



Evergreen
Estates



**Building community with
respect and hospitality**



Welcome!

Thank you so much for your interest in Evergreen Estates Residential Care Communities. We are honored that you have taken an interest in our community as a potential new home for yourself or a loved one. This brochure is meant to be a guide to what life at Evergreen Estates will be like and we hope to answer all your questions here. But please know that we are here to help walk you through this process. We know it is a life changing decision!

We have two different locations here at Evergreen Estates and while each building and its residents have their own personalities, all offer a genuine sense of community. Our professional, committed and caring staff members are the foundation of all that we do. They are the friendly faces you will see. They work day in and day out to care for our residents as if they are members of their own family.

New residents are welcomed at Evergreen Estates Care Communities as space is available. We do maintain a waiting list and interested individuals and their families can place a name on that list at any time. Our friendly office staff and knowledgeable social services employees are your key points of contact and are here to answer any questions you may have. They are also eager to take you on a tour of our properties to see our common rooms, dining rooms and resident bedrooms. You are welcome to make an appointment or stop by anytime and we'll be happy to show you around.

At Evergreen Estates, we are very proud to have been in business for so many years (three decades and counting!) and have worked hard to build a reputation in the greater Cedar Rapids area for being a compassionate senior living community. We feel that it is vitally important that we remain locally owned and are committed to having all our decisions related to policy, resident care and community building made right here in Cedar Rapids.

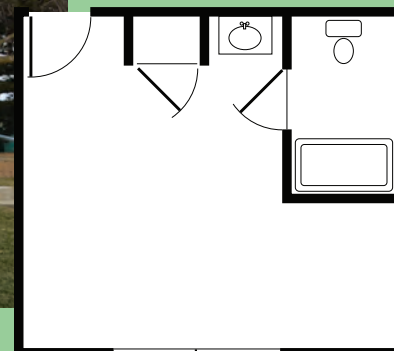
Thank you again for considering Evergreen Estates as your new home. We'd be delighted to have you join our care community and I look forward to meeting you.

Sincerely,

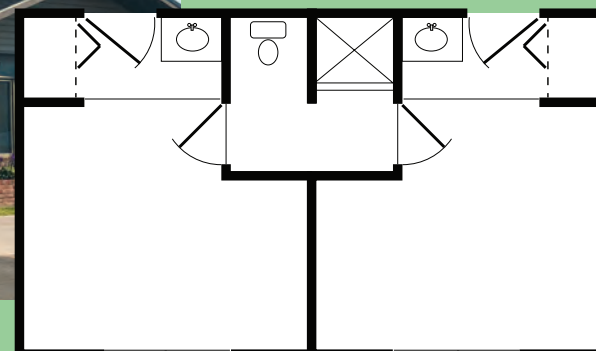
A handwritten signature in cursive script that reads "Pat Giorgio".

Pat Giorgio
President & CEO

Find Your New Home Here



Sample room layout



Sample room layout

In the state of Iowa, Residential Care is one of several levels of senior care available. Residential Care offers greater supervision than assisted living, yet its primary focus is on socialization and an active lifestyle.

Evergreen I

The first to open its doors, Evergreen Estates I is the largest of our properties.

- Number of Rooms: 49
- 143 sq ft

Located at:

3410 12th Ave. SW
Cedar Rapids, IA 52404

Evergreen III

Located in a bustling neighborhood, Evergreen Estates III has several room layouts available.

- Number of Rooms: 39
- Private: 158 sq ft
- Private with Shower: 240 sq ft
- Suite: 277 sq ft

Located at:

2204 Johnson Ave NW
Cedar Rapids, IA 52405

Keeping Costs Simple

To live in one of our two care communities at Evergreen Estates there is just one set monthly fee that covers the cost of housing and care. If you need assistance with bathing and dressing, that is simply part of the service you are entitled to. Medication administration is also part of the normal service we provide. There's no extra charge if you need to have a meal brought to you in your room. We like to keep costs simple and upfront at all times.

Residents at Evergreen Estates enjoy the following as part of their monthly payment...

- A private room with a bathroom
- Three delicious meals per day
- Three snacks per day
- Daily housekeeping, linen service and personal laundry service
- 24/7 direct nursing care on site
- Medication administration by our dedicated, professional nursing staff
- Bathing and dressing assistance
- A robust activity and social program
- Exercise opportunities
- Scheduled transportation
- Water, gas and electric utility service

The following are available for an additional charge: guest meals, cable TV, internet, phone and beauty/barber services.

Here are some additional benefits of living at Evergreen Estates:

- A choice of two living locations
- Rooms are furnished but you are welcome to bring along your own furniture and decor
- Access to a beauty/barber shop
- Access to a community chapel
- Access to an ever-changing library of books
- Access to an activity lounge
- Patios and outdoor courtyards (great for birdwatching!)
- On-site gardening opportunities in warmer weather months
- Close to local shopping, dining and churches
- No deposit or community fee required
- Respite care is available if needed

Our activity schedules are always chock full of fun! Here are some activities we like to plan for residents:

- Lunch or dinner at a local restaurant
- Bus tour to look at the fall leaves in Northeast Iowa
- Holiday celebrations
- Hands-on community service projects
- Performances by local music and dance groups

Options and Comfort

We are pleased to offer housing options at two different Evergreen Estates locations to best meet the needs of our residents. You can rest assured that choosing to live at Evergreen Estates – for yourself or a loved one – is choosing the best care and a safe environment. Our care communities offer private rooms with all the comforts of home. There are common areas for sharing delicious meals and fun, interactive activities, as well as spaces to welcome visiting family members and friends and get out to enjoy nature. We strive to create a cheery and warm environment for our wonderful residents.

Our History and Our Team

Evergreen Estates is and has been locally owned and managed by experienced and caring staff since opening in 1993. Decisions about our organization are made locally by owner Pat Giorgio and in the best interests of those whose care we have been entrusted.

Our team at Evergreen Estates is a group of professionals who believe we have more than a job to care for seniors. We have a vocation to do so. We are proud of the fact that some of our staff members have worked with us for more than a decade.



Pat Giorgio is the President & CEO here at Evergreen Estates, which she has owned since 1993. Pat is also a tireless advocate for seniors both at the state and national levels.



Matt Giorgio has worked at Evergreen since he was 14, first mowing lawns and fixing washing machines. Today he handles all aspects of property management as well as working in administration for our community.



Kathy Ely has been part of the Evergreen Estates family since 1992, having fulfilled many roles on our team, from social worker and activity director to Administrator.

“Watching our residents develop friendships and listening to them visit with each other is a daily inspiration. We help to create a home for them and watching them minister and care for one another is so rewarding.”

– Pat Giorgio

Evergreen Estates creates a welcoming environment for you to call home.

It is our mission to provide needed services to an elderly population in a home-like environment where compassion, hospitality and respect are the foundation upon which all care is based.



Evergreen Estates I
3410 12th Ave. SW
Cedar Rapids, IA 52404
Ph: 319-396-3692

Evergreen Estates III
2204 Johnson Ave. NW
Cedar Rapids, IA 52405
Ph: 319-363-8116

EvergreenEstatesCR.com
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NCAL
NATIONAL CENTER FOR ASSISTED LIVING

ICAL
Iowa Center for Assisted Living

All Evergreen Estates facilities are state licensed.