# WESBURY UNITED METHODIST RETIREMENT COMMUNITY DISCLOSURE STATEMENT

As of
December 31, 2025

Filed
April 30, 2026

The issuance of a certificate of authority does not constitute approval, recommendation or endorsement of Wesbury United Methodist Community by the Pennsylvania Department of Insurance, nor is it evidence of, nor does it attest to, the accuracy or completeness of the information set out in the disclosure statement.

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## SUMMARY PAGE

**1. The Facility:**

Wesbury United Methodist Retirement Community
31 Park Avenue
Meadville, PA 16335

**2. The Provider:**

Wesbury United Methodist Retirement Community
31 Park Avenue
Meadville, PA 16335

**3. Admissions Contact:**

Melissa Porter, V.P. of Sales and Marketing
Wesbury United Methodist Retirement Community
31 Park Avenue
Meadville, PA 16335
(814) 332-9238

**4. Property:**

Located on the 124-acre campus of Wesbury United Methodist Retirement Community in Meadville, Pennsylvania, Thoburn Village consists of 64 villas in a variety of floor plans as well as 16 apartments with one and two-bedroom options. In a natural suburban setting of trees and plantings, Wesbury provides independent living with a secure environment, free from the normal worries of maintaining a personal residence. Grace Rehabilitation and Health Center accommodates 210 residents in need of skilled nursing care for short and long-term needs, rehabilitation and memory support services. Enhanced Living and Personal Care are offered at Cribbs Residential Center, for 110 residents. Additionally, in-home care services are offered around the region through the Wesbury at Home program.

**5. Minimum Age:**

Sixty-two or older except for married couples. One of the two must be at least 62, and the younger must be at least 55.

**6. Affiliation: Non-Profit Corporation**

The facility is related through a common religious heritage to The United Methodist Church and the Western Pennsylvania Conference of said Church. The facilities are owned and operated by Wesbury United Methodist Retirement Community which is responsible for its financial and legal obligations. Neither the United Methodist Church, its agencies, nor its Conference have any financial or legal responsibility for the operation of Wesbury United Methodist Retirement Community, or for the promises or obligations to Resident under this Agreement.

Wesbury United Methodist Retirement Community, located at 31 Park Avenue, Meadville, PA, 16335, is a Pennsylvania non-profit corporation, organized for the purposes of providing a protective and dignified living environment including residential living, personal care, skilled and intermediate care, rehabilitation, memory support and home and community based services.

Facilities operated by Wesbury United Methodist Retirement Community are non-discriminatory and afford equal treatment and access to service to all persons regardless of sex, race, color, religious creed, national origin, ancestry and age.

**7. Resident Population:**

Wesbury United Methodist Retirement Community currently offers accommodations for the following areas:

210 Skilled Care certified Medicare and Medicaid
110 Enhanced Living and certified Personal Care on campus and
64 Independent Living Villas
2 Six-unit Independent Living Apartment Buildings
1 Four-unit Independent Living Apartment Building

**8. Sample of Fees Charged to Residents:**

**Based upon occupancy of a one bedroom unit**

| **Payment Type** | **Single Occupancy** | **Double Occupancy** |
|---|---|---|
| Entrance Fee | $100,000 | $100,000 |
| Monthly Service Fee | $ 1,326.00 | $ 1,641.00 |

## SERVICES

**Emergency Service**
Wesbury United Methodist Retirement Community (hereinafter referred to as "Wesbury") will provide emergency nursing service to the Residents of independent living on a 24-hour basis. Each Villa and Residential apartment have an emergency call system connected to the switchboard at Grace Rehabilitation and Health Center.

All residential and nursing care buildings are equipped with a built-in fire alarm system that rings directly at the local fire department and at the switchboard.

**Medical and Nursing Care (Temporary or Permanent)**
Appropriate medical and nursing care are available at Wesbury and shall be made available to residents with the resident being responsible at all times for paying the prevailing fees and charges for said medical and nursing care, provided by Wesbury. Residents shall have priority access to care over non-residents of Wesbury with respect to use of available medical and nursing care accommodations.

**Dining Services**
Residents of Thoburn Village are responsible for providing their own meals. Those who wish to eat meals in the dining room may do so by making arrangements with the Cribbs Residential Center Dietary Department and paying the current charge for meals. They may also purchase meals at the Neighborhood Grill located in Grace Rehabilitation and Health Center or arrange for meals to be delivered through Wesbury at Home.

**Utilities and Services**
Wesbury will furnish water, sewer, gas, electricity, basic cable, local phone service, refuse and recycling removal, snow removal and complete lawn care maintenance for Thoburn Village residents.

**Housekeeping**
Residents living at Thoburn Village will be responsible for maintaining their own home in a clean, sanitary condition. Thoburn Village residents may add housekeeping services for an additional fee through Wesbury at Home.

**Maintenance**
Wesbury will be responsible for all necessary repairs, maintenance, and replacement of property and equipment owned by Wesbury.

**Laundry**
Thoburn residents are responsible for their own laundry but may add laundry service for a fee.

**Social Services and Activities**
Wesbury provides a schedule of social, educational, recreational and religious activities designed to stimulate and support the overall physical, spiritual and emotional well-being of residents. Planned trips and tours are available throughout the year for residents who wish to participate. Some trips have a moderate cost to cover meals and other expenses.

**Transportation**
Crawford Area Transportation Authority (CATA) provides a fixed route bus service six days per week on a daily hourly schedule. CATA's Shared Ride Service operates seven days a week and requires riders to make arrangements twenty-four hours in advance to location of their choice.

Transportation for medical appointments within twenty miles is provided by Wesbury. A van with a wheelchair lift is available for residents who are unable to go by car. Charges apply for non-medical trips and for medical trips outside of the twenty-mile radius. Scheduled bus transportation for group shopping outings and social events are often included through the activities department.

Membership in the Meadville Area Ambulance Service (MAAS) is included for all Cribbs Residential Center and Thoburn Village residents. MAAS is available for wheelchair and emergency transportation.

**Volunteer Services**
Wesbury provides a Volunteer Service Department which offers an extra dimension of care and services to residents, families, visitors and staff. Residents are welcome to participate when interested.

**Telephone**
Local telephone service for Thoburn Village residents is included.

**Cable T.V.**
Basic cable charges are included as part of the monthly fee Thoburn Village residents. High definition as well as additional cable channels may be added for a fee.

**Beauty Parlor**
A Beauty Parlor/Barber Shop located in Cribbs Residential Center will be open at specified hours each week. Appointments are necessary. Fees apply.

**Gift Shop**
The Gift Shop is centrally located in Grace Rehabilitation and Health Center and is run by the Sunset Auxiliary and staffed by Volunteers.

**Guest Meals**
Residents are encouraged to invite guests for meals served in the Cribbs Residential Center dining room. Prices are reasonable and can be paid at the desk of the residential services coordinator located near the entrance to the dining room. Meals can also be billed to the residents' account at their discretion. Meals can be purchased at The Neighborhood Grill can be ordered and paid for at the time of service.

**Internet**
Internet may be added to Cribbs Residential Center apartments and Thoburn Village resident homes for a fee. Free WIFI is available in the Clubhouse at Thoburn Village, Cribbs Residential Center Library and Grace Rehabilitation and Health Center Lobby area.

**Medical Arts Building**
Open to the public, Wesbury's on-site Medical Arts Center is staffed by Dr. David A Williams, DO in private practice.

**Medical care and service**
As a full-service continuing care community, Wesbury offers medical care and services. Cribbs Residential Center is available for those who require enhanced living and personal care services. Grace Rehabilitation and Health Center offers short- and long-term care. The Rae S. Larcom Therapy Center located at Grace Rehabilitation and Health Center offers a designated short-stay neighborhood with all private rooms near the fully equipped therapy department. The Larcom Memory Support Center features private accommodation and specialized focused programs for those with Alzheimer's or related memory impairments. Care is provided by trained professionals that ensure residents experience a carefully supervised, fulfilling lifestyle that is designed to stimulate memory and independence.

**Wesbury at Home**
"Wesbury at Home" is a collection of convenient, in-home senior healthcare services not only available to residents who live at Wesbury but to anyone living within a thirty-mile radius of Meadville. These programs are designed to allow Seniors to live in the comfort of their own homes while receiving the personalized services they need to maintain active, healthy and secure lifestyles. They are especially beneficial to those returning from a hospital stay, experiencing an illness, or in need of some occasional help. Essentially, we provide help in your home, tailored to your needs. These services include: home delivered meals, housekeeping services, Wesbury LifeAid- 24- hour, personal emergency response, medication reminders as well as companion services.

**Guest Accommodations**
The Shryock Guest House is available for the use of all Wesbury residents' friends and families. For a reasonable nightly rate, guests enjoy private accommodation and access to all Wesbury amenities.

**The Wesbury Foundation**
The Wesbury Foundation is a separate corporation created for the sole purpose of raising funds and building relationships for the residents of Wesbury. Dedicated to advancing the mission of Wesbury, the Foundation encourages charitable contributions and prudently manages all donations to and assets of the corporation. Located at the Cressler House among the villas at Wesbury's Thoburn Village, The Foundation secures funds for benevolent care, campus beautification, facility enhancements, spiritual life, and special projects.

## GRACE REHABILITIATION AND HEALTH CENTER CHARGES
**Admitted on or after February 1, 2026**

| | | |
|---|---|---|
| **Room and Care** | Semi-private room | $ 314.00 per day |
| | Private - Memory Support | 410.00 per day |
| | Any regular semi-private room made private | 434.00 per day |
| | Permanent Private Room | 410.00 per day |
| | Short-term Rehab Room | 439.00 per day |

**Physical Therapy, Occupational Therapy, Speech Therapy** - Charges based on type of treatment ordered by physician. All deductibles, co-insurance and co-pays are billed according to insurance coverage. If you do not have coverage, you will be billed privately.

**Ambulance Membership Fee** – We will enroll every resident upon admission in the Meadville Area Ambulance Service for a fee of $40.00/year.

**Ambulette Transportation** – $45.00 one way, $90.00 round trip (within 10 miles)
Charges on trips other than local will vary by mileage and time

**Wesbury Transportation -**

Local - $ 35.00 one way, $60.00 round trip (within 20 miles)

Other - $0.70 per mile for vehicle usage and $21.00 per hour for staff time (the minimum charge is 36.00)

**Pharmacy** – Separately billed by pharmacy, charges are based on what is prescribed by physician.

| | | | | |
|---|---|---|---|---|
| **Beauty Shop** – | Shampoo/Blow Dry | $16.00 | Color/Shampoo/Style | $40.00 |
| | Shampoo/Set/Comb-out | $18.00 | Color with highlight | $65.00 |
| | Women's Haircut | $18.00 | Highlights/Lowlights | |
| | Permanent | $55.00 | Full Head $45 or $5 per foil | |

**Barber Shop** – Men's Haircut $ 16.00 Beard Trim $8.00

**Television** – include **Telephone** - included **Oxygen** - $6.00 per day

**Personal Items** – Disposable briefs are billed at $6.00 a day regardless of number used. Our policy does not allow you to bring in your own products due to the risk of skin breakdown.

**Reserved Bed** – Regular room and care rate/day (This charge is billed anytime a resident is not physically in the bed at midnight for any reason, i.e. emergency room, inpatient at the hospital, personal leave of absence, etc.) You have the right to choose NOT to reserve the bed, but if you elect not to keep the bed on reserve, all personal belongings must be taken out of the room and the charge nurse on duty notified. A new referral would be needed prior to return if the room is not reserved.

**Delinquent Charge** - 1.25% on all past due balances (some exceptions may apply)

**Returned Check Charge** - $20.00

Fees for physician services (PCP, dental, podiatry, etc) are not included in the above fee schedule. These items will be billed separately. Additional charges may also apply for ancillary services such as: lab, x-ray, and certain equipment and supplies. (This is not all inclusive.)

Grace Rehabilitation and Health Center has been certified by Title XVIII, Medicare, as a Skilled Nursing Facility and third-party insurance carriers may make payments to individuals for services provided all the qualifying requirements are met.

Grace Rehabilitation and Health Center has been certified by Title XIX, Medicaid, and approved by the Department of Public Welfare, Commonwealth of Pennsylvania.

Full financial disclosure must be given to the admissions and/or accounting department along with a signed contract and signed financial agreement prior to any admission to Grace Rehabilitation and Health Center. Medical need must be determined by a physician.

**CRIBBS RESIDENTIAL CENTER**
**RATES 2026**

**B - Private Suite with Private Bath (rates vary according to square footage)**

Small - Monthly Fee: $145.00 per day x 31 days = $4,495.00
Regular - Monthly Fee: $166.00 per day x 31 days = $5,146.00
Large - Monthly Fee: $181.00 per day x 31 days = $5,611.00*

**C - Two Room Suite - Living Room, Bedroom, and Private Bath**

Monthly Fee: $196.00 per day x 31 days = $6,076.00*

**D - Large Two Room Suite - Living Room, Bedroom, and Private Bath**

Monthly Fee: $210.00 per day x 31 days = $6,510.00*

**E - Two Room Suite - Living Room, Bedroom, Private Bath, and Balcony**

Small - Monthly Fee: $196.00 per day x 31 days = $6,076.00*
Large - Monthly Fee: $210.00 per day x 31 days = $6,510.00*

*For Second Person Fee Add: $73.00 per day x 31 days = $2,263.00

Room rates vary depending on the type of accommodations.

The above rates include:

- Three meals per day
- General Housekeeping
- All utilities including local telephone service
- Complete interior and exterior maintenance
- Linen and laundry service
- A full-time Chaplain and local service staff
- Activities and fitness programs
- Emergency response system
- Local ambulance membership
- Notary services
- Move-in coordination
- Direct-dial smoke and fire system
- Access to all Wesbury staff including the Medical Director, licensed nurses, a registered Dietitian, Chaplain, security personnel, Activity Director, and Volunteer Program Coordinator
- Priority access to Grace Rehabilitation and Health Center

**Personal Care:** Level One - $14 per day (monthly fee: 31 days x $14 = $ 434.00)
Level Two - $25 per day (monthly fee: 31 days x $25 = $ 775.00)
Level Three - $49 per day (monthly fee: 31 days x $49 =$1,519.00)
Level Four - $61 per day (monthly fee: 31 days x $61 = $1,891.00)
Level Five - $74 per day (monthly fee: 31 days x $74 = $2,294.00)

**Mobility Assistance:** $22 per day (monthly fee: 31 days x $22 = $682.00)

**Television:** Included **Telephone:** Included

**Transportation:** $35.00 one way, $60.00 round trip for local trips within 20 miles.

Trips over 20 miles: $.70 per mile for vehicle usage and $21.00 per hour for staff time.

**Beauty Shop:**

| | | | |
|---|---|---|---|
| Permanent | $67.00 | Shampoo & blow dry | $22.00 |
| Shampoo & set | $22.00 | Hair cut – Men | $17.00 |
| Color | $35.00 | Beard Trim | $12.00 |
| Hair cut - Women | $22.00 | | |

**Guest Meals:**

| | Visitors and Guests |
|---|---|
| Breakfast | $ 9.00 |
| Dinner | $12.00 |
| Supper | $12.00 |
| Holiday | $18.00 |

*Children under 10 years of age are ½ price.*

**Guest Accommodation for Visiting Relatives/Friends:** $ 75.00 per night

**Delinquent Charge:** 1.25% per month

**Medical Supplies and Drugs:** At resident's cost.

## THOBURN VILLAGE RATES 2026

**One Bedroom Apartment**
Entrance Fee $100,000; Monthly Fee $1,326.00

**2 Bedroom Apartments (two floor plans offered)**
Entrance Fee: $125,000 - $150,000; Monthly Fee $1,779.50

**2 - 3 Bedroom Villa (1000-1500 Square feet)**
Entrance Fee $150,000 - $200,000; Monthly Fee $1,779.50

**2 - 3 Bedroom Villa (1501-2000 Square feet)**
Entrance Fee $185,000 - $235,000; Monthly Fee $2,275.00

**2 - 3 Bedroom Villa (2001-3000 Square feet)**
Entrance Fee: $230,000 and over; Monthly Fee $2,688.50

A monthly charge of $315 is added for an additional occupant.

All monthly service fees include utilities (gas, water, electricity, sewage, refuse and recycling), basic TV cable, local and long-distance telephone, taxes, insurance on the structure and property, snow removal, lawn care, landscaping and all interior and exterior maintenance.

Transportation: Medical transportation no charge within 20 miles
Personal transportation $.70 per mile per vehicle usage, $21.00 per hour for staff staff time. (minimum charge $36.00)

Salt Charge/Delivery for Water Softener: current market pricing

Guest Accommodation for Visiting Relatives/Friends: $75.00 per night

Delinquent Charge: 1.25% per month

## FREQUENCY AND AVERAGE DOLLAR AMOUNT OF PERIODIC RATE INCREASES

| Date of Increase | Average Increase |
|---|---|
| 1/1/2019 | $44 |
| 1/1/2020 | $23 |
| 1/1/2021 | $0 |
| 1/1/2022 | $46 |
| 1/1/2023 | $47 |
| 1/1/2024 | $49 |
| 1/1/2025 | $51 |
| 1/1/2026 | $52 |

## BACKGROUND

**Mission Statement:**

Enriching the lives of our residents and clients within a positive and compassionate faith-based community.

**Licenses:**

Pennsylvania Department of Public Health
Pennsylvania Department of Human Services
Pennsylvania Department of Insurance
Pennsylvania Department of Health

The organization that would eventually become the Wesbury we know today began in 1918 in Conneautville, PA, where Hyatt M. Cribbs offered his farm home to the ministers and laymen of the Erie Conference of the United Methodist Church to become a home for those in need. On October 19, 1918, The Ida M. Cribbs Methodist Home was officially born out of that gift which included 22.75 acres of farmland.

The Home grew rapidly, and in 1945 it was decided the building needed to be replaced with a modern fire-proof structure. The Erie Conference of the United Methodist Church selected Meadville for its new home after a local resident donated 16 acres of land, then known as "Green Acres" on Park Avenue Extension in order to bring the home to Meadville where we are today. In the fall of 1950, ground was broken for the new building, and on July 30, 1952, the actual move from Conneautville to the new facility in Meadville took place with an official Service of Consecration.

The 1960s were another critical growth period for Wesbury. It was during this time that the home received funds from the Western Pennsylvania Conference of the United Methodist Church to construct a nursing unit. Groundbreaking ceremonies were held in August of 1968 for the Nursing Home – an Extended Care Facility offering only skilled nursing care. Grace Rehabilitation and Health Center was opened in 1970 licensed for 140 residents. Today Grace Rehabilitation and Health Center is licensed for 210 residents. The corporate name was changed to the United Methodist Home and Nursing Hospital.

The 1980's saw even more growth as additional construction projects convened across campus. The intermediate care facility was completed in July 1980, and shortly after that construction began on four more independent living villas throughout the community. Wesbury United Methodist Community was selected as the facility name in 1984 following a mandate from the state to remove the word "hospital" from the name. Areas of care are now designated by the names **Thoburn Village** (independent living), **Cribbs Residential Center** (enhanced living and personal care), and **Grace Rehabilitation and Health Center** (skilled nursing care). By 1984, Wesbury had 6 completed villas for independent living with 5 more scheduled for construction in 1985. The villa area would later become Thoburn Village.

1997 introduced Wesbury's Home Enriched Living Program (H.E.L.P.), a home and community-based services program to the greater Meadville area. Now called "Wesbury at Home", these services have expanded to clients throughout the Northwest Pennsylvania region. The following year, Wesbury acquired Hillside Home located on Williamson Road in Meadville providing a second location for Wesbury's Enhanced Living and Personal Care Program. Wesbury Hillside Home ceased operation in 2017.

In 2000, the Larcom Memory Support Center for residents with Alzheimer's Disease and other cognitive disorders or challenges opened. Throughout the next decade, there was a complete renovation of Wesbury's Grace Rehabilitation and Health Center. This includes the addition of Emmiline D. Barco Chapel, new lobby and office space. In 2005, Tony Petruso's Northwest Pharmacy Solutions opens on Wesbury campus licensed as a closed-door pharmacy to serve Wesbury; in June of 2006 the retail pharmacy opened in the same location as well. In 2021, the closed-door pharmacy was sold to Symbria. Also in 2006, a visiting nurses corporation called Alliance Visiting Nurses doing business as Visiting Nurses Alliance was created by partnering with St. Paul's Home of Greenville, PA, Concordia Lutheran Ministries of Cabot, PA, Meadville Medical Center and Grove City Medical Center. VNA-Alliance has become a leading home health agency, covering most of the Northwest Pennsylvania region.

In 2013, Grace Rehabilitation and Health Center renovations were completed adding a Medical Arts Center, New Sunset Auxiliary Gift Shoppe, Neighborhood Grill, Rae S. Larcom Therapy Center and dedicated Short-Stay Rehabilitation Neighborhood. A year later, Wesbury partnered with Lake Erie College of Osteopathic Medicine (LECOM) to provide the citizens of rural Crawford County with an innovative outpatient geriatric assessment program and medical care in Wesbury's new Medical Arts Center. Wesbury's on-site Medical Arts Center is currently staffed by Dr. David A Williams, DO in private practice.

**WESBURY UNITED METHODIST COMMUNITY**
**OFFICERS AND BOARD OF DIRECTORS**
**November 2024 – November 2025**

| Name and Address | Home Phone | Business Phone | Occupation |
|---|---|---|---|
| Mr. Mark Weindorf, Asst Sec/Treas [redacted] | | [redacted] | Executive Director Arc of Crawford County |
| Mr. Brian S. Nageotte, CPA [redacted] | | [redacted] | President/CEO |
| Mr. John Swick [redacted] | | [redacted] | Attorney |
| Mr. Lance Johnson [redacted] | | [redacted] | Retired |
| Ms. Debra A. Spence, Chairperson [redacted] | [redacted] | | Retired |
| Mr. Ron Reyer [redacted] | [redacted] | | Retired, Resident Representative |
| Mr. Lyle Mook [redacted] | [redacted] | | Businessman |
| Mr. James Becker [redacted] | | [redacted] | Businessman |
| Mrs. Sue Thomas [redacted] | [redacted] | | Retired |
| Mr. Christopher Zerbe Vice Chairperson [redacted] | | [redacted] | Banker |
| | | | |

## ADDENDUM A: NOTICE OF RIGHT TO RESCIND

Date rescission period begins _____. Resident may rescind and terminate this Agreement without penalty or forfeiture within seven (7) days of the above date. Resident is not required to move into Wesbury before the expiration of this seven (7) day period. No other agreement or statement you sign shall constitute a waiver of Resident's right to rescind this Agreement within this seven (7) day period.

To rescind this Agreement, mail or deliver a signed and dated copy of this notice, or any other dated written notice, letter stating your desire to rescind to the following address:

Thoburn Village Administrator
Wesbury
31 N. Park Ave.
Meadville, PA 16335

Not later than midnight of _____ (last day for rescission).

Pursuant to this notice, I hereby cancel my Residency Agreement.

Signed this _____ day of _____, 20___.

**Resident(s)**

Print Name _____

Signature _____

Print Name _____

Signature _____