An Asbury Atlantic, Inc.
Continuing Care Retirement Community
Erie, Pennsylvania

Disclosure Statement
April 30, 2026

The issuance of a Certificate of Authority by the Commonwealth of Pennsylvania does not constitute approval, recommendation or endorsement of the facility by the Insurance Department, 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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1. ABOUT THIS DOCUMENT

We hope you find this Disclosure Statement useful and that it helps you have a better understanding of our Springhill community. While many of the disclosures provided in this document are required by state regulations, you will also find additional information that we think will be helpful. We believe it is important for you to know and understand the mission, history, ownership, governance, and finances of a continuing care retirement community (CCRC) before making a decision that involves your lifestyle, quality, and comforts of life. Having this information will help you select a community that can meet or exceed your needs and expectations.

Springhill shall amend this disclosure statement at any time, should, in the opinion of Springhill or the Pennsylvania Department of Aging, an amendment be necessary to prevent the document from containing any material misstatement of fact.

Community Address
2323 Edinboro Road, Erie, PA
Marketing Office: 814-860-7042 or 800-755-6784

Name & Address of Owner/Provider
Asbury Atlantic, Inc.
5285 Westview Dr., Ste. 200
Frederick, MD 21703
www.SpringhillErie.org

Name & Address of Parent
Asbury Communities, Inc.
5285 Westview Dr., Ste. 200
Frederick, MD 21703
www.Asbury.org

Statement of Tax Exempt Status
Asbury Atlantic, Inc. and Asbury Communities, Inc. are 501(c)3 not for profit corporations.
*Please see **Exhibit E** for the Asbury Atlantic, Inc. IRS Determination Letter.*

2. ABOUT SPRINGHILL

Springhill is delighted that you are considering making this your new home. Springhill was founded in 1990 by Hamot Health Foundation after local residents approached Hamot with the idea of creating Erie's first continuing care retirement community (CCRC). Groundbreaking occurred in 1988 and the first residents were welcomed two years later. In 1993, Springhill added to its continuum of care with the opening of ForestView Healthcare Center. Recognizing the complexity of operating a CCRC, Hamot later sought a not-for-profit organization with expertise as a senior living provider to further develop Springhill.

In 2001, Springhill was acquired by Asbury Communities, Inc. and transferred to its wholly owned not-for-profit operating company, Asbury Atlantic, Inc., which owns four CCRCs. Since joining the Asbury system, Springhill's growth and success can be attributed to its strong management team and generous contributions from residents, families and community leaders.

Statement regarding religious and other affiliations

Asbury Atlantic, Inc. has a historical relationship with the United Methodist Church; however, there are no financial or contractual obligations between Asbury Atlantic or Asbury Communities and the United Methodist Church. Our charitable mission continues to flow from the teachings of John Wesley, founder of the Methodist Church, who believed that a faith-based life is blessed by grace and carried outward into the world in service for others. Today, we translate those values by working toward excellence and doing all the good we can for seniors.

Asbury Atlantic is an affiliate of Asbury Communities, Inc., the not-for-profit parent of a system of senior living and health service providers.

About the Community

Springhill is a suburban community located on 45 scenic acres which include a natural pond with a gazebo and walking path, beautiful flower beds, woods and rolling hills. The community is just a few miles from many shops, restaurants, hotels and the local mall.

Springhill has 123 residential apartments and 36 duplex Garden Homes. The community's continuum of care includes OakView Personal Care Residence with 35 apartments and ForestView Healthcare Center, offering skilled nursing for 76 residents, including 20 residents in its Woodlands Memory Support Neighborhood. The Willows is the central Springhill apartment building that contains a large, well-appointed dining room, social lounge, All Faiths chapel, fitness center, aquatic center, library, billiards room, access to computers, common areas and other resident amenities. A greenhouse is available near the pond.

Springhill is an equal housing opportunity provider and welcomes prospective residents, age 55 years and older. Minimum age waivers may be granted in special circumstances. As of January 1, 2026,

189 residents resided in Garden Home or apartments, 29 in personal care, and 71 in skilled nursing. Total resident population as of that date was 289.

More information about Springhill is available at www.SpringhillErie.org.

Expansions and Renovations

Work is planned on the service road located on the north side of the Springhill Campus. Currently, the service road is not paved and used primarily by the grounds crew. Once paving is completed, this road will be used for deliveries and garbage pick-up thus reducing wear and tear on the primary road around the community and reducing the noise level for residents as well.

Plans are being finalized to improve the outdoor space accessible to the Residents who reside in the Woodlands, our memory support unit. The outdoor space will focus on items that are specifically geared towards individuals with cognitive impairments such as Alzheimer's and dementia. This space will feature a continuous walking path, a wheelchair glide/swing, benches and raised flower beds

Window replacements will be occurring during the summer/fall months of 2026. Many of the windows are original to the construction of Springhill. There are 33 windows in the Four Seasons Restaurant dining room, 39 windows in combined in the A/B & C/D Connector Links and 24 windows at the top of the Cupola

A rebuild of the elevator that services OakView Personal Care will be completed during the summer of 2026. Anticipated time for completion will be approximately four to five weeks from the start of the work to the final occupancy inspection. During this time, Residents in personal care will maneuver between the first and second floors using the stairs. For individuals who cannot negotiate steps with assistance will be assisted up and down the steps with the "Stryker" Stair Climber.

Replacement of the original water lines in Independent Living apartments continues. We update roughly eight (8) apartments per year. Up to this date, we have completed 55 apartments out of the 123 available apartments, or approximately 45% of the project is completed. Work will continue for at least eight more years.

Resident Associations

Springhill has active and vibrant resident association groups that promote resident interests, facilitate communication, interact with management, and organize events and activities. The Springhill Resident Council is comprised of elected representatives who meet monthly with administration to focus on various aspects of campus life and to receive and integrate resident and staff suggestions for improving the quality of life at Springhill.

ABOUT THE OWNER & PARENT CORPORATION

Springhill is owned and operated by Asbury Atlantic, Inc., which is the legal entity responsible for providing services to the residents of Springhill. Asbury Atlantic owns and operates three other CCRCs: Asbury Methodist Village (Gaithersburg, MD), Asbury Solomons (Solomons, MD), and Bethany Village (Mechanicsburg, PA). Asbury Atlantic also owns and operates Asbury Chandler Estate, Pen Argyl, PA, which offers rentals for seniors and personal care.

Asbury Communities is the sole member of Asbury Atlantic; however, Asbury Communities is not responsible for the financial or contractual obligations of Asbury Atlantic. Asbury Communities, Inc. has other affiliated and related entities as follows:

ASBURY COMMUNITIES, INC. is a not for profit supporting organization, organized for the benefit of its affiliated and related entities ("Asbury System") through the provision of business operations and consulting services. Unless otherwise noted below, Asbury Communities is the sole member and supporting organization for the following legal entities (NFP is not for profit; FP is for profit):
Asbury Living, Inc. (NFP) owns and operates Asbury Grace Park (Stroudsburg, PA) and Asbury Ivy Gables (Wilmington, DE).
Asbury Atlantic, Inc. (NFP) owns and operates Asbury Methodist Village (Gaithersburg, MD), Asbury Solomons (Solomons, MD), Bethany Village (Mechanicsburg, PA), and Springhill (Erie, PA).

Asbury Chandler Estate, LLC (NFP) is a disregarded entity for tax purposes. Asbury Atlantic is the sole member of Asbury Chandler Estate.

1569 Teels Road LLC (NFP) is a disregarded entity for tax purposes and it owns and operates Asbury Chandler Estate (Pen Argyl, PA). Asbury Chandler Estate is the sole member of 1569 Teels Road.

IVA, Inc. (FP) holds liquor licenses for several of the CCRC communities located in MD and PA. Asbury Atlantic is an owner of IVA.

Albright Care Services (NFP) owns and operates Normandie Ridge (York, PA), Riverwoods (Lewisburg, PA), Pharmacies located at Riverwoods and Asbury Methodist Village, as well as LIFE centers located in Lancaster, Lebanon, Lycoming, Cumberland, and Franklin, PA.

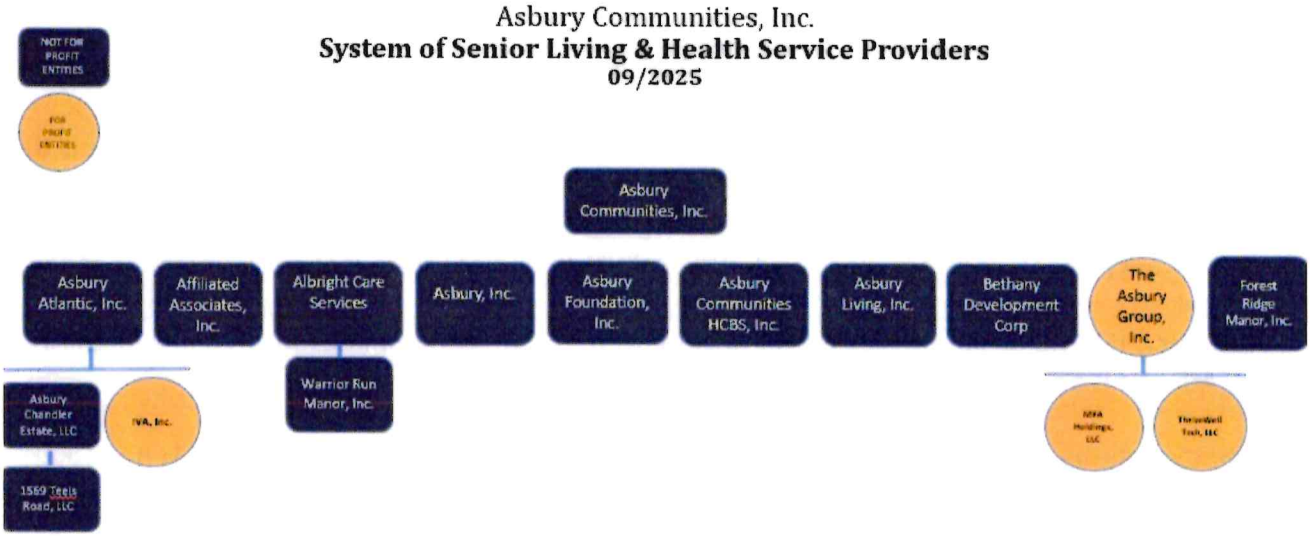
Warrior Run Manor, Inc. (NFP) owns and operates a section 202 HUD senior housing apartment building (Watsontown, PA). Albright Care Services controls 5 of 9 Board seats, 4 of 9 Board seats are controlled by Watsontown Area Senior Citizens Housing Corporation.

Forest Ridge Manor, Inc. (NFP) owns and operates a section 202 HUD senior housing apartment building (Kingsport, TN). Asbury Communities, Inc. is the Sponsor and controlling entity of Forest Ridge Manor, Inc.
Asbury Foundation, Inc. (NFP) operates all of the charitable fundraising for Asbury Communities' NFP affiliates.
Affiliated Associates, Inc. (NFP) is a payroll holding company which leases employees to the affiliated entities of Asbury Communities.

Bethany Development Corp (NFP) owns and operates a section 202 HUD senior housing apartment building (Mechanicsburg, PA).

The Asbury Group, Inc. (FP) a for-profit which Asbury Communities is the 100% stockholder. The Asbury Group, Inc. owns or has a partial ownership interest in the following:

> **ThriveWell Tech LLC** (FP) provides IT products and services to Asbury Communities, Inc. and other third-party entities.
>
> **MFA Holdings LLC** (FP) owns and operates Asbury Place Maryville, Asbury Place Kingsport/Baysmont, and Asbury Place Kingsport/Steadman Hill. The Asbury Group, holds a minority (38.1%) interest in MFA Holdings.



4. GOVERNANCE & MANAGEMENT

Management of Springhill is led by Aaron Praetzel. Mr. Praetzel has over twenty-five (25) years of experience in the senior care field and is the Executive Director of Springhill. Management is responsible for the day-to-day operations and overall functioning of Springhill.

The Springhill Community Advisory Committee works directly with the Executive Director and is focused exclusively on Springhill's programs, quality of care and service, and supports fundraising activities (in conjunction with the Asbury Foundation). The Asbury Atlantic, Inc. Board of Directors is legally responsible for control of Springhill and is primarily responsible for approving budget and maintaining financial health as well as monitoring quality of care and services. The Asbury Communities, Inc. Board of Directors is focused on enhancing the strength of the entire fulfillment of its purpose and recognizing its full potential for providing services to the aging.

Asbury Atlantic, Inc. Governance

The Asbury Atlantic, Inc. Board of Directors is comprised of members with the responsibility of governing the corporation and its CCRCs, including Springhill. Two of the Asbury Atlantic Directors are current CCRC residents. None of the Directors have a financial interest in Asbury Atlantic, Inc. The officers, with the exception of the chair and vice chair of the Board of Directors, are compensated staff members.

All decisions regarding Springhill are made in accordance with the Asbury mission, vision, core values, and the charitable purpose of the organization. In making decisions and setting strategic direction, the management and governing boards are responsible for considering what is best for current and future residents of Springhill as well as the organization as a whole. It is important to bear in mind that resident input is sought and highly regarded and residents have a voice in many decisions; however, residents are not part of management and do not direct the operation of the campus.

*Please see **Exhibit A** for a listing of the Springhill Community Advisory Committee and Asbury Atlantic, Inc., directors and officers.*

Periodic Meetings between Residents and Management

The Executive Director and various members of the Springhill management team meet monthly with the residents of the Springhill Community in a scheduled town hall meeting. The topic of these meetings generally includes operational updates and other issues of interest to residents. The meetings are held on the same day and time and in the same location each month. All residents are invited and copies of the meeting minutes are distributed in the weekly resident news bulletin. Additionally, the Executive Director conducts financial update reviews on a quarterly basis at these town hall meetings.

Service Agreements

Springhill receives management services from Asbury Communities, pursuant to a business Services Agreement. Services include financial, information technology, legal, human resources, governance, clinical, and marketing.

Associates on the Springhill campus are not employees of Asbury Communities. Rather, Asbury Communities employs additional staff to provide support to its affiliated entities. For example, the human relations department at Asbury Communities negotiates the benefits packages for all employees in the Asbury Communities system. This arrangement eliminates the need for Springhill to shoulder the burden of hiring all necessary staff or expertise to provide such services.

The organization also contracts with third party service providers. Examples are its management services agreement with Sodexo to provide Environmental Services and Aramark to provide food services in Asbury Communities' continuing care retirement communities. Sodexo Provides housekeeping and maintenance services to the entire campus and its contract is reviewed annually. Contract was awarded originally in 2012 and is renewed annually. Aramark provided Food and Nutritional Services and support to the entire campus. Contract was awarded in 2025 after reviewing proposals from a total of three vendor submissions. Contracts is reviewed annually. Depending on the community, these contracts may include dining, housekeeping, maintenance, and laundry services. The employees in these departments are Springhill employees, but the manager of each department is a Sodexo or Aramark employee. By contracting services with Sodexo and Aramark, Springhill receives a consistently high level of service for a lower cost than if each continuing care retirement community procured or provided these services on its own.

At no time have Asbury Atlantic, Inc., Asbury Communities, Inc., third party service providers, affiliates and their Directors and Officers been convicted of a felony or pled nolo contendere to a felony charge or been held liable or enjoined in a civil action by final judgment. Further, neither the entities nor their respective Directors and Officers are subject to a currently effective injunctive or restrictive order of a court of record, or within the past five (5) years has any State or Federal license or permit been suspended or revoked as a result of an action brought by a governmental agency or department, arising out of or relating to business activity or healthcare, including without limitation, action affecting a license to operate a nursing home, retirement home, home for the aged or facility registered under the State of Pennsylvania or similar acts in another state.

5. SERVICES & FEES

The contact information for SpringHill Sales team are:

- Independent Living and Personal Care (OakView): Tabitha Bemiss 814-860-7043 TBemiss@Aasbury.org

- Skill Nursing (ForestView): Chip Comstock 814-860-7143 RComstock@asbury.org

The following services are included in the monthly fee for apartments and Garden Homes:

- Interior and exterior maintenance
- Ground maintenance, trash removal, snow removal
- Utilities (except Garden Homes)
- Housekeeping (only for apartment home residents under contract for this service)
- Flat Laundry Service, i.e., bedding and towels (only for apartment home residents under contract for this service)
- Dining (only for apartment home residents under contract for this service)
- 24-hour security services; 24-hour in-home Emergency System
- Parking (cost for underground parking not included)
- Use of all campus outdoor areas
- Use of private meeting rooms and entertainment areas
- Access to campus amenities, social and recreational programs
- Wellness programming
- Scheduled transportation
- Move-in assistance

The following services are available for an extra charge:

- Meal/dining services for residents and guests
- Flat linen/laundry services
- Catering services
- Hair salon
- Massage Therapy
- Additional housekeeping services
- Additional maintenance services
- Unscheduled transportation
- Garage Parking for apartment home residents (included for Garden Homes)
- Satellite Television and Internet Service
- Home health, rehabilitation and personal care services
- *Interim Health Care of Erie*, Personal Care Attendant and Catered Living

The cost of residence in the ForestView Healthcare Center or OakView Personal Care is not included in the monthly fee for apartments and Garden Homes. See **Exhibit B** *for a list of those costs and ancillary fees.*

Description of Fees

Springhill offers two entry fee options: (1) 50 percent refundable entrance fee and (2) standard entrance fee (apartments only). The standard fee option is lower in cost than the refundable fee options. The standard entrance fee amortizes over the first 50 months of residency. After 50 months, there is no refundable portion of the standard entrance fee remaining. The 50 percent refundable entrance fee option returns 50 percent, based upon the amount paid by the resident. Refundable entrance fees are paid when Springhill receives an entrance fee from a successor resident for the vacated unit and the vacating resident no longer resides in any accommodation at Springhill. Please see the Residency Agreement for additional details regarding Entrance Fee refunds.

Type of Fee	Entrance Fee	Monthly Fee	Ancillary Fees
Frequency of Payment	Paid once upon entrance to community	Paid Monthly	Paid Monthly
Other Info	Includes refundable* and standard entrance fee options. Amount depends upon fee option and unit type/size.	Covers cost of unit and other services (see previous page).	Covers cost of additional products and services that are not covered in the Monthly Fee (see previous page).
* According to terms and conditions of the Residency Agreement.			

In addition to the entrance fee, residents pay a monthly fee, depending upon the size and type of unit, as well as an ancillary fee for products and services not included in the monthly fee. *A listing of current residential living fees is located in* ***Exhibit B*** *and the historical monthly fees by unit are located in* ***Exhibit C****.*

Use of Fees

All fees paid by residents to Asbury Atlantic may be used by Asbury Atlantic for any legal purpose, including the payment of debt (principal and interest), the payment of management fees to Asbury Communities (to be used by Asbury Communities for any purpose in keeping with its mission, vision and tax exempt charitable purpose), the transfer of funds to Asbury Communities (to be used by Asbury Communities for any purpose in keeping with its mission, vision and tax

Fee for Service CCRC

Springhill is a *Type C,* fee for service continuing care retirement community. A resident who has paid an entrance fee is referred to as a *Continuing Care "Subscriber."* Subscribers pay a reduced per diem fee if they need OakView Personal Care or ForestView Health Care Center services. These residents receive priority admission for services. Residents who do not pay an entrance fee ("Non-Subscribers") and move directly to OakView or to ForestView pay the standard per diem fees.

exempt charitable purpose), the expansion of services on the Springhill campus or through the purchase or construction of a CCRC or other business or entity serving the organization's mission and tax exempt purpose, the creation of a new line of business serving the organization's mission and tax exempt purpose, and/or any other purpose.

Average Annual Cost of Providing Services

The average annual cost of providing care and services during the most recent twelve-month period is $42,777. Actual costs will vary substantially according to the size of the living unit, the number of occupants, and upon the extent of additional services which an occupant uses during the course of the year.

Benevolent Care

A significant part of the organization's charitable mission is to ensure that residents who have outlived their resources through no fault of their own are able to continue to reside at Springhill. This means that residents who have conserved resources will be eligible to apply for and receive benevolent care support, as long as the provision of such support does not impair the ability of the organization to operate on a sound financial basis and maintain the facilities and services for other residents at Springhill.

The Asbury Foundation, a 501 (c)(3) not-for-profit organization, actively seeks donations for benevolent care, including a special endowment fund, to offset the costs of providing this support.

6. FINANCIAL STRENGTH & STEWARDSHIP

The proforma income statement is filed pursuant to P.S. 3207 either as part of the application for registration and annual disclose statement.

The financial statements for the year ending December 31, 2025, for Asbury Atlantic, Inc. as audited by CliftonLarsonAllen LLP, a qualified independent certified public accountant who has not entered into indemnity clauses, which are prohibited in 31 Pa. Code §147.6(b)(4). Financial Statements are located at **Exhibit D.**

Pennsylvania Obligated Group (Non-Maryland Obligated Group)*

Asbury Atlantic, Inc is the member of an obligated group, known as the Pennsylvania Obligated Group ("PA Obligated Group") for purposes of securing long-term debt financing for Bethany Village and Springhill. Only the assets and operational revenue of Bethany Village and Springhill are pledged as security for the long-term debt of the PA Obligated Group. For financial statement purposes, the long-term debt principal and interest is allocated to the respective community for which the debt was incurred. Since the inception of the PA Obligated Group, there has never been a time that Bethany Village or Springhill were unable to pay their share of the debt of the PA Obligated Group. The PA Obligated Group enables Bethany Village and Springhill greater access to the capital markets and ability to obtain debt financing at a lower interest rate than they would otherwise obtain on their own.

* Also referred to as the Non-Maryland Obligated Group in financial statements.

Long Term Financing

Currently, the PA Obligated Group is responsible for a total long-term debt of $108,956,016, which is allocated into the following four separate tax-exempt bond issuances.

Bond Series	Type	Maturity Date	Principal Outstanding (as of 12/31/2025)
Series 2019 PA Bonds			
Bethany Village	Fixed Rate Revenue Bonds	2021-2045	$39,085,436
Springhill	Fixed Rate Revenue Bonds	2021-2045	10,029,564
Total			**$49,115,000**
Series 2021A PA Bonds			
Bethany Village	Fixed Rate Revenue Bonds	2034-2041	$20,997,804
Springhill	Fixed Rate Revenue Bonds	2034-2041	6,237,196
Total			**$27,235,000**
Series 2021B PA Bonds			
Bethany Village	Variable Rate Revenue Bonds	2022-2034	$12,482,263
Springhill	Variable Rate Revenue Bonds	2022-2034	3,707,737
Total			**$16,190,000**
Series 2022A PA Bonds			
Bethany Village	Variable Rate Revenue Bonds	2025-2037	$11,697,356
Springhill	Variable Rate Revenue Bonds	2025-2037	4,718,660
Total			**$16,416,016**

Operating Reserves

Springhill maintains a statutory reserve of $1,309,105 that is required by Pennsylvania law.

Management of Investments

All investment funds are managed pursuant to Investment Guidelines established by the System Audit & Finance/Investment Committee, which meets quarterly. At each quarterly meeting, fund performance for the various funds is reported upon, and as necessary, the Investment Guidelines are changed to meet the needs of the organizational investment structure. The Committee is populated by Directors with various professional backgrounds and expertise and are supported by the Chief Financial Officer and Vice President & Controller. Further, the Committee engages third party consultants as the Committee's advisors of its investment portfolio. The advisors provide reports during the Committee's meetings, make investments recommendation based on the Investment guidelines, and are available to answer questions.