

Golden Meadows

Golden Meadows was established in 1982 for housing for the elderly and persons with disabilities. The complex is owned by the churches of Manson and the surrounding area and managed by the Fort Dodge Housing Agency.

Apartment rent is determined by a HUD subsidized housing formula.

The formula is based on gross income minus medical expenses (if applicable), which includes out-of-pocket medical expenses, along with premiums for health insurance, Medicare, Part D prescription insurance, vision, and dental expenses. The monthly rent includes all utilities except: telephone, Internet, and cable television.

Golden Meadows is a secure Building with a pass key needed for admission. There is a phone entry system in place for visitors to gain entry.

Off street parking is available behind the property.

Transportation is also offered to Fort Dodge (Wal-Mart/Hy-Vee area once a week as well as transportation to the local grocery store/Dollar General alternating weeks.

Mail delivery is located in the lobby of the facility. Each apartment has its own keyed mailbox. Coin-operated laundry facilities are available on both floors along with garbage collection and recycling.

Noon meals are offered five days a week (Monday through Friday) under the Elderbridge Congregate Meal program. Meal tickets are purchased through the Manson Community Center. Cost of this program is based on income and is funded through Elderbridge.

Social activities are an integral part of life at Golden Meadows although participation is voluntary. Some of the weekly activities include: a social hour, card games, bingo, movie night, communion, pizza night, and game night. The coffee pot is always on in the dining hall and there is always a puzzle in the works.

Maintenance is available by request and there is 24 hour maintenance in case of an emergency.

Please do not hesitate to call or stop by with any questions you may have and for a tour of the facility. We look forward to seeing you.

Office hours are Monday through Thursday from 9 a.m. to 3:30 p.m.

Quality Equipment and Fixtures

- Electric range and range hood with light
- Garbage disposal
- Frost-free refrigerator
- Smoke detectors and sprinklers in every apartment
- Pre-wired for cable TV/Internet in all living rooms and some bedrooms
- Commercial laundry equipment on every floor
- Limited access doors at all entrances
- Buzzer-call system for visitors to enter

Quality Added Features Free Electric, Heat & Water

- Elevator access to all floors
- Neighbor alarm pull cords in bathrooms and master bedroom
- Community room for recreation and socialization
- Grab bars installed in tubs and showers
- Non-Smoking
- Off street parking



FREE ELECTRIC

FREE HEAT

FREE WATER

ELEVATOR

APPLIANCES

(Refrigerator & Range)



Golden Meadows



*Quality Affordable Living for
Those Age 50 and Older
or Disabled*

805 13th Avenue
Manson, IA 50563

712-469-2119

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