

Del Webb didn't mislead home buyers, court rules

By CHRIS RASMUSSEN
Independent Newspapers

The Arizona Court of Appeals has upheld a Superior Court of Arizona's ruling to dismiss a lawsuit filed against Del Webb Corp. by a group of Sun City West residents over the development of a life-care facility near their residences.

In addition to upholding the Superior Court's decision, the Court of Appeals awarded additional attorney fees to Del

Disclosure statement anticipated development of surrounding property

Webb incurred during the appeal.

The original lawsuit was filed by Sun City West residents Charles and Maryann Best, Fred and Lenora Davey and Fred Larsen. They claimed Del Webb purposely misled them by not disclosing that a multiple-story

life-care facility was intended to be built by Sun Health Corp. on then-vacant land adjacent to their homes.

The plaintiff's claimed that when they bought their homes, representatives from Del Webb told them the vacant parcel in

question was zoned for commercial offices — and that the most that would be built would be a one- or two-story medical building.

Since then Sun Health Corp. has built Grandview Terrace, a six-story residential care facility. The plaintiffs had complained about obstructed views and increased traffic resulting from the larger development.

Del Webb contended that it did not know

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■ COURT RULING

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of any intended development at the time the residents purchased their homes.

To back up their claim, a Sun Health vice president testified there were no plans for development at the time the plaintiffs bought their home.

The Superior Court held there was no misrepresentation made and that the sales contract was specific and binding to all parties.

Anna Baca, Superior Court of Arizona judge, concluded the plaintiffs were not misled by Del Webb because they signed a five-page disclosure statement before buying their homes.

The disclosure statement specifically stated that the development of surrounding properties would likely occur, and that

Del Webb could not represent or warrant that buyers' views from their respective lots would remain unobstructed in the future.

"We felt that the claims made by the plaintiffs were unjustified and deserved to be resolved quickly," says Chuck Roach, senior vice president and general manager of Del Webb's Sun Cities Phoenix Division.

"This is the second time that the original judgment has been upheld, which reinforces the validity of that ruling," he says.

Gil Shaw, the attorney representing the plaintiffs, refused comment on any further actions regarding the lawsuit.

Charles Best also refused to comment on the lawsuit and any possible further actions.

SCW

Del Webb Corp. subject of lawsuit

By PATRICK O'GRADY
Sun Cities Independent

Residents say firm misled them about care facility

Several Sun City West residents have filed suit against the Del Webb Corp. regarding the planned development of a six-story life care facility, claiming they were misled about the construction.

Residents Charles and Maryann Best, Fred and Lenora Davey and Fred Larson are seeking unspecified damages regarding loss to the

value of their property due to the building of the tower, according to Gil Shaw, the residents' attorney.

The facility, named Grandview Terrace, is being built by Freedom Group, Inc. on 17 acres next to the Del E. Webb Memorial Hospital and to the south and west of Grandview Golf Course and White Rock Drive. The property is owned

by Sun Health.

According to Kiffie Spangler, a public relations associate with Del Webb, the company would not comment on an ongoing legal matter and had not yet been served with the papers.

Mr. Shaw says the plaintiffs were each told the lot was zoned for a commercial facility that would

eventually be developed into a two-story building prior to buying their houses in 1992 and 1993 on the golf course.

"They bought on a golf course and the last thing they expect to see is a six-story building," he says.

Although Webb no longer owned the property, the residents claim they were told Webb still had a

right to review and change any developments that might go on the lot due to an agreement between the developer and the property, Mr. Shaw says.

"It's that special relationship between Del Webb and the property through this covenant that gives

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them the responsibility to the residents," he says.

Freedom Group and Sun Health received permission in February of this year to alter the zoning of the property to allow for the new construction. Mr. Shaw says plans for the building may have been developed before the residents bought their homes and before they actually sought the zoning change.

Linda Tyler, manager of community relations for Sun Health, says the company is unable to provide any information because of

"The residents would have welcomed construction on the lot, but not in the form of a six-story building."

— GIL SHAW

Attorney representing five Sun City West residents who have filed suit against the Del Webb Corp.

pending legal action.

The \$50 million project includes space for 288 apartments and an adjacent two-story, 88-bed nursing facility. Entrance fees on the apartments run between the mid-

\$80,000 and \$250,000.

Construction on the project is not expected to begin until 65 percent of the apartments have been sold.

Mr. Shaw maintains residents had no objections to construction on the

property, having been told and shown the plans for a two-story building.

"A good two-story building with landscaping can add to the area," Mr. Shaw says.

"The residents would have welcomed construction on the lot, but not in the form of a six-story building."

The buildings would be visible from the back yards of the residents, he says, and would substantially drive down property values.

The Grandview Terrace Campus

Owned and operated by: Roskamp/Sun Health Residential Services, LLP

Grandview Terrace Retirement Community

14515 West Granite Valley Drive

Sun City West, Arizona 85375

(623) 975-8014

888-683-8500

Grandview Terrace, opened June 1997, is the only Life-Care Community in Sun City West, features 288 condominiums designed for the active retiree. Grandview Terrace offers the flexibility of three distinct purchase options allowing you to retire to choice not chance.

There are 18 floor plan variations with sizes ranging from 850 to 2,230 square feet. The monthly service fee includes one meal a day – your choice of breakfast, lunch or dinner, housekeeping, transportation, all utilities (except telephone), inside and outside maintenance, property taxes, Sun City West recreation fees, cable TV, 24-hour security and customer service, an assurance call program, and complimentary valet services.

Amenities include five main dining rooms, two private dining rooms, snack bar and grill, indoor heated pool and spa, a health and wellness clinic, an activities program, exercise gym, indoor padded walking track, auditorium, parquet dance floor, library, beauty/barbershop, arts and crafts room, computer club and room, woodworking shop, billiard room, card and activity rooms, landscaped parks, gardens, full service bank and overnight guest suites.

Sun Health Grandview Care Center

14505 West Granite Valley Drive

Sun City West, Arizona 85375

(623) 975-8100

Sun Health Grandview Care Center, a 98- bed skilled licensed facility, is located on the Grandview Terrace Campus. November 2002, we will be adding an additional 81-beds to the Care Center to meet the growing needs of the community.

Licensed nurses and certified staff provide daily assistance in personal care, ambulation, medication administration and activities of daily living. Formal Therapy and the Restorative Nursing Program assist residents with their physical therapeutic needs. Residents have activities designed to improve health and increase independence.

The Care Center provides a select menu featuring foods prepared under the direction of a master chef. All residents enjoy three delicious meals and snacks served daily in a restaurant style atmosphere, scheduled transportation service, daily housekeeping and linen services, dry cleaning pick-up and delivery services

OVER

and much more. The amenities include a beauty/barber shop, warm and friendly living rooms, short hallways, fully furnished rooms with private baths.

The Open Arms Program is a secured area at Sun Health Grandview Care Center providing special services for residents with Alzheimer's and related memory care needs.

Sun Health Grandview Care Center is proud to announce that we are the first skilled-nursing facility in the state of Arizona to become a registered Eden Alternative facility. The Eden Alternative philosophy, which we have adopted, seeks to eliminate the three plagues of loneliness, helplessness, and boredom that affect our elders in nursing homes. We are combating the three plagues by providing increased opportunities for companionship and growth. We do this by incorporating plants, animals and children in the daily lives of our residents.

Sun City, AZ
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LUCE PRESS CLIPPINGS

Judge sides with Webb in suit

By BRUCE ELLISON,
 Staff writer

SUN CITY WEST — A Maricopa County Superior Court judge has dismissed a suit against Del Webb Corp. filed last year by homeowners. The homeowners claimed that Webb committed fraud by not telling them of plans to build Grandview Terrace, a six-story building that the homeowners say will devalue their nearby homes.

In her ruling, Judge Anna Baca agreed with Webb, and dismissed the suit. She also turned down an appeal by the homeowners, Charles and Maryann Best, Fred and Lenora Davey and Fred Larsen, all residents of White Rock Drive.

Each of their homes backs up on Grandview golf course, and, beyond it, on a tract that Webb sold to Sun Health, which later teamed with Freedom Group to use as the site for Grandview Terrace, a two-tower, six-

story lifecare community under construction.

In their suit, the residents said Webb should have told them of the Grandview plans.

But Baca said "reasonable people could not conclude, based on the preponderance of the evidence, that Del Webb or its agents had knowledge of the (alleged) falsity of its statements made to" the buyers.

Webb, she said, did not mislead the homeowners about its intentions for the property. Nor, she said, did the evidence show that Webb had any knowledge of Sun Health's plans for the land.

The judge found that all five homeowners had signed a purchase contract with Webb, and received and initialed a disclosure statement specifically saying that development of nearby property was likely to occur and that Webb could make no promises about what the view might be like.

In a press release, Webb said it would ask the judge to award it court costs and reimbursement of its attorney fees.

"We take very seriously unjustified attacks on the company's credibility," said Chuck Roach, general manager of Sun City West.

"We work very hard to create positive relationships with our residents. When we feel that an unjustified claim has been made against Del Webb, we are compelled to act swiftly to defend ourselves."

When Attorney Gil Shaw filed the suit in behalf of the five residents last year, he alleged that Webb purposely misled the buyers about what would become of the adjacent land, by not telling them about Sun Health's plans.

The suit sought unspecified damages from Webb, whose actions, the suit said, devalued the property of the homeowners.

SCW

Track star now top dog

GRANDVIEW TERRACE: Sun City West facility found Pete through Adopt-a-Greyhound

JEANNE WINOGRAD
DAILY NEWS-SUN

Although his hair is still brown, Pete, a former track star, is a new resident at Grandview Terrace in Sun City West.

Gail Chase, Grandview Terrace's chief executive officer, is especially pleased that Pete has moved in because he's friendly, patient and he doesn't shed.

That's right, Pete is as hypoallergenic as any dog can be. A greyhound with a long career of racing, Pete is experienced with people, noise and lots of excitement. He's also just the right height for people in wheelchairs or in beds to pet when they need a moment of comforting companionship.

To become a Grandview Terrace "house pet," Pete went through a rigorous series of tests that might drive the average person to snap.

Not Pete.

"We had to put him through the Delta Temperament Tests," said Chase.

Such tests are designed to pre-screen working companion dogs.

"He can't growl or bark," said Chase. "I joked with my staff that we couldn't pass some of these things. (Pete) went through 45 minutes of testing. He's a wonderful dog."

Whether standards apply to a dog or to a lighting fixture, Chase said that compliance with federal, state and local regulations on everything in her facility take up to 50 percent of her time each day at the assisted living center, which is doubling in size. The facility also includes skilled nursing services and an Alzheimers unit.

She advises anyone going into the field the field of geriatric care that "the more you give, the more you get back.

"You have to be prepared to dedicate yourself to improving the quality of life for the elderly. There are so many regulatory bodies that make it difficult to be compassionate caring and kind. Outside of nuclear energy, we're one of the most regulated businesses around."

Chase said that compassionate, quality care should be given in a home-like environment and atmosphere:

"No one wants to live in a sterile environment. I don't want clinical-looking stuff, so we have to find ways to meet the regulations without making things feel cold; making sure I have snacks for people without missing a regulation, you have to be dedicated."

Chase said she is on the job seven days a week, but she's not complaining. Even in her off hours, Chase contributes time to regulatory organizations to which she was appointed by Governor Jane Hull: the Arizona

Board of Examiners for Behavioral Health and the Board of Examiners for Nursing Care Institution Administrators and Assisted Living Managers, which monitor quality and caregivers in the industry.

"It's been absolutely wonderful," Chase said. "I still communicate with the sons and daughters of people I took care of 16 years ago. I always worry that regulatory compliance will drive away good people from this field. The pendulum

has swung totally to the other side in response to abuse (that occurred in care facilities) 10 to 15 years ago. We have to lobby to get that back to the middle, where it's workable."

Chase said there's a waiting list at Grandview Terrace. For information, call 975-8030.

"Working for you" features local business people serving the community. To submit a nomination, write to Jeanne Winograd at jwinograd@aztrib.com or call 876-2532.

Working for you



JOY LAMBERT/DAILY NEWS-SUN

Gail Chase, chief executive officer of Grandview Terrace in Sun City West, introduces Pete, a 9-year-old companion greyhound, to staff members as he made his debut last week. Obtained through Adopt-a-Greyhound, Pete is the facility's first resident dog.

Grandview Terrace residents share their bounty

SCW
CENTRO ADELANTE

CAMPESINO:

Impoverished Surprise school children garner new shoes from retirees' generosity

MONICA ALONZO-DUNSMOOR
DAILY NEWS-SUN

Nohemi slipped her little finger into the back of the tennis shoe as she struggled to push her foot in, seeming doubtful the size was right.

After a minute, her foot slipped in — a perfect fit.

"It does fit," she said, a wide smile stretching across her face.

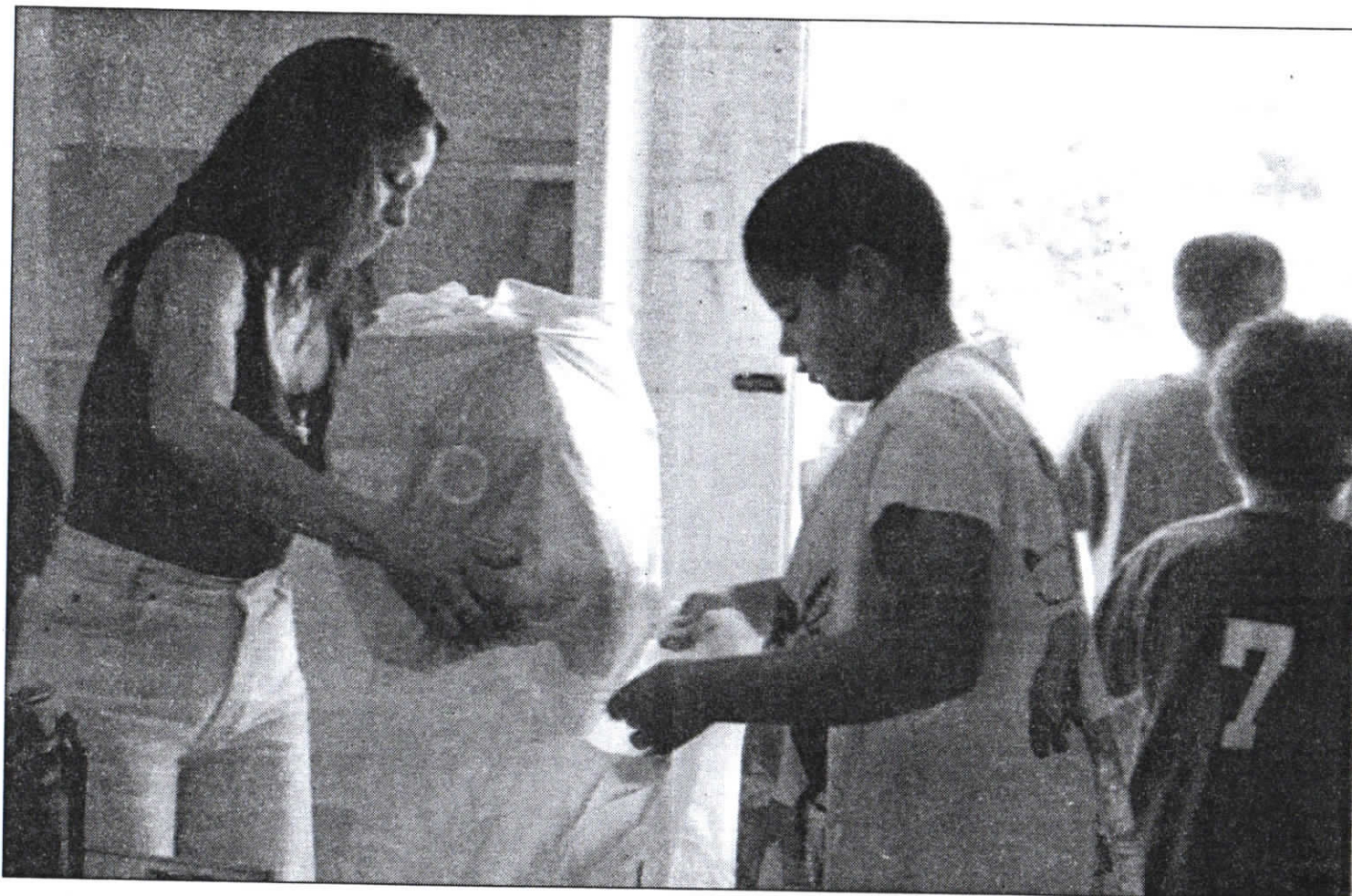
Ten-year-old Nohemi and her little sister, Jennifer, went to Centro Adelante Campesino in Surprise Thursday afternoon to pick up a pair of brand-new shoes for school — a back-to-school gift from the residents of Grandview Terrace in Sun City West.

"This is such a help," their mother said in Spanish. "Sometimes (the girls) don't have shoes, you know, because of things being difficult economically. This is so helpful."

The group of retirees contributed about \$500, enough money to buy shoes for the two little girls and about 50 other children.

"They had such big smiles," said Kelly Mills, a therapy technician at Grandview who was helping dole out the shoes. "They were so surprised, and there was a lot of appreciation."

One by one, parents and excited children filed in to pick up their shoes — 21



A young volunteer at Centro Adelante Campesino in Surprise helps Imelda Cox bag shoes donated by residents of Grandview Terrace in Sun City West Thursday.

families in all.

Adrianna, 5, will be starting kindergarten on Monday; she smiled as she looked inside her box.

Her mother's smile was just as bright.

"When I came (to Centro), I was the last person they signed up to get the

shoes," said Imelda Cox, Adrianna's mom. "I have four going back to school, and this is a big help. I really appreciate it."

The idea to buy shoes for school children came from the retirement center's Campus Recognition Committee, said

Harold Warren, facility director. His wife C.J., who works in the activities department, was also helping with shoe distribution.

Hattie Cohager, who also works at Grandview, said the residents wanted to help local families.

"We work with Centro and adopt families at Christmas time," she said. "And rather than just do something at Christmas time — because everyone does something at Christmas time, we wanted to do something in the middle of the year. And we wanted to do something local."

The monthly fund-raisers at Grandview — like bake sales, popsicle sales and chili cookoffs — generate the money used to pay for residents' community-service projects.

Cohager and a few other employees took on the task of buying more than 50 pairs of shoes.

"I love Winnie the Pooh," she said. "We tried to pick shoes that the kids like. We bought some of those shoes with the thicker soles on them — that's something that the kids are using, especially the girls."

Lisa Miranda -Lintz said there was no trouble signing up boys and girls to receive the shoes. The need is great, she said.

And because of that need, Cohager said she and others at Grandview were "hoping every year the program grows."

"The parents are grateful," Miranda-Lintz said. "The money doesn't go as far, and a lot of them are earning minimum wage. This was very helpful to those families. You wouldn't believe how many kids come to me — especially during the summer — and ask me for work."

Some of the children wanting jobs are as young as 9, she said.

"It just breaks my heart," she added.

For information about Centro's social service and educational programs, call 583-9830.

Monica Alonzo-Dunsmoor can be reached at malonzo@aztrib.com or by calling 876-2531.

THE WESTER Thursday, June 12, 1997

Grandview Terrace Officially Opens

By Marie Scotti

During opening week, Sun Health conducted a private introduction and guided tour of Grandview Terrace for members of the media. Grandview Terrace is a joint venture with Freedom Group, Inc., general partner and Sun Health Properties, limited partner.

On hand during the tour were Sun Health executives Leland Peterson, president/chief executive officer, and Gary Turner, Sr. VP/general manager of Sun Health Properties. Representing Grandview Terrace was Tom Conner, VP Western Region Freedom Group, Inc. and John Wenzlau, executive director of Grandview Terrace.

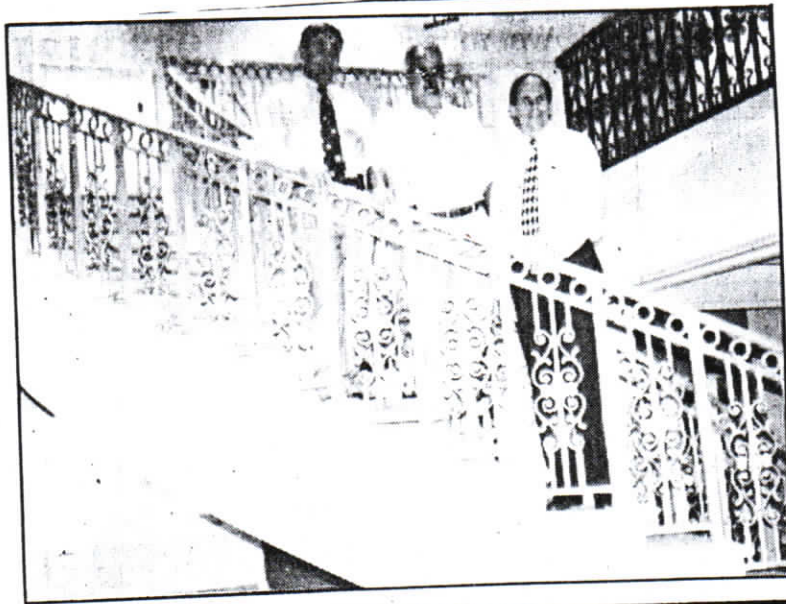
Wenzlau said, "The first residents moved in on Monday, June 2, 1997. We have sold 205 apartments to date. This represents more than 70 percent of the apartments available. Grandview Terrace is a 288-apartment life-care community occupying 17 acres on the Sun Health Del E. Webb Memorial Hospital cam-

pus in Sun City West. Our team is dedicated to offer a lifestyle that is the finest choice one can make."

Grandview Terrace is a buy-in community that, in addition to the independent living, also provides a unique healthcare package, an alternative Partner Plan, several levels of care and unparalleled financial security. The building has four wings, six floors and has a total of 555,000 sq. feet.

Conner was on hand for the guided tour. He said, "For over two decades, living in a Freedom Group Community has meant something special. More than a place, it is an attitude—a state of mind. It isn't just about money or possessions, it's about the love, support and security that allow you to be free—free to truly enjoy an active retirement lifestyle. We broke ground for Grandview Terrace in February 1996 and the opening was scheduled for early

Grandview
Continued on Page 3



In the grand lobby of Grandview Terrace Life-Care Community are (from l.) Tom Conner, vice president Western Region Freedom Group, Inc., John Wenzlau, executive director Grandview Terrace and Leland Peterson, president/chief executive officer, Sun Health Corporation.

Other Grandview Terrace personnel (from l.) Theresa Eakes, Marketing Director; Stefanie Smith, sales, and Cathie Adair, controller take time out for a photo.

Photos, Marie Scotti



Grandview Terrace Officially Opens

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1997." Conner said, "We are pleased with the level of sales. In the industry we are ahead. The Sun Health Grandview Care Center which is located adjacent to Grandview Terrace will open end of July."

Grandview Terrace has been offering a "Friends Program" which is helping residents as they move in. Move-in coordinators or "friends" are assigned to each resident to arrange all services necessary for the move and to make sure that residents are oriented and officially introduced to their new community. "Residents may elect to utilize as many or as few services as they wish. Programs and services are designed to reflect Grandview Terraces' commitment to customer service," said Wenzlau.

These services include: Five

dining rooms, deli-snack bar, 24-hour security, covered parking, health and wellness center, indoor walking track, exercise and fitness gym, indoor heated pool and spa, multi-purpose auditorium, billiards room, crafts sewing room, beauty and barber shop, country store, and full size bank. Sun City West Recreation Centers dues are included.

Grandview Terrace is in close proximity to a wide range of health services offered through Sun Health, a non-profit community healthcare network offering a broad continuum of care ranging from inpatient acute-care services to outpatient rehabilitation, fitness and community health education programs which enhance the quality of life for residents. In Sun City West, services include Del E. Webb Memo-

rial Hospital, Del E. Webb Extended Care Center and the Sun Health Center for Adult Behavioral Health.

Wenzlau said, "We offer an alternative to the Life-Care Plan. The Partner Plan is available for those who wish to assume long term care risks themselves whether through self-funding, independent long term-care insurance or both. Those who choose the Partner Plan will be able to enjoy all the benefits and the life style available at Grandview Terrace, priority admission to the Sun Health Grandview Care Center, and also will maximize their eventual return by sharing in the appreciation of their condominium unit. Deeded life-estate is part of all plans.

Freedom Group, Inc., based in Bradenton, Florida operates Freedom Plaza life-care community in Peoria as well as similar projects in Florida, California and Michigan.

Grandview Appoints New Director

By Marie Scotti

John Wenzlau has recently been appointed as executive director of the Grandview Terrace Life Care Community in Sun City West. He brings with him over 20 years of experience in various capacities in the seniors housing industry.

In the early 1980's, he was involved in partnership that developed and operated the first mid-range, full service retirement community in Dallas, Texas. This was in addition to several similar communities with which he was involved in Maricopa County.

In the late 80's, he was appointed vice president of sales/marketing for the El Dorado of Sun City, a full-service condominium retirement community. After initiating and implementing the sales/marketing plan for this successful community he moved to the Madison House in Sun City West where he was general manager. In 1990, Wenzlau took a sabbatical leave from his operating responsibilities and moved to Germany where some of his activities involved research in how Europeans were addressing issues related to senior housing.

After his return to the U.S. in 1991, he assumed responsibilities as vice president of marketing and development for Danaco

Management, an Arizona corporation involved in the development and operation of full-service senior housing communities in Arizona. The three years immediately preceding his appointment as executive director of Grandview Terrace, he was a consultant to the retirement housing industry throughout the Southwest.

Throughout his career in the seniors housing industry, Wenzlau has been at the cutting edge of developing and implementing new services, Home Health care, as a focal point for providing health services for seniors in independent living communities.

Wenzlau was graduated from the University of Oregon with a BA in Political Science and an MA in Germanic Studies and Education. He has earned a Master of Divinity Degree from Southwestern Baptist Seminary as well as a Master of Arts in Education, with specialization in Gerontology. He also holds an MBA in marketing/finance from Southern Methodist University and has done doctoral work at the University of Munich.

John's wife, Kathy, is employed by the Del Webb Corporation in Sun City Grand. The Wenzlaus live in Litchfield Park and have one son who is a second year law student in Virginia.

Daily News-Sun Thursday, June 5, 1997

New life care community opens in SCW

By BRUCE ELLISON
Staff writer

Anne and Harry Meehan decided 18 months ago that they wanted to live in Grandview Terrace — then just drawings on paper.

On Monday, they moved into their fifth floor one-bedroom apartment, and despite the long wait, they couldn't be happier.

"Isn't this wonderful?" asked Anne Meehan as she graciously showed a reporter and photographer around the apartment, with its view across the railroad and into Surprise.

No matter that a few boxes were yet to be unpacked; no matter that plumbers were working on a malfunctioning shower: The Meehans finally were home, and pleased as could be.

Grandview Terrace is a 288-unit life care community that's been under construction in Sun City West for more than a year. More than 200 of its units have been sold — with owners getting the OK to move in on Monday.

The Meehans were among the very first, sitting down Monday night with just four other folks in one of the community's several dining rooms for a dinner of beef stroganoff over noodles, broccoli and baked potatoes and corn chowder, among other things.

While they waited for construction to be complete, the Meehans visited the site two or three times a week. Hundreds of photos Harry took document their wait and the slow growth of the building in which they now live — finished about three weeks behind the developers' original schedule.

Their daughter, Kathi Anderson from Milwaukee, was on hand to help them celebrate — and to help them get settled into their new apartment, which Harry Meehan said cost about \$135,000 with the extras the couple had selected.

Owners are scheduled to move into the community at the rate of six or seven a day throughout June, said Tom Connor, a representative of one of the developers, Freedom Group. That Florida company and Sun Health Properties worked together to finance, market and build the new life care center, which is on Granite Valley Drive, adjacent to Sun Health's Del E. Webb Memorial Hospital and related medical offices.

There was no grand opening ceremony — new residents and staff

were too busy for that — but others who want to see models are welcome, and there's a public dining room — The 19th Hole — open to visitors.

Harry Meehan and his wife studied the concept of a life care community carefully before choosing to buy, said their daughter, Anderson. "We talked it over as a family," she said. "I'm an only child, and my family has always been close."

Now, she said, her parents, 79 and 77, "have a lifestyle and a quality of living that they've earned" from long years at work. Harry worked in administration with IBM for 24 years; Anne was with New Jersey Bell for 31 years. They moved to Sun City West several year ago from Pennsylvania.

Anderson said that her parents have a unique ability to get to know people easily, and make friends quickly. "When I go back in a few days, I know they will be well-situated, well, and with friends in a place they will enjoy for years," she said.

Harry Meehan said the couple easily sold their Titan Court home more than a year ago, but were able to keep possession until their move-in date.

They're glad they can keep their membership in the Recreation Centers of Sun City West and stay active as community volunteers.

"Anne and I deliver Meals on Wheels and volunteer at the hospital information desk," Harry said. "I'm on the PORA deed restrictions committee."

Connor, speaking with reporters Tuesday afternoon, said it was pleasant to finally tell people they could start moving in; and indeed, the elevators were packed with dollies, boxes and moving contractors, while vans lined the parking areas.

But as the month progresses, fewer and fewer folks will move in at once, mostly because the owners will need the corridors, elevators and lobby for their own use. Too many simultaneous move-ins will just complicate their lives.

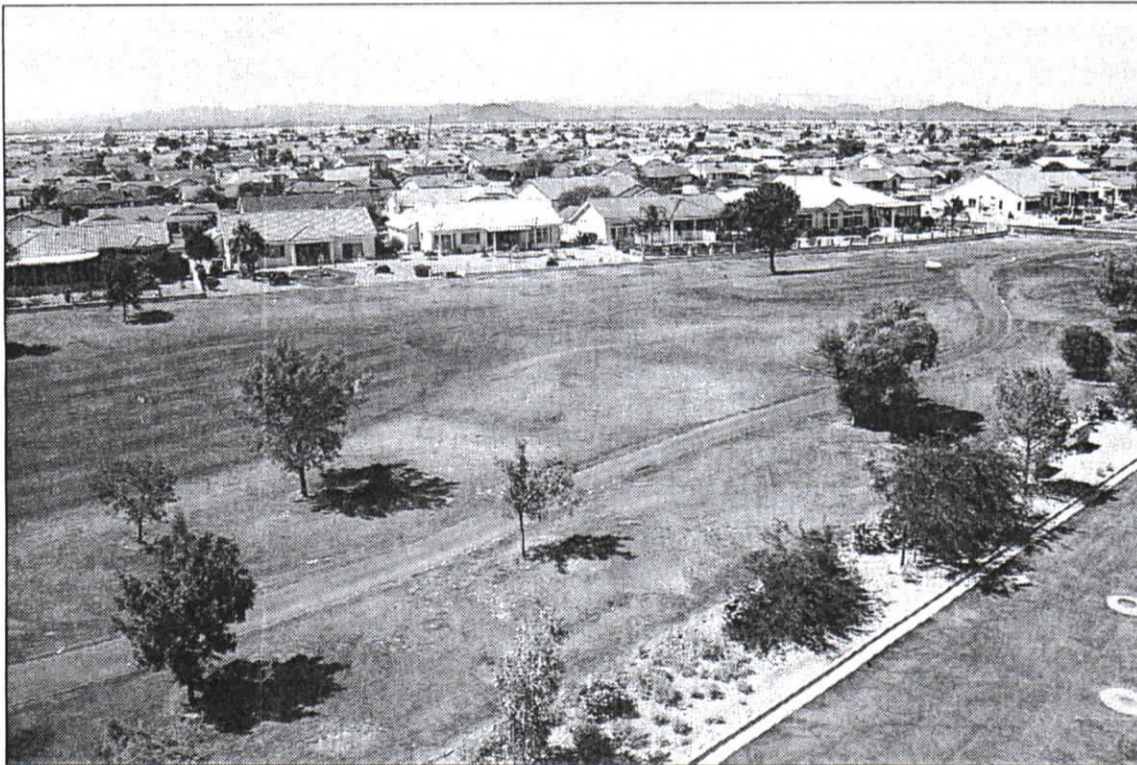
Leland Peterson, president of Sun Health, said Grandview Terrace "is part of the way we now look at health care as a continuum, a total environment."

Sun Health, he said, had come a long way from 1966 when a handful of residents in Sun City decided the community needed an emergency room and place for surgery.

OVER



Steve Chernek/Daily News-Su



Pictured above are Anne and Harry Meehan, who moved from a house in Sun City West to their new apartment in Grandview Terrace. Pictured left is a wide view of the Grandview Terrace which offers views of Sun City West and the Bradshaw Mountains to the north.

Lifecare community offers options

By BRUCE ELLISON
Staff writer

SUN CITY WEST — Prospective residents of Grandview Terrace, the lifecare community expected to open next April, now are being offered an opportunity to buy into the complex without required participation in its life care programs.

Officials of Freedom Group Inc. and Sun Health Properties announced the change in rules to more than 180 buyers who already have committed themselves to live in the twin six-story complex.

Under the new option, called the personal service plan, on resale through Grandview, initial buyers of a condominium life estate unit will be guaranteed a 100 percent refund of their original buy-in fee, plus half of any appreciation in the value of the unit, less expenses such as closing costs and refurbishing.

While they have priority standing for admission to the 88-bed nursing home if needed, they will pay the rate prevailing at the time of their admission, said Grandview Terrace sales manager Lianna Lervig.

Lervig said that so far as she knew, Grandview Terrace was the only one of nine life care communities in the Valley to offer the new option.

"We have had people tell us how much they like Grandview Terrace," Lervig said. "But they also told us they had made other arrangements for nursing home care if needed, such as an insurance policy.

"They suggested that the amenities, the services, the location, the floor plans, the condo-style ownership, even the prospective neighbors — all were what they looking for, but that they didn't need the life care

concept," she said.

"We now can offer them that different opportunity."

Other, earlier purchasers are being offered the new option if they wish to change their plans, Lervig said — one reason for the meeting at Shepherd of the Hills United Methodist Church, where the new option was explained Monday afternoon.

Under the standard life care plan, buyers qualify for one year of nursing care at the same monthly cost as apartment maintenance, and then get a 25 percent discount off the prevailing rate on a longer stay.

They or their estate also are guaranteed a refund of 40 percent of the single-person entry fee.

With Grandview's expanded life care plan, five years of nursing care is available before payment of the prevailing rate less 25 percent is charged, and buyers are guaranteed a minimum 20 percent refund of the single-person entry fee.

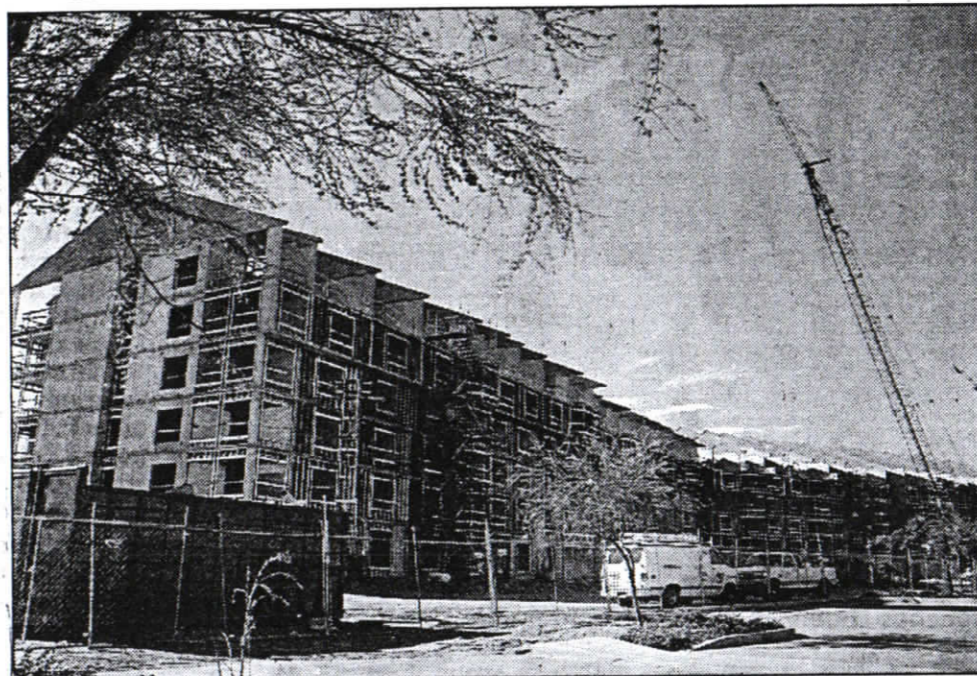
All residents pay monthly maintenance fees that start at \$1,400, which include one meal a day, maintenance, utilities, flat laundry, transportation and other services, and membership in the Recreation Centers of Sun City West.

Construction on Grandview Terrace started in March; officials expect the first residents to move in by early May 1997.

"Our contractor is supposed to give us a move-in date by mid-December, so we can let people start planning," Lervig said.

Construction recently started on the nursing home, which should be ready at the same time the twin towers are complete, she said.

Lervig said most of the 183 units already sold probably will remain



Mollie J. Hoppes/Daily News-Sun

Completion of Grandview Terrace in Sun City West is expected in early 1997. The company recently changed its policy to allow people to buy into it without purchasing the life-care program.

with the life care option. "Most of those residents bought in because they liked and wanted life care," she said.

"A couple of them came up to us after the meeting Monday and said, 'You're going to sell this building out quickly now.'"

That wasn't the aim, Lervig said, "but it will be a help."

Also a help, curiously, was the Aug. 14 windstorm that swept the Sun Cities and parts of the West Valley, ripping off roofs and singles, felling big trees and downing power lines — while many retirees were away for the summer.

"That got people to thinking about the choices they want to make in retirement living. When you have to worry about something like that hitting your property when you're far away and even can't see what happened, places that offer total care and freedom from such worries look even better."

Grandview Terrace is on Granite Valley Drive, just west of the Del E. Webb Memorial Hospital.

Lervig and her staff are available 10 a.m. to 4 p.m. Mondays to Saturdays, and from noon to 4 p.m. Sundays to explain the community's options and show model units.

Care facility will open sales center

By Chris Sundheim
Staff writer

SUN CITY WEST — Developers of Sun City West's first "life-care" facility are preparing to open a sales center later this month.

The model center for Grandview Terrace, a luxury apartment complex that will offer several levels of health care, will open on July 17 at 14509 W. Granite Valley Drive on the campus of the Del E. Webb Memorial Hospital.

Grandview Terrace is set apart from other retirement-housing options in Sun City West because residents may choose from a variety of living and health care plans, ranging from independent packages to arrangements with assisted living and on-site nursing, said Tedi Thompson, director of marketing for the development.

"What we really do is offer two plans, a health insurance plan and a real estate plan," Thompson said.

"We put them together into one

living package called life care."

The plan for the complex includes 288 apartments of 850 to 2,300 square feet. Entrance packages will run from \$86,000 to \$222,000, depending on the services and options purchased, Thompson said.

When complete, Grandview Terrace will include a full-service bank, a country store to sell gifts and household items, fitness facilities, many hobby rooms and a cafe. Residents may choose from several meal plans and housekeeping services.

"The main thing is, people love the freedom; there are so many choices," Thompson said. "People around here have wanted something like this for a long time.

"It's a carefree, independent lifestyle."

Freedom Group Inc. and Sun Health Properties plan to break ground on the complex after 65 percent of the apartments are sold, probably early next year. The

building is expected to be complete in early 1997.

Grandview Terrace will have its own clinic and nursing staff. Each apartment will feature an emergency call system to summon medical workers from the clinic in case of an accident or sudden severe illness.

Grandview Terrace aims to provide customized living services with as much or as little assistance as residents require, Thompson said.

The developers conducted market surveys and focus groups in the area for about a year before deciding to go ahead with the project, said Tom Conner, vice president of Freedom Group's western region.

"It's a win-win situation," Conner said.

"We determined there was a tremendous need for this in the community.

"It was real apparent this was the right time."

An informational meeting last month to outline building plans drew more than 600 people, Thompson said.

The model center will showcase a furnished midsize apartment, although prospective residents may choose from 18 floor plans and a wide array of decorating plans.

The center will be open seven days a week from 9 a.m. to 4 p.m. Representatives will be on hand to answer questions and reserve apartments.

Sun Health Properties is a nonprofit organization that manages real estate relating to health care activities.

It owns Webb Hospital, Walter O. Boswell Memorial Hospital in Sun City and other nonprofit health care facilities.

Freedom Group operates eight retirement centers nationwide, including one in Peoria.

Grandview Terrace executive director honored by state agency

For her unwavering dedication to quality of life for seniors, Gail Chase, chief operating officer of Roskamp/Sun Health Residential Services, L.L.P., and executive director of Grandview Terrace Retirement Community and Sun Health Grandview Care Center in Sun City West, has received the Arizona Association of Homes and Housing for the Aging 2001 Award Honor.

The award, AzAHA's highest honor, was presented to Ms. Chase during a special awards luncheon on Thursday, June 14 at the Sheraton Mesa Hotel Ballroom. It recognizes an individual who has made an outstanding contribution to the field of senior housing and services and who has demonstrated

a history of commitment, leadership and involvement that has a broad reaching effect on the advancement of services to the elderly.

"Clearly, you are indeed a most deserving recipient of the 2001 AzAHA Award Honor," said A. Chris Francis, AzAHA executive director, in the congratulatory letter recently sent to Ms. Chase.

The honor is one of three bestowed upon Ms. Chase within the last year. Other honors include being appointed by Gov. Jane Hull to the Arizona's Board of Behavioral Health Examiners and to the Board of the Arizona's Nursing Care Institution Administrators and Assisted Living Facility Managers.

"Gail's entire career has been dedicated to serving seniors," said Sharon Grambow, administrator for the Sun Health Grandview Care Center in the nomination

letter for Ms. Chase. "When it comes to quality of life for seniors, Gail will not accept mediocrity."

Ms. Chase began almost 16 years ago as a nurse at Plaza del Rio Care Center. A series of promotions soon moved her into the position of nursing home administrator then to



Gail Chase

executive director of Freedom Plaza before serving in her current positions. She is certified as a gerontological nurse, has been listed in the "Who's Who in American Nursing" and has been a member of several other boards including the Arizona Geriatric Society Board of Directors.

"Under Gail's direct leadership, in January 2000, Grandview Terrace and Sun Health Grandview Care Center had the distinction of becoming the first facilities in Arizona and among only approximately 220 in the entire United States, to become registered as an Eden Alternative facility," Mrs. Grambow explains in the letter. "For Gail, the decision to pursue the Eden Alternative was an easy one because she believes that

the quality of life for our elders in nursing homes and residential housing communities is of the utmost importance and that we must nurture the human spirit as well as the human body."

The Eden Alternative, a philosophy of care designed by a doctor to help build better lives for our elders and ourselves, asserts that companionship is the antidote for loneliness; the opportunity to give care is the antidote for helplessness; variety and spontaneity are the antidotes for boredom.

"Gail serves as model of leadership to the community, the Grandview Terrace management team, and to me," Mrs. Grambow continued in the letter. Her expectation of excellence in all that we do is the driving force behind the outstanding reputation of our campus."

In addition, Mrs. Grambow said that, "Ms. Chase not only encourages us to be the best we can be but also opens the doors to help seniors be their best as well. Her dedicated efforts and outstanding accomplishments touch us all."

Gary Turner, chairman of Roskamp/Sun Health Residential Services, L.L.P. has the highest respect and admiration for Ms. Chase.

"All of us are honored to work with her and to personally witness the positive impact of her efforts," Mr. Turner said. "Her contributions have set the standard for others to follow - locally, statewide and nationally."

Homeowners sue Del Webb affiliates

Plaintiffs object to Grandview Terrace project

By BRUCE ELLISON
Staff writer

SUN CITY WEST — Five homeowners along White Rock Drive have sued two Del Webb Corp. affiliates and 20 unknown defendants, saying they were defrauded when they bought their golf course homes.

Golf course lots in Sun City West cost from \$15,000 to \$50,000 more than lots elsewhere in the community.

The homeowners filing suit said they were told by their lawyer not to comment to the media about the case. "All the facts are in the document which you have a copy of," said one, Charles Best.

They object to the proposed construction of Grandview Terrace, a 288-unit six-story life-care complex now planned for a lot less than 200 feet from their homes.

In effect, the suit says Webb failed to tell home buyers that something other than a two-story medical office or nursing home was likely to be built near their homes. Because they believe they were misled about the planned use of the adjoining property, they charge that Webb sold them homes through fraudulent misrepresentation.

But they have not asked a judge to stop construction of the complex. Instead, they want Webb to compensate them for the reduced value of their homes.

If they had known what was going to be built, they say in the suit, they would have purchased other golf course lots instead.

The adjoining property, once owned by Webb, is being developed by Sun Health Properties and Freedom Group into a 288-unit life-care complex called Grandview Terrace.

The suit, filed by attorney Gil Shaw of Phoenix, claims that Charles and Maryann Best, Lanora and Fred Davey and Fred Larson were told that only a two-story medical office and parking lot were planned on the area across from their back yards. That use of the now-vacant property was shown on maps they were given, they say.

Instead, they charge, Webb Corp. affiliates have sold the land to others who now plan a six-story life-care community there.

Having such a building, with its 24-hour staff, kitchens and other maintenance facilities so close to their homes will lower their property values, they say.

They want the court to award them damages for the prospective decline in the value of their property, attorney's fees, and such other relief

Having a six-story life-care community, with its 24-hour staff, kitchens and other maintenance facilities so close to their homes will lower property values, the Sun City West plaintiffs say.

as the court might find appropriate.

The suit names Del Webb Communities Inc., Del Webb Development Corp., 10 unknown partnerships and corporations, and 10 unknown individuals as defendants.

Neither Webb officials nor spokespersons could be reached for comment today.

In the suit, the homeowners say they bought their property relying on information from Webb about the golf course and the potential use of adjacent lands. The parcel which Webb since has sold to Freedom Group and Sun Health Properties was shown on maps and in literature as — and zoned for — a nursing care facility. That zoning would prohibit a structure in excess of two stories, they say.

In March 1994, after they bought their homes, the homeowners say, Sun Health announced that it was considering residential development of the property, and that it had been considering such development "for years."

The property's new developers applied for, and were granted, a zoning variance from the county in February. That will allow them to build Grandview Terrace, a life-care facility with two six-story residential units with a total of 288 apartments, and a skilled nursing facility with 88 beds, the suit says.

Advertisements say the premises will be ready by early 1997.

Because Webb aided Sun Health to develop the property in a way other than what Webb told the plaintiffs, it sold the homes through fraudulent misrepresentation and non-disclosure, or negligent misrepresentation and non-disclosure, the suit says.

Shaw, the plaintiffs' attorney, is helping a group of residents in New River who want to incorporate that community. Webb plans a large residential development there that has been subject to controversy, and opposes the incorporation which would give residents greater say over planning and zoning.