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MODENA | RESERVE
KENSINGTON
BY SOLERA SENIOR LIVING



A large, dark blue, stylized logo consisting of the letters 'M' and 'K' intertwined, serving as a background for the text.

Modena Reserve at Kensington

At Modena Reserve at Kensington, you enjoy an extraordinary blend of sophistication, excitement, beauty and convenience. This is 5-star hospitality: an unparalleled choice for senior living in the highly desirable location of Kensington, Maryland.

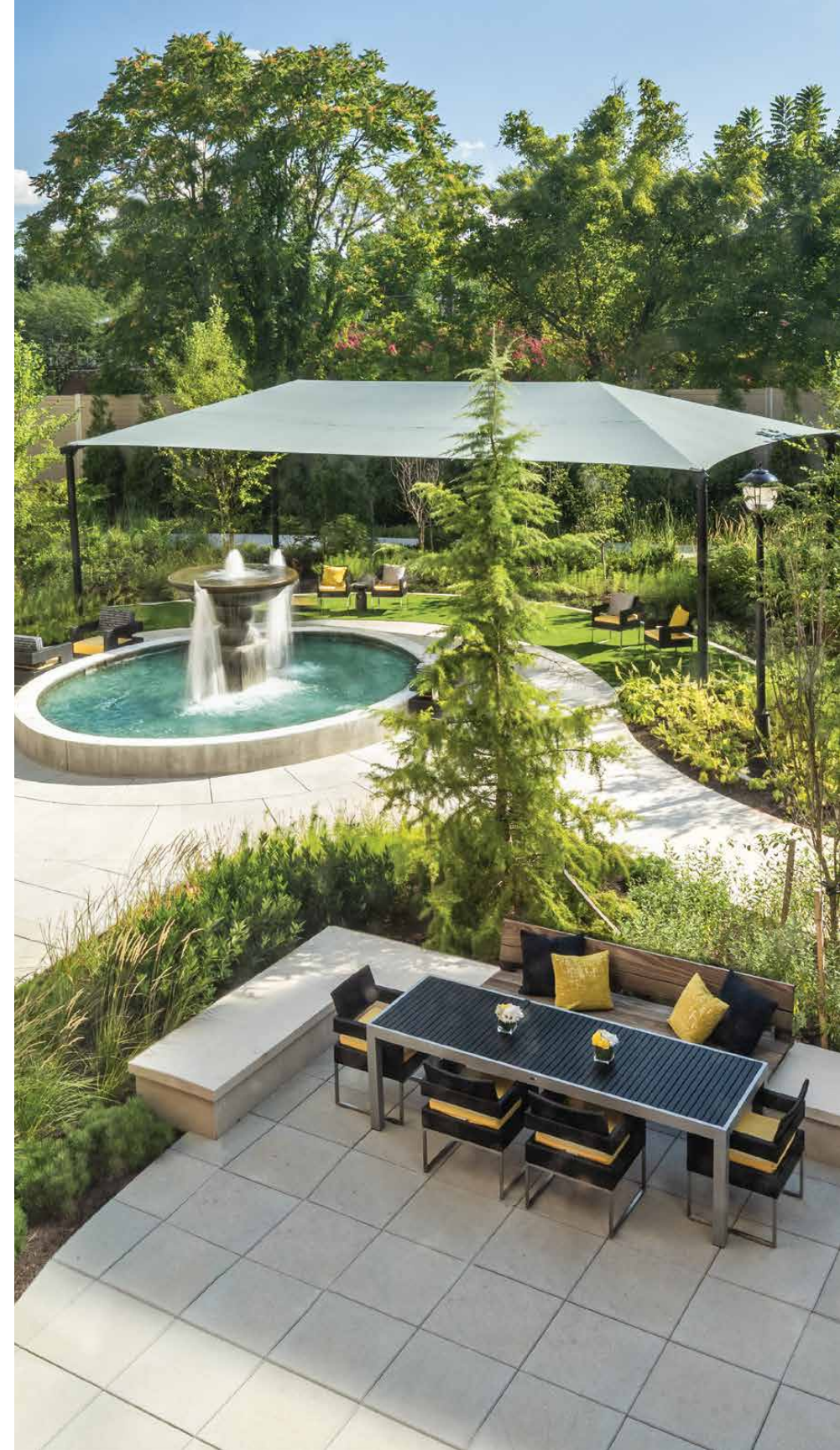
Why Modena Reserve at Kensington?

Modena Reserve at Kensington brings a vibrancy to senior living in Kensington, Maryland. Here you don't give up the things that bring you joy, in fact you'll find even more in this extraordinary choice for modern senior living. Gorgeous design and exciting new technology conveniences are paired with charming touches of local history. Featuring options for Independent Living, Assisted Living and Memory Care, Modena Reserve at Kensington is a place where you can live an exceptional life, while providing a well sought destination for your family and friends.

What makes Modena Reserve at Kensington different?

It is rare that charm and history can blend so perfectly with exquisite design, state-of-the-art technology, dynamic wellness, and breathtaking surroundings. Modena Reserve at Kensington stands apart for excellence that equals or surpasses the finest hotel or resort. Our desire is for you to feel right at home in the neighborhood you've come to love, knowing your expectations for the finest will be met.

Reflecting the deep local pride in Kensington, our senior living community is a mix of two historic buildings, meticulously remodeled to preserve their original character, and a new building. Our location next to the Kensington train depot puts you amidst a delightful hub of social activity, energy and opportunities for all generations to mix.





About Solera Senior Living

Solera Senior Living has a singular focus: to develop, own and operate communities that will inspire a better quality of life for seniors. With personalized service, engaging programs, and best-in-class amenities, Solera's innovative approach elevates the entire senior living experience.

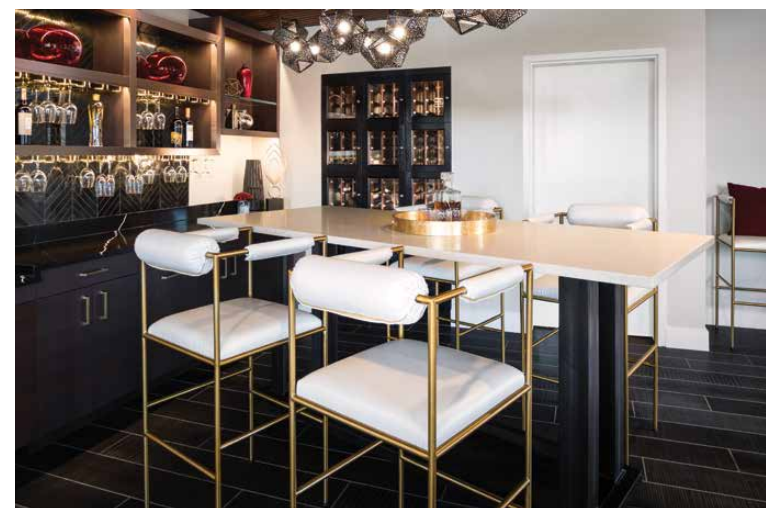
Drawn from two countries steeped in culture, Solera and Modena are inspired by the combination of rich history and modern elegance of Spain and Italy. With the name Solera coming from the Spanish wine making process, and Modena from the Italian city known for its balsamic vinegar and opera, these brands bring a sophisticated ambience to Kensington.

Founded in 2016 and based in Denver, CO, Solera Senior Living's core pillars include attracting, developing and engaging high caliber talent, consistently delivering exceptional hospitality services, creating enriching resident programs, utilizing smart technologies, delivering high quality resident care, and designing elegant environments that are hyper local and experiential.

More engaged team. More satisfied residents.

Our approach is simple: give our residents the respect, dignity, independence and quality of life that they deserve. This benefits not only the residents and their families but has a meaningful impact on our team as well. They don't look at working at Modena Reserve at Kensington as a job—they look at it as a calling.





Dining/Hospitality

REMINISCENT OF A 5-STAR HOTEL

Exquisite cuisine. Visually intoxicating preparation. Sophisticated socializing. An impressive wine bar with historic local photos and a sliding glass wall for inside/outside happy hours. A tantalizing exhibition kitchen and dining area where our chefs perform magic. Dine inside, or outside, it's your pleasure.

Senior Living Elevated

We don't consider ourselves to be a senior living company that differentiates on hospitality. Rather, we're a hospitality company that provides exceptional services for seniors. You'll find everything is done above and beyond your expectations.



JANET BRADLEY
EXECUTIVE DIRECTOR

Janet brings over a decade of experience as an Executive Director in the senior living industry to Modena Reserve at Kensington, having previously led several communities in the Washington, D.C. area for Sunrise Senior Living. All told, her experience in senior living industry spans more than 20 years, including various roles with Marriott Senior Living Services.

Janet first entered the senior living work force as a Food and Beverage Director for a large Continuing Care Retirement Community (CCRC). As she worked with the residents and the team at this retirement community, her passion for serving seniors only grew. She quickly advanced to the role of Executive Director, and her many years in this position have been the most rewarding experience of her life.

Janet hails from New York, having been born in Brooklyn and raised on Long Island. She attended the College at Brockport State University of New York (formerly SUNY Brockport) and majored in Fine Arts. After college Janet moved to Durham, NC, where she worked as a cook in restaurants. Four years later she transitioned to the Washington, DC, area, where she's lived for over 40 years, holding positions as Catering Manager, then Catering Director and eventually Food and Beverage Director for notable hotels.

Janet has been happily married for 32 years to her husband, George, who is a professional Magician. She and her husband have two children—a son who is a Chef in Atlanta and a daughter who is a Director of a before-school and after-school childcare center at an elementary school in Montgomery County, MD. Janet enjoys dancing (Latin, swing and international folk) cooking, movies and walking her Goldendoodle, Allie.

She is looking forward to working with Solera Senior Living to create an exceptional experience at Modena Reserve at Kensington every day for

A Message from the Executive Director

Welcome to Modena Reserve at Kensington, a beautiful community in the charming neighborhood you've come to love, and a place where your expectations for the finest will be met. Our team of professionals, guided by Solera Senior Living's core values of compassion, commitment, communication and creativity, is ready to serve you.

Our culture is next generation, and our goal each and every day is to deliver an unparalleled senior living experience, giving you the peace of mind and satisfaction you deserve in an environment with state-of-the-art safety protocols, innovative technologies and high-quality services. We cannot wait to WOW you with our exquisite cuisine, sophisticated amenities and life enriching programs that will nourish your mind, body and spirit.

I am honored to lead a highly qualified and dedicated team at Modena Reserve at Kensington. We share a singular mission of exceeding your expectations while delivering on our mission to help you "Live Exceptional. Every Day."

The Modena Reserve at Kensington team is waiting for you to join us and experience the vibrancy we bring to senior living.

Sincerely,
Janet Bradley

Services/Amenities

Modena Reserve at Kensington features the highest level of customized premium services and amenities for Independent Living, Assisted Living and Memory Care in Kensington.

- **The Metropolitan**—Indulge in homemade, seasonal, local, gourmet cuisine prepared by our Executive Chef from our Exhibition Kitchen.
- **Outdoor Courtyard**—Unwind in gorgeous outdoor areas with seating areas, walking paths, fire pits and a water feature.
- **Potomac Fitness and Relaxation Suite**—Exercise in our Fitness Center and then decompress and rejuvenate your spirit.
- **The Post Room**—Invite family and friends for special occasions and extra special treatment in a private venue.
- **The Capitol Club**—Drop by for a soothing glass of wine and nosh on interesting appetizers and conversation-starting décor.
- **The 1790 Lounge**—Come up to the 5th floor for morning coffee or an evening cocktail.
- **Kensington Train Station Stop**—Steps away from hopping aboard the train to D.C. and lots of fun!
- **K-Town Art Studio**—Showcase your artistic abilities or develop new skills.
- **The BH Warner Theatre**—Enjoy live theater in comfortable surroundings.
- **The District Café**—Enjoy locally sourced gourmet coffee in a charming venue.
- **Jackie's Salon**—Drop by for a new style or a touch-up: we'll never tell!
- **Transportation**—Enjoy local shopping, entertainment and cultural attractions courtesy of our complimentary transportation services. Ride in style while acting socially responsible in our Tesla SUV.
- **Concierge Services**—Get assistance scheduling appointments or booking specialized services.
- **Weekly Housekeeping and Laundry**—Our trained staff is here to serve you so that you don't need to worry about cleaning your apartment or washing linens.

At Modena Reserve at Kensington, our greatest priority is the safety, health and well-being of our residents, their families and our staff. Through every challenge, we will follow rigorous guidelines and leverage state-of-





INDEPENDENT

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The good life, on your own terms.

Wave goodbye to home maintenance and daily concerns and instead devote your attention to the rewards of a life well-lived. Independent Living at Modena Reserve at Kensington is your ticket to wherever you want to go.

Fascinating speakers. Premium entertainment. Live streaming (in your residence) of fitness classes, cooking demonstrations and concerts. A perfect gathering spot for enjoying gourmet coffee and pastries right outside the Kensington train stop just a short walk from your residence.

Life Enrichment Programs

- Continuing Education
- Intergenerational Programming
- Fitness Classes
- Spiritual Programming
- Guest Lecture Series
- Card Games
- Live Entertainment
- Outings to Cultural Events
- Art Classes
- Cooking Demos
- Wine Tastings
- Political Debates



ASSISTED

The freedom you want.
The care you need.

More than just a cut above, Modena Reserve at Kensington transforms Assisted Living into an opportunity to thrive in newfound ways. Dedicated, compassionate team members, engaging programs, and best-in-class amenities are just the beginning. Add exciting new technology conveniences, charming touches of local history, and a perfect location and you have a lifestyle with unparalleled opportunities.

Your lovely, private apartment is thoughtfully designed for comfort and convenience. With numerous common areas, a gorgeous outdoor terrace, exceptional dining and more, you'll feel right at home at Modena Reserve at Kensington.

Life Enrichment Programs

Staying engaged and involved is easy when you have access to so many top-shelf amenities and interesting activities that stimulate the mind, body and spirit.

- Continuing Education
- Intergenerational Programming
- Fitness Classes
- Spiritual Programming
- Guest Lecture Series
- Card Games
- Live Entertainment
- Outings to Cultural Events
- Art Classes
- Cooking Demos
- Wine Tastings
- Political Debates

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Resident Care

We fully recognize that our people are our strongest asset. That's why we are passionate about identifying and retaining team members that are genuinely caring, customer-service oriented and dedicated to excellence. At Modena Reserve at Kensington, our Caregivers, Certified Nursing Assistants and Medication Technicians are supported by on-site licensed care. Our goal is always to help you maintain the highest possible level of independence.



Uplifting programs. Soothing surroundings.

Details make a huge difference, especially when it comes to caring for those affected by Alzheimer's disease and dementia. The caregivers at Modena Reserve at Kensington know this, and understand the importance of a personalized care plan for each individual.

We call our approach Aspyre Memory Care. It is centered on learning each person's likes and dislikes, in what part of the day do they function best, their favorite hobbies and more. It's all part of helping to create an encouraging experience that feels familiar.

Comfort and safety are paramount. Our exceptional Memory Care neighborhood is specially designed with easy-to-navigate areas, visual cuing, and calm, relaxing colors. Residents may choose to live in a private studio apartment or a semi-private apartment.

Life Enrichment

Memory Care residents have numerous opportunities for engagement and involvement, including special events and activities planned around their preferences. Here's just a sample:

- Engaging Scenic Tours
- Sensory-Driven Cooking Activities
- Interactive Pet Therapy
- Hydration and Nutrition
- Engaging Music Therapy
- Wellness and Balance Classes
- Cognitive Engagement Activities

Resident Care

Our secured neighborhood features team members trained in Dementia Care which creates a highly specialized environment for residents with Alzheimer's. Modena Reserve at Kensington's Caregivers, Certified Nursing Assistants and Medication Technicians are all deeply dedicated to enriching the lives of the residents they serve and are supported by licensed nursing.



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BY SOLERA SENIOR LIVING

10540 Metropolitan Avenue
Kensington, Maryland 20895

(240) 998-9990

www.modenakensington.com

