



PRESBYTERIAN
SENIOR LIVING
Quincy Village



Welcome to Quincy Village

At Quincy Village, you can expect maintenance-free living and a supportive community of new friends, hobbies, various dining options and more. Enjoy countryside living surrounded by dynamic views of rolling hills in scenic Franklin County with easy access to surrounding metropolitan destinations.

Quincy Village is a Life Plan Community and allows residents to age in place. As healthcare needs may vary over time, our communities have convenient wellness services, with access to:

- At-Home Services
- On-site inpatient and outpatient rehabilitation
- Personal Care and Assisted Living
- Memory Care
- Skilled Nursing services

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

“I am grateful to Quincy Village for what they have done and continue to do for my parents. From my perspective, it seems like they are in college – they are never home because they are always out with their friends having fun.”

– Laura Fortney

Residential Options

Our Design Specialists are here to help you explore the possibilities of your customizable new home with closets, colors, and other special details that matter to you.

Minnich Commons Apartments

We’ve created a host of maintenance-free apartment options to fit your lifestyle. Our one- and two-bedroom senior living apartments are a great choice for those looking to downsize and range in size from 700 to 1,200 square feet.

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

Charter House Apartments

The new Charter House Apartments at Quincy Village offers a variety of floor plans purposefully designed to meet your individual needs and preferences. Enjoy the open-concept and modern comfort with a variety of floor plans ranging in size from 672 square feet to over 900 square feet.

[Learn more about Charter House, click here.](#)

Cottages

Our one and two-bedroom cottages come with up to 1,623 square feet of living space. Providing the comfort and privacy of a stand-alone home, we offer five styles to choose from. Amenities from personalized accommodations to plenty of room for entertainment, you’ll enjoy all the premium features that come with your cottage home. Personal home garages, detached carports, resident gardens, along with beautiful patios, enclosed porches, or sunrooms add to your senior living experience.

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

Features Included in Residential Living:

- Pet Friendly
- Dishwasher
- Individually Controlled Heat & Air Conditioning
- Refrigerator/Freezer
- Stove
- Washer/Dryer
- Microwave
- Includes Basic Cable TV Hookup
- Utilities Included

Life at Quincy Village



We want to help you create new friendships, embrace new hobbies, and achieve new goals. At Quincy Village, our goal is to make you feel at home. We have a wide range of diverse campus amenities including an Arts Studio, music programs, resident Flower and Vegetable Gardening and more! Some of our highlight include:

Model Railroad Club: Quincy Village's model railroad room is built to house the interests of residents at the community, as well as area hobbyists. Donated over multiple decades, the room features extremely detailed model

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

- Residential Council
- Flower and Vegetable Garden
- Resident Beauty & Barber Shop
- Model Railroad Club
- Book Clubs
- Woodworking Shop

sets, multiple tracks, and several block control units. All of these unique elements come together to create a truly stunning experience.

Wellness & Fitness Center: Just because you're in your golden years, doesn't mean you can't stay fit! Our fitness center is facilitated by our full-time fitness director and can help you stay active.

Dining Highlights: Dining services at Quincy Village offers residents, staff, and guests a relaxed, casual atmosphere in which to enjoy a unique and memorable dining experience. Our daily menu includes, but is not limited to, soup and salad, regional and seasonal delights, and classic entrées. Whether it's our featured menu or other weekly specials, our dining services offer balanced meals that will help you maintain a healthy life.



Learn more about life at Quincy Village by calling 717-749-2425 or email us at qyliving@psl.org.

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 90 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?

Quincy 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.

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



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www.psl.org/quincy

A Life Plan Community | Waynesboro, PA

Living Better, Growing Together

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

(Effective January 1, 2024 - subject to change without notice)

Our Fee Structure

For both singles and couples at Quincy Village, a one-time **Residency Investment Fee**, plus a reasonable **Monthly Maintenance Fee** – based on the type of apartment or cottage you choose – provides you with living accommodations that fit your lifestyle. Many of the residents find that living at Quincy Village is more convenient and less costly than living in their own homes. 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 used for monthly utility bills and home maintenance/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 community 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 (after 25 months) for a 50% minimum refund based on a 2% reduction of the Residency Investment Fee for every month of occupancy.
- Under both entrance plans, the payment of a refund is contingent upon the resale and occupancy of the residence.



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RESIDENCY INVESTMENT AND MONTHLY FEES 2024 RATES

(Effective January 1, 2024 - subject to change without notice)

MINNICH COMMONS APARTMENTS	RESIDENCY INVESTMENT FEES				MONTHLY FEES	
	50 MONTH PLAN		50% REFUND			
	Single	Double	Single	Double	Single	Double
Kittatinny (1 BR)	\$110,250	\$120,750	\$157,775	\$168,275	\$1,460	\$1,865
Molly Pitcher (2 BR)	\$151,650	\$162,150	\$216,933	\$227,433	\$1,734	\$2,139
Wayne (2 BR)	\$182,950	\$193,450	\$261,360	\$271,860	\$2,013	\$2,418

Second person entrance fee \$10,500. Second person monthly fee \$405.

Apartment Monthly Service Fee Amenities Include:

- Dining Dollars per person, per month
- Heat, electric and air conditioning
- Water and sewer utilities
- Basic plus cable TV
- Trash removal
- Interior and exterior building maintenance
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Planned activities
- Routine scheduled transportation (Shopping, planned outings, meals at Minnich Commons)
- Storage area included
- Weekly blood pressure screening in the Wellness Office
- Education on treatments, procedures and disease processes
- Assistance with service coordination following hospital/health center discharge
- Home support evaluation (to enable residents to remain in their apartment with modifications or Support Services)
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Wellness education programs
- First aid administration

Not included in the apartment monthly fee: Internet Service, Telephone Service

**Learn more about life at Quincy Village by calling
717-749-2425 or email us at qvliving@psl.org.**

MONTHLY RENTAL AGREEMENT 2024 RATES

(Effective January 1, 2024 - subject to change without notice)

CHARTER HOUSE APARTMENTS	Single	Double
Northbrook (1 BR)	\$2,726	\$3,248
Sutton (1 BR/Den/1 1/2 Bath)	\$3,054	\$3,577
Wellington (2 BR/ 1 1/2 Bath)	\$3,300	\$3,823

**A one time community fee of \$5,000 is required. A no entrance fee rental agreement is available for select units. Ask the sales team for more information.*

Community Amenities Include:**

- Dining options
- Trash removal
- Interior and exterior building maintenance
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Planned activities
- Routine scheduled transportation
- Storage area
- Education on treatments, procedures and disease processes
- Wellness education programs
- First aid administration

***Additional fees for some services may apply.*

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RESIDENCY INVESTMENT AND MONTHLY FEES 2024 RATES

(Effective January 1, 2024 - subject to change without notice)

RESIDENT INVESTMENT FEES				
CHARTER HOUSE APARTMENTS			MONTHLY FEES	
	Single	Double	Single	Double
Northbrook (1BR)				
50 Month Plan A	\$109,200	\$119,700	\$1,460	\$1,855
50 Month Plan B	\$152,900	\$163,400	\$1,005	\$1,400
50 Month Plan C	\$65,500	\$76,000	\$1,905	\$2,300
50% Refund	\$163,800	\$174,300	\$1,460	\$1,855
Sutton (1 BR/Den/1 1/2 Bath)				
50 Month Plan A	\$127,000	\$137,500	\$1,572	\$1,967
50 Month Plan B	\$177,800	\$188,300	\$1,050	\$1,445
50 Month Plan C	\$76,200	\$86,700	\$2,095	\$2,490
50% Refund	\$190,500	\$201,000	\$1,572	\$1,967
Wellington (2 BR/1 1/2 Bath)				
50 Month Plan A	\$141,100	\$151,600	\$1,647	\$2,042
50 Month Plan B	\$197,600	\$208,100	\$1,060	\$1,455
50 Month Plan C	\$84,700	\$95,200	\$2,230	\$2,625
50% Refund	\$211,650	\$222,150	\$1,647	\$2,042

Second person entrance fee \$10,500. Second person monthly fee \$395.

Apartment Monthly Service Fee Amenities Include:

- Dining Dollars per person, per month
- Heat, electric and air conditioning
- Water and sewer utilities
- Basic plus cable TV
- Trash removal
- Interior and exterior building maintenance
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Planned activities
- Routine scheduled transportation (Shopping, planned outings, meals at Minnich Commons)
- Storage area included
- Weekly blood pressure screening in the Wellness Office
- Education on treatments, procedures and disease processes
- Assistance with service coordination following hospital/health center discharge
- Home support evaluation (to enable residents to remain in their apartment with modifications or Support Services)
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Wellness education programs
- First aid administration

Not included in the apartment monthly fee: Internet Service, Telephone Service

RESIDENCY INVESTMENT AND MONTHLY FEES 2024 RATES

(Effective January 1, 2024 - subject to change without notice)

COTTAGES	RESIDENCY INVESTMENT FEES				MONTHLY FEES	
	50 MONTH PLAN		50% REFUND		Single	Double
	Single	Double	Single	Double		
Antrim – 1 BR, 1 BA, Carport (Bldgs 101 and 102)	\$117,900	\$128,400	\$176,850	\$187,350	\$1,460	\$1,740
Buchanan – 2 BR, 1 BA, Carport (Bldgs 103 to 105)	\$147,900	\$158,400	\$221,850	\$232,350	\$1,690	\$1,970
Cumberland – 2 BR, 1 BA, Garage (Bldgs 106 to 109)	\$162,085	\$172,585	\$243,128	\$253,628	\$1,785	\$2,065
Heritage – 2 BR, 2 BA, Den, Garage (Bldgs 200 to 900)	\$209,040	\$219,540	\$313,621	\$324,121	\$2,145	\$2,425
Heritage – 2 BR, 2 BA, Den, Garage (Bldgs 200 to 900) w/ enclosed porch	\$211,925	\$222,425	\$317,946	\$328,446	\$2,215	\$2,495
Heritage – 2 BR, 2 BA, Den, Garage (Bldgs 200 to 900) w/ four season room	\$247,100	\$257,600	\$370,713	\$381,213	\$2,445	\$2,725

Second person entrance fee \$10,500. Second person monthly fee \$280.

Quincy Village also offers a rental option on select cottages. Please contact Sales Director for details.

Cottage Monthly Service Fee Amenities Include:

- Dining Dollars per person, per month
 - Water and sewer utilities
 - Basic Plus cable TV service
 - Trash removal and recycling
 - Interior and exterior building maintenance
 - Lawn care and snow removal
 - Appliance maintenance
 - Planned activities
 - Routine scheduled transportation (Shopping, planned outings)
 - Wellness education programs
 - Weekly blood pressure screening in the Wellness Office
 - First Aid administration
 - Education on treatments, procedures and disease processes
 - Assistance with service coordination following hospital/health center discharge
 - Home Support Evaluation (to enable residents to remain in their cottage with modifications or Support Services)
 - 14 days of on-site nursing care annually (when medically necessary. Does not accrue.)
- Note: not included for rentals

Not included in the cottage monthly fee: Electric Utility, Telephone Service, Internet Service