



Residents' Council Minutes

February 4, 2025
bvrescoun.org

Council Members*: Fred Baldwin, Harry Boswell, Joan Bretz, Ida May Heidecker, June Kostrab, Marcia Marsh, Dale Meadowcroft, Bill Middendorf, Ed Miller, Carol Owen, Carol Pennington, Claire Powers, Bob Regan, Ray Saunders, Ann Swenson, Tom Usiadek, Tony Wright

Officers*: President Dale Meadowcroft, Vice President Bob Regan, Treasurer Jim Smeltzer, Assistant Treasurer Tony Wright, Secretary Anne Hipp, Assistant Secretary Marcia Marsh

*E =Excused Absence; U =Unexcused Absence

Visitors: Jane Mentzer, Kathy Salmon

Call to order: The meeting was called to order at 9:29 am by President Dale Meadowcroft

Moment of Silence: A moment of silence was observed to ask those present to keep our leadership in our thoughts.

Administrative Report: Brian Grundusky:

Highlights of Brian's report:

- Covid – As anticipated at this time of year, there has been an increase in cases, with a significant number recently in The Oaks, all minor in nature. There are cases of flu (a little more than usual), norovirus and bird flu popping up. If you see a dead bird, notify BV and do not pick it up.
- Financial – The final audited report for 2024 is not in, but preliminary results look good. We hit targeted OR by about .01%. We had some issues in the second half of the year with some occupancy issues, specifically in skilled nursing, and health insurance costs. Between December 31 and this date, 15 residents passed away in The Oaks, a high number. From a financial standpoint, occupancy is now up to 67 (of 69 beds). Specific

numbers can be found in the Campus Outreach Report, 7, below). We did have 15 contract signings, a positive for income.

- Building issues, West – Cold temperatures recently impacted a sprinkler system outside the hallway of the therapy room, and there was also a significant issue in The Oaks entrance, resulting in having to shut down entry to the door. We are looking at options for these areas. A “dry” sprinkler system and the use of glycol, an antifreeze type product, are being considered. In addition to these issues, BV must follow town guidelines, which state that when the temperature drops to a certain point, we must switch from natural gas to fuel oil. When this was done, a brief delay with the boiler in the switching process resulted in some gaskets leaking, which caused leaks in 15 areas. This will be an insurance claim filed (BV does not self-insure for this), after a deductible of \$100,000 has been met. Brian noted that there were no issues on the east side of campus, which was built in 1992, while the west was built in 2002 by a different builder. Bethany will not use the builder used for the west in the future.
- Benevolent Care, clarification for a recent e-mail sent by Todd Andrews – Each Asbury community has a benevolent care program. The purpose of the e-mail was to show residents nearing the point that they might need to apply for benevolent care a “Tool Kit” that was available to them. Brian stressed that nothing has changed with the process. In addition, dollars raised for benevolent care in Bethany Village are only used for Bethany residents.
- Electronic lock update - Cottage residents should be getting their badges this week. The project is now about 90% complete. The vendor will not be used again. A time frame for when residents can obtain extra badges will be upcoming.
- Bank update - PSECU will be installing an ATM in the next few weeks. It will be in the same place as the former ATM (near the Bistro) and will be able to handle withdrawals and deposits.
- Building assessment – 2025 has been designated as the time frame for each Asbury community to receive a total infrastructure (pipes, walls, etc.) assessment of all buildings. This is done approximately every 10 years.
- Phase 3 – A possible start date for this 2-year project has been set for June 2025. There is still pre-work to be done, including raising further money. With contributions from Asbury and what has been raised at BV, it appears we have enough to start. Brian plans to pair an associate with a resident representing a given area (example given, Kerry Butz for the Furniture Room, Kathy Salmon representing the BV Fair, Ellie Meadowcroft for the Library) to closely look at individual areas and plan for things such as storage, etc.

Questions and Comments – It was noted that BV is the only area among surrounding townships that is not able to recycle glass. Brian stated that we will soon be changing our vendor for trash pickup, and that issue will be discussed with the new company.

Minutes from January 7, 2025:

Motion to accept: Joan Bretz

Second: Claire Powers

The Minutes were accepted.

Correspondence:

Anne Hipp

The secretary summarized a note of thanks from a dining associate for the Associates' Appreciation gift recently distributed to associates, and a letter from J. D. Shuman, President and CEO of the Asbury Foundation thanking the Council for its contributions and pledges made in 2024. These totaled approximately \$18,000 given to the Care Assurance Fund, Phase 3 Capital Fund, Associates' Appreciation Fund, the Nursing Scholarship Fund and others.

Financial Report: Jim Smeltzer, Treasurer:

The treasurer's report for January 2025, Trial Balance and Profit and Loss, statements are attached. Our net profit for the year is \$2383.39, \$1950 of which was raised by sales of the furniture room. More complete details are included in the statements.

Reports by Committees (C), Activities (A) and Clubs (CL)

1.Art (C) - Marcia Marsh, Chair:

We've been very busy receiving donations of wonderful paintings/reproductions from some extremely generous people. Rose Anderson, who is closing the Pure Gallery, has donated over 20 original paintings and reproductions. They are beautiful, and you will be seeing many of them soon, when pictures in the Court and West Apartments are changed. We have also just received some wonderful historical reproductions and original art from Mr. Richard Lewis, a new resident in the West Cottages. Of particular interest is a picture of the Vietnam Memorial in Washington, D.C. Finally, we have received a beautiful painting by Ann Chance, a resident who lives in the East Cottages. Those of you who know Ann know she is a talented artist! We also received a large number of paintings created by former resident Jim Mackay.

2. Audio-Visual (C) – Bob Brommer, Chair: No report

3. Audit (C) – Tony Wright, Chair:

The chair reported that the audit committee consisting of Tony Wright, Dennis Plymette, Bob Regan and Ed Stevenson met January 17 and February 3 with Treasurer, Jim Smeltzer. Several observations (it was noted that some files didn't have monthly banking statements for comparison purposes) and recommendations (Jim should be given login access to Member's 1st Credit Union and Orrstown Bank, so that he can compare the statements with monthly activities and, if possible, to consolidate accounts into one bank account) were made. A final report is pending.

4. Benevolence Fund (C) - Kay Hess, Lead Co-Chair: No report

5. Bethany Village Fair (C) - Kathy Salmon, Chair:

The BV fair is scheduled for Friday, April 4, noon to 4 pm and Saturday, April 5, 9 am to noon. Since Phase 3 is scheduled to start sometime in June, it is anticipated that a Fall fair will be somewhat reduced in scope with little or no furniture or housewares. Help is needed to get the word out for the April fair. Flyers are available. Help is also appreciated before and during the fair. "It takes a Village".

Please contact Fair committee heads or Kathy Salmon if you're able to help.

6. Bylaws Committee (SC) - Bob Regan, Chair: No report.

7. Campus Outreach (A) - Claire Powers, Chair:

Area	Status of Vacancies		Completed Moves
	Contracted	Available	
Center Rental	0	0	2
Court Apartments	4	4	2
West Apartments	0	3	3
East Cottages	0	0	1
West Cottages	0	0	1
Estate Homes	0	1	0

January 2025 Resident Count:

Assisted Living	97
Skilled Nursing	64
Independent Living	<u>482</u>
Total	643

8. Courtesy (A) - Kay Hess, Chair:

8 Get Well cards and no Sympathy cards were sent in January 2025.

9. Dining (C) - Dale Meadowcroft, Chair:

Dale Meadowcroft and Judith Sommer met with Christine Storm, Aramark Director of Dining, to introduce the idea of suggestion or comment boxes that was developed just before the announcement of vendor changes. These beautifully crafted boxes will be placed prominently in the Springfield's dining room and John and Annie's Bistro. They are valuable for constructive feedback to the dining services team. All relevant comments regarding quality and service should be referred directly to the dining staff and/or through written communication using these boxes. The only way we can continue to improve is through continuous feedback.

The full dining committee is scheduled to meet February 18th in the Springfield's dining area.

A comment at the meeting: Aramark employees should have a map of the West Building to help with deliveries as the floor plans are not easy to navigate. Someone will contact the Marketing Office for a map. Perhaps it could be posted at the front desk.

10. Executive Committee (SC) - Dale Meadowcroft, President, and Chair: No report.

11. Facilities (C) – Carol Pennington, Chair:

Highlights of the Facilities Committee meeting January 28, 2025, with Mark Ruiz.

- Staffing levels – Maintenance, -2; Housekeeping, -2; Laundry, -1; Transportation, -2.
- AV Project – A replacement part is missing.
- Center Apartment projects – still waiting on delivery of the carpet.
- Court Canopy sprinkler system will resume after the ground thaws.
- Solar Charging Station project is completed. Working on completing visual instructions.
- Sink hole work will resume when the vendor is available.
- Door Access for cottage residents – Badges expected soon. Cottage residents will be notified when they can pick them up.
- West Apartments – filters changed; motion-activated switches in the multi-purpose room are installed.
- West Apt. elevator frames and touch-up painting – February.
- Rife Center mikes – set outside on the table.
- Dryer Vent Cleaning – will start in February, cottages first.
- Infrastructure Study – See Brian's report for detail. Last one was done in 2008.
- West Apartment building problems – see Brian's report.

Questions and comments –

- East Apartments- door 36, the main Court door is not always locked, leading to security concerns. It is locked now as work is underway.
- In the Rife Center, performers behind the speakers can't hear anything that is going on.

- West Cottages, smoke detectors - Is there a schedule for changing batteries? Fire extinguishers should be recharged or replaced on a regular basis.
- West Apartments: When will the garage door be repaired? Answer – when all parts arrive. Door 47B was open for several nights. This appears to have happened because an adjoining door did not have a good seal. Solar charging station for EVs is free for residents, one car per day. Heating problems – the boxing room is too hot. Water leaks on the 4th floor that were caused by an HVAC coil have been fixed. There is excessive heat in the West Commons Room.

12. Garden Club (CL) - Cindy Lindsay, Chair:

The annual Garden Club meeting will be held in the Rife Center at 10 am on February 20th. Members, residents and associates are welcome to attend. For any questions or to request a plot in the garden, please contact Cindy Lindsay.

13. History (C), Joan Bretz, Chair:

The books are closed on collecting material for the 2024 Archival Yearbook, and work continues sorting and labeling of photos and other items to be included.

The 2025 Archival Yearbook is underway.

Please contact the History committee (email jbretz1@earthlink.net or phone 717-657-3645) if you have suggestions as to what might be included, can make contributions or would like to be a member of the History Committee.

14. IT (A) - Maria Laterra, Chair: No report.

15. Library (C) - Ellie Meadowcroft, Chair:

In January, 13 books were added to the library, 4 regular prints and 9 large prints. The Library Committee held its quarterly meeting and made some corrections to the minutes of the previous meeting, as well as changing our meeting time to avoid conflicting with volunteer schedules.

16. Model Railroad (CL) – Jim Wilt, Chair

After a successful run with the Christmas Train, the club continues to prepare for 2025. The Platform Managers have completed most repairs and upgrades. The club will be attending the Train Show in Harrisburg next month.

I would like to introduce Tom Cognato, a longtime member of BVMRRC. Tom and his wife, Penny, resided in Connecticut where they owned a residential real estate agency. They sold the agency and continued to work for the new owners until they retired. They came to Bethany in 2014 and reside in a West cottage. After their retirement, they started spending the winter months in Florida every year.

Tom served as president of the BVMRRC for several years and expanded the membership. Some of the members he recruited include Dennis Smith, Tom Brown, Jim Long, Jim Price, Jim High, Myron Roher, Harry Killian and Lowell Starling.

We are honored to have Tom in our club. The BVMRRC is open to all residents of Bethany Village. If you are interested in joining our club, please contact Membership Chairman, Ed Ravizza (phone # 208-249-4986).

17. Nominations/Elections Committee (SC)-

18. PARCR (C) -Lowell Starling, Chair:

The January meeting was held at Bethany Village on January 8, 2025. The keynote speaker was Karen Veronikis, who is responsible for CCRC oversight at the Pa. Department of Insurance. Her presentation was very well received, and she was praised for her work on behalf of CCRC residents and her plans to work with other state agencies to support the residents. Karen spent the day at BV, taking the tour of the Brain Health areas and getting a private tour of Maple Wood and The Oaks. Austin Cawley, from the LeadingAge PA did a tutorial on the Voter Voice tool for advocating with our legislators and an update on the political and legislative scene post elections. Our new representative from Accra, Richmond Sheeve, updated us on their work to reinvent NaCCRA and redefine its mission. Sue Paul from Asbury Communities did an update on the Brain Health initiative at BV, and the after-lunch tour featured the new brain health equipment and programs. The slides for all the presentations are on parcr.org under What We Offer, and the slides and videos of the presentations are in the members' section of the website.

Coming soon:

April 9, 2025, PARCR Quarterly Meeting: at Messiah Village, with keynote speaker Craig Hatch Esq., a certified Elder Law attorney, who will provide legal information on topics important to seniors. He will focus on estate planning and the mistakes many people make. As usual, we will hear from LeadingAge PA and NaCCRA on their activities, as well as life at Messiah Village, with an opportunity to tour the campus after lunch.

Farther out:

July 9, 2025, PARCR Quarterly Meeting: Londonderry Village, Palmyra with keynote speaker, the new President of NaCCRA meeting with us via Zoom from California.

October 8, 2025, PARCR Quarterly Meeting: Masonic Village, Elizabethtown.

January 14, 2026, PARCR Quarterly Meeting: The January meeting will be back at Bethany Village, with the keynote speaker yet to be selected.

Registration materials are available on-line at PARCR.org. Click on the coming events to register.

You do not have to be a PARCR member to attend the in-person meetings. However, PARCR individual memberships are only \$20/year, and you can find registration materials at PARCR.org. For the \$20 you get access to all the legislative and regulatory information published by PARCR in conjunction with the LeadingAge PA and the PARCR Post newsletter. You also get front row seating at the Quarterly Meetings.

19. Program (C) - Ann Swenson, Chair:

- Friday, February 21, Middle Creek Wildlife Management. Note: Anyone going to Middle Creek Wildlife Management area must stay in their vehicle due to bird flu.
- Saturday, March 1 and Sunday, March 2, Harrisburg Pops
- Tuesday, March 4, Infusions Restaurant @ Lancaster Culinary School
- Saturday, March 8, 5 Women Wearing the Same Dress. Oyster Mill Playhouse
- Monday, March 10, Neil Diamond Tribute at the Dutch Apple Theater
- Saturday, March 15 and Sunday, March 16, Masterworks Harrisburg Symphony
- Wednesday, March 26, Waitress at the Dutch Apple Theater

20. Remembrance Garden (A)- Dale Meadowcroft, Chair:

The committee sent out 11 announcements and order forms to the next of kin for resident deaths occurring in November and December.

21. Spiritual Life Enrichment (C) Don Shover: No report.

22. Volunteer Support (C) – Carol Owen, Chair:

In January, I met with Justin Margut, who has taken over Kristen Juchem's responsibilities, to explain the role of the volunteer committee. Justin and I then met with Carol Cressler and Sandy Henry and agreed to start reviving the Amigo program in MapleWood and The Oaks. An explanation was in the recent Scoop, and volunteers are being sought. The volunteer will also be talking with interested residents. A meeting will then be held to explain the role of the Amigos, with the hope of getting this started in a couple of months.

23. Wellness (C) - Ed Stevenson, Chair:

We are hosting our 28 Days to a Healthier Heart Challenge for February. Challenge calendars went out in the mail a couple of weeks ago, but residents can also pick up calendars at the fitness room, pool, or they can print their own from the e-mail that went out 01/29/25 about the challenge.

We are also collaborating with Interim Home Health in February for a couple of health talks. On February 6 at 2 pm, they will be giving a talk on Managing Your Blood Pressure. On February 20th at 2 pm, they will be providing a talk on Planning a Heart Healthy Diet. Both talks will be hosted in the West Multi-purpose Room. Residents can sign up by calling the Well-Being team at 717-591-8022.

We also encourage residents to join us in wearing red on February 7th for National Wear Red Day to promote heart health and heart disease awareness!

25. Wood Shop (A) - Joe Kearney, Co-Chair:

Not much going on in the Shop during January. 5 members have used the shop during the month, with 4 of them on a regular basis. Of these, Beth Shank continued to work on 4 cutting boards, for which she already has a buyer; Joe Kearney created another of his Xmas Tree Ornaments, and Ken Hatcher continues to fashion a couple of his clocks.

The shop brought in \$10 in donations for a few repairs we did for residents.

Old Business: None

Dale Meadowcroft:

New Business:

Dale Meadowcroft:

- Phase 3, Capital Fund: We have around \$625,000 raised and need \$2.8M. The foundation has agreed that they will count as raised, money that has been pledged. Pledges and money given are included in the \$625,000, leaving about \$2.1M to be raised. Dale encouraged residents to consider the impact of these improvements on the Residents' Council and our community.
- Addendum announcement: Dale reviewed the revised addendum to the By-laws. Per information sent to members prior to the meeting, Dale reviewed the formal addition of the Volunteer Committee and History Committee and the removal of the Special Events Activity, due to lack of need for same. These actions may be made by the Executive Committee and were brought forward to inform the Council.

Other:

Dale Meadowcroft

Items from around the table, an opportunity for members to share their thoughts and constructive feedback.

The Wellness socials being presented to small areas by that group were favorably talked about by representatives from the 2nd and 3rd floors of West Apartments. Both floors reported the socials, which met by floor, were well attended and well received.

Dale has been talking with Bill Middendorf about what the West is doing, with regards to improving communications with residents in the East Apartments. Ray Saunders briefly reviewed what was started several years ago in response to complaints that West residents didn't have access to their representatives and didn't understand what was going on in the Council. The group formed to address this is called News and Views and meets monthly. Council members share what is going on and they answer questions. 60 – 70 residents show up for News and Views and it has improved communications. Tony Wright, a newly elected Council member from the West Cottages, was commended for his e-mail blasts, another way of keeping residents

informed and connected. Dale also mentioned that perhaps we should think of living inter-dependently, rather than independently and care for our neighbors.

There was a question about notification and the formation of teams for the Family Feud. Following the meeting, Dale reached out to Bethany Malykh, Wellness and received the response below. Feel free to contact Bethany with your thoughts.

I don't know if we utilized paper flyers as much this year with Family Feud. We posted them in a couple common areas on West and East. However, it was also sent out as an email to all residents asking for teams to sign up as well as in the weekly email newsletter that I put together and sent out. The announcement for people to come out and watch has been on ICON and also in the weekly email newsletter that I send out. Justin can speak to me if it's been on morning announcements as well? We can try to make sure things are announced there too. If those residents could let us know the ways that they most utilize to find information, that would be helpful for us to know what avenues we should be focusing our efforts on communication wise.

Announcements:

Next Executive Committee Meeting: Tuesday, February 25, 1 pm.

**Next Residents' Council Meeting: Tuesday, March 4, 9:30 a.m.
Corporate Conference Room**

Adjournment at 10:45

Motion to Adjourn: Ray Saunders
Seconded by: Marcia Marsh

Respectfully submitted,

Anne Hipp, Secretary



RESIDENTS COUNCIL OF BETHANY VILLAGE

Profit and Loss

January 2025

	TOTAL
Revenue	
13200 Investments - Interest	0.78
13202 Money Market	21.83
Total 13200 Investments - Interest	22.61
46500 Fund Raising	
46520 Furniture	1,950.00
46530 Housewares	915.50
46580 Woodworking Sales	200.00
Total 46500 Fund Raising	3,065.50
Total Revenue	\$3,088.11
GROSS PROFIT	\$3,088.11
Expenditures	
66000 GiftsExpenses	28.09
68000 Budgeted Expense	
68005 Advertizing	200.46
68055 Computer Supplies	80.00
68100 Historian	22.86
68120 Library Books/Supplies	290.31
68150 Music	
68151 Combined Chorus	83.00
Total 68150 Music	83.00
Total 68000 Budgeted Expense	676.63
Total Expenditures	\$704.72
NET OPERATING REVENUE	\$2,383.39
NET REVENUE	\$2,383.39



RESIDENTS COUNCIL OF BETHANY VILLAGE

Trial Balance

As of January 31, 2025

	DEBIT	CREDIT
11000 Members 1st - Checking	24,379.76	0.00
11010 Members 1st-Money Market	5,176.98	0.00
11020 Members 1st-Savings	5.00	0.00
12000 Orrstown Checking	59,638.39	0.00
12010 Orrstown Money Market	55,012.09	0.00
Undeposited Funds	0.00	0.00
20000 Accounts Payable	0.00	0.00
12050 Peoples1662 Main	0.00	80.00
12051 Peoples1662 Main:3040	0.00	0.00
12052 Peoples1662 Main:4350	0.00	0.00
80010 Art Fund	0.00	5,076.63
80020 BVRC RR Fund	0.00	5,616.40
80030 Garden Fund	0.00	3,629.84
80040 Vespers Fund	0.00	1,249.57
80050 Instrumental Music	0.00	530.37
80060 Library Fund	0.00	1,175.30
30000 Opening Balance Equity	0.00	0.00
33000 Unrestricted Net Assets	0.00	124,470.72
13200 Investments - Interest	0.00	0.78
13202 Investments - Interest:Money Market	0.00	21.83
46520 Fund Raising:Furniture	0.00	1,950.00
46530 Fund Raising:Housewares	0.00	915.50
46580 Fund Raising:Woodworking Sales	0.00	200.00
66000 GiftsExpenses	28.09	0.00
68005 Budgeted Expense:Advertizing	200.46	0.00
68055 Budgeted Expense:Computer Supplies	80.00	0.00
68100 Budgeted Expense:Historian	22.86	0.00
68120 Budgeted Expense:Library Books/Supplies	290.31	0.00
68151 Budgeted Expense:Music:Combined Chorus	83.00	0.00
TOTAL	\$144,916.94	\$144,916.94



FOCUS ON THE LIBRARY

New in January 2025

BOOKS RECENTLY ADDED – JANUARY 2025

REGULAR PRINT FICTION:

Jane Eyre by Charlotte Bronte; 1847

Upside Down by Danielle Steel; c. 2024

Only the Brave by Danielle Steel; c. 2024

LARGE PRINT FICTION:

The Forest of Vanishing Stars by Kristin Harmel; c. 2021

The Glass Maker by Tracy Chevalier; c. 2024

Trial by Fire by Danielle Steel; c. 2024

Lazarus Man by Richard Price; c. 2024

The Birthday Girl by Melissa De la Cruz; c. 2019

LARGE PRINT MYSTERY:

The Fury by Alex Michaelides; c. 2023

Holmes Is Missing by James Patterson and Brian Sitts; c. 2025

Case of Lies by Perri O'Shaughnessy; c. 2005

The Frozen River by Ariel Lawhon; c. 2023

REGULAR PRINT BIOGRAPHY:

Lovely One by Ketanji Brown Jackson; c.2024

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