



# MOUNTAIN MEADOWS

**Write Your Next Chapter Here**



Enclosed Information is provided by Mountain Meadows Owners Association. Information is subject to change and will be periodically updated.





*Mountain Meadows complies with all laws relating to accommodating persons with disabilities. While MMOA does not provide any care facilities, residents are free to retain whatever assistance may be necessary for their full health and enjoyment. MMOA makes all reasonable accommodations to enable persons with disabilities to navigate all common areas, and where necessary will allow reasonable modifications.*

*Services, facilities and amenities described herein are current as of the publication date of this document and are subject to change in accordance with the MMOA governing documents.*





# *Welcome to Mountain Meadows*

*Of the many 55+ independent living communities in this country, what makes Mountain Meadows unique?*

*At Mountain Meadows, we own our homes and we run our homeowners association, which gives us the opportunity to have a voice in the governance and management of our community. Mountain Meadows is not run by a corporation.*

*The city of Ashland is a big part of what makes Mountain Meadows special. It is a charming small town with big-city culture. It's home to the Oregon Shakespeare Festival, Ashland Independent Film Festival, Ashland New Plays Festival, and Southern Oregon University (with its hugely popular Osher Lifelong Learning*

*Institute for seniors). Enjoy Ashland's wide variety of interesting shops and many fabulous restaurants.*

*To learn about Mountain Meadows, come for a visit, meet the residents, have a meal in the Dining Room, walk in the park, check out the community garden, and enjoy all that Mountain Meadows has to offer. We look forward to meeting you.*

For further information visit our public website  
[www.mountainmeadowsashland.com](http://www.mountainmeadowsashland.com)  
Or call our receptionist at 541-482-1806  
(Monday – Friday, 8:30 AM – 5 PM)

Governing documents and more financial details are available on our public website.



# The Clubhouse

*In our Clubhouse you can meet up with friends or get a healthy workout for your mind and body. Enjoy a vigorous game of water volleyball or be industrious in the Woodworking Shop. The Clubhouse is where we gather for meetings, concerts and forums.*

## The Library

The popular Mountain Meadows Library is run by a group of dedicated residents who organize, maintain and constantly update a large collection of books, DVDs, audiobooks, magazines and newspapers.

## Game Room

Open every day and evening, our Game Room invites residents to play pool, ping-pong, poker, darts, Wii, and DVDs. Spontaneous games or organized tournaments draw enthusiastic audiences. Evening poker sessions are popular.

## Fitness Center

Our Fitness Center is accessible every day from 5 AM until 11 PM. Exercise equipment includes treadmills, rowing machines, stationary bicycles, ellipticals, arm ergometers, Keiser strength machines, free weights and more. There is an indoor spa and a handicapped-accessible, heated therapy pool, open Monday–Saturday. Our full-time Fitness Supervisor suggests individualized exercise regimens, teaches proper use of the equipment and leads a large variety of exercise classes.





## The Woodworking Shop

The well-equipped woodshop allows residents to work on their own projects or join together on group projects such as building the beautiful gazebo by the pond in Madeline

Hill Park or shelving for our library. Our tools and the workspace are likely better than what you have in your current home.





# Meadowlark Dining Room

*The Meadowlark Dining Room is the heart of the community: a gathering place for healthful, delicious meals and socializing with neighbors and friends.*

From its location on the second floor of the Clubhouse, diners have a breathtaking view of Ashland and the mountains that surround our beautiful valley.

## Delicious and Varied Menus

Choose from a menu that offers a wide variety of selections including vegan and gluten-free options. Our Executive Chef purchases produce and meat from local sources and takes pride in creating nourishing, tasty meals. All seafood is approved by the Monterey Seafood Watch. Different Chef's Specials are featured regularly.

## Alcoholic Beverages

Residents often bring wine or beer to dinner for themselves or to share with friends. There is no corkage fee and the Dining Room provides beer and wine glasses. On Fridays residents gather for a BYOB "happy hour" in the Fireside Lounge adjacent to the Dining Room.

## Dining Room Seating

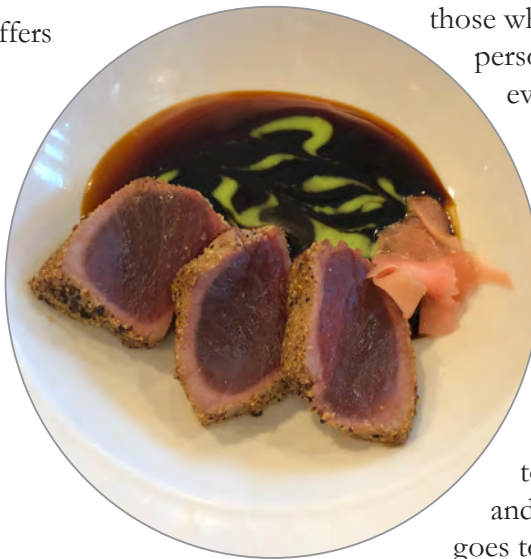
Reservations are recommended for dinner and Sunday brunch but are not needed for lunch. Tables for three or more can be

reserved. Two-tops are available for those who reserve for one or two persons. There are also the ever-popular "community tables" where residents can dine with friends or make new acquaintances.

## Meal Charges

One part of each resident's monthly dining dues is allocated to Food Service staffing and overhead. The other part goes to the resident's prepaid meal allowance for the month.

Residents may bring guests to meals for a small additional fee. Charges for additional meals, and fees for home delivery, takeout, or guests will appear on each monthly invoice. No payments are ever made in the Dining Room, and it is a tip-free establishment.





## Dining Room Hours and Menus

The Meadowlark Dining Room is open for lunch and dinner Wednesday through Saturday. Brunch is served on Sunday. For dinner there are three daily fixed price meals (including one vegetarian). There is an always-available menu for lunch and dinner. In addition, dinner offers an extensive salad bar. On several holidays, residents and guests enjoy a fixed priced special holiday dinner menu.

If residents choose not to cook for themselves, they may order extra meals during the week to reheat on days the Dining Room is closed. Also, Ashland has many fine local restaurants, and a food truck frequently visits our campus on Monday evenings.





# Activities & Groups

*Mountain Meadows is an active community. We invite speakers to share their knowledge and expertise. Professional musicians and music students from Southern Oregon University appear regularly. We join or form groups dedicated to a wide range of interests.*



At Mountain Meadows there are many things to do and join to meet the varied interests of our residents. We arrange for entertainers and speakers to come for our enjoyment and intellectual growth. Interested in government? We educate ourselves on political/social issues and sometimes follow up with action beyond our campus.

Interested in volunteering in the local community? Residents volunteer at area schools, Oregon Shakespeare Festival, Ashland Independent Film Festival, Ashland New Plays Festival, animal shelters, hospitals, area parks and much more.

Want to contribute to decision-making at Mountain Meadows? You can participate in a variety of committees and task forces and other groups that guide our community and promote its current and future growth.



Would you rather join a group just for the fun of it? We bike and hike in the beautiful Rogue Valley. You can join the Meadowlarks chorus or our handbell choir. Don't like what you see in the list on the next page... start an interest group yourself.





Residents joyfully gather at our annual holiday gift fund celebration for our staff.

# *Join a Group — Start a Group*

## **Current Interest Groups** (as of January 2022)

Bocce	Genealogy	Ping-Pong
Book Club	Handbell Choir	Poker
Bridge	Happy Hour	Pool / Pocket Billiards
Cabaret at the Meadows	Hiking	SOCAN (Climate Action)
Chautauqua Discussions	International Movies	Tai Chi
Community Foundation	<i>The Lark</i> Literary Quarterly	Theatre
Community Garden	Mahjong	Trips & Travel
Creative Arts	Meadowlarks Chorus	Water Volleyball
Documentary Films	Movies at the Meadows	Woodworking Shop
Friday Forum	MM Democrats Plus	Writers’ Critique
Game Night	Music at the Meadows	Yoga

# Our Grounds

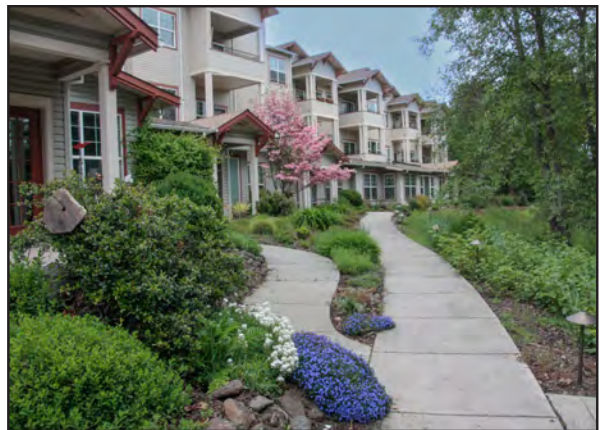
*Mountain Meadows is situated on 27 acres in Ashland, Oregon, 1.5 miles from downtown. The hillside location offers stunning views of Ashland and the mountains beyond, including the 7,500-foot Mt. Ashland.*

Our grounds include the four-acre Madeline Hill Park, a pond, walking paths, several pocket parks, Hunter Green, the Kitchen Creek Community Garden and an arboretum.

Kitchen Creek runs through the property on its way to nearby Bear Creek, a tributary of the Rogue. Visitors often remark on the attractive landscaping and maintenance of the entire property.

The beauty of our outdoor environment changes throughout the year as we enjoy Ashland's four moderate seasons. We have summers with low humidity and little to no rain, beautiful fall colors, winters with snow in the mountains, and occasionally reaching the ground but an explosion of color in springtime.

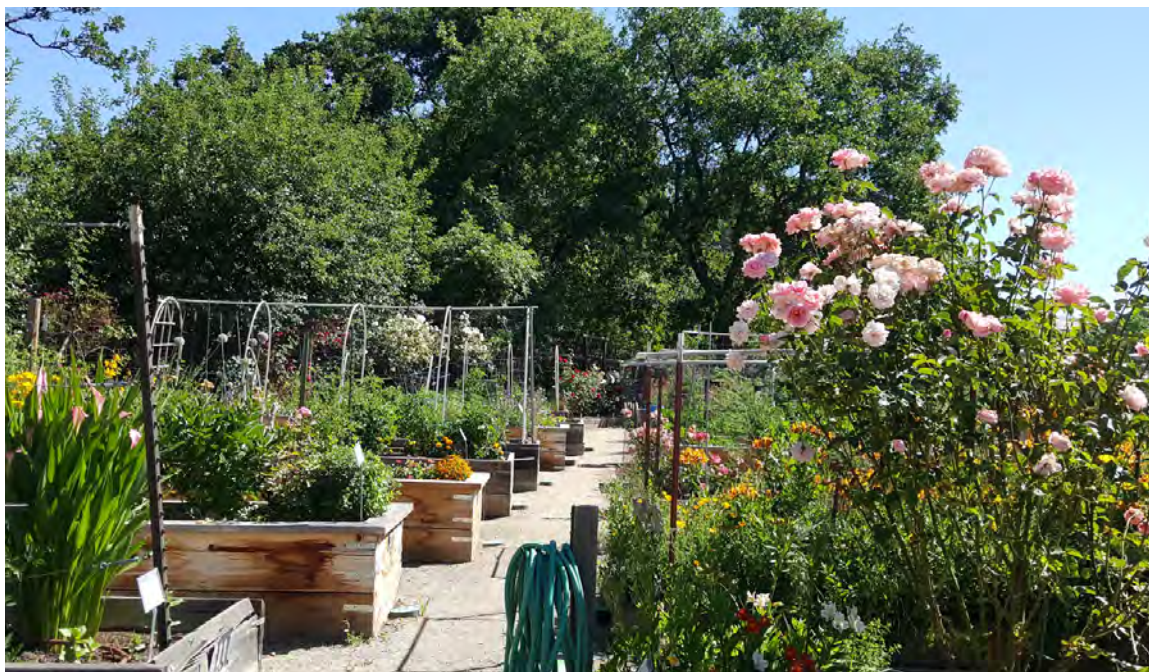
In addition, there is a bocce court and a horse-shoe pit. You must see the beautiful gazebo overlooking the pond, designed and built in our woodworking shop by residents.



## Getting Around

Sidewalks and paths connect all parts of the campus. There are a few steep areas, but a series of skywalks and elevators provide access between the Clubhouse at the top of the hill and Cottonwood condominium building at the bottom.





## Community Garden

The Community Garden consists of individual raised planter boxes and berry rows as well as plots for special plantings such as squash and tomatoes, all centrally irrigated. Additionally, we have shared areas for composting, attracting pollinators, or growing flowers for use in the Meadowlark Dining Room and for gardeners to cut and take home.

Residents sign up annually for a garden plot and can choose, within reasonable limits, what they want to grow. Yearly we see a wide variety of vegetables, fruits, and flowers. A shady area under the trees is a welcome gathering place in the summer for gardeners and non-gardeners alike.

# The Rogue Valley

*The Rogue Valley provides natural beauty as well as cultural resources including theater, music, and film. Southern Oregon is also home to a richly growing and respected wine region. For the outdoor enthusiast, opportunities are varied in our wild lands and rivers.*



## Oregon Shakespeare Festival

This renowned festival celebrates the works of the Bard with talented professionals who offer original interpretations of these timeless works as well as a rich repertoire of classics of the American stage, contemporary new works, and musicals. You can also enjoy local theater throughout the Rogue Valley.



## Ashland Independent Film Festival

Every year in April, independent films are showcased at this five-day festival in Ashland. In addition to screenings, there are presentations by filmmakers followed by interesting discussions.



## Lithia Park

Lithia Park, designated one of “Ten Great Public Spaces in America,” offers hiking trails, tennis and pickleball courts, free summer band concerts, a Japanese Garden, ponds, a rose garden and much more. It’s a delightful retreat in the heart of town.





## Southern Oregon University

SOU adds greatly to the Ashland community as its students connect through internships, capstone projects, and research. Many of its cultural opportunities such as theater, musical productions, as well as some classes are open to the public.



## Osher Lifelong Learning Institute

OLLI, as it is affectionately called, is learning for the fun of it. Over one hundred courses are offered in each of three terms. OLLI's motto is: "Come for the classes ... stay for the connections."



## Rogue Valley Symphony

The Rogue Valley Symphony is one of the many regional musical groups that perform in the SOU Recital Hall, one of the best such venues in the Pacific Northwest.



## Rogue Valley Wineries

The Rogue Valley with its climate and variety of grapes offers a full spectrum of wine touring. It was voted in 2017 as one of the ten top locations in the world for a wine experience.



## The Rogue River

Whether you want to brave the rapids at the helm with some of your closest friends or just enjoy the ride with an experienced guide, the Rogue is a challenge and a thrill. Relaxing floats on rafts are also possible as are fabulous fishing, picnicking, and hiking.

# Our Governance

*At Mountain Meadows we own our homes and with ownership we take the responsibility of governing ourselves. As a planned community under Oregon law, our 226 homes, both single-family houses and condominiums, are individually owned and linked together by the Mountain Meadows Owners Association (MMOA). We are a self-governed community guided by our governing documents and led by the MMOA Board of Directors, made up of seven owners elected by all owners.*

## Management

The Board of Directors administers MMOA's contract with a professional management company, which handles the day-to-day operations and management of our campus.

Maintenance of the evolving landscape of our natural areas, parks and grounds is handled by a second company under an MMOA contract, which is also administered by the Board of Directors through its Community Director.

MMOA contracts with a third company for the operation of our Food Services. An on-site Director of Dining Services/Executive Chef supervises the Kitchen, and with help from assistants, oversees the Dining Room's friendly and efficient waitstaff.

## How It Works

The MMOA provides comprehensive self-governance for our community of about 290 residents. Governing a community such as ours places demands on Mountain Meadows owners and residents. However, our community works because residents bring a wide range of life experiences and take strong interest in our success and well-being.

Many residents are active on one or more governance committees and/or task forces. It is this strong sense of volunteer leadership that makes Mountain Meadows thrive.





## Transparency

All meetings of the MMOA Board and committees are open to all owners and residents. Exceptions are made only for consultations with legal counsel, personnel matters, negotiation of contracts, or other matters authorized by Oregon state law. All meetings have agendas and minutes, which are available to all owners and residents on our website and by Clubhouse posting.

## Committees

*The MMOA Board has authorized committees to assist the Board in its duties. Those committees are staffed and led by volunteer owners/residents.*

Activities and Events	Fitness
Architectural Review	Food Services
Community Art	Grounds and Natural Areas
Community Marketing / Public Website	Library Subcommittee
Elections (MMOA)	Long Range Planning
Emergency Preparedness & Safety	Resident Services
External Outreach Subcommittee	Seasonal Decor Subcommittee
Finance / Reserves Subcommittee	

# Financial Health

*Mountain Meadows is financially very strong with a solid balance sheet that reflects healthy amounts in both our operating and long-term reserve accounts. We also carry no debt. Because we are a not-for-profit organization, we never have to sacrifice the quality of the services we provide to our residents for the sake of making a profit. We receive no state or federal funding.*

## Management of Finances

Finances are managed by the Mountain Meadows Owners Association's (MMOA) Board of Directors and its Treasurer with assistance from the Finance Committee and accounting services from the professional management company. Financial records receive an annual review from an independent CPA.

## Dues

The owner of a residence in Mountain Meadows pays monthly MMOA dues. The current dues for 2024 are detailed below:

Operations (per home) .....	\$495.59
Reserves (per home) .....	\$70.37
Dining Room (per person) .....	\$140.00
Meal Allowance (per person) ..	\$120.00
Single Occupancy Total.....	\$825.96
Double Occupancy Total.....	\$1085.96

Owners of condominiums pay additional monthly dues that vary from association to association. Contact your realtor or our management company for those current dues.

## Projected Dues

The Declaration for our Planned Community (also referred to as CC&Rs) limits the year-over-year increase in MMOA dues according to a formula based on inflation rates. Owners may vote to disapprove any budget that requires dues increases above the applicable limit.

## Capital Improvements

A portion of our monthly dues supports minor capital improvements for the buildings and grounds of our 27-acre community.

## MMOA's Long-Term Reserves

Recently our 30-year reserve plan was thoroughly updated and approved by a leading reserve studies company. MMOA has never levied a special assessment on our residents. Our healthy Reserve Fund gives us confidence that we can maintain this record.



# How Dues Are Spent

## Life Enrichment

Restaurant dining  
Fitness Center with pool, spa and exercise equipment  
Complimentary classes taught by our Fitness Supervisor  
Spaces for fee-based classes (Yoga, Tai Chi, Water Movement)  
Private room for massages and foot care at reduced fees  
Clubhouse for interest groups and activities  
Two Clubhouse elevators for accessibility  
Meeting rooms and private party spaces with kitchen  
Presentation equipment and large screen TVs  
Fireplace lounges with coffee and tea service  
Bar/Lounge for BYOB happy hours  
Wi-Fi in all Clubhouse areas and Fitness Center  
Three pianos in our Clubhouse  
Up-to-date curated library  
Game Room (pool, poker and ping pong tables, darts & Wii)  
Printer, computers and phone for resident use  
Copying and fax service for small fee  
Complimentary notary service  
Community park (pond, stream, arboretum and paths)  
Bocce court  
Fenced Community Garden: Irrigated raised beds & berry rows  
Well-equipped Woodworking Shop  
Printed Weekly Update bulletins, online information website and email bulletins

## Freedom from Some Maintenance Chores

Landscaping, irrigation and tree care for street-facing yards  
Exterior window washing (group rate for interior windows)  
Cleaning of downspouts and gutters  
Repair and maintenance of most sidewalks and safety railings and some retaining walls  
On-site handymen for some tasks with no labor charge  
Additional on-site handyman services available for low cost

## Professional Management

Experienced on-site Community Director  
Helpful, responsive staff to assist the Community Director  
Food Services Company with professional onsite Director of Dining Services/Executive Chef  
Clubhouse Receptionist  
Resident Services Director  
Professional accounting staff to help manage our books  
Vaccination clinics  
Landscaping, maintenance and lighting for parks and common areas  
Housekeeping for common areas  
On-site Fitness Supervisor  
On-site maintenance team  
Resident website management



# Medical & Transit

*We are an independent living community and therefore do not provide medical and healthcare services. We do employ a Resident Services Director who provides guidance and recommendations for professional healthcare resources.*

## Medical and Healthcare Services

Ashland and nearby Medford have three major medical facilities. Asante Rogue Regional and Providence Medford Medical Centers are in Medford. Ashland itself has Asante Ashland Community Hospital & Emergency Room as well as Valley Immediate Care. Access to premium healthcare is close by.

## In-Home Care Services

In-home services are privately contracted by the residents. Our Resident Services Director can help you find services that match your needs.



## Transportation Services

Mountain Meadows does not offer transportation services. Two non-emergency medical transport services are available in the area. Affordable shuttle, taxi, Uber and Lyft options are also available.

## Traffic

Say goodbye to traffic jams. Occasionally a strolling deer may cause a brief delay. Not to worry; nothing is far away in our small town.





## *A few smiling faces and some thoughts to take home*



"I made more friends in the first three months I lived at Mountain Meadows than in the last 15 years where I lived before. And, it's not rainy like it is in Portland!"

*Hunter – Ashland, Oregon*

"I didn't have to spend my life savings to buy into Mountain Meadows. We own our home, build equity and share ownership of our community."

*Miyo – Sacramento, California*

"The first thing we noticed when we visited was how friendly and interesting the people are. For a small town, Ashland offers great theater, music, mountain hiking, biking, and so much more. It's everything in one great location."

*Jack & Mona – Sarasota, Florida*

"Love the Dining Room experience! Reserve with friends or join a community table. Enjoy great conversation and socializing without food shopping, cooking or cleanup!"

*Donna – Bexley, Ohio*



"Having lived in Washington, D.C. for 52 years, I am living my dream in a beautiful valley surrounded by mountain ranges, enjoying performing arts and fine dining rivaling the East Coast – and all just ten minutes away!"

*Pam – Washington, D.C.*

"We looked for an active, welcoming community where we could be personally involved. Our interest in the world-class Oregon Shakespeare Festival for the past 20 years happily led us to Mountain Meadows."

*Carol & Richard – San Francisco*





