

Independent Living Common Areas



BRAZOS TOWERS
AT BAYOU MANOR

Independent Living Residences





Life Care Benefits

Why should you pay an Entrance Fee vs. doing just a month to month rental?

- As a 501(c)(3) Non-Profit organization Brazos Towers at Bayou Manor provides assistance to residents who, through no fault of their own, outlive their assets.
- Peace of mind knowing that if your health needs change you won't have to move from the community where you chose to live. You simply make a change within the community and receive a higher level of care.
- Possibility of receiving tax deductions as a medical expense from the non-refundable portion of your Entrance Fee and a portion of your ongoing Monthly Fee. (Tax benefit amount is based on individual tax profile – discuss with your tax professional for a better understanding of your allowable tax benefits)
- Brazos Towers at Bayou Manor residents benefit from discounted rates for Assisted Living and Long Term Care in the Health Care Center compared to other health care related centers.
- Receive 30 days a year (per person) of complimentary care in our Health Care Center each year that you reside in Independent Living.

*Your retirement counselor can provide more information for you
about the many care benefits available at Brazos Towers at Bayou Manor.*



BRAZOS TOWERS
AT BAYOU MANOR

2019 Entrance Fees and Monthly Fee Pricing

Apartment Style	Qty	Square Footage	Apartment Type	90% Refundable Entrance Fee Range	0% Refundable Entrance Fee Range	Monthly Fee
The Bellaire	10	308 - 430	Studio	\$80,950 - \$111,780	\$52,620 - \$72,660	\$2,570
The Galleria	16	590	1 Bedroom/1 Bath	\$166,430 - \$175,000	\$108,180 - \$113,750	\$3,040
The Memorial	13	622 - 780	1 Bedroom/1 Bath	\$255,100 - \$315,480	\$165,820 - \$205,060	\$3,560
The Meyerland	23	820 - 840	1 Bedroom/1 Bath	\$301,950 - \$340,000	\$196,270 - \$221,000	\$3,790
The Aspen	8	868	1 Bedroom/1 Bath	\$360,300 - \$378,450	\$234,200 - \$245,990	\$4,020
The Cedar	8	906	1 Bedroom/1 Bath	\$386,290 - \$404,430	\$251,090 - \$262,880	\$4,230
The Chestnut	4	1,061	1 Bedroom/1 Bath	\$458,870 - \$466,700	\$298,270 - \$303,360	\$4,920
The Dogwood	4	1,072	1 Bedroom/1 Bath	\$464,020 - \$471,860	\$301,610 - \$306,710	\$4,990
The Midtown	15	935 - 1,098	2 Bedroom/2 Bath	\$305,500 - \$420,890	\$198,580 - \$273,580	\$4,700
The Elm	8	1,138	2 Bedroom/2 Bath	\$487,420 - \$505,570	\$316,820 - \$328,620	\$5,230
The Hickory	8	1,173	2 Bedroom/2 Bath	\$492,580 - \$511,950	\$320,180 - \$332,770	\$5,420
The Rice	10	1,109 - 1,180	2 Bedroom/2 Bath	\$434,830 - \$468,930	\$282,640 - \$304,800	\$5,150
The Juniper	8	1,183	2 Bedroom/2 Bath	\$518,560 - \$544,430	\$337,060 - \$353,880	\$5,520
The Westbury	8	1,210 - 1,260	2 Bedroom/2 Bath	\$470,140 - \$525,550	\$305,590 - \$341,607	\$5,340
The Laurel	1	1,402	2 Bedroom/2 Bath/Den	\$638,510	\$415,030	\$6,420
The Maple	8	1,418	2 Bedroom/2 Bath	\$618,350 - \$636,500	\$401,930 - \$413,730	\$6,540
The Persimmon	10	1,481	2 Bedroom/2 Bath/Den	\$650,720 - \$674,130	\$422,970 - \$438,180	\$6,800
The West U	3	1,366 - 1,495	2 Bedroom/2 Bath	\$573,600 - \$603,790	\$372,840 - \$392,460	\$5,950
The Sequoia	11	1,554	2 Bedroom/2 Bath	\$676,590 - \$702,460	\$439,780 - \$456,600	\$6,955
The Sycamore	3	1,671	2 Bedroom/2 Bath	\$749,060 - \$757,010	\$486,890 - \$492,060	\$7,640
The Willow	3	1,870	2 Bedroom/2.5 Bath	\$851,540 - \$855,570	\$553,500 - \$556,120	\$8,450
Second Person Fee				\$21,000	\$21,000	\$1,000

Floorplans available online via BrazosTowers.org -OR- request copies from the Marketing Office at 713-660-5000

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Luxury Living Amenities

Inspired Lifestyle:

- 7-acre campus with mature landscaping, private walking paths and patio
- 40,000 square feet of community common area
- Living room, bar, private party areas, private dining room and guest rooms
- An Event Center that seats up to 180 guests
- State of the art fitness center
- Indoor, salt water, Olympic sized swimming pool and hot tub
- Women's and men's locker rooms
- Library with reading and puzzle lounge
- 2 full service hair salons and massage room
- Meditation / Prayer room
- Woodworking, arts and crafts workshop, game room
- Putting green
- Planned group activities including day trips, educational classes, performances
- Resident advisory board and committees

Independent Living:

- One and two bedroom floor plans from 420 to 1,870 square feet
Visit BrazosTowers.org for more information
- Large walk-in closets
- 8 to 12 foot ceilings with expansive windows
- Full size kitchen with stainless steel appliances
- Washer & dryer in each residence
- Patios and balconies with city and garden views available
- Well behaved pets welcome
- Customization opportunities available

Included Services:

- Flexible dining options: full service dining, bistro-style dining and take-home dining
- Scheduled transportation within a 10 mile radius
- Independent health clinic managed by on site licensed nurse
- 24-hour staff and an urgent call response system in each residence
- Weekly housekeeping with linen service
- Maintenance Services for interior and exterior building upkeep
- Internet/Cable, land line phone service and utilities, including electricity, water/sewer
- Reserved parking and storage included

**Entrance Fee Member Benefits upon move-in include
30 days of complimentary nursing services per year.**
See Life Care Benefits for more information.



**Brazos Towers at Bayou Manor Assisted Living is “all inclusive”
Services are not provided or charged on an “a la carte” basis.**

ASSISTED LIVING SERVICES

Services Include: Assistance with personal care such as dressing, bathing, grooming and hygiene; medication management; three meals a day provided with special nutrition needs considered; supervision with transferring; 24-hour care giving, assistance on call; urgent response system in each apartment; transportation; housekeeping and laundry services; organized activities.

Life Care Rate:
Starting at \$229 per day

Non-Life Care Rate:
Starting at \$256 per day

MEMORY CARE

Services Include: All services listed above for Assisted Living. Plus: Activity programs developed around the individual capabilities of each resident, Music and Memory Program, Low resident-to-caregiver ratio, Secured ingress and egress, Expanded menu selection available

Life Care Rate:
Starting at \$276 per day

Non-Life Care Rate:
Starting at \$304 per day

SKILLED NURSING SERVICES

Services Include: Skilled intermediate and long term care, respite, recuperative and rehabilitative services including on-site physical therapy, occupational therapy and speech therapy. Staffed by a Registered Licensed Nurse under the direction of a Board Certified Geriatrician and a Licensed Nursing Facility Administrator. We provide assistance with personal care such as dressing, bathing, grooming, hygiene, transferring and toileting; administration of medications; assistance with eating and dining with special nutrition needs considered; monitoring of nutrition and hydration; 24-hour nursing care; transportation; housekeeping and laundry services, organized activities.

Rate:	Life Care Resident Rate:	Non-Life Care Resident
Private Room with Shower	\$273 per day	\$ 392 per day
Small Private with Shared Restroom	\$263 per day	\$ 371 per day
Semi-private Room per Bed	\$237 per day	\$ 330 per day

ONSITE MEDICARE CERTIFIED REHABILITATION

Doctor's Order is required. Services Include: Occupational therapy, Speech therapy, Physical therapy, Outpatient services available

*All rates are subject to change



Differences Between Non-Profit and For Profit Communities

The fact there are differences between communities is expected, but many times those differences run deeper than some consumers choose to dig. For example what are some of the inherent differences between “For Profit” and “Non Profit” communities? How does knowing this information affect you now or in the future? Brazos Towers at Bayou Manor is a not for profit 501(c) 3. Some of the more subtle differences would include:

For Profit Company

- Changes are made first to satisfy investors/stockholders then to satisfy residents
- Higher probability of change of ownership
- Higher probability of turnover of residents and staff
- Not typically on board with financial report disclosure
- Need for higher profit margin may effect annual fee adjustments
- Typically larger companies – less flexible

Non-Profit Company

- The residents feel they have more of a vested interest in communities where they can be involved in decision making
- Fee increases are based on need not profit
- Benevolence giving and Life Care Benefits (ask us more)
- Disclosure of annual financial reports
- Stronger applicant screening practices
- More resident centered environment
- Feels more like family
- Typically more longevity of service – reputation



BRAZOS TOWERS

AT BAYOU MANOR

Brazos Towers at Bayou Manor will offer a great value to Residents. Take a few moments to complete this form to compare your typical monthly expenses with the exceptional value at Brazos Towers at Bayou Manor.

Current Monthly Expenses

Food	\$
Mortgage, Rent, Condominium Fees	\$
Water / Sewer	\$
Electricity	\$
Trash / Recycling Fee	\$
Telephone	\$
Basic Cable Services/Internet	\$
Real Estate Taxes: County : Local / School	\$
Lawn Services (Spray, Aeration)	\$
Grounds Keeping (Cutting, Weeding, Mulching, Edging, Tree / Shrub Care)	\$
Gutter Cleaning	\$
House Cleaning Service Weekly	\$
Pest Control	\$
Major Home Upkeep (Plumbing, Roofing, Painting)	\$
Major Appliances (Maintain / Replace)	\$
Swimming Pool / Jacuzzi	\$
Security / Alarm System	\$
Health Club	\$
Health Care / Home Health Care (30-Days in Skilled Nursing Care)	\$
Transportation	\$
Entertainment	\$
Staff	\$
On-site Full-time Assisted Living and Healthcare Services	\$
Total Expenses	\$

Brazos Towers Monthly Expenses

Food equivalent to one 3 course meal daily	\$ Included
Mortgage, Rent, Condominium Fees	\$ Included
Water / Sewer	\$ Included
Electricity	\$ Included
Trash / Recycling Fee	\$ Included
Telephone (Local Landline)	\$ Included
Basic Cable & Internet Services	\$ Included
Real Estate Taxes: County : Local / School	\$ Included
Lawn Services (Spray, Aeration)	\$ Included
Grounds Keeping (Cutting, Weeding, Mulching, Edging, Tree / Shrub Care)	\$ Included
Gutter Cleaning	\$ Included
House Cleaning Service Weekly	\$ Included
Pest Control	\$ Included
Major Home Upkeep (Plumbing, Roofing, Painting)	\$ Included
Major Appliances (Maintain / Replace)	\$ Included
Swimming Pool / Hot Tub	\$ Included
24-Hour Urgent Response System	\$ Included
Wellness / Health Club	\$ Included
Up to 30-Days in Healthcare Center Complimentary (Annually)	\$ Included
Transportation (*10-Mile Radius Upon Reservation)	\$ Included*
Entertainment	\$ Included
Staff (Clean linens, complimentary wellness checks, restaurant staff, valet staff, 24-hr concierge, maintenance staff, resident services, management)	\$ Included
On-site Full-time Assisted Living and Healthcare Services	\$ Included
Total Expenses	\$



Clinic Services for Independent Residents

Located in the East Tower near the Fitness Rooms

Open Monday – Friday, 7:00 am – 3:30 pm

Kathy Mitchell, LPN Brazos Towers Clinic Nurse

- Blood Pressure Checks
- B-12 Injections
- Consultations about Physicians
- Consultations about Medicines
- Care Giver Consultations
- Minor First Aid – Cuts

- Assist with In-House Physicians Visits
- Podiatrist – Every 3 months
- Optometrist – Every 6 months
- Audiologist – Every 6 months
- Hearing Aid Technician - Monthly

Health Care Center Medical Professionals

Geriatric Care Physician visits once a week

Nurse Practitioner visits once a week

Medicare Certified

Physical Therapy

Available On-Site Monday – Friday

Located in the Hall of the West Tower Before HealthCare Lobby



Our History

Brazos Presbyterian Homes, Inc. (Brazos) has served Houston area seniors since 1963 in two sister communities - Brazos Towers at Bayou Manor located at 4141 South Braeswood and The Hallmark located in The Galleria area. As a non-profit charitable organization - 501 (c)(3) - serving adults of all faiths, Brazos is committed to our mission through the provision of providing a complete continuum of care for aging adults.

Our Mission

Brazos Presbyterian Homes, Inc. exists to serve the senior community with quality living and continuing care in a Christian environment. This purpose demands that the management practices reflect the highest standards in providing services on a sound not-for-profit financial basis, while allowing each resident to maintain an independent lifestyle for as long as possible at the highest level of personal dignity.

Our Culture

Our residents are the center of our culture and are empowered to have a vested interest in their community. An active Residents Association meets regularly to discuss community initiatives in an open forum. Our Resident Advisory Committee meets directly with the Volunteer Board of Directors to share ideas and feedback from our Residents Association. We believe that it is our responsibility to support the desire of our residents to lead a purposeful life regardless of what their capabilities might be. We find independence is increased and expanded when opportunities for engagement can be found in all facets of living ~ mind, body, heart and soul. Through listening and responding to the voice of our treasured residents we are better able to support what “living a purposeful life” means to them. We call that culture, InPower.

Our Campus

Back in the 1960's when we first chose the location for our new community it seemed we chose land “way out in the country”. Fortunately today we find ourselves sitting on 7 acres of lush, mature landscaped property nestled just inside the 610 Loop. Brazos Towers at Bayou Manor is located just South of West University, East of Bellaire and Meyerland and only minutes from Houston's renowned Medical Center, Museum and Theatre Districts and endless shopping venues. Our campus and surrounding area offers residents great opportunity for walking, jogging or bicycling with paths in our back yard and the Braes Bayou trail system directly across the street. The lush surroundings offer great bird watching and gardening opportunities as well. Sports fans will be glad to know that sporting venues are also very convenient. The Texans NRG Stadium is within site and only 3 miles away while Minute Maid Ball Park, home of the World Series Champions Houston Astros, is just 10 miles away.



2020 Board of Directors

Officers

Jeanette Wennenwesser – Chair of the Board Teacher Retired
Jane Larkin – Vice Chair / Secretary Teacher, Retired
Richard Nunn – Treasurer CPA

Members

Sheryl Callahan President / CEO Brazos Presbyterian Homes, Inc
Patricia Clark Author / Minister
Andy Gans Senior Pastor, Pines Presbyterian
John Hartman Exxon Mobil, Retired
John Lemen Chemical Engineer, Retired
Suzanne McPhail Teacher, Retired
Rose Niles Development Officer, Austin Presbyterian Theological Seminary
Lynne Quinn Teacher, Retired
Kathy Redden Nurse, Retired
Omar Rouchon Associate Pastor, St. Philip Presbyterian Church
Winton Starling Investment Advisory Firm Owner / President

Advisory Board Member

Rev. Lynn Hargrove Stated Clerk of the Presbytery

Executive Staff

Labinco Clark CFO, Brazos Presbyterian Homes, Inc
Scott Perlman Executive Director, Brazos Towers at Bayou Manor



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