

Uniform Disclosure of Assisted Living Services & Amenities (UDALSA)

This is a required document per [144G.40 Subd. 2 \(www.revisor.mn.gov/statutes/cite/144G.40\)](http://www.revisor.mn.gov/statutes/cite/144G.40) of all assisted living facilities to describe the services, supports, and amenities available at the assisted living facility. Prospective residents and their families can use this tool to determine if the assisted living facility can meet their needs, allow them to compare options among various settings, and make informed decisions about selecting an assisted living facility setting. The information presented here may be important for a resident’s ability to age in place. Assisted living facilities are not required to provide all the services listed, and available services are subject to change. The facility will indicate which services are provided and any limitations that may pertain to the service.

You are also encouraged to tour facilities, talk with other residents, residents’ family members, or meet one-on-one with facility staff during the selection process. The disclosure checklist is not a substitute for the assisted living contract, which is a separate document that will include the specific services to be provided to the individual resident and the fees per services.

General Information

This information is current as of (MM/DD/YYYY): 01/01/2026

Name of Assisted Living: The Country Villa

HFID: 20559

Unique building/unit description (if applicable): CM Senior Apartments, Waterford, Country Villa

Facility Address: 520 First Street NE Sartell MN 56377

If services are provided at more than one building (on the assisted living campus), please list all locations below.

No additional buildings

Additional Building:

Building Name (if applicable): Senior Apartments

Physical Address (if different than above): 504 First Street NE Sartell, MN 56377

Additional Building:

Building Name (if applicable): The Country Villa

Physical Address (if different than above): _____

Additional Building:

Building Name (if applicable): The Waterford

Physical Address (if different than above): _____

Facility/Campus listed above has the following license; Check one:

- Assisted Living Facility License
- Assisted Living Facility with Dementia Care License

Availability of Unlicensed Staff (ULP); check one:

- Unlicensed staff are in the building and available to respond to resident requests 24/7
- Unlicensed staff may either be in the building, in an attached building, or within the campus and available to respond to resident requests 24/7

Availability of Licensed (RN/LPN) Staff (in *addition* to an RN who is required to be accessible to the staff 24/7); check one if applicable:

- Licensed staff are on site 24/7
- Licensed staff are either in the building, an attached building, or within the campus and available to respond to resident requests 24/7

Number of unlicensed direct care staff typically scheduled per shift:

Day Shift:³ _____

Evening Shift:³ _____

Night shift:² _____

Payment Options

The facility will indicate by placing an “X” in the “Accepted” column if the payment option is accepted (may check more than one). The facility may indicate in the “Comments” column if a pre-determined length of private funds payment source is required before acceptance of Medicaid or waived service funds as well as the number of months required.

Payment Options for Housing Contract

Payment Option	Accepted	Comments
Private Pay	x	
Sliding Scale		
Housing Support (formerly Minnesota Group Residential Housing) Payments	x	
Federal rent subsidy		
Other; explain:		

Payment Options for Services

Payment Option	Accepted	Comments
Waivered Services (EW, CADI, BI); specify any limitations	x	per Benton County Contract - Limited to Senior Apartments +
Private Pay	x	
Long Term Care Insurance	x	
Other; explain:		

Services and Amenities Available

Below is a list of services that are available to assisted living residents. The facility will indicate by placing a “yes” or “X” in the “Available” column if the service is provided or available at/on the campus/unit of the location listed above. If the “Available” column is blank, the facility does **not** provide that service.

Section 1: Dementia Care

Pertains only to facilities with an **Assisted Living with Dementia Care** license

Check each service available at the location(s) listed above.



Dementia Care Services Available

Service	Available	Comments
Secured unit or building for wandering or exit-seeking behavior		
Secured outdoor grounds on facility premises		
Individualized digital/alarm monitoring for wandering or exit-seeking behavior		
Prepared to manage challenging behaviors		
Other; specify:		


Section 2: Medication Management

Check each service available at the location(s) listed above.

Medication Management Services Available

Service	Available	Comments
Verbal or visual reminders to take regularly scheduled medications; specify any limit to frequency in comments		
Communication with physician/pharmacy about ordering or refill requests	x	
Medication administration by licensed or unlicensed personnel	x	On call RN to administer PRN's between 10pm-6am if qualified staff not in building 
Delivery of medication to resident previously set up by the facility nurse	x	
Medications set up by nurse for resident to self-administer	x	
Delivery of medication from the original containers to resident	x	For residents receiving medication through the Veterans Administration only 
Delivery of liquid or food to resident if required to ingest medication	x	Family/resident provide liquid or food in apartment
Delegation of medication management services by licensed health professional to unlicensed staff	x	
Central storage of medication	x	Narcotics and weekly medication set up
Diabetic Care: insulin pen dosing	x	Between the hours of 6am-10pm
Diabetic Care: insulin pump management		
Diabetic Care: insulin syringe dosing		
Diabetic Care: sliding scale insulin management	x	Between the hours of 6am-10pm
Clinical monitoring of labs related to medications	x	
Anticoagulant medication management	x	
B-12 injections	x	

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Service	Available	Comments
Nutritional supplement administration	x	nutritional supplements provided by family/resident in apartment 
(IV) Intravenous management		
PICC lines (Peripherally Inserted Central Catheter)		
Injections; specify types or limits in comments (IM, SQ)	x	IM, SQ 6am-6pm
Nebulizers	x	
Inhalers	x	
Ear drops	x	
Eye drops	x	
Topicals	x	
Patches	x	
Medication delivery via enteral (feeding) tube		
Pain pump management		
Medical cannabis administration (pill form) for certified patients		
Medical Cannabis storage for certified patients		
Cannabidiol oil administration for certified patients		
Other; specify:		

Section 3: Treatments & Therapies

Check each service available at the location(s) listed above.

Treatments & Therapies Available

Service	Available	Comments
Verbal or visual reminders to perform regularly scheduled treatments or exercises		
Wound care: basic	x	
Wound care: complex		
Diabetic care: blood glucose monitoring	x	
Diabetic care: foot/nail care	x	
C-PAP	x	
Bi-PAP	x	
Oxygen Management; specify any delivery system limitations	x	
Oxygen saturation checks	x	
Ventilators		
Suctioning		
Tracheostomy Care: cleaning of site and tube		
Tracheostomy Care: showering assistance		
Tracheostomy Care: suctioning assistance		
Pacemaker Checks	x	
Arrange for On-Site Dialysis		
Arrange for/set-up Off-Site Dialysis	x	coordination with family/resident

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Service	Available	Comments
Peritoneal Dialysis (on-site)		
Compression stockings	x	
Lymphedema wraps	x	available through Champion Rehab
Fall Prevention: balance assessments	x	available through Champion Rehab
Fall Prevention: exercise programs	x	available through Champion Rehab
Fall Prevention: strength training	x	available through Champion Rehab
Integrative Health Services: acupuncture		
Integrative Health Services: aromatherapy		
Integrative Health Services: healing touch		
Integrative Health Services: massage		
Blood pressure checks	x	
Daily weight check	x	
Indwelling urinary catheter care; emptying and bag changes	x	
Indwelling urinary catheter replacement by nurse	x	
Straight (intermittent) catheter assistance	x	
Suprapubic catheter care	x	
Ostomy care	x	
Arrangements for and coordination with hospice care	x	
End-of-life palliative care	x	provide care up to facility assisted living care limits


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Service	Available	Comments
Access to and training on use of automatic electronic defibrillators (AED)		
Training of and use of Cardiopulmonary Resuscitation (CPR)	x	licensed nurses
Other; specify:		

Section 4: Assistance with Activities of Daily Living

Check each service available at the location(s) listed above.

Assistance with Daily Living Activities Available

Service	Available	Comments
Dressing	x	
Bathing: shower	x	
Bathing: bathtub	x	
Oral hygiene	x	
Denture care	x	
Cuing/reminders for self-cares	x	
Use of special utensils	x	provided by family, resident and independently used by resident 
Feeding assistance for residents with complicated eating problems		
Set-up and cut food at meals	x	In Country Villa dining room self monitored
Manual Feeding; specify limits in comments		
Tube Feeding; specify limits in comments		
Feeding in common area with one staff member per resident		


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Service	Available	Comments
Feeding in resident's apartment with one staff member per resident		
Grooming: hair care, make-up, shaving, application of lotion, etc.	x	
Nail care: toenails, fingernails	x	
Toileting: standby assistance/supervision	x	
Changing incontinence products; perineal care	x	
Ordering replacement incontinence products		
Assistance with bowel and bladder control, devices, and training programs		
Other; specify:		

Section 5: Mobility Support

Check each service available at the location(s) listed above.

Mobility Services Available

Service	Available	Comments
Standby Assistance	x	
Transfers with assist of one staff	x	
Transfers with assist of two staff		
Transfers utilizing sit-to-stand lifts	x	Non mechanic stand aid and EZ mechanical stand (Villa only) used based upon sevice plan. 
Transfers utilizing sliding boards		
Transfers utilizing bariatric equipment		
Ceiling lift transfers		

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Service	Available	Comments
Non-mechanical transfers (trapeze)		
Mechanical lift: assist of 1 transfer	x	sit to stand in Country Villa high acuity units
Mechanical lift: assist of 2 transfer	x	Emergency fall assistance only
Ambulation with assist of 1	x	
Bed mobility	x	
Assistance with chair mobility	x	
Chair Glide System		
Mechanical Stair Lift System		
Handrails; in personal space	x	reasonable accommodations funded by resident/family
Elevators	x	
Other; specify:	Only FDA bed mobility bars can be used in resident apartments	

Section 6: Security & Monitoring

Check each service/option available at the location(s) listed above.

Security and Monitoring Services

Service	Available	Comments
Every 15-minutes safety checks		
Every 30-minutes safety checks		
Hourly safety checks	x	Only in Country Villa high Acuity units
Every two-hours safety checks	x	per individual service agreement







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Service	Available	Comments
Daily safety checks	x	toilet non flush battery alarm system
Emergency call system; specify type in comments	x	pull cords
Non-emergency call system; specify type in comments	x	per individual service agreement excessive use beyond care package will result in charges +
Digital wander alert device on resident		
Wander alert system at facility exits		
Staff monitoring at facility exits; specify method in comments		
Visitor check-in/check-out at facility main entrance		
Bed alarms or movement sensing technology		
Door sensors: specify locations (unit, resident room, exits, etc.)		
Security Guard		
Security cameras in common spaces	x	located near main entrances
Key card/fob access: specify locations (unit, resident room, exits, etc.)	x	Waterford and Country Villa use fobs for resident apartments +
Other lock systems: specify locations (unit, resident room, exits, etc.)	x	key for main entrances and apartment units. Locked medication boxes in resident apartment +
Emergency generator(s) to power the facility during power outages		
Other; specify:		

Section 7: Dining and Nutrition

Check each service/option available at the location(s) listed above.

Dining and Nutrition Services

Service	Available	Comments
Three meals available, plus snacks	Required	
Breakfast available in community space	x	
Breakfast available; delivered to apartment	x	based on meal plan charges
Lunch available in community space	x	
Lunch available; delivered to apartment	x	based on meal plan charges
Dinner available in community space	x	
Dinner available; delivered to apartment	x	based on meal plan charges
Meal tray delivery and pick-up from resident's unit	x	based on meal plan, extra charges would apply 
Meal preparation in resident's unit	x	Through Companionship program
Thickened Liquids; specify limits in comments	x	family/resident supplies and prethickened
Modified Texture Diets; specify limits in comments		
Therapeutic Diets: cardiac	x	Family/resident to purchase - mom's meals not available in dining room 
Therapeutic Diets: diabetic or calorie controlled	x	Family/resident to purchase - mom's meals not available in dining room 
Therapeutic Diets: gluten-free	x	Family/resident to purchase - mom's meals not available in dining room 
Therapeutic Diets: high fiber		
Therapeutic Diets: low fat/low cholesterol	x	Family/resident to purchase - mom's meals not available in dining room 
Therapeutic Diets: low sodium	x	Family/resident to purchase - mom's meals not available in dining room 

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Service	Available	Comments
Therapeutic Diets: no added salt		
Therapeutic Diets: renal diet	x	Family/resident to purchase - mom's meals not available in dining room +
Other special diets: kosher		
Other special diets: (vegetarian, vegan, etc.) specify in comments	x	Family/resident to purchase - mom's meals not available in dining room +
Dietitian or Nutritionist Services	x	
Carbohydrate intake/tracking		
Meal consumption tracking		
Other; specify:		

Section 8: Supportive Services

Check each service available at the location(s) listed above.

Supportive Services Available

Service	Available	Comments
Daily "I'm okay" checks service; specify procedure in comments	x	Toilet flush system
Assistance with meals or food preparation	x	Through Companionship program
Daily Social and Recreational Services	Required	
Housekeeping: bed making	x	
Housekeeping: defrost and clean refrigerator	x	
Housekeeping: dusting	x	
Housekeeping: organize closets and drawers	x	

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Service	Available	Comments
Housekeeping: trash removal; specify frequency in comments	x	based on individual service plan
Housekeeping: weekly general cleaning (clean floors, sinks, shower/tub, toilet, and vacuum)	x	identified in individual service plan via homemaking services
Housekeeping: other; specify in comments	x	based on individual service plan
Laundry: linen (change bed, launder sheets, towels)	x	identified in individual service plan via homemaking services
Laundry: wash, dry, and fold clothing; specify loads per week in comments	x	identified in individual service plan via homemaking services
Laundry: other; specify in comments	x	based on individual service plan
Schedule offsite social and recreational activities	x	extra charges, typically limited space based on life enrichment calendar seasonal
Schedule medical and social service appointments	x	coordination with family/resident
Assistance with arranging transportation for personal, social, and recreational activities	Required	
Assistance with arranging transportation to medical and social services appointments	Required	
Provide transportation to social and recreational activities	x	available through Country Care a Van. charges apply
Provide transportation to medical and social service appointments		
Assistance accessing community resources and social services	Required	
Shopping: facility sponsored	x	Country Store on-site
Spiritual Care/Religious Services; on-site	x	
Assistance with bill paying/budgeting		
Communication boards or other supplemental communication devices	x	devices provided by family/residents
Primary languages spoken by staff	x	English
Supervision of smoking		

Service	Available	Comments
Other; specify:		

Section 9: Staffing

Check each option available at the address location(s) listed above.

Staffing Available

Staffing	Available	Comments
One-to-One staffing available	x	Through companionship program
One-to-One staffing for special circumstances		
Overnight companion		
Registered Nurse: on-site “part time”		
Registered Nurse: on-site “full time”	x	
Licensed Practical Nurse: on site “part time”		
Licensed Practical Nurse: on-site “full time”	x	
Assisted Living Director: on-site “part time”		
Assisted Living Director: on site “full time”	x	
Advanced Practice Registered Nurse: on-site “part time”		
Advanced Practice Registered Nurse: on site “full time”		
Activities Director: Part Time		
Activities Director: Full Time	x	
Dietician/Nutritionist consultant available or can be arranged	x	RD consult via Country Manor Campus

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Staffing	Available	Comments
Physical Therapist available or can be arranged	x	available through Champion Rehab
Respiratory Therapist available or can be arranged		
Occupational Therapist available or can be arranged	x	available through Champion Rehab
Speech Language Pathologist available or can be arranged	x	available through Champion Rehab
Social Worker available or can be arranged	x	LSW consult via Country Manor Campus
Other Licensed Professional available; specify type in comments		
Other; specify:		

Section 10: Amenities

Check each option available at the location(s) listed above.

Amenities Available

Amenity	Available	Comments
Accessible bathrooms; specify limits in comments	x	based on building codes at time of construction
Private units	x	
Semi-private units		
Studio/efficiency units	x	
One-bedroom units	x	
Two-bedroom units	x	
Kitchen/Kitchenettes in units	x	
Internet access	x	

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Amenity	Available	Comments
Cable (television)	x	
Pets allowed	x	
Pet care; specify in comments		
Pool		
Whirlpool	x	identified in service plan
Exercise Room	x	
Library	x	
Activity Room	x	
Garden/outdoor spaces	x	on campus
Chapel	x	on campus
Private entertaining space	x	on campus
Communal Dining room	x	
Beauty/Barber Shop	x	
Parking available for residents	x	
Parking available for guests	x	
Guest accommodations		
Laundry Room accessible to Residents	x	
Washer-Dryer in units	x	Waterford apartments only
Central Air Conditioning	x	common areas and hallways
Fully sprinklered building	x	

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Amenity	Available	Comments
Designated smoking area inside (not apartment space)		
Designated smoking area outside	x	
Other; specify:		

Additional Information

Sixty days before the facility plans to reduce or eliminate the availability of one or more services, the facility must provide written notice of the reduction. Refer to [144G.55 Subd. 1\(d\)](#) (www.revisor.mn.gov/statutes/cite/144G.55).

Residents may choose to obtain services from an outside service provider at their own cost. Residents may also obtain services from an outside service provider if the resident’s assessed needs exceed the scope of services the facility can provide as agreed upon in the contract and are not included in the checklist. If this occurs and the resident is not able to obtain services from an outside service provider, then the facility may require the resident move to another facility or care setting that is able to meet the resident’s needs. In the event this occurs, the facility will assist in a coordinated move of the resident to a safe and appropriate location.

Prospective Residents need to call the Senior LinkAge Line to discuss their housing options before signing a contract with a licensed assisted living facility. The Senior LinkAge Line is available Monday through Friday from 8am to 4:30pm at 1-800-333-2433.

You can get further information, at no cost, about advocacy or care options from:

- [Office of Ombudsman for Long Term Care \(https://mn.gov/board-on-aging/direct-services/ombudsman/\)](https://mn.gov/board-on-aging/direct-services/ombudsman/); 1-800-657-3591
- [Office of Ombudsman for Mental Health and Developmental Disabilities \(https://mn.gov/omhdd/\)](https://mn.gov/omhdd/); 1-800-657-3506
- Minnesota Directory for community resources: www.MinnesotaHelp.Info
- [Minnesota Senior LinkAge Line \(www.seniorlinkageline.com/\)](http://www.seniorlinkageline.com/); 1-800-333-2433

(Optional) By signing below, I acknowledge that I have reviewed this document. This is NOT a contract to receive services.

Received Date

Individual or Legal/Designated Representative