



A Nonprofit Retirement Community

Maple Lawn Homes.com

309-232-8822 | 116 S Clinton, Eureka, IL

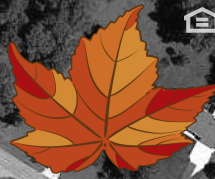
Community Information

Maple Lawn Homes has over 100 cottages and 130 residents. We take care of all maintenance, mowing, landscaping, and snow removal so you can focus on enjoying retirement. We have a lively community full of events each month!

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Main Street / Route 117

Community Map

Zion

Timber

Prairie

Evergreen

Clinton

Social Center

Gathering Place

JPC Apartments
Income Based 1 Bedroom
(Separate Business)
467-9071

The Loft
Medical Center
Nursing Home
(Separate Business)
467-2337

Flower Garden

Vegetable Gardens



For more map info: <https://www.centralilmaps.com/woodfordgisWAB/>

Campus



60 acre campus peacefully located between the city and country



Lush manicured lawns



Relaxing gazebos and seating areas



Community pavilion with kitchen



Relaxing back patios and decks



Decorative landscaping throughout



Many huge yards

Exterior





Renovated Kitchen



LVP Flooring



Bright Sunroom



Living Room with Walk Out Deck



Large Windows



Open Kitchen



Living Room with Den



Community

A lively community full of events and activities



Exciting Dinners



Inviting Potlucks



Great Neighbors



Adventurous Trips



Themed Gatherings



Relaxing Brunches

Summer Season





Winter Season



Who Are Our Residents?

Active and constantly on the move! Visiting family, watching grandkids, working or volunteering in the community, and going on exciting adventures! To help facilitate this lifestyle we provide...

- A carefree home from which to base these adventures.
- Predictable monthly expenses.
- Well insulated homes to minimize utility costs.
- Maintenance with no hidden costs.
- Automatic lawn and landscaping care.
- Free rental of our Social Center for visiting friends and family.
- Bus and driver that provides event and meal trips throughout the month.
- Multiple community events every months.

Peaceful and exploring their hobbies, appreciating the changing seasons, and spending time with their closest friends and family! To help facilitate this lifestyle we provide...

- Homes with sunrooms that make the perfect hobby or craft workshop.
- Homes with large picturesque windows.
- A 10,000 ft community garden and individual raised bed gardens.
- Vibrant wildlife to watch including many birds, turkeys, and squirrels.
- An 80 acre campus full of trails and seating.

Convenient with an easy to live residence with many amenities! To help facilitate this lifestyle we provide...

- An attached garage on (*almost*) every home.
- Conveniently located washer and dryer in each home.
- Easy to clean glass top stove and self cleaning oven.
- DirecTV cable with over 200 channels included.
- Bus and driver that provides weekly shopping transportation.
- No stairs!

Careful for a home and community designed for safety. To help facilitate this lifestyle we provide...

- Snow removal and salting so residents don't have to worry about ice.
- Garbage pickup from the garage.
- Convenient grab bars in every bathroom.
- Walk in shower and/or easy access tub in each home.
- Partner with local Meals on Wheels to provide meal delivery.

Catered for service provides to care for their needs and a home designed for aging in place. To help facilitate this lifestyle we provide...

- Nursing agency partners that can provide custom in-home nursing care.
- Cleaning agency partners that can provide house cleaning and cooking.
- Homes and facilities designed for easy walker and wheelchair access.

Resident Services All Included *Supported by monthly service fee or rent*

1. **Television** A high definition TV package with over 200 channels is included.
2. **Appliances Included.** We provide a refrigerator, microwave, stove, washer, and dryer in every home along with repair service and replacement. Many units also have a dishwasher.
3. **All Maintenance.** We do all the maintenance for our residents. Everything from changing a light bulb to replacing the furnace. We are on call 24/7 for maintenance emergencies. We pay all costs associated with fixing large maintenance issues like needing a new furnace, replacement roof, replacement windows, new sidewalk, etc.
4. **General House Upkeep.** We automatically take care of a broad range of household tasks to make life easier. These include furnace filter changes, smoke alarm check, exterior window cleaning, trash pickup, and more!
5. **Mowing & Trimming.** We mow & trim all lawns on our campus.
6. **Automatic Lawn Treatments.** We automatically provide a broad range of lawn and grounds treatments. This includes fertilizing, weed prevention, weed control, and grub prevention treatments.
7. **Landscaping & Plants.** We take care of all the landscaping. This includes weeding, trimming, repairing, refreshing ground covering, and replacing expired plants.
8. **Proactive Pest Prevention.** We take multiple steps to prevent any pest issues. Pest prevention pellets are periodically spread around all homes and campus plants are treated for pests.
9. **Prompt Snow & Ice Removal.** We plow the roads, scoop the walkways, and apply salt when necessary after each snowstorm.
10. **Weekly Transportation.** We have a driver that transports residents for local shopping, many restaurant trips throughout the month, and to doctor visits if they can't drive.
11. **Constant Community Events.** We have a lively campus with a broad range of events each month. These include potlucks, brunches, movies, plays, live music, and many restaurant outings where our driver takes everyone in the bus. Many of our events are planned by a volunteer resident activity committee.
12. **Many Community Facilities.** We have many community buildings for residents to use including a Social Center, fitness room, pavilions, gazebos, many walking trails, and a community garden.

Move In Options

Renting

We provide a standard 12 month rental option with a security deposit.

Purchase Life Lease

Any available cottage can be purchase with a life lease. With a life lease, the resident (or their estate) will receive a guaranteed equity refund when they move out. We handle the process of re-selling the home, creating a stress free transition. The percentage of purchase refunded depends on the length of your stay. Residents who choose the rental option can switch to the life lease option at any time.

Move-Out	Refund %
Within 1st year	90%
After 1 Full Year	85%
After 2 Full Years	80%
After 3 Full Years	75%
After 4 Full Years	70%
After 5 Full Years	65%
After 6 Full Years	60%
After 7 Full Years	55%
After 8 Full Years	50%
After 9 Full Years	45%
After 10 Full Years	40%
After 11 Full Years	35%
After 12 Full Years	30%
After 13+ Full Years	25%

Each cottage has a custom renovation allowance covering painting, floors, appliances, and more.



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Waitlist Policy- Effective January 1, 2022

The waitlist is designed to serve those prospective residents who are ready to move to Maple Lawn Homes, but the neighborhood they want to move to (or unit model) is fully occupied.

A \$1,000 refundable deposit is required to get on the waitlist. Your position on the waitlist depends on the date of your deposit. We have multiple waitlists depending on neighborhood and unit types. A single deposit can get you on as many lists as you are interested in.

Once your position is up to tour an available unit, you will be notified and given one week to decide whether or not to move into the unit. If you decline three units, your position will be moved to the bottom of the waitlist.

If you decide to pursue a unit, a renovation plan will be developed and executed with a target move-in date established. Your deposit will either be converted into your security deposit (rental) or deducted from your purchase price (life lease).

If you have any questions on the waitlist policy, please contact Jeremy at 309-431-1946 or jeremy@maplelawnhomes.com