

*Answers to Frequently Asked Questions*



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### 1. How does Princeton Windrows differ from other retirement communities?

Princeton Windrows is an independent living retirement community offering all the benefits of home ownership without the worries of maintenance and upkeep. Residents stay in control of the things that are most important to them: their assets and financial future through home ownership; the delivery of healthcare services without having to pay for services they may never use; and their own daily lives through the resident-driven committees shaping everyday life at Princeton Windrows.

### 2. Where is Princeton Windrows located?

Because it's close to Princeton University and seven other institutions of higher learning, cultural and educational opportunities are widely accessible. Outdoor enthusiasts enjoy hiking through vast woodlands, canoeing the Delaware River, biking along the many scenic trails, and picnicking in one of the area's many parks. Sports lovers play the game of their choice at area golf courses, tennis courts or playing fields. The area also has an impressive array of shops, antique stores, art galleries, gourmet food shops, and restaurants. Princeton Windrows is located just 4 miles from downtown Princeton, 45 miles from Philadelphia, and 45 miles from New York City. Residents can take full advantage of the world-class dining, theater, recreation and culture of the surrounding metropolitan areas.

### 3. Who owns Princeton Windrows?

Residents own their condominiums. Additionally, each resident owns a percentage interest in the Princeton Windrows Condominium Association (PWCA) and therefore is also the owner of the common areas. A private investment company owns the unsold units.

### 4. What is the role of the Princeton Windrows Condominium Association (PWCA)?

Each new resident automatically becomes a member of the PWCA, which oversees the community's common areas and services. Through the PWCA committee structure, each resident has a role, if they choose, in monitoring and guiding the various services of the community, such as dining, housekeeping, scheduled transportation, security, and wellness.

### 5. What is the financial standing of the PWCA?

The PWCA is financially sound with no debt and has replacement reserves of over \$3 million. One of the association's key strategies is to anticipate the community's needs so that it can be sure its capital reserves are always well-funded. The association is non-profit. The entire monthly service fee paid to the PWCA is used to provide services to the residents so they benefit from every dollar of the fee.

### 6. Who manages Princeton Windrows?

Princeton Windrows is professionally managed by By Design Solutions, a full-service consulting and management firm based in Princeton, NJ specializing in the senior housing industry. With over 25 years of experience, The company's mission is to help retirement communities reach and maintain their operational and occupancy goals.

### 7. Does Princeton Windrows offer healthcare to its residents?

The Princeton Windrows Health & Wellness Center is considered the backbone of the community's healthcare program. Management works with the Health and Fitness Committee to identify and evaluate health and wellness services, along with programs that foster independence and provide residents with a choice. The Health & Wellness Center supports residents on three levels: with in-house

services, healthcare support services, and through established relationships with healthcare providers. A variety of seminars, fitness classes and clinics are available to residents and staff. And, as residents have a choice when it comes to all of their health care needs, they have onsite access to top-notch physicians if they choose. A number of qualified local physicians and specialists, some of whom are part of the Princeton Health Care System, hold regular office visits onsite. They include internists, an audiologist, a podiatrist, and an ophthalmologist.

#### 8. What happens if I need additional healthcare?

If additional healthcare is needed, residents of Princeton Windrows can control the delivery of those services. In close proximity to several providers, including the Princeton Health Care System, Princeton Windrows helps its residents by offering priority access to assisted living, skilled nursing and rehabilitation facilities.

#### 9. What is included in the monthly service fee?

The Princeton Windrows all-inclusive monthly fee includes:

- Flexible club-style dining with 4, 15 and 30 meal options
- Weekly interior housekeeping services and routine maintenance
- Scheduled chauffeured transportation available in a private car or bus
- 24-hour security monitoring with onsite security personnel
- Upkeep and maintenance to home exterior
- Snow and rubbish removal
- Complete care of grounds including trees and shrubs
- Invitations to planned lectures, entertainment, social and cultural events
- Access to the private house cable television channel
- Full use of all amenities, including the various dining venues, indoor swimming pool, library and more.

#### 10. What type of amenities does Princeton Windrows offer?

At Princeton Windrows, there is always something to do. Whether it's a game of tennis or bridge, a book club discussion, a water aerobics class, or a trip to the theater, residents are sure to find groups and opportunities to meet their interests. Other amenities include:

- Four onsite dining rooms, including the formal Princeton Room, the more casual Nassau Room, the Tiger Terrace Café, and a private dining room.
- Health and wellness center
- State-of-the-art fitness center
- Indoor swimming pool and spa
- Tennis court
- Landscaped walking paths
- Gardening center and greenhouse
- Extensive library featuring resident authors and more than 6,000 volumes
- Beauty and barber salons
- Pub and lounge
- Billiards room
- Card rooms
- Convenience store
- Computer center

#### 11. How does the dining program work?

Residents have their choice of 4, 15 or 30 meals included in their monthly service fee. There are three onsite dining rooms, including the formal Princeton Room, the more casual Nassau Room, and the Tiger Terrace Café. There is also a private dining room available for family or guest gatherings, at no additional charge. Guests may also dine in any of the community dining rooms, and residents have a choice of using their meal plan or paying with cash.

### 12. What features are included in my new condominium?

Every new apartment or villa includes new wall-to-wall carpeting, fresh paint, and new countertops. New homes include ceramic-tiled bathrooms, a complete appliance package, and private decks and patios. To help each new resident plan their move, Princeton Windrows offers complimentary space planning services with a trained move-in coordinator using ICOVIA® space planning software.

### 13. Are upgrades available?

Yes. During the options and upgrades process, each future resident has the ability to purchase upgrades for their new home. Many upgrades are available, including Corian™, granite or marble countertops, crown molding, hardwood flooring, recessed lighting, and more.

### 14. What type of insurance should I purchase for my new home?

An insurance policy equal to a condominium version of a homeowner's policy should be purchased for personal items and all items within the residence. The sales team will provide you with the details of what you'll need to discuss with your insurance agent. A general liability insurance policy covers the common areas of the community and is included as part of the resident's monthly service fee.

### 15. Is Princeton Windrows a secure community?

Yes. The community has 24-hour security with doors controlled via a coded door-entry system and camera. The pool area, fitness center and all entrances are equipped with security cameras. Each residence is equipped with an emergency communication system.

### 16. Are pets allowed on campus?

Well-behaved pets are welcome in the community. The complete pet policy is detailed in the Resident Handbook.

### 17. Is smoking allowed on campus?

Smoking is allowed in private residences, but it is not allowed in the common areas of the community.

### 18. May I bring my car?

Of course! Community residents are encouraged to continue driving and every residence is given the use of one parking space (some villas include a two-car garage). Regularly scheduled local transportation and planned trips to cultural and entertainment events are included in the monthly service fee. Scheduled trips for local shopping, to the doctor's office, or to Philadelphia or New York City for museum tours and performances are all part of the Princeton Windrows lifestyle.

### 19. Are guests allowed to visit me at Princeton Windrows?

Absolutely. Guests are allowed to visit up to four weeks in any six month period, but no more than eight weeks during any calendar year. There are also several fully furnished guest suites available for overnight use.

### 20. Is additional storage available for apartment residents?

Yes. Each residence includes the use of one 4' x 4' x 8' storage unit located on the Terrace level of Windrows Hall.

## 21. What happens when I need to re-sell my condominium?

Because Princeton Windrows residents own their condominiums, they and their families control the sales process by setting the price and choosing their own realtors. Members of the onsite Princeton Windrows sales team are licensed realtors and are experts in selling the community's unique lifestyle.

## 22. How do I become a resident of Princeton Windrows?

Purchasing your new home at Princeton Windrows involves just a few easy steps:

- Choose your ideal location & apartment/townhome/villa style.
- Choose your exact location.
- Complete the Purchase and Sale Agreement short form and submit a \$2500 deposit on your future apartment/townhome/villa.
- Choose your upgrades.
- Within 30 days of the deposit, complete and sign the sales contract.
- Within 10 days of signing contract, 10% of the purchase price is due.
- Schedule your closing date.



Princeton Windrows offers a collection of luxurious villas, townhouses and apartment style condominiums for discerning seniors who choose to maintain a high degree of personal and financial independence in a service-rich environment.

Residents enjoy a library featuring resident authors, onsite restaurants, beautiful grounds, scheduled personal transportation, round-the-clock security, a Health and Wellness Center with indoor pool and fitness center, and all of the cultural pursuits of downtown Princeton, located only four miles away. In short, all the advantages of upscale home ownership without any of the burdens.



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