



**GLENWOOD
PLAZA
GENERAL
INFORMATION**

Prices in this handbook are effective:

10.1.23

Thank you for looking into the options at Glenwood Plaza. We take pride in our community and want you to have a great experience living here!

Welcome to the Glenwood Plaza. We will do our best to make your residency here a pleasant and carefree experience. The contract will go month-to-month rental.

Rental Information

Duplex units in the circle drives \$1,346/month

Triplex units bordering 5th Street \$1,722/month

Included in your monthly rent is taxes, sewer, water, garbage, internet/Spectrum cable with HD boxes, lawn care, snow removal, and building maintenance.

The rental fee **does not include** gas, electric, or telephone. You are responsible for these charges.

If you wish to have additional upper tier channels such as HBO and Showtime, you will need to contact Spectrum on your own to make these arrangements. They will bill you privately for these services. Telephone service will need to be purchased privately by the individual.

General Features of a Unit

- Natural gas forced air heat
- Central air conditioning
- Gas hot water heater
- One water softener per duplex (Maintenance replenishes salt each month.)
- Cable TV outlets in living room, sun porch and master bedroom
- 36-inch-wide doors into bath, master bedroom, entrance and garage
- Pantry & Linen Storage
- Stainless steel sink, dishwasher, garbage disposal
- Single extra-depth garage with electric opener
- 4-Season sunroom with electric heat and ceiling fan

Billing

You will be billed for services at the beginning of each month. Payments are due by the 5th of the month.

The Plaza fiscal year begins October 1st. Rent increases occur at this time and you will receive a 30-day notice prior to any increase.

Resident Policies

The following policies are set forth to provide a safe, relaxed, and quiet living community:

1. All cars are to be parked off the circle drive after 10:00pm. They must be kept off during periods of heavy snow when equipment is operating.
2. No loud noises after 10:00 pm.
3. No campers, trailers or boats are to be parked in the driveway for more than 48 hours. Such vehicles cannot be parked in the circle overnight or at any time in such a manner that they block normal traffic.
4. Permission for keeping pets must be secured from Plaza management prior to moving in or before getting a pet. All pets must be kept under control when outside. City ordinance requires pets outside to be on a leash. No kennels are allowed. Any damage by pets will be repaired at the pet owner's expense. In the event a pet becomes a nuisance, the owner must relocate their pet within 48 hours after notification by the Plaza Management.
5. All rubbish for pickup needs to be in plastic bags and placed outside of the garage on the appointed day.
6. Each resident is responsible for keeping the area around their unit neat and in a safe manner. The resident is responsible for reporting any unsafe conditions to the Plaza management or maintenance person.
7. Accidents on the property must be reported to the Plaza management within 24 hours regardless of the cause or extent of injury or damage.
8. Care of all gardens, flower beds, ornamental shrubs or house plants within 10 feet of the foundation to the unit are the sole responsibility of the tenant.
9. House guests of tenants are welcome. If the visit extends beyond two weeks, please notify the Plaza management.

10. This is a non-smoking living unit and campus.

As residents of the Glenwood Plaza, various programs and services located on the Glenwood Retirement Village campus are available to you. Some programs are free, some are provided on a fee-for-service basis.

Free Services:

Free services include participation in all religious and social activities at either the nursing home or Parkview Court. There is an exercise program at Parkview Court that Plaza residents may attend at no charge Monday-Friday. Please check with Parkview Court employees for the time and location.

Volunteer opportunities abound if you want to offer your services to the residents of Parkview Court or the nursing home. Please discuss this with our Activity Director at 634-5794 if you are interested in learning about the possibilities. It's a great way to get out of the house, socialize, and share your time and talent.

Fee-for-Service:

A dining room is located on the main level of Parkview Court. Meals are served 3 times a day. You may purchase any meal with a one-day notice. You may also set up a meal purchase plan. Reservations can be made by calling 634-5131.

A guest room is available for rent at Parkview Court at a rate of \$75 per night and may be reserved by contacting the front desk.

Arrangements for homecare services may be made by calling the home care provider of your choice. Glenwood Retirement Village does not possess the license required to perform home care services.

**IN THE EVENT OF AN EMERGENCY CALL 911.
IN THE EVENT OF LEAKY PLUMBING, FAULTY FURNACE
CALL 634-5131 TO REACH THE ON-CALL MAINTENANCE
PERSON.**

For other information or for questions you may have,
contact the Administrator at 634-5760.

