

Falcon Manor – a Merlin Seniors' Community

Feb 7, 2011

View of Falcon Manor Looking North from the Middle Road



Proposal

- ***A group organized by Joy King and Jack Peltier and made up of area residents and other interested parties has prepared a detailed proposal to construct and operate a seniors' retirement residence in Merlin to be located on the grounds of the former Merlin District High School. The 7 acre property has been purchased and a site plan, and architectural drawings, have been completed and are described below.***
- ***The estimated cost of "Falcon Manor" is \$2,500,000 and the equity portion of the construction costs of 40% has been committed by a private family. There is a high degree of confidence that the remaining funds can be obtained via a normal mortgage or other financing. Falcon Manor would be owned by an Ontario corporation which would be controlled by that family. The project would be operated on a "not for profit" basis and overseen and governed by an advisory committee made up of a majority of area residents.***
- ***In order to proceed with this project there has to be assurance that there is full support from the community and there is a high probability the 30 garden apartment units will be immediately occupied and stay occupied.***
- ***A series of public meetings will be held in February 2011 in the village at places and times to be announced. All interested parties are invited to attend and participate.***
- ***After discussing and consulting with the village and community and assessing the demand for the garden apartment units it is the intention of the organizing group to make a decision to proceed, or otherwise, not later than March 31, 2011.***



Falcon Manor would be named after the “logo” of Merlin District High School which was located on the same grounds from 1950 to 1980.

Mission Statement:

Falcon Manor, a non-profit retirement community, will be built and organized to provide modern, convenient and spacious accommodation for seniors in close proximity to the community they have lived in all their lives and in close proximity to family and friends.

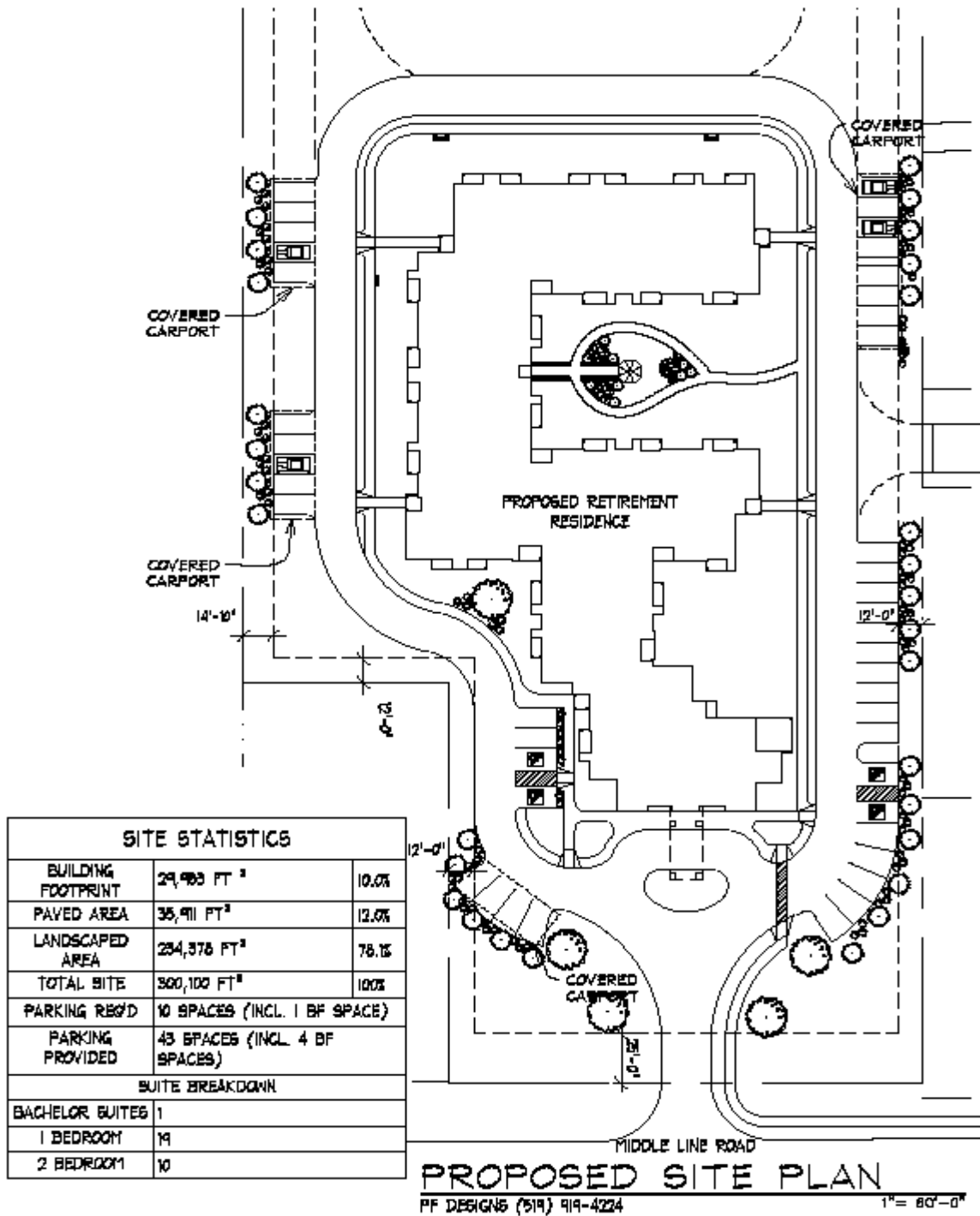
The garden apartments and common areas are designed to allow all residents to maintain their independence, their privacy and their dignity.

All facilities and garden apartments will be wheel chair accessible and reserved parking for disabled persons is located close to entrances.

The common areas of Falcon Manor will be available for use both by residents and others in the community.

The success of Falcon Manor will depend on the involvement of the entire community including the Village of Merlin and surrounding area. Its entire theme is that of a community working together, volunteering and assisting one another. Participation of local churches, service clubs and individuals are what will make it work.

Site Plan:



Location:

Falcon Manor will be located at 129 William Street on the west side of the village of Merlin on the grounds last occupied by Merlin District High School which was removed in 1980. Falcon Manor will be approximately 30,000 square feet including 30 individual spacious garden apartments, extensive common facilities, including a Great Hall, and is located on 7 acres with ample parking, garden plots and green space.

Merlin is a village of approximately 550 people and was formerly the centre of a thriving agricultural and related business community. It is now a centre for wind power generation with two major and two lesser wind farms operating in the immediate area. Agriculture remains an important activity in the area.

Merlin is home to several restaurants, a library, a gas station, used car dealership and auto repair garage, a general repair shop, a bank, a post office, a convenience store, a funeral home, community hall, several active service clubs including: The Royal Canadian Legion, Branch 465, Kinsmen Club and Kinsmen Park, Merlin Seniors' Friendship Centre, Masonic Lodge and Rebekah Comet Lodge. A fire hall equipped with modern equipment and manned by trained volunteers is centrally located. It is home to ball diamonds located in Kinsmen Park and on the old fair grounds. Merlin has a rich history of winning fastball teams. A large public school located on the north side of the village serves the surrounding area. The village is served by many churches located either in the village or within 10 kilometres including: Merlin and Fletcher United Churches, St Patrick's Catholic Church, St Andrews United Church in South Buxton, North Buxton Community Church, Valetta Presbyterian Church and "The Church", a non-denominational congregation meeting in the former RLDS building.

Merlin is a safe and comfortable place to live and all village amenities are within walking distance of Falcon Manor. The village and area are policed by Chatham Kent Police Services and it is a Neighbourhood Watch Community. A local beautification committee is active in caring for planters and flowers in various places in the village. Merlin is located 25 minutes from Chatham, 15 minutes from Tilbury and 1 hour from Windsor. Merlin is located approximately 10 minutes from Lake Erie in a lush fruit growing area.



Organization:

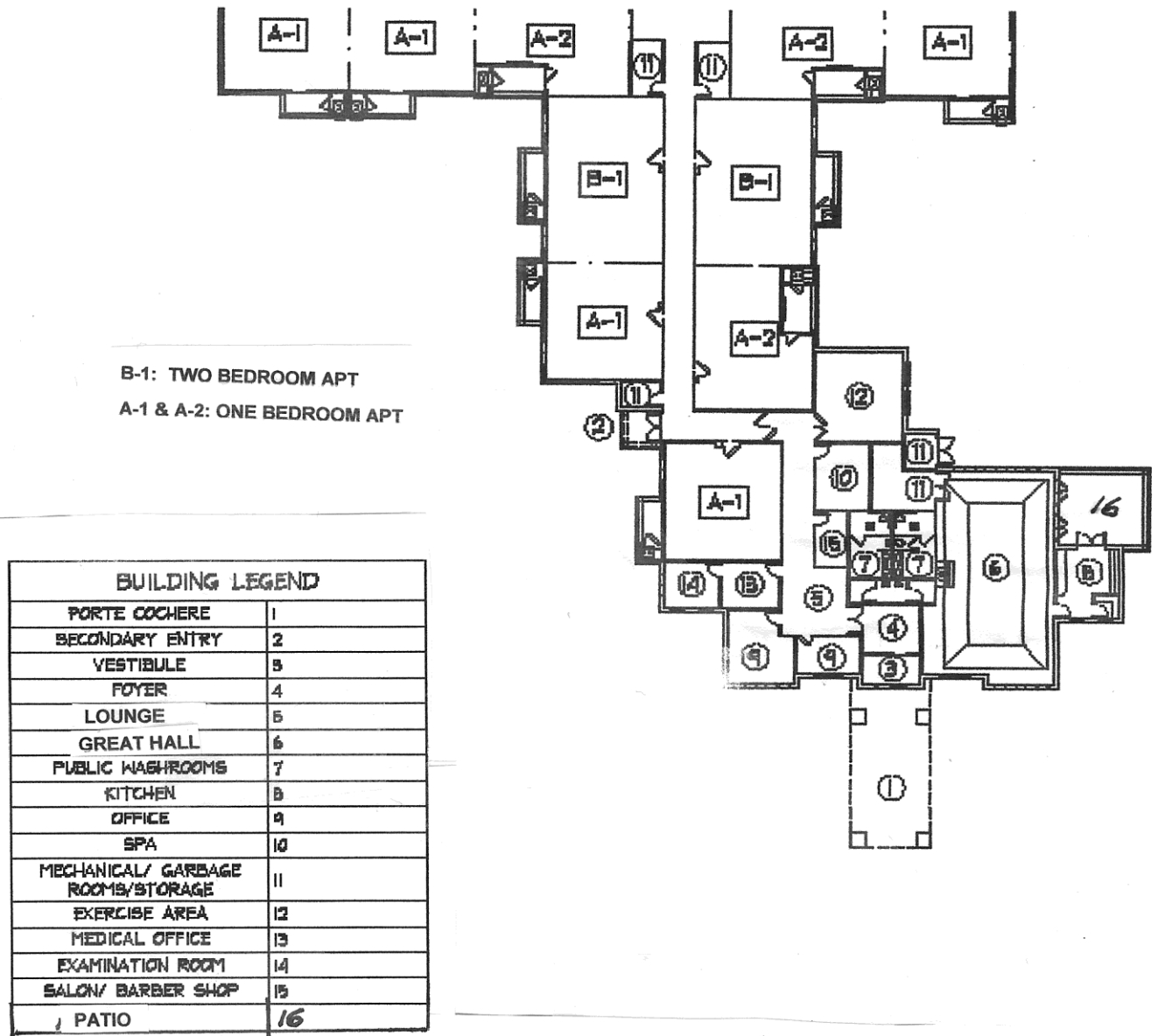
Falcon Manor will be managed on a day by day basis by Joy King, RN, who will be supported by a part time administrator (likely a resident), a maintenance staff and community volunteers. An advisory committee with members representing the community, residents and other interested/involved parties will be responsible for the overall direction of Falcon Manor.

Amenities and Common Facilities:

The common facilities which will be available to residents and on occasion to non-residents consist of:

- The Great Hall will be a large common room complete with fireplace and full kitchen facilities. It can be used as a dining room and generally to accommodate larger group gatherings. The Great Hall will also be available to non-residents for community events.
- The Lounge will be a cozy and pleasant place to meet with and visit fellow residents, guests and family members.
- Spa Room: It will contain a combination "side entry" tub and whirlpool bath. It is to be located off the Lounge and open to residents and non residents by appointment.
- Personal Salon: A room will be located off the Lounge and will be equipped as a beauty parlor, barber shop, foot clinic and other specialized uses. Local practitioners will be invited to provide these services by appointment on a commercial basis.
- Medical Clinic: An examination room and clinic office will be located off the Lounge and will be staffed on a weekly basis by medical practitioners.
- Exercise Room: An exercise room equipped with various exercise equipment and Wii games will be available to residents and non-residents.
- A private meeting room will be located off the Lounge for use by both residents and staff.
- The grounds will be landscaped complete with garden plots for residents who might want to grow vegetables or flowers.
- A high speed computer terminal connected to the internet will be centrally located for use by residents. High speed internet connections will also be available in each apartment.
- Snow removal, lawn cutting and property maintenance will be carried out by Falcon Manor.

Layout of Common Facilities Which are Located Immediately off the Middle Road:



PARTIAL BUILDING PLAN - CONCEPT

PF DESIGNS (519) 919-4224

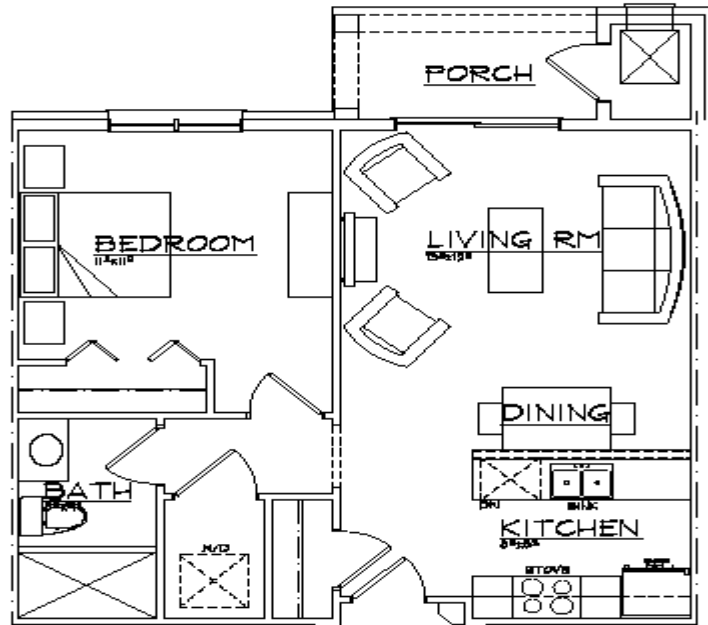
1/32"=1'-0"

Garden Apartments:

- One Studio (452 square feet), 19 one bedroom (627 – 684 square feet) and 10 two bedroom (871 square feet) unfurnished garden apartments will be available. Some two bedroom apartments will be equipped with two bathrooms and some with one bathroom and a den. All apartments are located at ground floor level and open onto a landscaped common lawn.
- Generally all apartments will be constructed and laid out to facilitate independent living.
- All apartments will be constructed to the highest environmental and energy saving standards including double pane glass windows, R20 insulation in the exterior walls, R50 in the ceiling to reduce heating and cooling costs and sound insulation between units.
- The entire residence and all apartments will be wheelchair accessible. Selected units are especially designed for residents with wheelchairs.
- Each apartment will have an individual private porch with an exterior entrance.
- Each apartment will have a fully equipped kitchen, ample storage and a washer and dryer. Each is painted in neutral colours and natural lighting is ample from well placed windows.
- Apartments will be equipped with showers with safety grab bars. Faucets will be the lever type for easy use. High toilets will be standard in all apartments. A centrally located “side entry” bath tub will be available in the Spa Room for use by residents and non-residents by appointment.
- Each apartment will have individual heating and cooling controls. Each apartment will be wired for television and high speed internet service connection as well as telephones.
- Door handles will be the “lever” type to allow for ease of use. The entry to each apartment will have a utility shelf for convenience when carrying groceries and other material.
- Access to the residential area will be controlled and each apartment will be equipped with an intercom system. Also each apartment will be equipped for a “Lifeline” monitoring system.
- Covered parking will be available in close proximity to each apartment.
- Residents will be asked to bring their own furnishings with the exception of kitchen appliances and washer/dryers.
- Additional secure storage will be available in a separate building on the site.

Apartment Layouts:

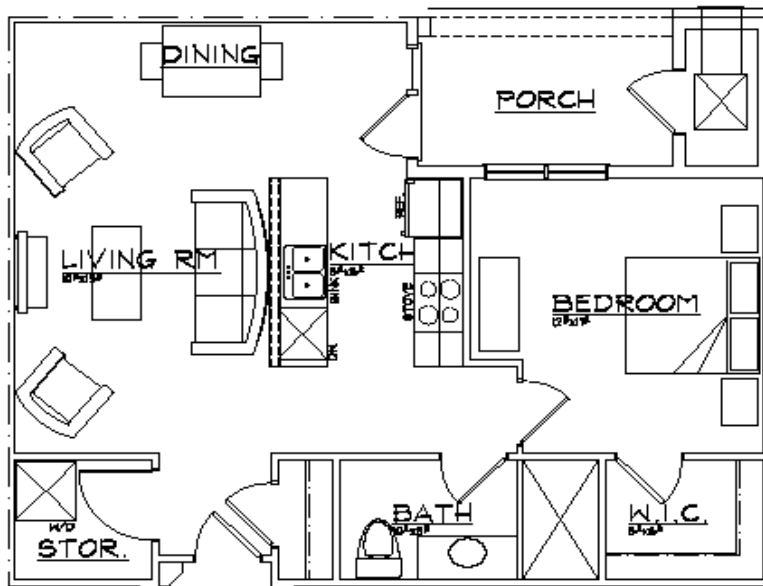
One Bedroom – Outside Porch”



LAYOUT 'A-1' - FLOOR PLAN
PF DESIGNS - (519) 919-4224

627 SQ-FT
3/15'-1'-0

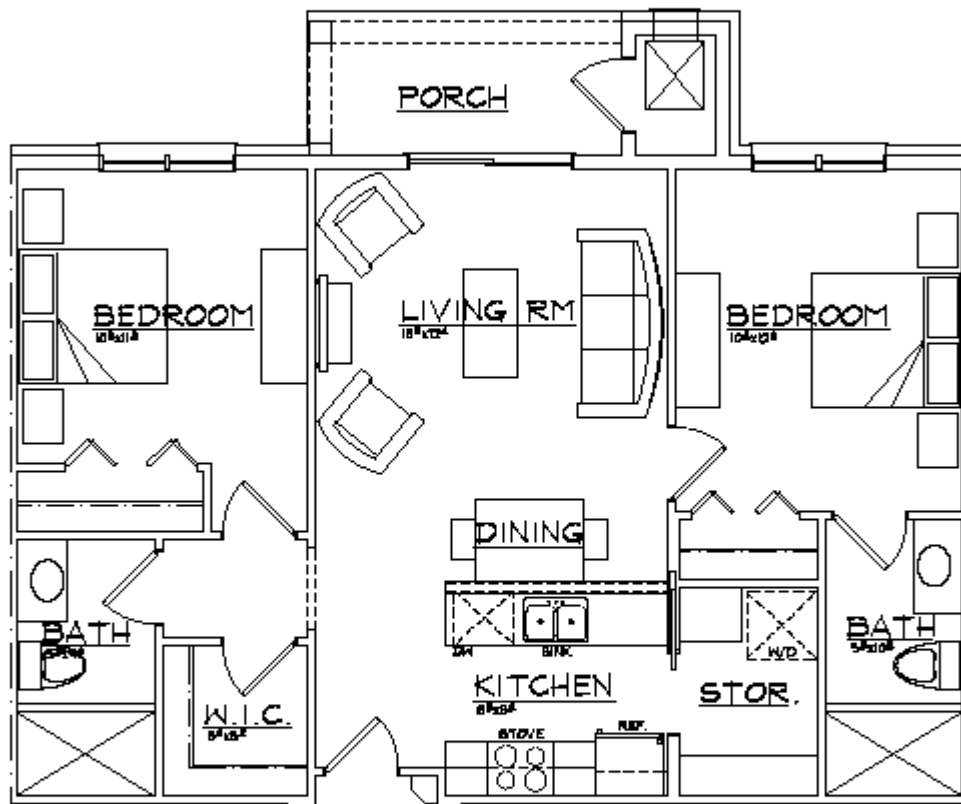
One Bedroom – Inset Porch:



LAYOUT 'A-2' - FLOOR PLAN
PF DESIGNS - (319) 919-4224

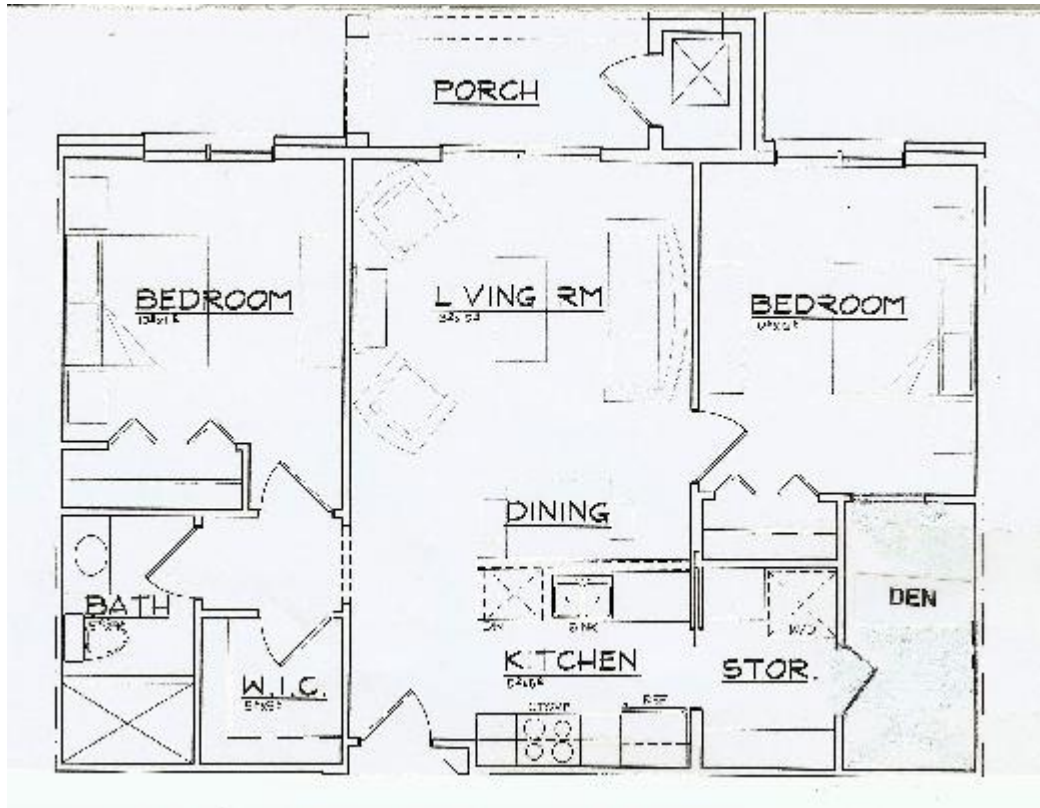
684 SQ-FT
3/16"-1'-0"

Two Bedrooms – Two Bathrooms:

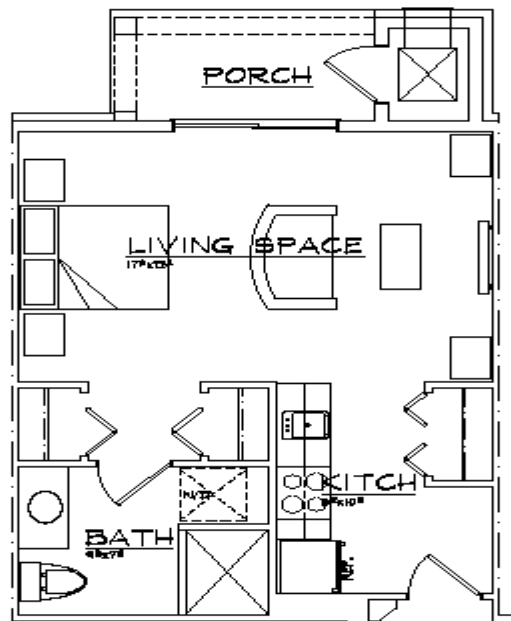


LAYOUT 'B-1' - 2 BDRM - FLOOR PLAN 671 SQ-FT
PF DESIGNS - (519) 919-4224 3/15"-1'-0

Two Bedrooms – One Bathroom – Den – 871 Square Feet:



Studio



LAYOUT 'C-1' - FLOOR PLAN
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452 SQ-FT
3/15'-1'-0

Activities:

- Seasonal trips and outings such as musical or theatrical performances, shopping trips, beach visits etc.
- Seasonal dinners and celebrations such as Thanksgiving, Christmas, Easter etc.
- Arts and crafts
- Exercise and fitness classes.
- Christian religious worship
- Falcon Manor would have a van which is used for outings and for transporting residents.

Food and Support Services:

Falcon Manor will be a seniors' apartment complex designed for independent living for senior citizens. It is not a long term care or assisted living facility.

While meals will not be provided there is a fully equipped kitchen facility for use in preparing common meals for residents as they desire. In addition arrangements can be made for third parties to provide meals as required, for example local restaurants. These meals may be enjoyed in the privacy of a resident's apartment or in the company of other residents in the Great Hall or Meeting Room located off the Lounge.

While Falcon Manor would not be equipped to provide continuous medical services it plans to have a "weekly medical clinic" open to residents and non residents alike by prior appointment. This clinic will be conveniently located off the Lounge. The call priority for the "Lifeline" monitoring system will be available to residents and will be coordinated with family.

Falcon Manor will have a Salon area for use as a beauty parlour and a barber shop. Arrangements will be made for local practitioners to come on a weekly basis and service would be by appointment. Similarly arrangements will be made for periodic visits by foot care practitioners, again by appointment. These latter services would be available to members of the village and community, also by appointment.

Rental Rates, Leasing Information and Opportunity to Invest:

Rental rates for apartments, parking and fees for use of common facilities by non-residents will be established to enable Falcon Manor to break even. That is to cover all its property taxes, operating, administrative and maintenance costs and costs associated with debt financing which is estimated to make up about 60% of total capital costs and to provide a reserve to replace and upgrade the facilities and equipment as required. Residents have will have access to all common facilities free of charge for their personal use.

Falcon Manor would be privately financed and privately operated – no tax payer money is involved.

Leases would be on a year by year basis as is normal for rental accommodation.

Until construction is completed or near completed the construction costs will not be accurately known. Similarly the cost of furnishings and equipment and operating, administrative and financial costs have yet to be finalized. Therefore it is not possible at this time to provide definitive rental rates. Monthly rental rates will include property taxes, hydro, gas, water and sewage. All apartments will be wired for TV, internet access and telephones which would be the responsibility of the resident.

Presently we **estimate** rental rates will be in the following ranges:

- Studio: \$750 - \$850
- One Bedroom: \$1,050 - \$1,150
- Two Bedroom: \$1,350 - \$1,450
- Covered Parking: \$50.00 per month per stall.

Subject to clarifying some legal and tax issues Falcon Manor may also provide residents with the opportunity, but not the obligation, to fund a portion of the cost of their apartment unit. Upon termination of a resident's lease the principal amount of any such funds provided would be

repaid in full. Since the resident would be “funding” a portion of the cost of the apartment the monthly rent would be reduced as in the following example:

- Two Bedroom Apartment:
 - Share of total Falcon Manor mortgage allocated to a Two Bedroom Apartment: \$60,000 which is funded by the resident.
 - Interest Rate Paid on Mortgage replaced: 5% for total annual interest costs of \$3,000.
 - Rent Reduction: \$3,000 divided by 12 months = \$250 per month.

Availability and How to Reserve an Apartment:

Rental leases will be a standard lease form and be for 1 year renewable terms. Upon commitment to become a resident a refundable commitment fee of \$1,000 is required. The potential resident’s name will be placed on a list and apartments will be made available on a first come first serve basis.

Interested parties are asked to indicate intentions to rent an apartment not later than March 31, 2011 so that a decision can be made whether to proceed with the project or otherwise.

Contact:

Potential residents and other interested parties should contact Joy King at 519-689-4561 for additional information and to express an interest in becoming a tenant.

Falcon Manor - Rental Application

Persons interested in becoming residents on completion of Falcon Manor are asked to fill out the Application below and return it, together with a cheque in the amount of \$1,000.00 made out to "Falcon Manor" not later than March 31, 2011 to: Joy King 5988 14th Line, R.R. #2, Merlin, ON, N0P 1W0.

Name(s) _____

Address: _____

Telephone Number: _____

Email Address: _____

Apartment Type (See Apartments Layouts Above for Details of Each)

First Choice: _____

Second Choice: _____

Rental Applications will be accepted on a first-come first-serve basis. Rental Applications will not be processed unless the deposit is included.

The cheques will be returned on or before April 15, 2011 if a decision is made not to proceed with the building of Falcon Manor. Otherwise the deposited funds will be returned without interest or deduction upon execution of a formal rental agreement.