

GATEWAY SENIOR LIVING

Gateway Senior Living is Lincoln's oldest and most experienced senior living community in Lincoln. Gateway's unique ability to provide the full continuum of care from independent living to skilled nursing facility all on one campus sets us apart from other retirement communities in the area. Since 1964 Gateway's dedicated and professional staff have been providing innovative housing and healthcare services. We appreciate the opportunity to share with you the Gateway Senior Living advantage.

Independence and quality of life are two of the many important elements that make up the total experience of living at our facility. From the moment you enter our facility, you will be treated with the respect and dignity you expect in your own home. Our staff is eager to assist you and ensure your experience with us is comfortable and pleasant.

Please feel free to contact us at (402) 464-6371 with any questions you may have. We look forward to serving you!

Sincerely,

Staff and Residents of Gateway Senior Living

OUR MISSION

The mission of the Gateway Senior Living is to be the leader in providing innovative housing and health care services for older adults that promote their independence and enhance their quality of life. Our residents are the most important people in our business and the management and staff of the facility are committed to providing the highest quality of services at all times to meet the needs and wishes of our residents. This customer service commitment is the cornerstone of our business.

Gateway strives to provide a secure and convenient place to live with supportive nutritional, wellness, social and other services to enable you to maintain a quality and healthy lifestyle. We recognize the philosophy of self-responsibility for lifestyle and health choices, but encourage utilization of the available resources and services to meet your needs. We embrace the Eden Philosophy and strive to create an environment that brings laughter, joy, and companionship; that provides opportunities for residents, staff, and families to give as well as to receive care; and that provides a daily life filled with variety and spontaneity.

GATEWAY SENIOR LIVING

APARTMENT FEATURES

- **DINING ROOM** provides fine dining 7 days a week. The evening meal and continental breakfast are included in the daily rate with other meals available ala carte.*
- **PERSONAL CALL SYSTEM** connects every apartment with assistance in the event of an emergency.
- **DETACHED GARAGES** for those who prefer to drive.*
- **ROUTINE FACILITY SCHEDULED TRANSPORTATION** to shopping. Additional transportation available.*
- **INDIVIDUALLY CONTROLLED** central heating & A/C.
- **WALL TO WALL CARPETING** and kitchenettes are standard for all apartments.
- **WEEKLY FLAT LINEN SERVICE** included in the daily rate. Free laundry facilities available for resident use located on each floor. Personal laundry service is available upon request.*
- **WEEKLY MAID SERVICE** is included in the daily rate. Additional housekeeping services are available.*
- **ALL UTILITIES** and **CABLE TV** are included in the monthly rent.
- **LOCAL PHONE SERVICE** is included in the daily rate.
- **24 HOUR STAFFING**
- **SMOKE ALARMS AND FIRE SPRINKLER SYSTEM** are provided in each apartment
- **BARRIER FREE ACCESS** to buildings and apartments (no steps).
- **STORAGE UNITS** are included in the daily rate.
- **FULL CONTINUUM OF CARE** from independent living to skill nursing facility all on one campus
- **MONTHLY WEIGHT AND VITALS CLINIC**
- **GUEST APARTMENT** is available for overnight guests.*
- **SECURED BUILDING** provides controlled access during evening, night hours and weekends.
- **INDIVIDUAL PATIOS OR BALCONIES** for each apartment.
- **MAINTENANCE** of both exterior and interior common areas. Handyman services available.*
- **WELLNESS PROGRAMS** to promote healthy living. Includes fitness equipment, exercise classes, book clubs, Bible studies, computer classes*, and a full range of other social, spiritual, and intellectual events.
- **REHABILITATION SERVICES** include licensed Physical, Occupational and Speech Therapists on site to provide rehabilitation.*
- **REGULARLY SCHEDULED ACTIVITIES & EVENTS**
- **MULTI-PURPOSE ROOMS & COMMUNITY AREAS** where residents may pursue creative activities and community fellowship. The areas may also be used for family gatherings, seminars, and meetings.

These include:
 - Dining Rooms
 - Private Party or Meeting Rooms
 - Billiards Game Area
 - Beauty/Barber Shop
 - Library
 - Penthouse
 - Lounges
 - Auditorium
- **ASSISTED LIVING SERVICES** can be provided in the apartment and includes medication supervision and administration; assistance with day-to-day living needs such as bathing and dressing; medical monitoring, and coordination of medical services/physician orders.*

*Optional service available on a fee for service basis



GATEWAY SENIOR LIVING

DUPLEX AMENITIES

Our spacious duplexes include over 300 square feet of room and includes a fire place,

- **OVER 300 SQUARE FEET WITH 3 BEDROOMS AND 2 1/2 BATH INCLUDING A WALK IN SHOWER.**
- **ATTACHED DOUBLE CAR GARAGE.**
- **LARGE DOUBLE CLOSETS AND A WALK IN CLOSET.**
- **BRICK FIRE PLACE.**
- **ABUNDENT STORAGE AREAS.**
- **ROUTINE FACILITY SCHEDULED TRANSPORTATION** to shopping. Additional transportation available.*
- **INDIVIDUAL PATIO** with privacy fence for relaxation and entertainment.
- **WALL TO WALL CARPETING.**
- **WINDOW COVERINGS.**
- **FULL KITCHENS** including full-size refrigerator, stove, oven, microwave, and dishwasher.
- **STACKABLE WASHER AND DRYER** provided on main level. Personal laundry service is available upon request.*
- **MAID SERVICE** services are available.*
- **UTILITIES INCLUDED:** water and local phone service.
- **CABLE TV** at a reduced rate.
- **SMOKE ALARMS and SECURITY SYSTEM.**
- **PERSONAL CARE SERVICES** can be provided on a limited basis in the duplex as needed. This may include medication supervision; assistance with day-to-day living needs such as bathing and dressing; medical monitoring, and coordination of medical
- **FULL CONTINUUM OF CARE** from independent living to skill nursing facility all on one campus.
- **MAINTENANCE** of both exterior and interior. Handyman services also available.*
- **LANDSCAPING, GROUNDS KEEPING AND SNOW REMOVAL.**
- **FULL ACCESS TO CAMPUS PROGRAMS AND ACTIVITIES INCLUDING:**
 - **MONTHLY WEIGHT AND VITALS CLINIC**
 - **GUEST APARTMENT** is available for overnight guests.*
 - **WELLNESS PROGRAMS** to promote healthy living. Includes monthly wellness screenings, fitness equipment, exercise classes, book clubs, Bible studies, computer classes*, and a full range of other social, spiritual, and intellectual events.
 - **REHABILITATION SERVICES** include licensed Physical, Occupational and Speech Therapists on site to provide rehabilitation.*
 - **REGULARLY SCHEDULED ACTIVITIES & EVENTS.**
 - **DINING ROOM** which provides guest meals in a fine dining atmosphere 7 days a week.*
 - **MULTI-PURPOSE ROOMS & COMMUNITY AREAS** where residents may pursue creative activities and community fellowship. The areas may also be used for family gatherings, seminars, and meetings. These include:
 - Dining Rooms
 - Private Party or Meeting Rooms
 - Billiards Game Area
 - Beauty/Barber Shop
 - Library
 - Penthouse
 - Lounges
 - Auditorium
 - Computer Center
 - Beauty Salon

*Optional service available on a fee for service basis.



GATEWAY SENIOR LIVING HEALTH CENTER FEATURES

- **24 HOUR PROFESSIONAL NURSING CARE**
- **WHIRLPOOL BATH** up to twice per week.
- **MEDICATION STORAGE AND ADMINISTRATION**
- **DINING ROOM** provides fine dining 7 days a week. 3 meals per day including most therapeutic diets.
- **REGISTERED DIETICIAN**
- **PERSONAL CALL SYSTEM** for assistance.
- **COMPREHENSIVE CARE PLANNING** to design an individualized program to best meet the needs of each resident.
- **REHABILITATION SERVICES** include on-site licensed physical, occupational and speech.
- **REGULARLY SCHEDULED ACTIVITIES & SOCIAL EVENTS**
- **ROUTINE FACILITY SCHEDULED TRANSPORTATION.** Additional transportation available.
- **INDIVIDUALLY CONTROLLED** central heating & A/C.
- **PERSONAL LAUNDRY AND LINEN SERVICE**
- **WEEKLY MAID SERVICE** is included in the daily rate. Additional housekeeping services are available.*
- **ALL UTILITIES** and **CABLE TV** are included in the monthly rent.
- **LOCAL PHONE SERVICE** is included in the daily rate.
- **STORAGE UNITS** are included in the daily rate.
- **WELLNESS PROGRAMS** to promote healthy living. Includes fitness equipment, exercise classes, book clubs, Bible studies, computer classes, and a full range of other social, spiritual, and intellectual events.
- **SOCIAL SERVICES** to assist with discharge planning, financial and legal matters, and in meeting your mental emotional, and psychosocial needs.
- **GUEST APARTMENT** is available for overnight guests.
- **MULTI-PURPOSE ROOMS & COMMUNITY AREAS** where residents may pursue creative activities and community fellowship. The areas may also be used for family gatherings, seminars, and meetings.

These include:
 - Dining Rooms
 - Private Party or Meeting Rooms
 - Billiards Game Area
 - Beauty/Barber Shop
 - Library
 - Penthouse
 - Lounges
 - Auditorium
- **DETACHED GARAGES** for those who prefer to drive.*
- **SECURED BUILDING** provides controlled access during evening, night, and weekend hours.
- **MAINTENANCE** of both exterior and interior areas. Handyman services available.*
- **SMOKE ALARMS AND FIRE SPRINKLER SYSTEM** are provided in each apartment
- **BARRIER FREE ACCESS** to buildings and apartments (no steps)
- **FULL CONTINUUM OF CARE** from independent living to skill nursing facility all on one campus apartments (no steps).



GATEWAY SENIOR LIVING

COMMON QUESTIONS

Q. What makes Gateway Senior Living unique?

A. Gateway Senior Living is unique in the Lincoln area because it offers a full-continuum of services from independent retirement housing to Medicare certified, skill nursing. This allows us to best serve the individual needs of each resident living at Gateway.

Q. Who is eligible to live at Gateway Senior Living and what is the criteria for admission?

A. Gateway Senior Living is designed for people of retirement age who are independent and prefer freedom from the responsibilities and worries of household maintenance.

Q. What is assisted living?

A. Assisted living simply means assistance is available to people living at Gateway. 24-hour assistance and supervision, three meals a day, snacks, and assistance with routine personal care allow residents to maintain their independence. This arrangement can be the perfect alternative for people who are unable to live independently, yet don't need nursing home care.

Q. May I bring some furnishings?

A. You are encouraged to personalize your apartment with your personal furnishings.

Q. Am I responsible for household insurance?

A. Gateway provides insurance for building structure and common areas, but your personal property is not insured. We recommend renter's insurance for your personal property.

Q. Will I be able to entertain overnight guests?

A. Absolutely, and if you need additional space, a guest apartment is available by reservation for guests of Gateway residents.

Q. Will I be able to keep my automobile?

A. Certainly. Detached garages with door openers are available on a monthly rental basis, plus there is ample uncovered parking space. When the time comes you no longer wish to drive, you can use our convenient transportation services.

Q. What emergency services will be available if I need them?

A. Each apartment is equipped with an emergency call system to assure residents of assistance in the event of an accident or emergency.

Q. What happens if I can no longer function independently?

A. If residents are no longer able to live independently, Gateway offers assisted living services that can be provided in the comfort of your apartment. If residents are no longer able to function with minor assistance, they will be asked to move to a level of care appropriate to their needs. Residents living at Gateway will have first priority for admission to our Health Center, a Medicare certified Skilled Nursing Facility located on the main floor of the building.

Q. What social and recreational amenities will be available to me?

A. We offer a full range of organized social and recreational events and exercise programs. In addition, we are conveniently located minutes away from golfing, movie-theaters, shopping and restaurants.

Q. Does Medicare/Medicaid or insurance cover the apartments at the Gateway?

A. Medicare does not cover the cost of assisted living apartments. However, Medicaid and some long term insurance policies may provide some coverage. Please let us know if we can help you evaluate your policy or options.

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COMMON QUESTIONS

Q. What makes Gateway Senior Living unique?

A. Gateway Senior Living is unique in the Lincoln area because it offers a full-continuum of services from independent retirement housing to Medicare certified, long term health care. This allows us to best serve the individual needs of each resident living at Gateway.

Q. Does Medicare, Medicaid or insurance cover the apartments at the Gateway?

A. Medicare may cover the cost of some short term nursing home stays provided you meet the requirements. Medicaid will pay for long term care for a resident who meets the financial and care criteria. Long term insurance policies may also provide coverage depending on your level of care and insurance criteria. Our staff is here to help you evaluate your options. Please let us know if we can help you.

Q. May I bring some furnishings?

A. You are encouraged to personalize your room with personal furnishings. Gateway Senior Living provides a bed, dresser, and night stand.

Q. What happens if I no longer need skilled nursing care?

A. Gateway has an interdisciplinary discharge team that can assist you in creating a successful discharge plan to best meet your needs and independence level. If a resident no longer needs skilled nursing care, Gateway offers independent apartment living or assisted living services that can be provided in the comfort of your apartment.

Q. Am I responsible for household insurance?

A. Gateway provides insurance for building structure and common areas, but your personal property is not insured. We recommend renter's insurance for your personal property.

Q. How do I get assistance when I need it?

A. Each room is equipped with a call system to assure residents of prompt assistance when needed.

Q. Will I be able to entertain overnight guests?

A. Absolutely. A guest apartment is available by reservation for guests of Gateway residents.

Q. Will I be able to keep my automobile?

A. Certainly. Detached garages with door openers are available on a monthly rental basis, plus there is ample uncovered parking space. When the time comes you no longer wish to drive, you can use our convenient transportation services.

Q. What social and recreational amenities will be available to me?

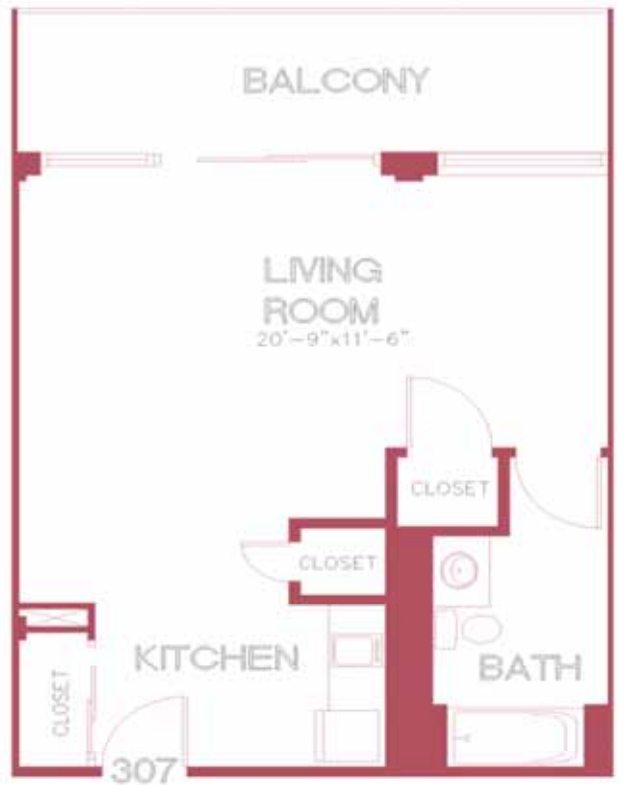
A. We offer a full range of organized social and recreational events and exercise programs. In addition, we are conveniently located minutes away from golfing, movie theaters, shopping, and restaurants.

**GATEWAY SENIOR LIVING
FLOOR PLANS A & B**



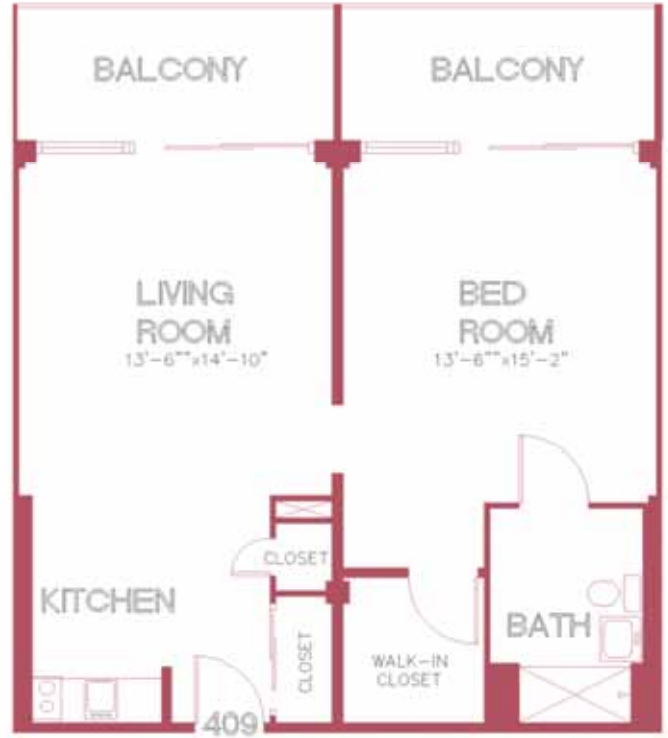
**Floor Plan A
325 Sq. Ft.**

**Floor Plan B
440 to 467 Sq. Ft.**



**GATEWAY SENIOR LIVING
FLOOR PLANS C & D**

**Floor Plan C
675 Sq. Ft.**



**Floor Plan D
735 Sq. Ft.**

GATEWAY SENIOR LIVING FLOOR PLANS E & F

Floor Plan E
755 to 775 Sq. Ft.



Floor Plan F
1000 Sq. Ft.

GATEWAY SENIOR LIVING FLOOR PLANS G



Floor Plan G
1050 Sq. Ft.