

You Belong, *Here.*



PRESBYTERIAN
SENIOR LIVING
Green Ridge Village



Welcome to Green Ridge Village

At Green Ridge Village, you can expect a supportive community of new friends, hobbies, gourmet dining options and more. Conveniently located in south-central Pennsylvania, Green Ridge Village offers 350 wooded acres with walking trails, a trout stream, woodworking shop and more! Green Ridge Village is a haven for nature lovers and outdoor enthusiasts alike.

When you choose an apartment, cottage or lodge, you're guaranteed to feel at home in our commitment to your personal freedom. Our approach to independent living is at the very foundation of all of our amenities, activities and options. At Green Ridge Village, you have the flexibility to create your own experience. All of our services are designed to support your desires and decisions.

Green Ridge Village is part of a Life Plan Community and allows residents to age in place. As healthcare needs may vary over time, our communities have convenient

wellness services as well and access to: At-Home services, on-site therapy services, personal care and skilled nursing services (including memory care) and a transitional care unit. If in the future you or a loved one require a higher-level of service, it can be provided on-site, allowing you to stay connected to people who are important in your life.





Hear What Others are Saying

“This is a wonderful place to live and spend the rest of your days. It’s small enough so that you can get to know everyone. The food is great and we are glad to be living here.”

– Georgia Livingston

Residential Options

Apartments

Each apartment is unique in its layout and offers balconies or patios that take advantage of the views provided by our natural, wooded surroundings. All apartments feature separate storage areas. We offer 35 apartments ranging in size from 468 to 890 sq. ft.



Cottages

The unique L-shaped configuration of our duplex cottages provides privacy for the residents of each home and their own attached one-car heated garage. The majority of our cottages back up to woodlands to further enhance the sense of a private retreat.

Residents often boast about the quality of construction, spacious design, and the flexibility in customizing their cottage homes. We offer 84 independent living cottages ranging in size from 665 to 1,510 sq. ft.

[Take a look at our floorplans, click here.](#)



Lodges

Designed in architecture reminiscent of Frank Lloyd Wright and picturesque in his distinctive arts and crafts style, our lodges are in a private, wooded setting that is inspired by nature. The lodges feature gas fireplace and the option of a gas cooktop as well as an attached two-car garage. We offer eight lodges ranging in sizes from 1,700 to 2,500 sq. ft.



Features Included in Residential Living (Apartments, Cottages & Lodges):

- 24-hour Emergency Response System
- Pet Friendly
- Utilities Included
- Refrigerator
- Dishwasher
- Range
- Washer & Dryer
- Microwave
- Complimentary Design Services
- Garbage Disposal
- Individually Controlled Heat & Air Conditioning
- Heated Garage (Cottages & Lodges only)

Learn more about life at Green Ridge Village by calling 717-776-8237 or email us at msapio@psl.org.

Life at Green Ridge Village



Exercise & Fitness: Our Fitness Center provides comprehensive programs designed to enhance your quality of life. Our fitness director works to develop individualized fitness programs which may include strength training, cardiovascular, and balance training equipment; and aerobics exercise classes. You'll also enjoy the programs offered through our Aquatic Center. From a leisurely swim in the pool to aqua-aerobics classes, Green Ridge Village offers you many ways to stay fit and active.

Dining Highlights: Our Dining Services consistently receive accolades from residents,

team members, and guests alike. The Resident Council Dining Committee assists Dining Services in planning the menu to ensure that we are accommodating the desires of our diners. We invite you to join us for dinner to experience the quality of our services.

Lunches: Monday through Thursday, we offer a delectable lunch menu in our Bistro for residents and team members that includes daily specials. We offer brunch on Fridays.

Dinner is served daily (with the exception of Friday which is a brunch). Our attractively presented meals are prepared with care and creativity. Residents always have several choices of entrées including a heart healthy choice, accompaniments and desserts. We are happy to accommodate a variety of dietary needs.

Private Dining Room: Our private dining room is available for special events, such as birthdays, anniversaries or other important occasions.

Community Features and Activities (included, but not limited to):

- Aquatics & Exercise Classes
- Model Railroad Club
- Fishing
- Woodworking
- Guest Accommodations
- Friday Night Movie
- Beauty & Barber Shop
- Scheduled Transportation

Frequently Asked Questions about Residential Living

Must I be a member of a Presbyterian Church to be accepted for admission? No. As a Presbyterian Senior Living Community, we enjoy the strength and stability of an organization that has served seniors for more than 95 years. Caring for people is not just our job – it's our calling. It is our policy to admit and treat all residents without regard to race, color, national origin, age, ancestry, sex, religious creed, handicap or disability.

Why does being not-for-profit make a difference?

Green Ridge Village is proud to be a faith-based, not-for-profit provider which places “people before profits.” While for-profit facilities have the dual responsibility of providing care and satisfying the needs of investors, our attention can be more sharply focused on meeting the needs of the people we serve.

Do you embrace cultural diversity?

As a faith-based organization, Presbyterian Senior Living is founded on the belief that every human being is of infinite worth as a unique creation of God. Based on this premise, Presbyterian Senior Living is committed to fully embracing the diversity of all persons served, so that together, we can foster a culture of inclusion in an environment free of all forms of discrimination where all people are treated with dignity and respect. Our goal is to cultivate awareness and understanding of personal differences and biases so that an environment of understanding, acceptance, respect and support is established.

Are pets permitted?

Yes, dogs, cats and birds are welcomed in Independent Living. Please refer to the Community Pet Policy. Maximum of two pets in a cottage. One dog or one cat permitted in an apartment.

Is there a minimum age for residency? Yes, residents must be at least 55.



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Living Better, Growing Together

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

(Effective January 1, 2026 - subject to change without notice)

Our Fee Structure

For both singles and couples at Green Ridge Village, a one-time **Residency Investment Fee**, plus a reasonable **Monthly Maintenance Fee** – based on the type of home you choose – provides you with living accommodations that fit your lifestyle. Many of the residents find that living at Green Ridge Village is more convenient and less costly than living in their previous home. The Residency Investment Fee is often covered by the sale of a house. The Monthly Fee is usually covered by Social Security, pensions and/or money previously used for monthly utility bills, home maintenance and repair, transportation, insurance premiums and property taxes.

Residency Investment Fee

We offer you a choice of two entrance plans. Both entitle you to a life-lease of your living unit, (i.e., the right to reside in the accommodation for the rest of your life under the terms of the Residence and Care Agreement).

- Our **50 Month Plan** assures residents that if they should withdraw from the community within the first 50 months, they will receive a partial refund based on a 2% reduction of their Residency Investment Fee for every month of occupancy. After 50 months of occupancy there is no refund under this plan.
- Our **50% Refund Plan** has a slightly higher Residency Investment Fee but provides for a 50% minimum refund based on 2% reduction of the Residency Investment Fee for every month of occupancy for 25 months.

Flexible Entrance Fee Options

We are pleased to offer you pricing alternatives on select residence styles to help make your new home a reality that best suits your situation. The Flexible Entrance Fee Options were developed based on feedback from prospective residents. Our experience has taught us that some people have strength in their monthly income, however their ability to pay a larger entrance fee is a challenge. These plans were created to give the residents a variety of ways to finance their life at Green Ridge Village. Please contact the community sales office to learn more about which option might work best for you.

**Learn more about life at Green Ridge Village by calling
717-776-8237 or email us at msapio@psl.org.**

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

(Effective January 1, 2026 - subject to change without notice)

	RESIDENCY INVESTMENT FEES				MONTHLY FEES	
APARTMENTS	50 MONTH PLAN		50% REFUND			
	Single	Double	Single	Double	Single	Double
York	\$15,000	N/A	\$30,100	N/A	\$1,266	N/A
Adams	N/A	N/A	\$208,200	\$219,936	\$1,512	\$2,077
Adams – Option 1	\$52,000	\$63,736	N/A	N/A	\$2,056	\$2,621
Adams – Option 2	\$104,100	\$115,836	N/A	N/A	\$1,512	\$2,077
Adams – Option 3	\$156,100	\$167,836	N/A	N/A	\$970	\$1,535
Cumberland	N/A	N/A	\$295,400	\$307,136	\$2,021	\$2,586
Cumberland – Option 1	\$73,800	\$85,536	N/A	N/A	\$2,790	\$3,355
Cumberland – Option 2	\$147,600	\$159,336	N/A	N/A	\$2,021	\$2,586
Cumberland – Option 3	\$193,600	\$205,336	N/A	N/A	\$1,542	\$2,107

*Note: Second person entrance fee \$11,736. Second person monthly fee \$565.

Apartment Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Internet service
- Basic cable
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation
(Shopping, planned outings, meals)
- Scheduled blood pressure screenings
- Transportation to doctor's appointments
(within a 50 mile radius, six times per calendar quarter)
- Assistance with service coordination following hospital/health center discharge
- 14 days of on-site nursing care annually
(when medically necessary, does not accrue)
- Planned activities
- Annual, light housekeeping services (after you've been a resident for one year)
- Wellness education programs
- First aid administration

Not included in the apartment monthly fee: Dining Dollars per person, per month, Rental Insurance Policy, Landline telephone (if desired)

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

(Effective January 1, 2026 - subject to change without notice)

Green Ridge Village is pleased to offer four entrance plans. Options 1, 2 and 3 offer a partial refund for the first 50 months (based upon the number of months of occupancy); and the 50% Refund Plan provides for a 50% minimum refund.

BLAIR COTTAGE <i>(1 bedroom - total of 4)</i>	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$93,600	\$2,767	\$105,336	\$3,332
50 Month Plan Option 2	\$156,000	\$2,113	\$167,736	\$2,678
50 Month Plan Option 3	\$218,400	\$1,462	\$230,136	\$2,027
50% Refund	\$312,100	\$2,113	\$323,836	\$2,678

DAUPHIN COTTAGE <i>(2 bedroom - total of 17)</i>	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$130,800	\$3,508	\$142,536	\$4,073
50 Month Plan Option 2	\$217,900	\$2,598	\$229,636	\$3,163
50 Month Plan Option 3	\$305,200	\$1,691	\$316,936	\$2,256
50% Refund	\$436,000	\$2,598	\$447,736	\$3,163

WESTMORELAND COTTAGE <i>(2 bedroom - total of 43)</i>	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$158,400	\$3,916	\$170,136	\$4,481
50 Month Plan Option 2	\$264,100	\$2,809	\$275,836	\$3,374
50 Month Plan Option 3	\$369,800	\$1,707	\$381,536	\$2,272
50% Refund	\$528,300	\$2,809	\$540,036	\$3,374

SUSQUEHANNA COTTAGE <i>(2 bedroom - total of 21)</i>	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$177,200	\$4,111	\$188,936	\$4,676
50 Month Plan Option 2	\$295,400	\$2,875	\$307,136	\$3,440
50 Month Plan Option 3	\$413,600	\$1,642	\$425,336	\$2,207
50% Refund	\$590,900	\$2,875	\$602,636	\$3,440

Note: Above prices are base prices and may vary according to upgrades. A minimum meal plan is required.

Second person entrance fee \$11,736. Second person monthly fee \$565.

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

(Effective January 1, 2026 - subject to change without notice)

Cottage Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Internet service
- Basic cable
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation
(Shopping, planned outings, meals)
- Heated garage
- Scheduled blood pressure screenings
- Transportation to doctor's appointments
(within a 50 mile radius, six times per calendar quarter)
- Assistance with service coordination following hospital/health center discharge
- 14 days of on-site nursing care annually
(when medically necessary, does not accrue)
- Planned activities
- Annual, light housekeeping services (after you've been a resident for one year)
- Wellness education programs
- First aid administration

Not included in the cottage monthly fee: Dining Dollars per person, per month, Rental Insurance Policy, Landline telephone (if desired)



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RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

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	RESIDENCY INVESTMENT FEES			
THE LODGES Tioga with Den	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$237,000	\$5,034	\$248,285	\$5,578
50 Month Plan Option 2	\$395,000	\$3,388	\$406,285	\$3,932
50 Month Plan Option 3	\$553,000	\$1,742	\$564,285	\$2,286
50% Refund	\$790,000	\$3,388	\$801,285	\$3,932

THE LODGES Michaux	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$237,600	\$5,348	\$248,885	\$5,892
50 Month Plan Option 2	\$396,000	\$3,698	\$407,285	\$4,242
50 Month Plan Option 3	\$554,400	\$2,048	\$565,685	\$2,592
50% Refund	\$792,100	\$3,698	\$803,385	\$4,242

THE LODGES Caledonia	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$237,600	\$5,348	\$248,885	\$5,892
50 Month Plan Option 2	\$396,000	\$3,698	\$407,285	\$4,242
50 Month Plan Option 3	\$554,400	\$2,048	\$565,685	\$2,592
50% Refund	\$792,100	\$3,698	\$803,385	\$4,242

	RESIDENCY INVESTMENT FEES			
THE LODGES Tioga 2 Story	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$266,040	\$6,448	\$277,325	\$6,992
50 Month Plan Option 2	\$443,400	\$4,600	\$454,685	\$5,144
50 Month Plan Option 3	\$620,760	\$2,753	\$632,045	\$3,297
50% Refund	\$886,900	\$4,600	\$898,185	\$5,144

**Note: Above prices are base prices. Prices may vary according to upgrades and locations. In addition to the items listed, the monthly fee for a Lodge also includes gas. Prices subject to change without notice. A minimum dining plan is required. Second person entrance fee \$11,285. Second person monthly fee \$544.*

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

(Effective January 1, 2026 - subject to change without notice)

	RESIDENCY INVESTMENT FEES			
THE LODGES Tuscarora	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$266,040	\$7,325	\$277,325	\$7,869
50 Month Plan Option 2	\$502,600	\$4,861	\$513,885	\$5,405
50 Month Plan Option 3	\$620,760	\$3,630	\$632,045	\$4,174
50% Refund	\$1,005,300	\$4,861	\$1,016,585	\$5,405

**Note: Above prices are base prices. Prices may vary according to upgrades and locations. In addition to the items listed, the monthly fee for a Lodge also includes gas. Prices subject to change without notice. A minimum dining plan is required. Second person entrance fee \$11,285. Second person monthly fee \$544.*

Lodge Monthly Service Fee Includes:

- Heat, electric, gas, and air conditioning
- Water and sewer utilities
- Internet service
- Basic cable
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation (Shopping, planned outings, meals)
- Heated garage
- Scheduled blood pressure screenings
- Transportation to doctor's appointments (within a 50 mile radius, six times per calendar quarter)
- Assistance with service coordination following hospital/health center discharge
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Planned activities
- Annual, light housekeeping services (after you've been a resident for one year)
- Wellness education programs
- First aid administration

Not included in the lodge monthly fee: Dining Dollars per person, per month, Rental Insurance Policy, Landline telephone (if desired)