



THE PONDEROSA
— ESTATE —
Luxury Assisted Living

The Family Decision *Guide*

Choosing the right assisted living community

Helping families ask the right questions, compare options with confidence,
and decide with certainty.

THEPONDEROSAESTATE.COM



FROM THE PONDEROSA ESTATE

A message to *families*.

Choosing assisted living is one of the most emotional and important decisions a family will ever make. Many families across the Treasure Valley begin this journey feeling overwhelmed — countless options, conflicting information, pricing structures that are difficult to understand, and the weight of wanting to choose well for someone you love.

This guide was created to simplify that process. It is the guide we wish our own families had when we were the ones touring communities, asking questions, and trying to compare answers that never quite lined up.

Whether you choose The Ponderosa Estate or another community, our hope is that these pages help you ask better questions, understand your options, and make your decision with confidence.

Because every senior deserves dignity, comfort, safety, and genuine care. And every family deserves to make this choice once — and feel sure of it.

— *Andy, Todd & Abigail*

OWNERS & ADMINISTRATOR · THE PONDEROSA ESTATE · EAGLE, IDAHO

Signs it may be time to consider assisted *living*.

SAFETY CONCERNS

- ☐ Falls, or fear of falling
- ☐ Difficulty walking or unsteadiness
- ☐ Medication mistakes
- ☐ Forgetting appointments
- ☐ Difficulty driving safely

HOUSEHOLD CHALLENGES

- ☐ Unopened mail
- ☐ Missed bills
- ☐ Housekeeping slipping
- ☐ Difficulty preparing meals
- ☐ Unexplained weight loss

SOCIAL CONCERNS

- ☐ Isolation
- ☐ Loneliness
- ☐ Depression or low mood
- ☐ Withdrawal from activities

HEALTH CONCERNS

- ☐ Frequent hospital visits
- ☐ Difficulty bathing
- ☐ Difficulty dressing
- ☐ Cognitive decline
- ☐ Increased caregiver burden

Checking a few boxes doesn't mean a decision has to be made today. It means the conversation is worth beginning.

The 15 questions every family should *ask*.

1 Who provides daily care?

2 How long have your caregivers worked here?

3 What is your staff turnover?

4 How often are care plans reviewed?

5 Is medication management included?

6 What additional fees may apply?

7 Are private rooms available?

8 Are private bathrooms available?

9 What happens if care needs increase?

10 How are emergencies handled?

11 How are families kept updated?

12 What activities are available?

13 What is included in the monthly rate?

14 Are transportation services available?

15 “Would you move your own parent here?” — *then watch how quickly they answer.*

Community comparison *worksheet.*

Feature	Community A	Community B	Community C
Monthly rate			
Private room			
Private bathroom			
Medication management			
Laundry included			
Housekeeping included			
Transportation			
Care-level fees / upcharges			
Move-in fee			
Overall impression			

Tip: ask every community for their answers in writing. The ones proud of their answers won't hesitate.

DURING YOUR VISIT

Tour *notes.*

COMMUNITY NAME

ADDRESS / LOCATION

DATE OF TOUR · STAFF YOU MET

FIRST IMPRESSION

ROOMS & SPACES

DINING EXPERIENCE

QUESTIONS YOU ASKED & ANSWERS YOU GOT

OVERALL RATING (1-10)

NOTES & FOLLOW-UP

DURING YOUR VISIT

Tour *notes.*

COMMUNITY NAME

ADDRESS / LOCATION

DATE OF TOUR · STAFF YOU MET

FIRST IMPRESSION

ROOMS & SPACES

DINING EXPERIENCE

QUESTIONS YOU ASKED & ANSWERS YOU GOT

OVERALL RATING (1-10)

NOTES & FOLLOW-UP

THE PONDEROSA DIFFERENCE

Why families choose The Ponderosa *Estate*.

- **Family-owned, owner-operated.** Andy and Todd are in the building, not in a boardroom.
- **One all-inclusive monthly rate.** No levels-of-care upcharges. No surprise fees.
- **Only 16 private suites.** Every resident is known. No one gets lost in the mix.
- **Private en suite bathrooms** in every suite, with fireplaces and personal climate control.
- **Chef-prepared meals** built around resident preferences — food worth lingering over.
- **Caregivers who stay.** Relationship-centered care from people who know your family.
- **Transparent communication.** A weekly update on your loved one — before you have to ask.



SCHEDULE A PRIVATE TOUR

(208) 944-0294 · ThePonderosaEstate.com

4346 W Old Valley Rd, Eagle, ID 83616