

# INSIDE TUCSON BUSINESS

City clarifies  
\$75 fee to talk  
to employees

By Joe Pangburn

RETIRE TO  
LUXURY AT  
SPLENDIDO

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## Splendido Living

## Splendido, not what most expect in adult living



Karen Kovacs, director of sales, greets visitors at Splendido, an upscale age-restricted village in Oro Valley.

By Christy Krueger  
*Inside Tucson Business*

The luxury of a five-star Italian resort is not what most folks expect when shopping for a retirement community in Arizona. But that's exactly the allure owners of Splendido had in mind when designing this comfortable, upscale village named after Hotel Splendido in Portofino, Italy.

Arizona's version, for adults 55 and older, sits on 27 acres in Oro Valley.

While a pampered lifestyle, beautiful views and a romantic Old World flavor make up the icing of Splendido's culture, it is the financial peace of mind and a full and rewarding social life that is the community's cake.

Open since October 2006, Splendido is the Tucson region's first Continuing Care Retirement

Community (CCRC), a term coined to define age-restricted housing that combines independent living with assisted nursing care in one location and where a majority of units are not skilled nursing. Splendido is a partnership between the senior living specialist firm Mather LifeWays, headquartered in Evanston, Ill., and the Arizona-based builder of retirement communities, the Plaza Companies, which is headquartered in Peoria.

Conceptually, residents of Splendido never have to move out, even if their health needs change, because all levels of care are available on site. Financially, moving to Splendido is a large commitment, but it offers a guarantee of future health care with no guesswork concerning expenses.

According to Gale Morgan, vice president of sales, residents are charged two

types of fees, which vary depending on the style home selected.

"Each has an entrance fee, determined by the square footage, location and view. It starts at \$188,000, up to \$750,000. This fee is 90 percent returnable when you move out

Elizabeth Barry photos

**Biz Facts****Splendido**

13500 N. Rancho Vistoso Blvd.

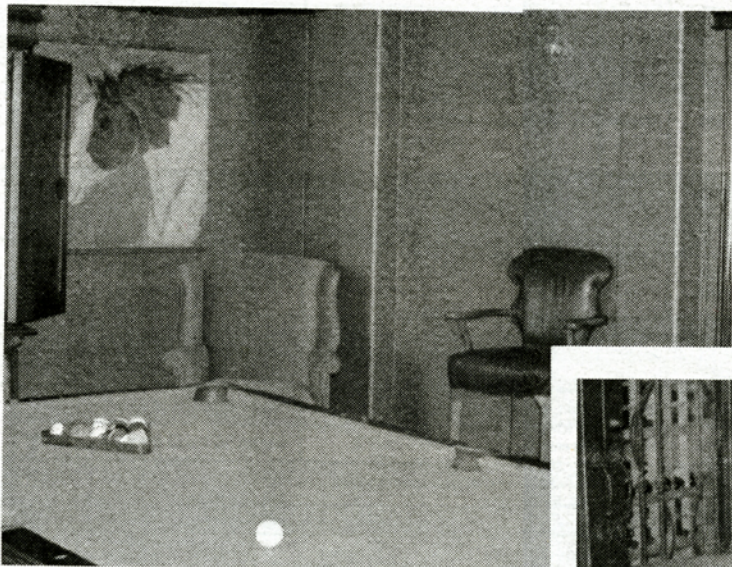
Oro Valley

1-888-381-8889

[www.splendidotucson.com](http://www.splendidotucson.com)



# PROFILE



Among the common areas at Splendido are the billiards room (above), the Dante Library (upper right), and the Bottiglia wine room.



– paid within 120 days or when the home sells, whichever is first,” Morgan explained.

Several floor plans are available in both the single-family Villa Homes and the apartment-like Terrace units, with sizes ranging from 846 square feet to 2,931 square feet.

“The second fee is a monthly service fee and covers amenities such as utilities, 24-hour concierge, 24-hour emergency service and community programs.” This charge also includes either a 90-day plan for future health care or unlimited care, whichever the resident chooses. Monthly fees range between \$2,000 and \$5,000 for individuals, Morgan

noted, and slightly more for couples.

“Usually people with the 90-day have long-term care insurance,” she added, and they, or their insurance company, would begin paying for their care on the 91st day. Health care for residents on the lifetime program never runs out.

Splendido’s programs allow residents and their families the ability to plan for the future with fewer uncertainties.

“For estate planning, they know exactly what’s going back to the estate,” Morgan said, referring to the 90 percent refund policy. “And there’s no work to do in selling the

house; we take care of it all.”

The adjoining Sonora Health Care Center houses the skilled nursing facilities and, when fully operational, will include assisted living, memory support, rehabilitation services, short-term respite care and hospice care. Although the assisted living and memory support units are currently awaiting accreditation before opening, two-thirds of the staff is already in place, Morgan said.

Mather LifeWays’ motto of helping older adults age well is made easy with on-site access to a 10,000-square-foot fitness center, including indoor and outdoor pools; a day spa;

an 18-hole putting course; and four restaurants, each offering nutritional menu choices. Perhaps most impressive, however, is the long list of activities available and the level of social interaction found among residents.

Morgan likened Splendido’s calendar to that of a cruise ship, where folks can stay as busy as they want or they can just sit by the pool. The monthly itinerary includes book clubs, writing groups, trips to Diamondback games, yoga, water aerobics, synchronized swimming, a movie critics club, wine tastings, live entertainment, art groups, walking clubs and dance, to name a few.

“A lot of times the residents participate in planning the events,” Morgan said. And sometimes they even run them, as is the case with the Military Round Table, a group of retired military men and women, and the Speakers’ Bureau.

Joan Mayer, Splendido’s director of residential services, confirmed this involvement, adding, “The social aspects here are fabulous.” She recounted the recent Berlin Airlift presentation, which was organized by members of the Military Round Table and featured speakers, including its own General Ross Milton. “About 200 folks showed up,” she said, of the January 14, 2008 event commemorating the 1948 provisions-drop by Western forces in the Soviet-blocked areas of Berlin.

“The coincidence,” Mayer said, “is that General Milton lives here, but we also have a German/American couple who were recipients of the Airlift, and they were reunited here at Splendido.” Guenther and Gisela Petzold, who were teenagers living in Berlin in 1948, also spoke at the forum. “We have a remarkable group of people with incredible careers,” Mayer stressed.

A widespread social network of gifted and interesting neighbors, numerous activities, healthy cuisine and the security of future health care make Splendido living a unique experience. Many happy residents are lucky to call this their everlasting home.