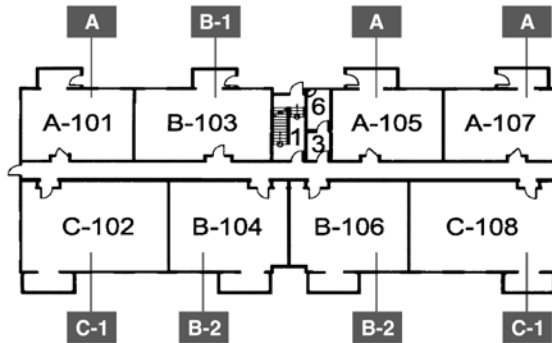
Westview Meadows is comprised of three floors, with Independent Living apartments located on all floors. Dining, activity, and common areas are featured primarily on the first floor.

More information about Residential Care apartments (*grayed out on this map*) can be found in our Residential Care brochure.

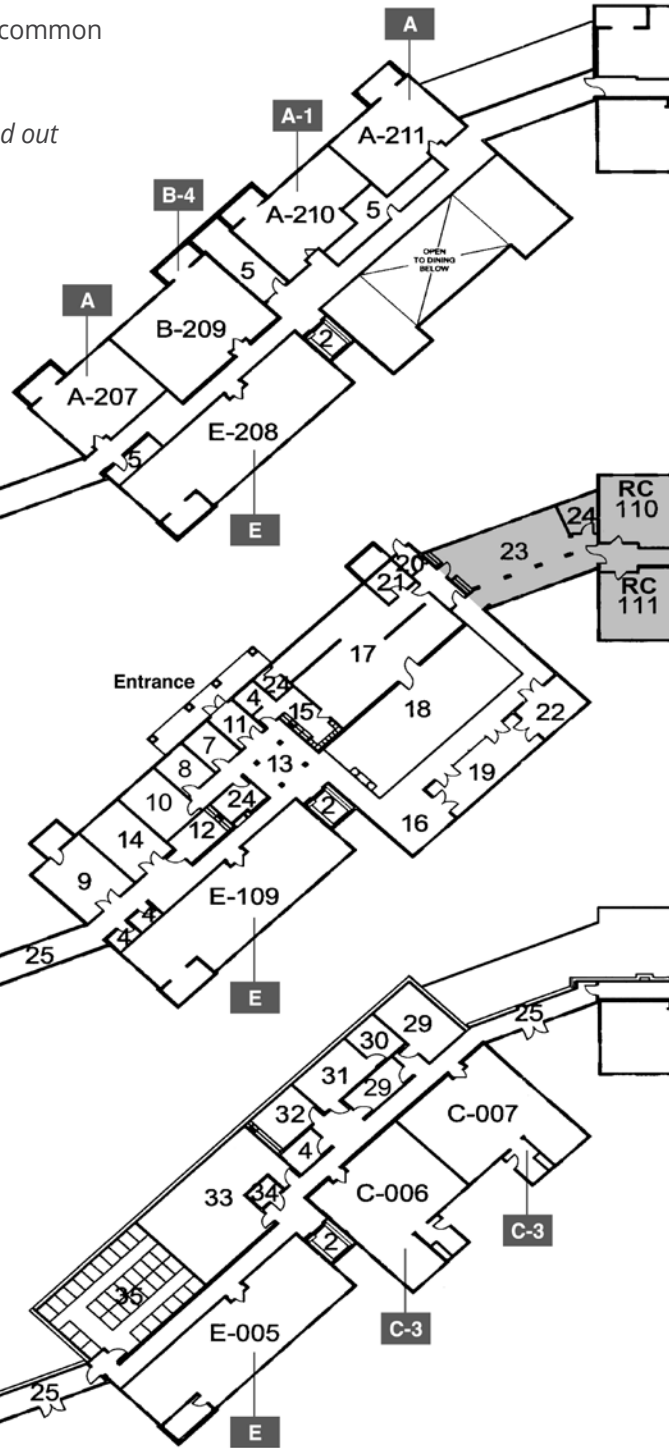
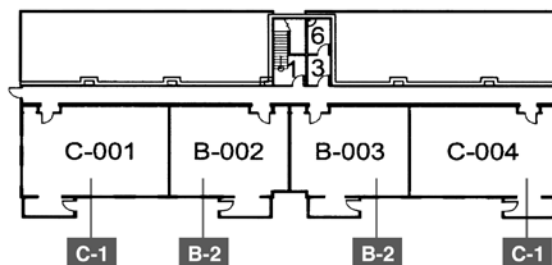
Second Floor

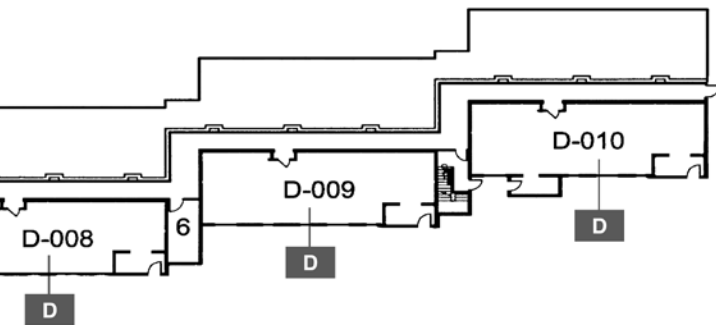
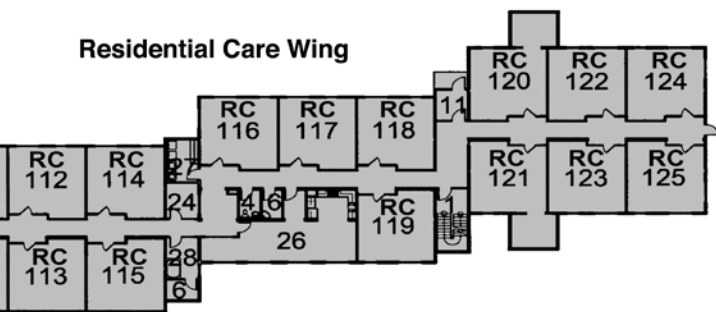
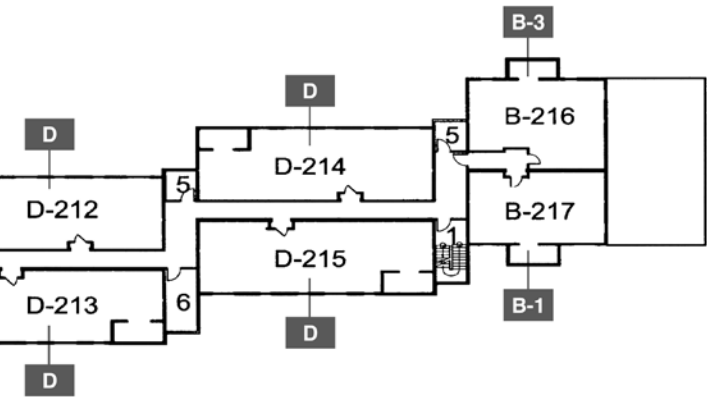


First Floor



Garden Floor






LEGEND

Numbered Areas

| | | | |
|----|---------------------|----|----------------------------|
| 1 | Stairs | 20 | Receiving |
| 2 | Elevator | 21 | Dry Storage |
| 3 | Trash | 22 | Private Dining |
| 4 | Restrooms | 23 | Residential Care Dining |
| 5 | Storage | 24 | Offices |
| 6 | Utility | 25 | Link |
| 7 | Business Office | 26 | Country Kitchen / Activity |
| 8 | Resident Cubby Room | 27 | Laundry |
| 9 | Fitness Room | 28 | Spa / Whirlpool |
| 10 | Director's Office | 29 | Mechanical Room |
| 11 | Vestibule | 30 | Emergency Power Room |
| 12 | Beauty Salon | 31 | Electrical Room |
| 13 | Lobby | 32 | Maintenance Shop |
| 14 | Library | 33 | Water Tank Room |
| 15 | Staff Break Room | 34 | Elevator Machine Room |
| 16 | Santa Maria Lounge | 35 | Resident Storage |
| 17 | Kitchen | | |
| 18 | Dining Room | | |
| 19 | Deck | | |

Apartments

 Floor Plans
See previous pages for detailed layouts

Apartment Types

| | |
|----|---|
| A | 1 Bedroom, 1 Bath |
| B | 2 Bedroom, 1.5 Bath |
| C | 2 Bedroom, 2 Bath |
| D | 2 Bedroom, 2 Bath, Den |
| E | 2 Bedroom, 2 Bath, Den |
| RC | Residential Care Unit 1 Bedroom, 1 Bath |
| RC | 120 & 121: Deluxe Residential Care Unit 1 Bedroom, 1 Bath, Sunroom |

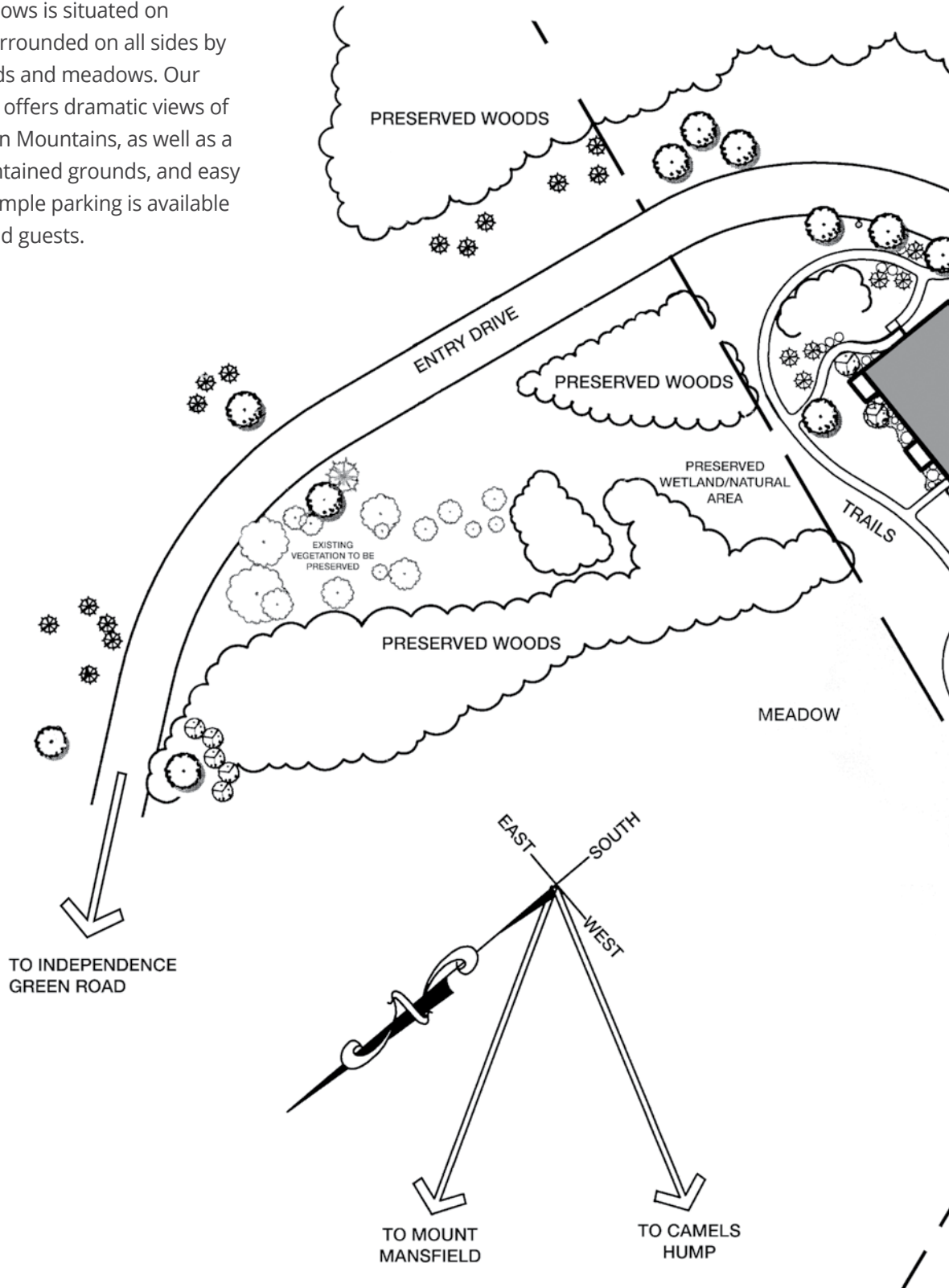


Westview Meadows

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Exterior Site Plan

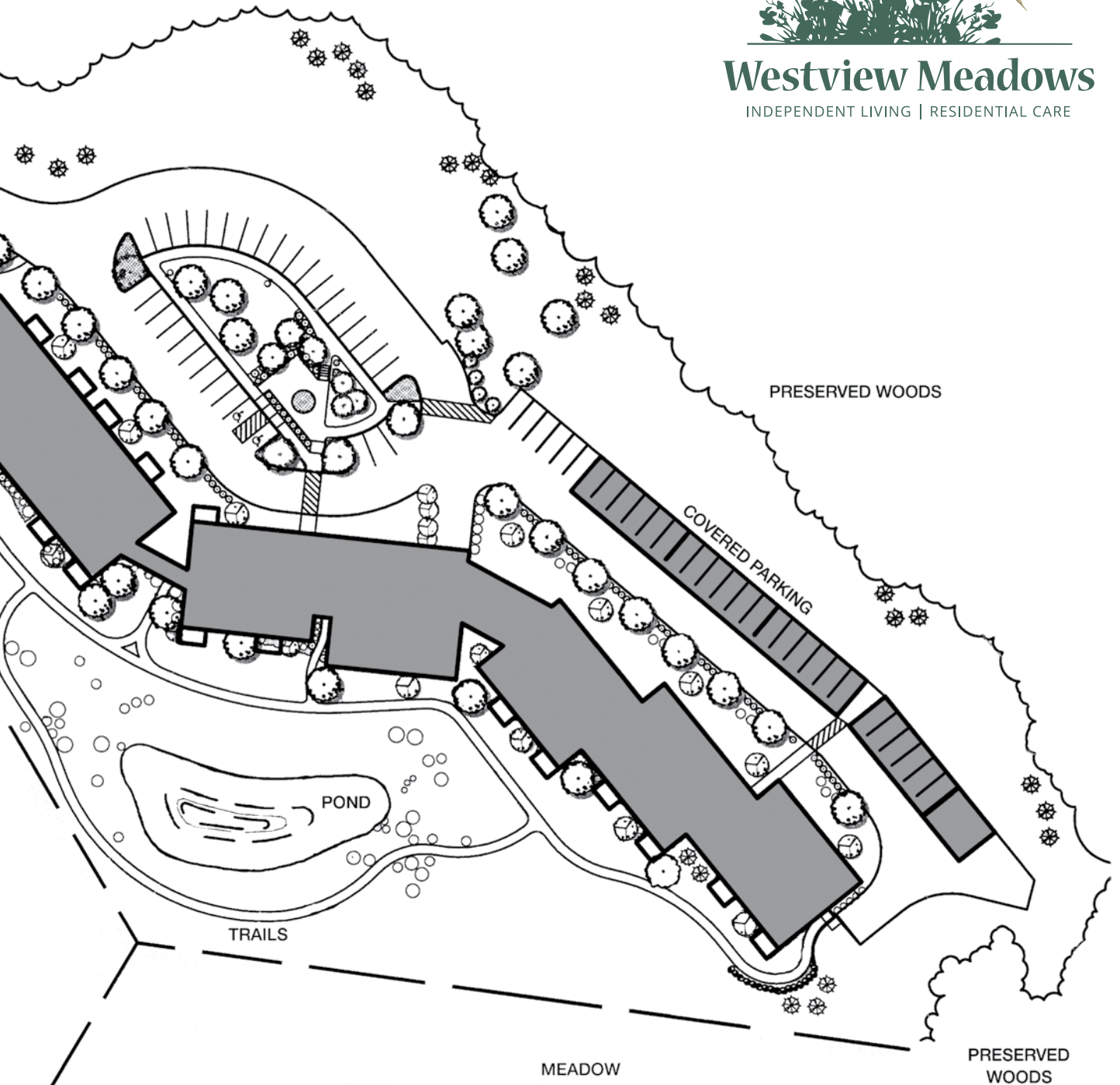
Westview Meadows is situated on 25 acres and surrounded on all sides by preserved woods and meadows. Our hillside location offers dramatic views of Vermont's Green Mountains, as well as a pond, well-maintained grounds, and easy walking trails. Ample parking is available for residents and guests.





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Cost Comparison Worksheet

| Monthly Budget Item | Your Current Monthly Cost | Your Cost at Westview Meadows |
|--|---------------------------|-------------------------------|
| Housing | | |
| Rent / Mortgage Payment (Monthly Fee) | \$ | \$ |
| Property Taxes | \$ | Included |
| Property Liability Insurance | | Included |
| Renter's Insurance | \$ | \$ |
| Utilities | | |
| Heat | \$ | Included |
| Electricity / Gas | \$ | Included |
| Water / Sewer | \$ | Included |
| Individual Internet | \$ | Included |
| Cable TV | \$ | \$ |
| Food | | |
| One Meal Per Day | \$ | Included |
| Home Maintenance | | |
| General Maintenance and Servicing | \$ | Included |
| Repairs / Replacement | \$ | Included |
| Trash / Yard Care / Snow Removal | \$ | Included |
| Housecleaning (Weekly) | \$ | Included |
| Transportation | | |
| Gas, Maintenance, Repairs, Insurance, Etc. | \$ | Included |
| Health / Social Care Service | | |
| 24-Hour Staffing / Emergency Response | \$ | Included |
| Recreation / Social Activities | \$ | Included |
| Fitness Classes | \$ | Included |
| TOTAL | \$ | \$ |

2024 Edition