

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): 04/15/2025

Name of Assisted Living: Orchards of Minnetonka

HFID: 34716

Unique building/unit description (if applicable): _____

Facility Address: 10955 Wayzata Blvd, Minnetonka, MN 55305

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): _____

Physical Address (if different than above): _____

Additional Building:

Building Name (if applicable): _____

Physical Address (if different than above): _____

Additional Building:

Building Name (if applicable): _____

Physical Address (if different than above): _____

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

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

- 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: 8, depending on census and level of care needs of current population

Evening Shift: 8, depending on census and level of care needs of current population

Night shift: 3, depending on census and level of care needs of current population

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		
Federal rent subsidy		
Other; explain:		

Payment Options for Services

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Payment Option	Accepted	Comments
Waivered Services (EW, CADI, BI); specify any limitations	X	EW Only: Up to 2 apartments for EW and reduced rent in AL (designated apartments).
Private Pay	X	
Long Term Care Insurance	X	The resident is responsible for all costs associated with receiving our services. Upon request we will submit requested information to long term care insurance providers for reimbursement to the resident for an additional fee.
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	X	Reflections Dementia Care neighborhood is located on the first floor, neighborhood is secure with a fob system to exit
Secured outdoor grounds on facility premises	X	The Reflections Dementia Care neighborhood on the first floor has secured outdoor grounds on the premises
Individualized digital/alarm monitoring for wandering or exit-seeking behavior		
Prepared to manage challenging behaviors	X	Each resident is assessed prior to move-in, upon move-in, 14 & 90 days & change in condition A determination will be made if needs can be met safely for residents/staff at the time of the assessment Staff manage challenging behaviors except behavior requiring assistance more frequently than every two hours; continuous problematic behaviors that cannot be redirected; and behaviors that endanger the community and are unresponsive to reasonable interventions
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	X	Verbal medication reminders provided to residents who self-administer medications. Except as required by an individualized medication management plan, staff do not verify the self-administration of medications.
Communication with physician/pharmacy about ordering or refill requests	X	
Medication administration by licensed or unlicensed personnel	X	Staff are available to administer medications not to exceed every two hours unless more frequent administrations are needed to address a resident's short-term needs subject to staff availability
Delivery of medication to resident previously set up by the facility nurse	X	
Medications set up by nurse for resident to self-administer		Effective 5.01.2025 service is unavailable to new residents and cannot be added to current services
Delivery of medication from the original containers to resident	X	Over the counter only or short-term need for new order pursuant to valid instructions from licensed personnel when licensed personnel is not present
Delivery of liquid or food to resident if required to ingest medication	X	Available to residents receiving medication management services
Delegation of medication management services by licensed health professional to unlicensed staff	X	RN delegation and supervision of ULP
Central storage of medication	X	Medications are stored in secured carts and overflow medications are stored in secured medication rooms
Diabetic Care: insulin pen dosing	X	RN delegation to ULP, services provided based upon staff training and availability.
Diabetic Care: insulin pump management		
Diabetic Care: insulin syringe dosing		
Diabetic Care: sliding scale insulin management	X	Fixed scale, long-acting insulin only
Clinical monitoring of labs related to medications	X	
Anticoagulant medication management	X	Coordinated with outside labs
B-12 injections	X	Administered by a licensed nurse only and subject to nurse availability management services

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Nutritional supplement administration	X	Supplied by resident/family
(IV) Intravenous management		
PICC lines (Peripherally Inserted Central Catheter)		
Injections; specify types or limits in comments (IM, SQ)	X	<p>Licensed nurses may inject medications following an assessment if staff availability allows and they can be appropriately monitored</p> <p>ULP may inject insulin pursuant to an appropriate delegation</p> <p>Limitations may include behaviors and inability to provide chemical restraints.</p>
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	X	
Wound care: basic	X	
Wound care: complex		
Diabetic care: blood glucose monitoring	X	RN delegation to ULP
Diabetic care: foot/nail care	X	Service provided by licensed nurse only
C-PAP	X	RN delegated to ULP after RN determines if need can be met based upon ongoing assessments and RN supervision
Bi-PAP	X	
Oxygen Management; specify any delivery system limitations	X	Service is available only through nasal cannula or face mask NO high flow O2 or ventilator, limited to 10L flow
Oxygen saturation checks	X	Liter flow limited to 10L
Ventilators		
Suctioning		
Tracheostomy Care: cleaning of site and tube		
Tracheostomy Care: showering assistance		
Tracheostomy Care: suctioning assistance		
Pacemaker Checks	X	Service provided based on availability of RN, resident provides equipment to transmit.
Arrange for On-Site Dialysis	X	If available in the geographical area, vendor to provide own hazardous waste clean-up
Arrange for/set-up Off-Site Dialysis	X	Assistance with arranging transportation is available upon resident request

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Peritoneal Dialysis (on-site)		
Compression stockings	X	
Lymphedema wraps		
Fall Prevention: balance assessments		
Fall Prevention: exercise programs	X	Available through on-site wellness programs and third party onsite therapy
Fall Prevention: strength training	X	Available through on-site wellness programs and third-party onsite therapy
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	Available with physician order
Indwelling urinary catheter care; emptying and bag changes	X	
Indwelling urinary catheter replacement by nurse		
Straight (intermittent) catheter assistance		
Suprapubic catheter care		
Ostomy care	X	RN determines if need can be met based upon ongoing assessments and RN supervision, service available based on training and availability of staff.
Arrangements for and coordination with hospice care	X	
End-of-life palliative care	X	

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

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 have training in CPR and provide as needed, ULP provider CPR at the direction of 911 (emergency) personnel.
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	Absent exigent circumstances, staff-assisted showering may be limited to three showers per week unless otherwise specified in service agreement
Bathing: bathtub		Absent exigent circumstances, staff-assisted showering may be limited to three showers per week unless otherwise specified in service agreement
Oral hygiene	X	
Denture care	X	
Cuing/reminders for self-cares	X	
Use of special utensils	X	Recommendation received by therapy, resident purchases and is responsible for utensils
Feeding assistance for residents with complicated eating problems	X	RN will collaborate with 3 rd party speech therapy to determine if need can be met Services available based on staff training and availability
Set-up and cut food at meals	X	
Manual Feeding; specify limits in comments	X	Service is available based on RN assessment and can be safely completed within 30 minutes Excludes main dining room and resident apartments, available in Reflections Dementia Care only

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Tube Feeding; specify limits in comments		
Feeding in common area with one staff member per resident	X	Service is available based on RN assessment and can be safely completed within 30 minutes Excludes main dining room and resident apartment, available in Reflections Dementia Care only
Feeding in resident's apartment with one staff member per resident	X	Service is available based on RN assessment and can be safely completed within 30 minutes, available in Reflections Dementia Care only.
Grooming: hair care, make-up, shaving, application of lotion, etc.	X	Wash, towel dry & style w/o use of curlers, irons, etc. Shaving with electric razors only.
Nail care: toenails, fingernails	X	Diabetic foot and nail care by nurse
Toileting: standby assistance/supervision	X	
Changing incontinence products; perineal care	X	Products are supplied by the resident.
Ordering replacement incontinence products	X	
Assistance with bowel and bladder control, devices, and training programs	X	
Other; specify: Staff are available to perform ADL services up to every 2 hours or not to exceed for scheduled and unscheduled services		

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	X	Available with RN assessment on a case by case basis and if need can be met safely for resident and staff, based on staff availability
Transfers utilizing sit-to-stand lifts or sling lifts (i.e. Hoyer)	X	Available with RN assessment to residents on a case by case basis if needs can be met safely for resident and staff, based on staff availability
Transfers utilizing sliding boards	X	

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Transfers utilizing bariatric equipment		
Ceiling lift transfers		
Non-mechanical transfers (trapeze)		
Mechanical lift: assist of 1 transfer		
Mechanical lift: assist of 2 transfer	X	Available with RN assessment to residents on a case by case basis if needs can be met safely for resident and staff, based on staff availability
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	If more than standard supplied requested, it may be installed at the resident's expense
Elevators	X	
Other; specify: Absent an emergency, up to two staff are available to provide mobility assistance every two hours. Availability and scope of bariatric services determined after review of resident's medical and equipment needs and facility layout accessibility.		

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		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Hourly safety checks		
Every two-hours safety checks	X	Resident need determined based on RN assessment
Daily safety checks	X	
Emergency call system; specify type in comments	X	Internal Nurse Call System
Non-emergency call system; specify type in comments	X	Internal Nurse Call System
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	X	
Bed alarms or movement sensing technology		
Door sensors: specify locations (unit, resident room, exits, etc.)		
Security Guard		
Security cameras in common spaces	X	
Key card/fob access: specify locations (unit, resident room, exits, etc.)	X	Resident apartments and main entrance door
Other lock systems: specify locations (unit, resident room, exits, etc.)	X	Key entry for Reflections Dementia Care resident apartments
Emergency generator(s) to power the facility during power outages	X	
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	Additional fee for delivery to apartment except in Reflections Dementia Care
Lunch available in community space	X	
Lunch available; delivered to apartment	X	Additional fee for delivery to apartment except in Reflections Dementia Care
Dinner available in community space	X	
Dinner available; delivered to apartment	X	Additional fee for delivery to apartment except in Reflections Dementia Care
Meal tray delivery and pick-up from resident's unit	X	Pick up is available when not delivered in throw away container Additional fee for delivery to apartment except in Reflections Dementia Care
Meal preparation in resident's unit		
Thickened Liquids; specify limits in comments	X	Available with physician order
Modified Texture Diets; specify limits in comments	X	Available with physician order
Therapeutic Diets: cardiac		
Therapeutic Diets: diabetic or calorie controlled		
Therapeutic Diets: gluten-free		
Therapeutic Diets: high fiber		
Therapeutic Diets: low fat/low cholesterol		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Therapeutic Diets: low sodium		
Therapeutic Diets: no added salt		
Therapeutic Diets: renal diet		
Other special diets: kosher		
Other special diets: (vegetarian, vegan, etc.) specify in comments		
Dietitian or Nutritionist Services		
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	Excludes Independent Living Residents
Assistance with meals or food preparation		
Daily Social and Recreational Services	Required	
Housekeeping: bed making	X	Available to resident upon request
Housekeeping: defrost and clean refrigerator	X	Available to resident upon request, subject to an additional fee
Housekeeping: dusting	X	Available to resident upon request
Housekeeping: organize closets and drawers	X	Available to resident upon request, subject to an additional fee

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Housekeeping: trash removal; specify frequency in comments	X	Weekly by housekeeping and more frequently, if needed, subject to an additional fee
Housekeeping: weekly general cleaning (clean floors, sinks, shower/tub, toilet, and vacuum)	X	
Housekeeping: other; specify in comments		
Laundry: linen (change bed, launder sheets, towels)	X	
Laundry: wash, dry, and fold clothing; specify loads per week in comments	X	
Laundry: other; specify in comments		
Schedule offsite social and recreational activities	X	
Schedule medical and social service appointments	X	
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	Community has a set schedule and transportation route for resident shuttle service
Provide transportation to medical and social service appointments	X	Community has a set schedule and transportation route for resident shuttle service
Assistance accessing community resources and social services	Required	
Shopping: facility sponsored	X	Community has a set schedule and transportation route for resident shuttle service.
Spiritual Care/Religious Services; on-site	X	
Assistance with bill paying/budgeting		
Communication boards or other supplemental communication devices		
Primary languages spoken by staff	X	English
Supervision of smoking		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Other; specify: Tobacco and vaping free community and grounds		

Section 9: Staffing

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

Staffing Available

Staffing	Available	Comments
One-to-One staffing available		
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"	X	
Licensed Practical Nurse: on-site "full time"		
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		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Staffing	Available	Comments
Physical Therapist available or can be arranged	X	Service can be arranged with onsite provider
Respiratory Therapist available or can be arranged	X	
Occupational Therapist available or can be arranged	X	Service can be arranged with onsite provider
Speech Language Pathologist available or can be arranged	X	Service can be arranged with onsite provider
Social Worker available or can be arranged	X	
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	
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	Guest internet access via a wi-fi connection, dedicated/private internet access may be obtained by resident and required for use of electronic monitoring devices

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Amenity	Available	Comments
Cable (television)	X	
Pets allowed	X	
Pet care; specify in comments		
Pool		
Whirlpool	X	Whirlpool/bathtub for bathing
Exercise Room	X	
Library	X	
Activity Room	X	
Garden/outdoor spaces	X	
Chapel		
Private entertaining space	X	
Communal Dining room	X	
Beauty/Barber Shop	X	Contracted
Parking available for residents	X	Garage parking available for an additional charge
Parking available for guests	X	
Guest accommodations	X	Guest suites are available for an additional fee
Laundry Room accessible to Residents	X	
Washer-Dryer in units	X	
Central Air Conditioning	X	
Fully sprinklered building	X	

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Amenity	Available	Comments
Designated smoking area inside (not apartment space)		
Designated smoking area outside		
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\(d\)](http://www.revisor.mn.gov/statutes/cite/144G.55) (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