

ASBURY  
NORMANDIE  
RIDGE



Anticipate More

Anticipate More



## Anticipate more opportunities

Wellness comes as naturally as friendship, relaxation takes the place of responsibilities you'd rather not tend to, and doing what you're passionate about makes daily living more meaningful.

Start your day with coffee and morning birdsong from your balcony or patio. Then, head out to bike the York Heritage Rail Trail – or stroll through the nature park by our campus. Strengthen and tone in the Aquatic & Wellness Center or head to our studio The Creative Place. Your life at Normandie Ridge brings so many new opportunities and experiences of your own design – many that you never anticipated.

And when friends and family come to visit, head out for a day of fun on the Mason-Dixon Wine Trail. Have a picnic in one of the many parks along the beautiful Susquehanna River or tempt your taste buds at the dozens of unique food stalls in York Central Market. There's plenty to do on-campus and off!

Enjoy the history and natural beauty of the York, Pennsylvania, region – and more time to explore it all.

It's time to anticipate more.



## Make yourself at home.

Make choices. That's what it means to be independent. And that's why you can anticipate more choices at Normandie Ridge.

Dining, for example. Enjoy casual dining with delicious, seasonal options at The Patriot Café. You'll be sure to run into a friend while you're there. Explore one of downtown York's unique restaurants or make a favorite recipe for dinner in your own kitchen. Our dining plan is flexible, and the choices are always yours.

And residential living? Again, your choice. Is a one-bedroom apartment just right or do you prefer two? Enjoy light-filled, customizable floor plans with finishing touches chosen by you to suit your style. Brighten the front porch of your Garden Cottage with your favorite flowers, but leave the lawn mowing and maintenance to us.

In fact, say goodbye to home maintenance, period. Because who wouldn't rather spend their time pursuing the things they love or joining a class, club, or event here on campus – many created by the Normandie Ridge residents whose own interests have helped shape this community.

So enjoy. We'll take care of the chores, while you make yourself at home.





## Content and confident, you're leaving ordinary life behind.

Your new home brings the confidence of knowing you have a plan in place for whatever challenges life may bring. And that makes Normandie Ridge more than just a senior living community.

Just minutes from the vibrant college town of York, with its unique historic and cultural attractions, Normandie Ridge's 26-acre campus offers a beautiful location that opens an exceptional range of possibilities for worry-free retirement living. As a continuing care retirement community, we combine a wellness-focused lifestyle to support independent living with on-site services to meet any future health care needs:

- Personal care
- Memory care
- Skilled nursing
- Pharmacy services
- Post-acute and outpatient rehabilitation



## Life gets simpler — and much more rewarding

Without home maintenance headaches, you now have the time to do what you want to do, not what you have to do. Find the pace that suits you, and experience the expansion of opportunities and friendships that come with community living.

Get your fill of nature during a bike ride along the Heritage Rail Trail or fishing in Lake Redman. Keep your green thumb going in our community gardens or on your balcony. Invite your new neighbors and old friends over for a burger at the Patriot Café or a prime rib dinner.

Our proximity to Gettysburg, Amish country, and Baltimore city's museums and waterfront attractions make for enjoyable day trips. Or stay closer to home and enjoy strolling our beautifully landscaped campus with mature trees. Enjoy the lifestyle that comes from a community of engaged, like-minded people.

## A life well lived

Well-being informs everything we do – from classes focusing on flexibility, balance, and strength; to social events and volunteer opportunities; to unique resident clubs, cultural events, and lifelong learning classes; and so much more.

Our research-based Kinnections Brain Health program separates Normandie Ridge from other choices, providing a



Learn more about  
Kinnections here.

5-part cognitive assessment  
and personalized, targeted  
follow-up plan with our  
certified brain health coach.

In 2023, Northwestern University and Mather Institute completed their 5-year Age Well Study of more than 8,000 residents of continuing care retirement communities. Overall, residents reported greater emotional, social, physical, and intellectual wellness than their peers, and 70% reported that moving “greatly improved” their social wellness.



## The tradition inspires the future.

Established in 1991, Normandie Ridge is part of Asbury Communities, a national leader in not-for-profit senior living and diversified aging services for 4,300 older adults. Founded in 1926, and rooted in Methodist founder John Wesley's admonition to "Do all the good you can," Asbury infuses a spirit of service in the operation of all its communities – and inspires our way into the future.

Through the years, we have intentionally evolved to be a welcoming and affirming community for people of all cultures, backgrounds, and faiths, including those with no religious affiliation.

Call 717-718-4802 to speak with a retirement counselor or visit [NormandieRidge.org](https://NormandieRidge.org) for more information.

## Glossary | Become familiar with the terminology of senior living.

**Accreditation.** A seal of approval given by an autonomous organization that demonstrates key indicators they have determined are important to quality, Mission, and strong operations. Asbury holds EAGLE accreditation through the United Methodist Association of Health & Welfare Ministries, which requires rigorous documentation of criteria and a peer review process. Learn more at [OurUMA.org/Eagle](https://OurUMA.org/Eagle).

**Benevolent Care.** As part of Asbury Communities, Normandie Ridge residents have access to our benevolent care program, which may be used to assist eligible residents who outlive their financial resources through no fault of their own.

### **CCRC or Continuing Care Retirement Community.**

A CCRC, sometimes called a LifePlan community, is a senior living community that provides a long-term contract between the resident and the community. This contract ensures that residents will have access to a continuum of wellness and lifestyle services, housing services, and health care, all on one campus. Normandie Ridge includes residential living for independent seniors, personal care, secure memory care, rehabilitative and skilled nursing care, and home care.

**Continuum of Care.** A reference to the health care and home care services available on campus that support and supplement residential living.

**Entrance Fee.** The one-time, upfront payment that provides for residency in a CCRC and ongoing campus maintenance and enhancements.

**Independent Living.** See Residential Living.

**Monthly Service Fee.** Determined by the size of the residence chosen, this fee covers common costs associated with residency, including campus amenities, home maintenance, utilities, and emergency response.

**Not-for-Profit.** A status of ownership where the organization is governed by a community-based board of trustees. Board members ensure a not-for-profit CCRC's approach to serving seniors meets local needs and operates in accordance with its Mission. Not-for-profit communities turn surplus income back into community improvements and service expansions and operate according to a Mission of serving others.

**Personal Care.** Often called assisted living, personal care is a special combination of housing, personalized supportive services and health care designed to meet the needs – both scheduled and unscheduled – of those who need help with daily living activities.

**Residential Living.** A healthy, active, engaged lifestyle for independent seniors.

**Second-Person Fee.** With fee structures built around single occupancy of a residence, two residents can expect a second-person fee to cover the additional costs associated with living here.

**Services & Amenities.** The programs, special features, and places such as dining venues, wellness centers, etc., provided by the community to enhance the residents' living experience.

**Skilled Nursing.** 24-hour care for residents with medical needs that require specialized medical attention and assistance with ambulation. Residents usually rely on assistance for most or all daily living activities. Regular medical supervision.

## Normandie Ridge Campus Map



## Services & Amenities Included in Monthly Fee

- Maintenance and lawn care
- Property taxes
- Patriot Café and Congressional Dining Room
- Aquatic & Fitness Center
- Community lounges
- Libraries
- Salon services
- Social, cultural, and educational events
- Spiritual programs and religious services
- 24/7 emergency response system
- Care navigation
- Apartments monthly fee includes WiFi and utilities. Monthly fee does not cover telephone.
- Garden Homes monthly fee includes water, sewer, and trash. Monthly fee does not include electric, gas, cable, internet and telephone.

## Entrance Fee Plans

**Your one-time entrance fee** – paid when you sign a contract with Normandie Ridge – guarantees your residence and access to services for your lifetime. No matter which Entrance Fee Plan you choose, you have the security of knowing that health care services are available to you. And, you have access to the Asbury Foundation's Benevolent Care program, which assists residents who outlive their financial resources through no fault of their own.

**Why charge an entrance fee?** Even though your residence here is maintenance-free, the community is not. Entrance fees help provide capital funds for upkeep, enhancements, and the wide range of services, programs, and staff that a well-run community requires. Normandie Ridge is part of Asbury Communities, which is approaching its 100<sup>th</sup> year in aging services. With Fitch-rated bonds and strong reserves, Asbury's financial strength is an important benefit we bring to residents.

**Standard Plan:** Entrance fees are partially refundable during the first 50 months you live at Normandie Ridge. The refund decreases by a percentage each month of residency, until after 50 months, when there is no refund. Because this plan offers the lowest entrance fees, it is the most affordable way to enjoy the Normandie Ridge lifestyle.

**50% Refundable Plan:** With this plan, you receive half your entrance fee, payable to you or to your estate, at the time you are no longer a resident at Normandie Ridge and have satisfied the terms of the Residency Agreement.\* This plan guarantees a partial refund of your investment in return for a larger up-front entrance fee.

*\*Generally, the entrance fee is refunded when your residence is re-occupied by a resident who pays a new entrance fee. Specific terms are contained in the Residency Agreement.*



## About Asbury: A Legacy of Service

Since 2019, Normandie Ridge has been a member of the Asbury Communities family of continuing care retirement communities.

Asbury has dedicated itself to fostering well-being and inspired connections, and expanding possibilities for those we serve.

Asbury is a separate legal entity from the United Methodist Church, but we continue to honor our faith-based heritage with a focus on Mission and adherence to our guiding principle of doing all the good we can with integrity, transparency, and grace.

**At Asbury, Anticipate More is not just a tagline.  
It's a promise we've been keeping for close to 100 years.**

## Commitment to Excellence and Innovation

The Asbury organization is committed to our Mission of exploring possibilities to live our best lives. Our Senior Leadership Team and Board of Directors prioritize smart growth, innovation, and financial strength and stewardship.

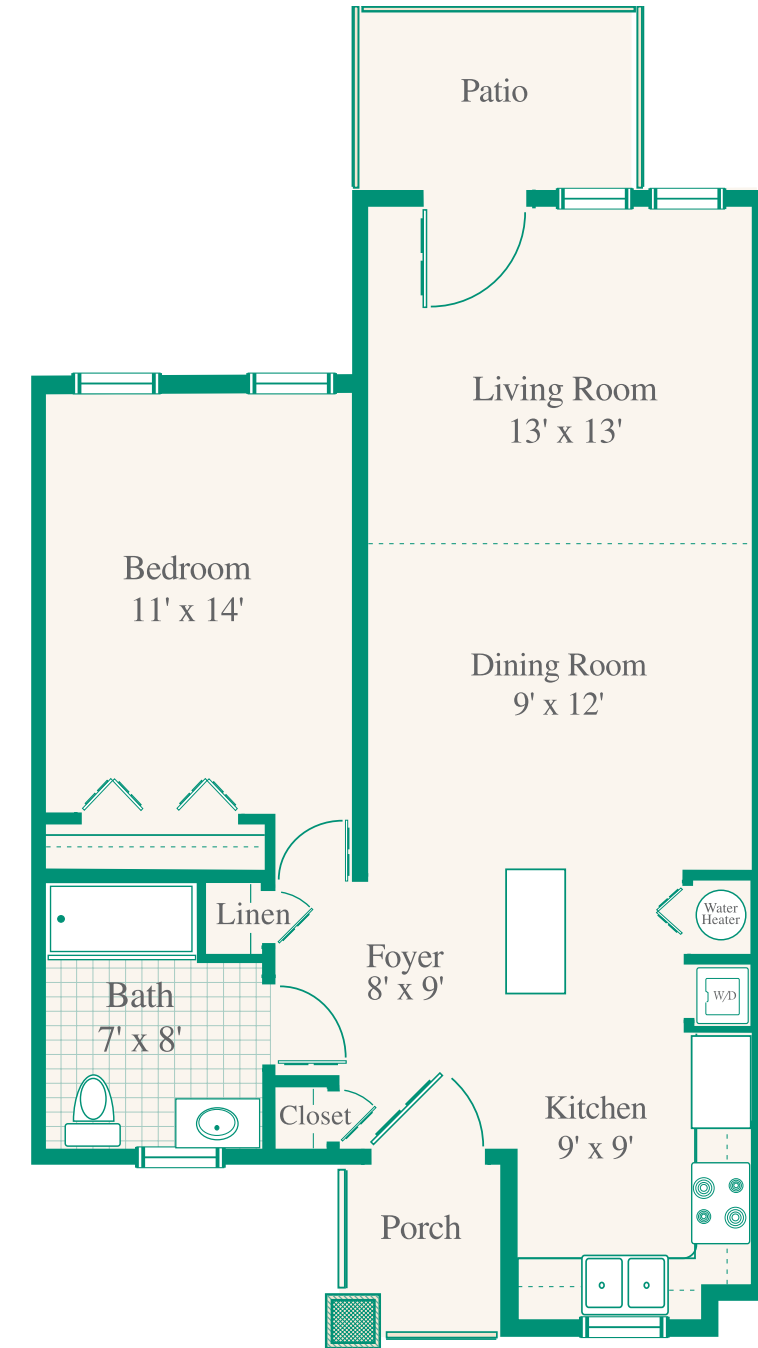
We are proud to hold EAGLE Accreditation through the United Methodist Association of Health and Welfare Ministries.

Some recent accomplishments across our system of senior living communities and diversified aging services include:

- Great Place to Work Certification (2024-2017)
- International Council of Active Aging Awards (2023)
  - #1, #8, #17 in Top 25 Senior Communities for Wellness
  - Top 5 Wellness CEOs
- *U.S. News & World Report* Best Nursing Homes (2024, 2023, 2022)
- *Fortune* Top 20 Workplace for Aging Services (2020)
- SAGECare LGBTQ Platinum Accreditation (2019)
- EAGLE Innovation & Best Practice Awards (2018, 2019)

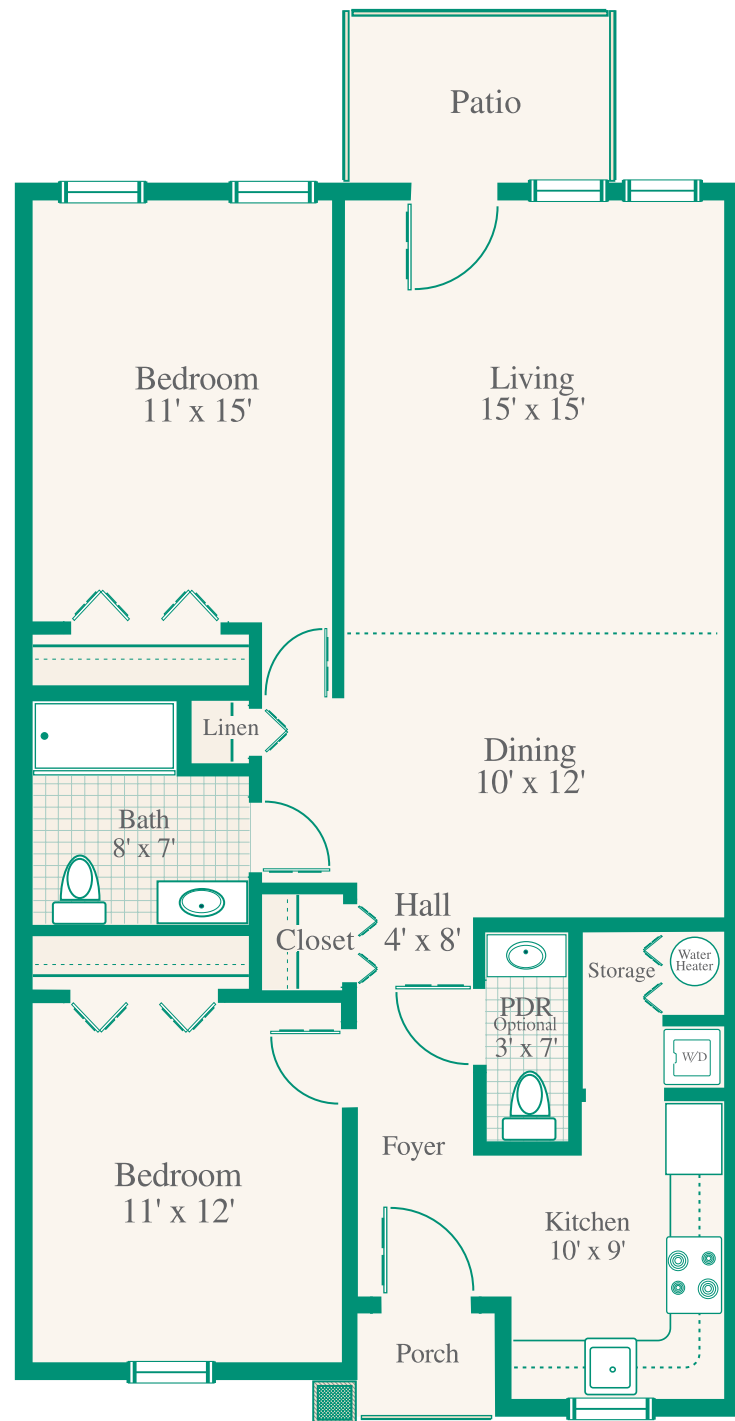


## Floor Plans

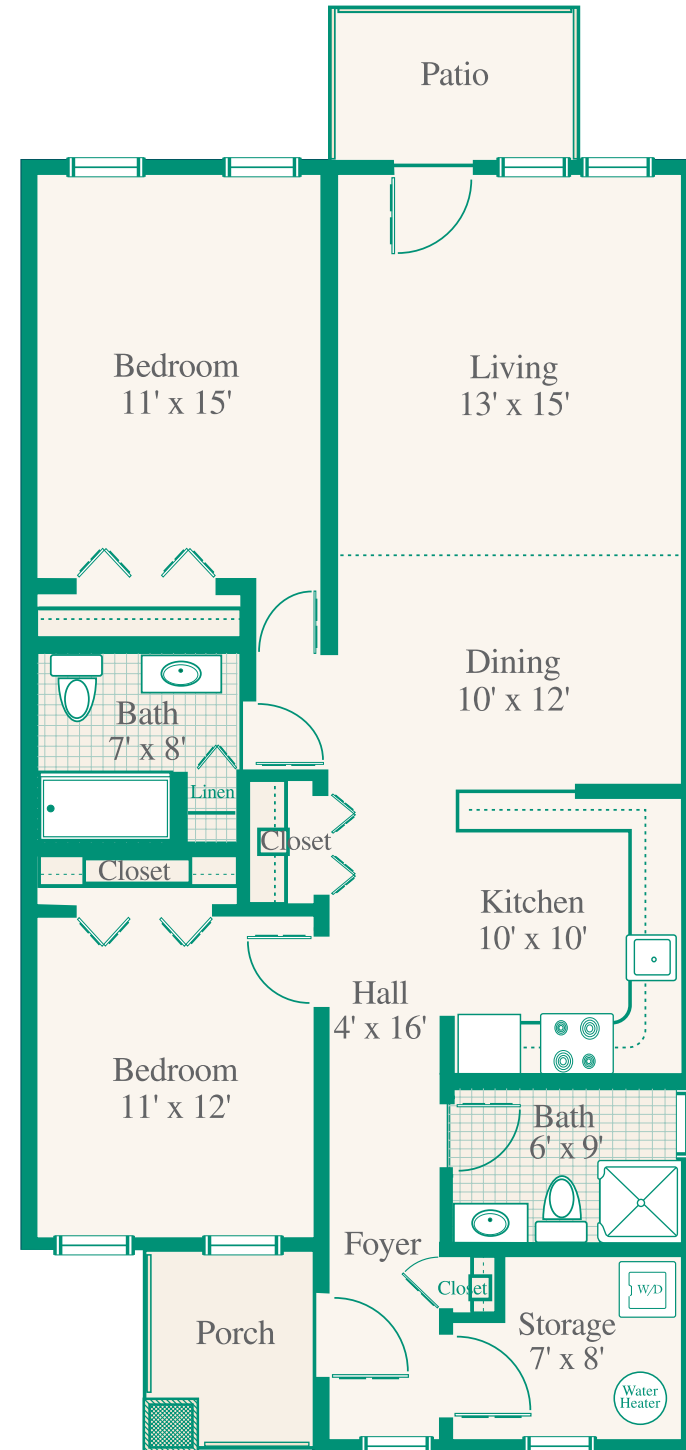


**The Mercer  
725 sq. ft.**

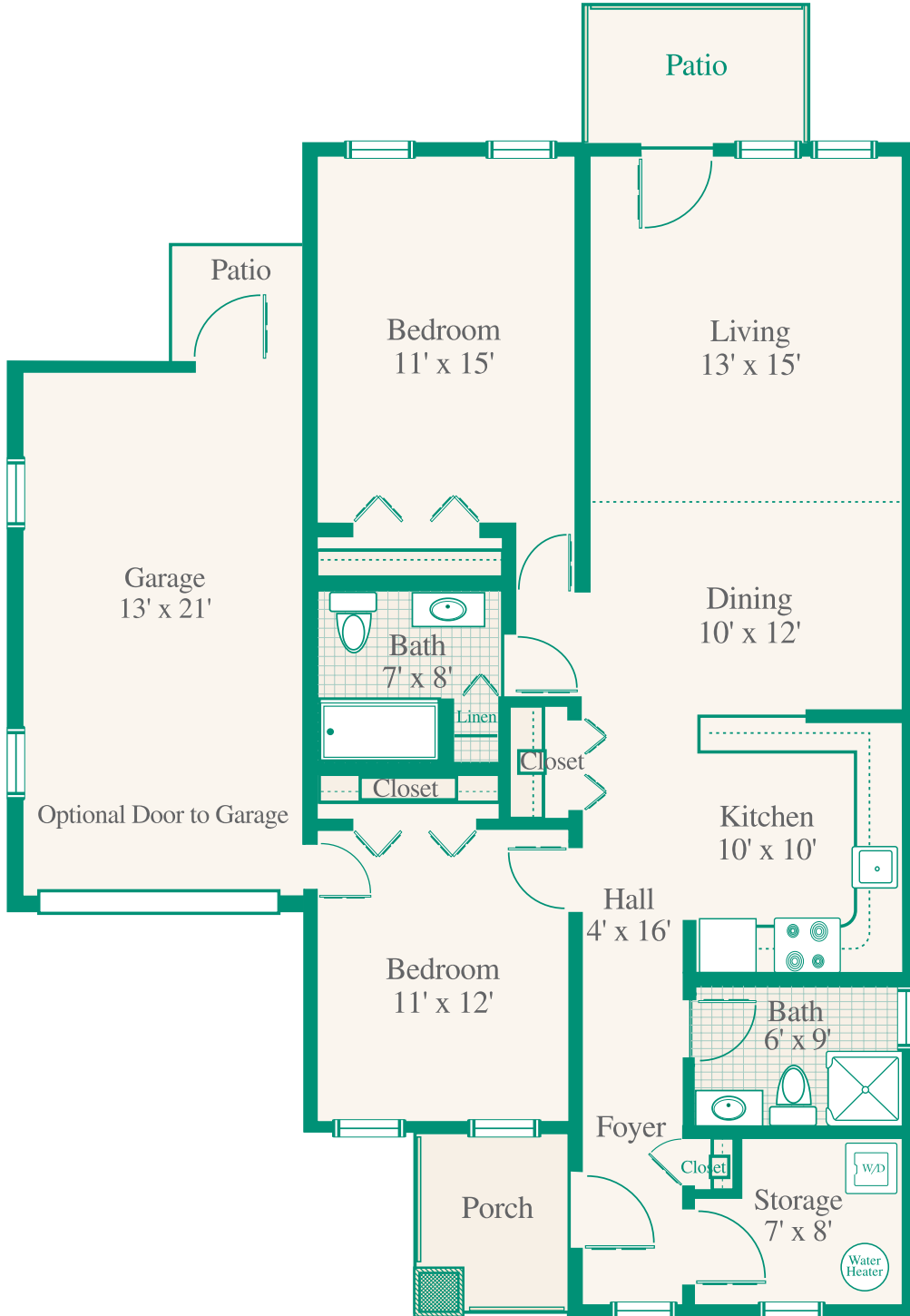




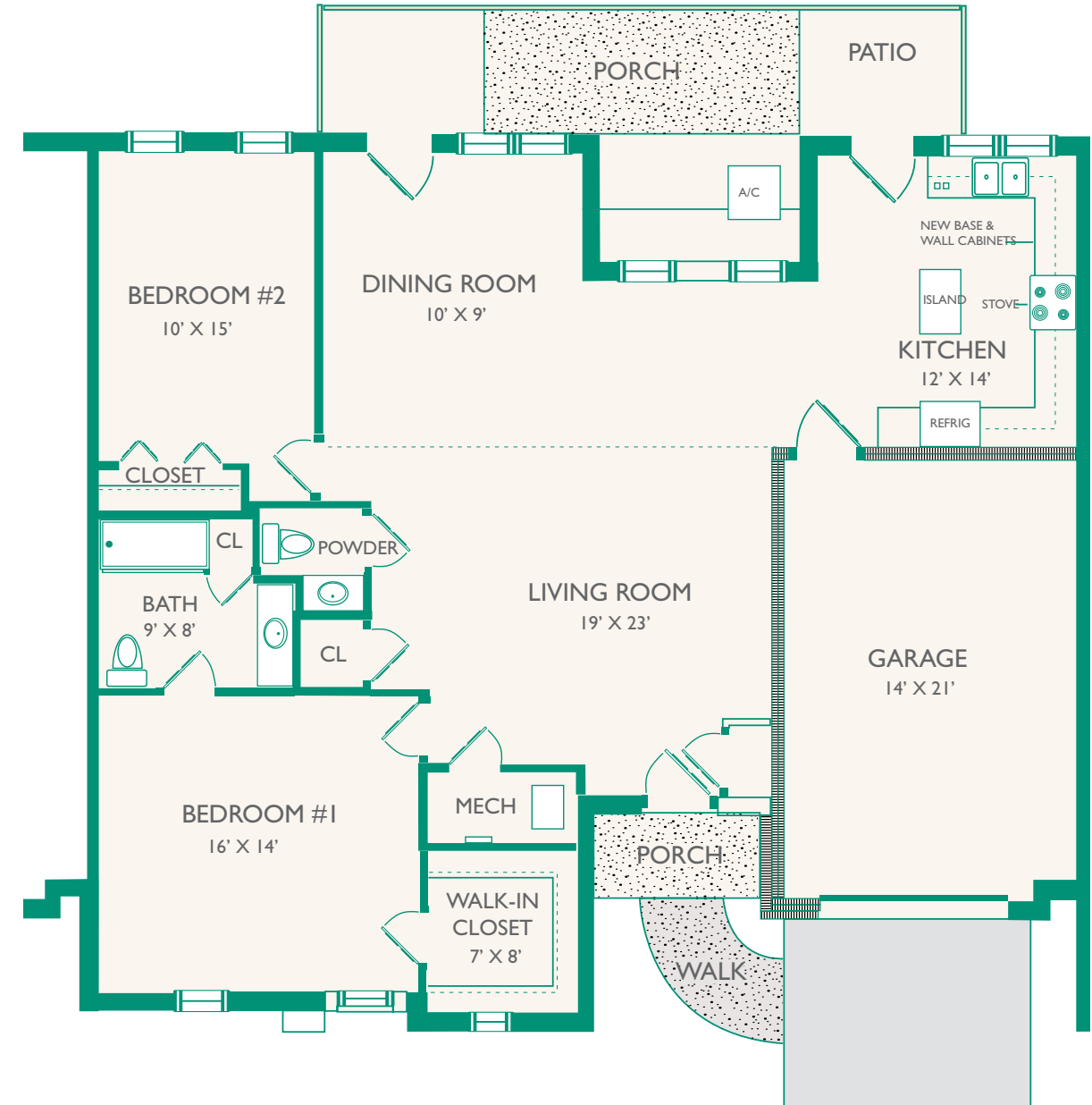
**The Morgan**  
956 sq. ft.



**The Monroe**  
1,100 sq. ft.



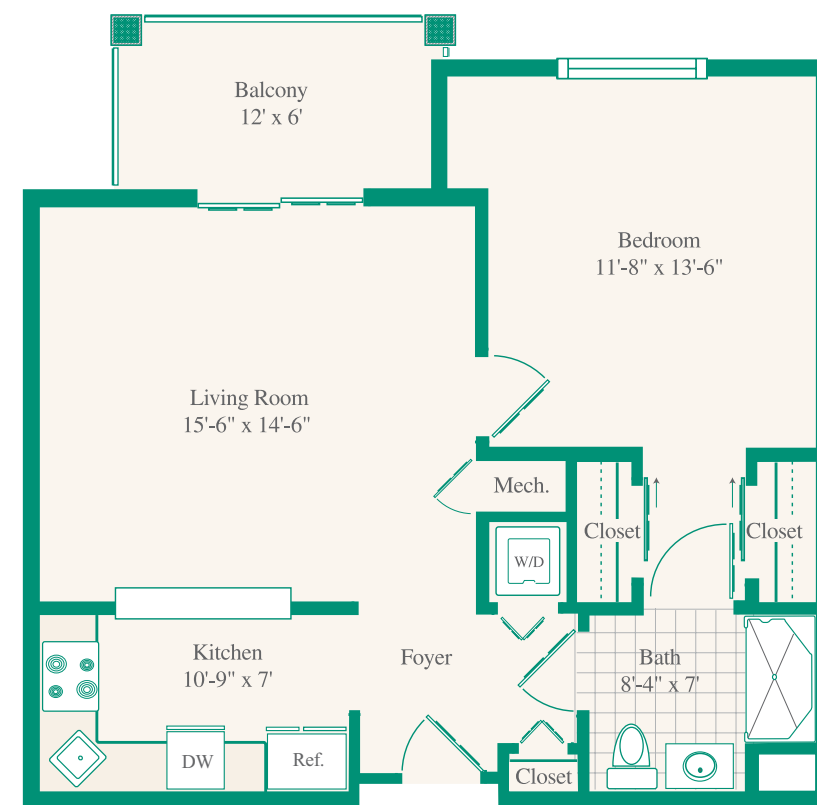
The Monroe with Garage  
1,100 sq. ft.



The Madison  
with Garage  
1,356 sq. ft.



One-Bedroom  
615 sq. ft.

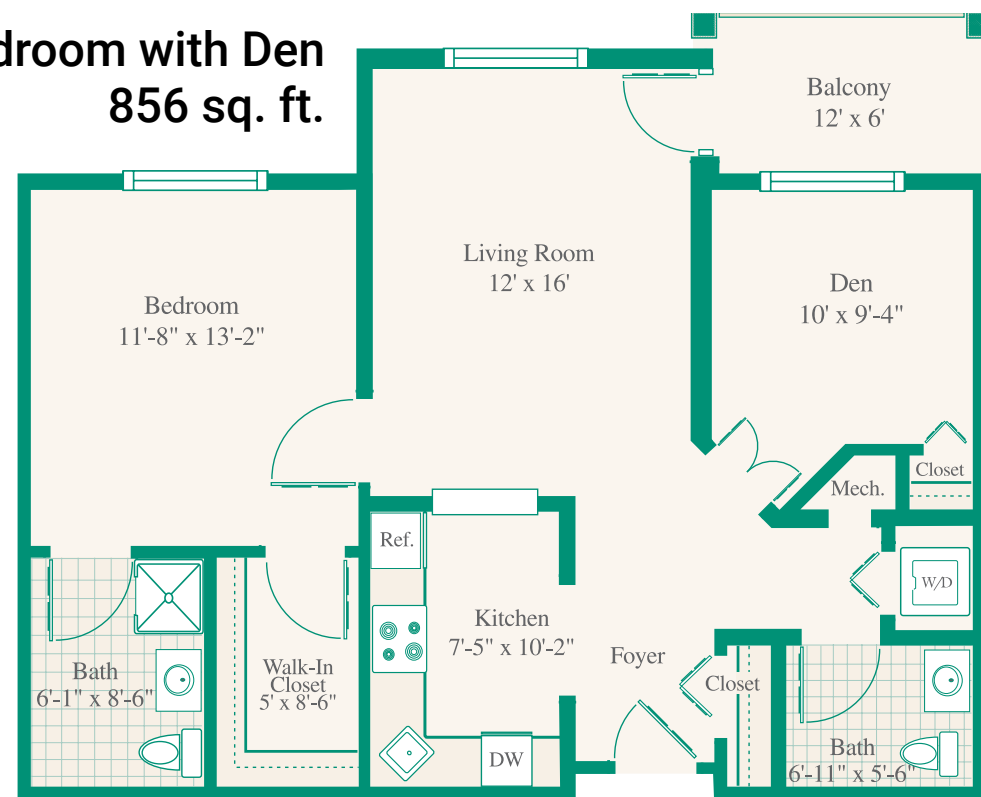


One-Bedroom  
Traditional  
710 sq. ft.

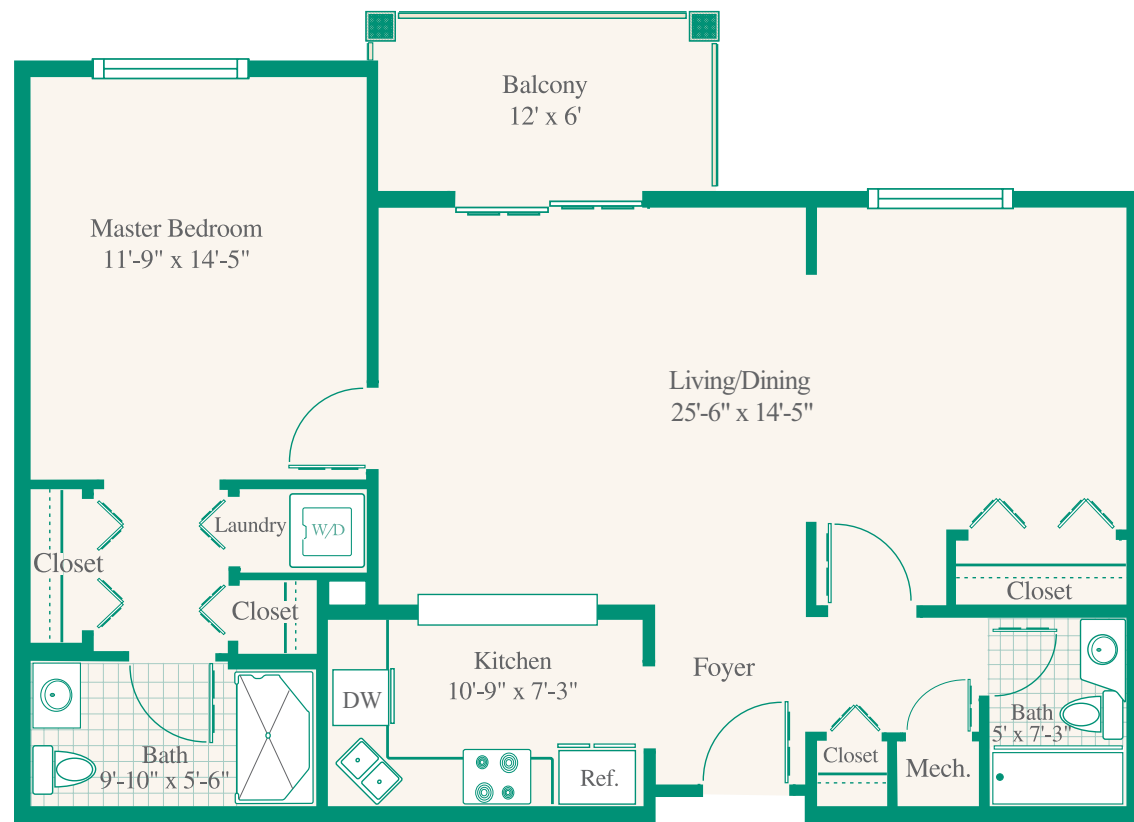


Two-Bedroom  
755 sq. ft.

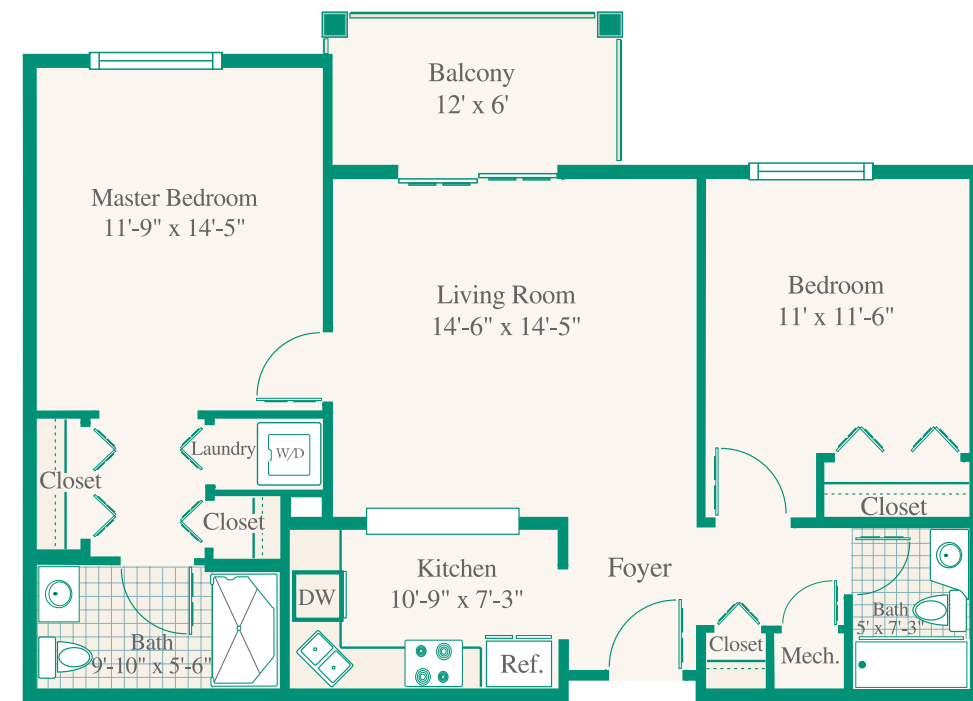
One-Bedroom with Den  
856 sq. ft.



One-Bedroom Deluxe

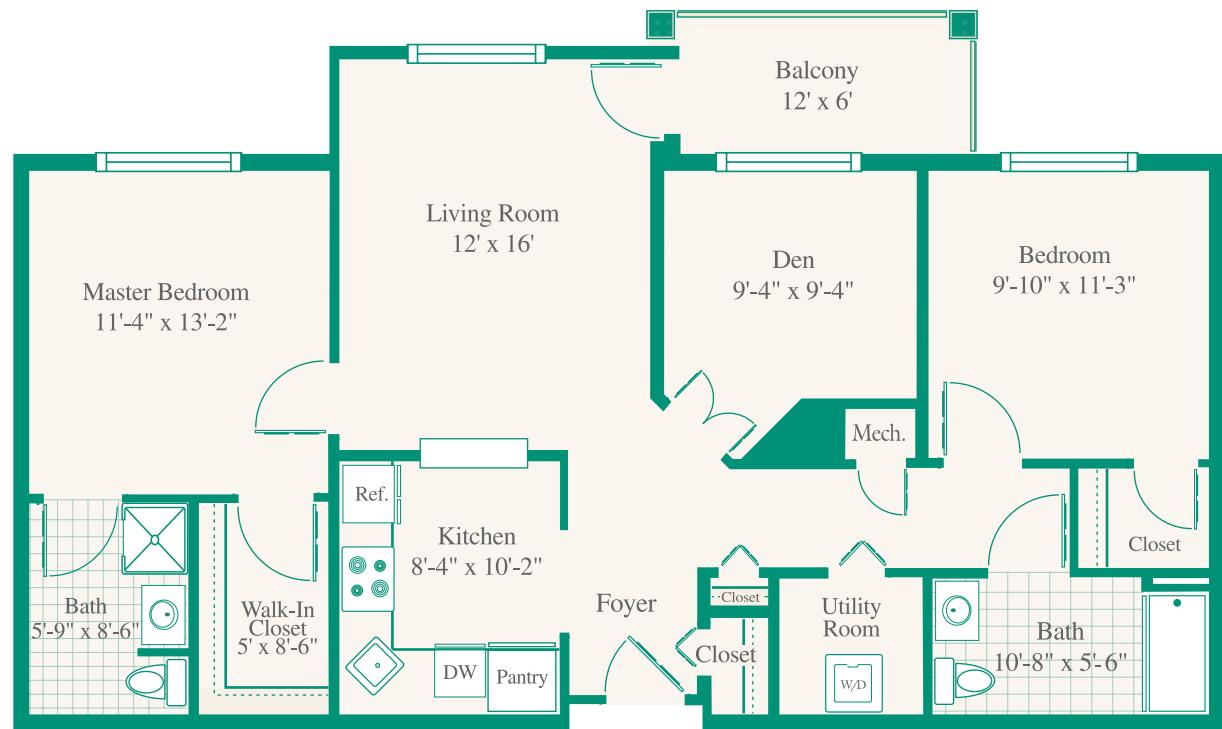


960 sq. ft.

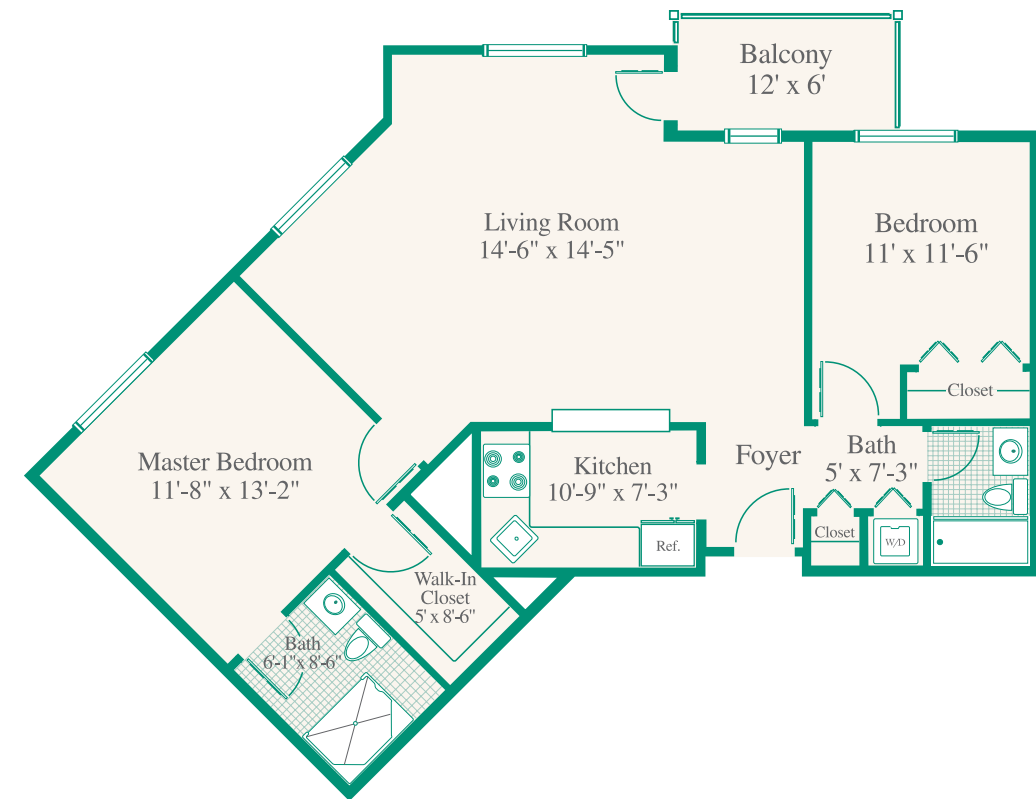


Two-Bedroom Traditional  
960 sq. ft.

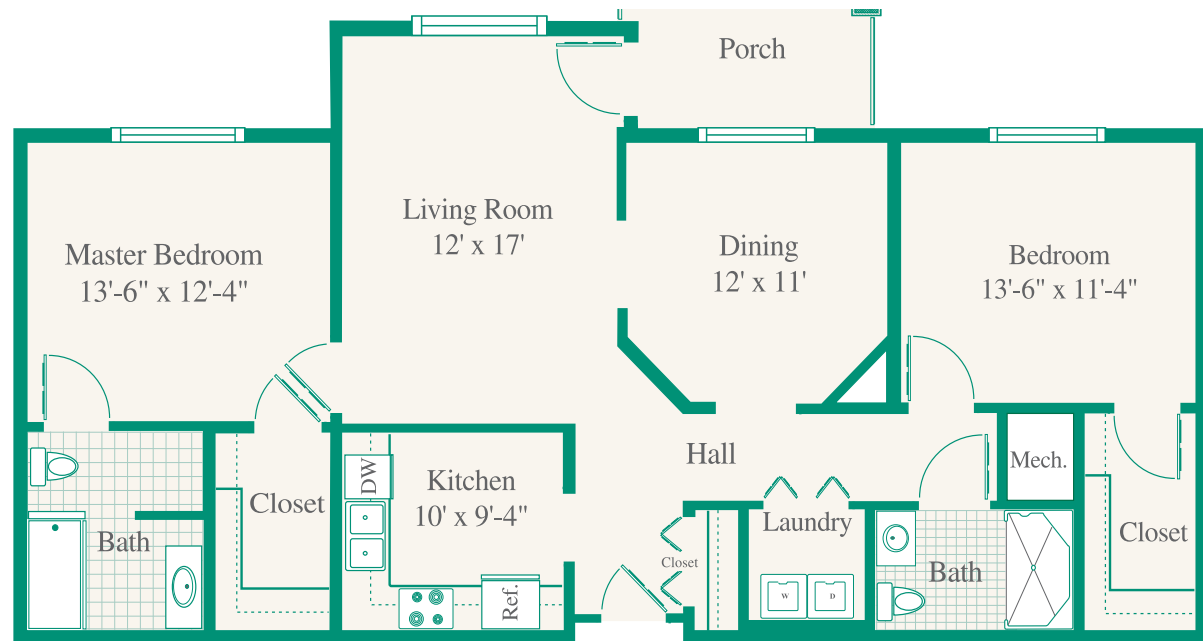
Two-Bedroom Apartments



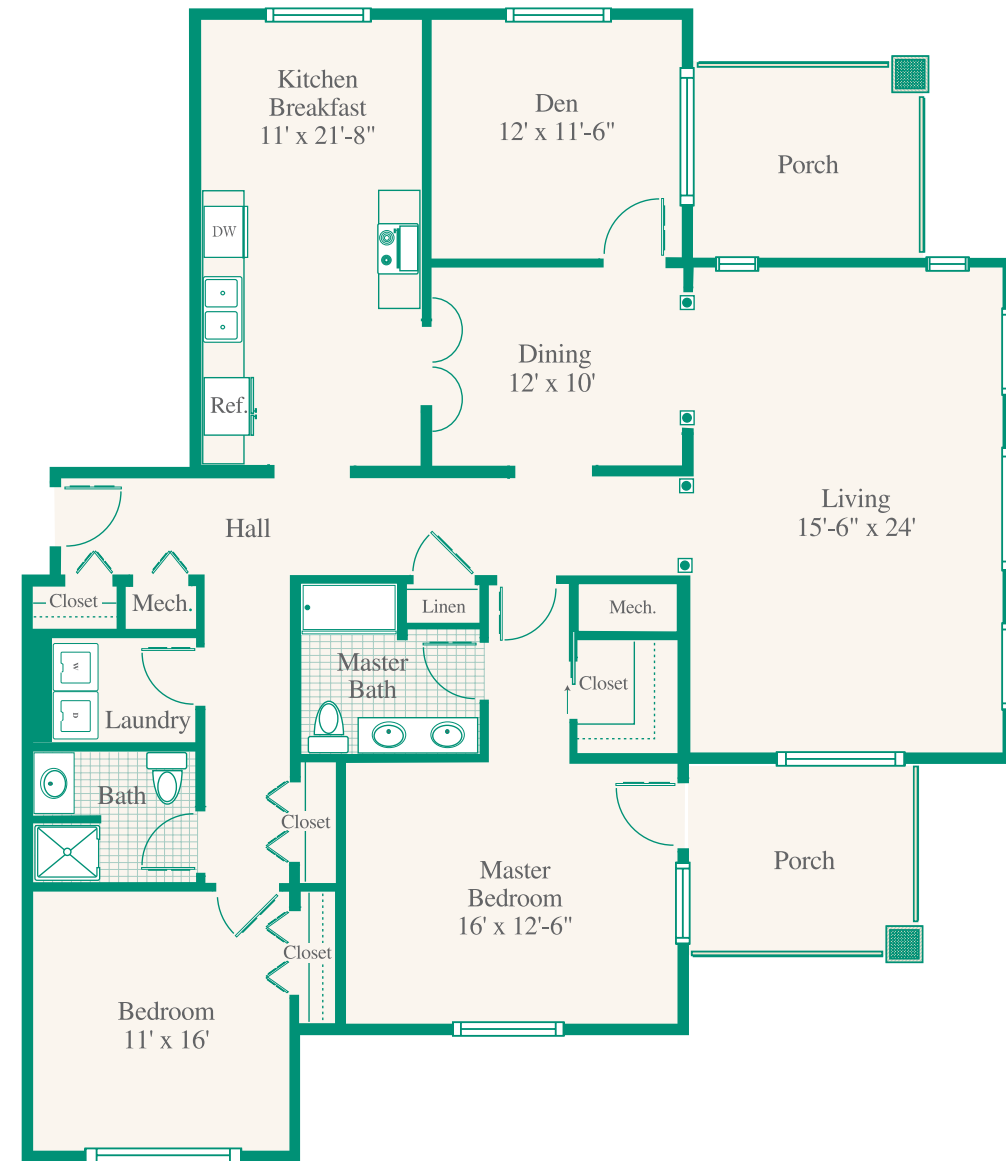
**Two-Bedroom with Den**  
1,108 sq. ft.



**Two-Bedroom Classic**  
1,180 sq. ft.



**Two-Bedroom Deluxe**  
1,300 sq. ft.



**Two-Bedroom Deluxe with Den**  
1,993 sq. ft.

Floor plans pictured may vary from actual apartment layout.



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**Normandie Ridge**  
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**York, PA 17408**

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**Reception: (717) 764-6262**

