



Residents' Council Minutes

October 7, 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: Justin Margut, Jane Mentzer, Maggie Pepe, Kathy Salmon

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

Moment of Silence: Dale Meadowcroft

A moment of silence was observed.

Administrative Report: Brian Grundusky

Brian reviewed much of the material he presented at last week's Coffee.

- Financially, BV is exceeding the Operating ratio for 2025. The community is under in expenses and exceeding in revenue. Revenue increase was due to an infusion of government money for work completed several years ago (COVID). The goal is to finish the year in a strong position so that we can enter the new year without starting off from behind.
- Phase 3 – on target for completion in March.
- Recently completed satisfaction survey and master plan will be reviewed during The November Community Update. The participation rate was 67% overall, below the target of 80%. Participation breakdown – The Oaks (skilled) at 59% is a challenge,

as residents need help from family in completing the survey; MapleWood (assisted living) had 85% participation and Residential Living came in at 66%. Some residents have been dissatisfied with the survey itself, and that will be looked into.

- Covid – a minor spike in Residential Living. Residents are asked to take necessary precautions if experiencing symptoms.
- Flu shots are available through the clinic and pharmacy.
- Brian's recently announced promotion and plans for replacing him. Brian received congratulations. He asked the Council to come up with questions/issues to focus on with candidates in the search process. The position was posted Friday, and to date, 45 applicants nationwide, 30 of them viable, have come forward. The winnowing process will include phone screening, interviews with Brian, Todd Andrews, and the BV Leadership Team. When the field is narrowed to 2 – 3 finalists, BV representatives will be invited to meet with the final candidates. Brian will work with the chosen person in the new year until he is confident the new Executive Director is ready for the job.
- The 2026 budget will be discussed on **October 30**, which will be the date of Brian's November Coffee. The November Coffee (11/4) has been cancelled as we will be having the Community Update with Todd Andrews on 11/14/25.

Justin Margut, head of Well-Being was invited to speak about his recent meeting with about 45 residents who represent groups and clubs on campus. Justin's goal is to put better structure and communications in place for the many groups at Bethany. Justin plans to have a staff member serve as a liaison with a representative of each group. He is considering a brochure and an individual page for each group on Icon, as Icon is easier to update than printed brochures. With a few possible exceptions, groups must be open to all in order to be listed in the brochures or on Icon. Representatives were given a form to complete and return, with that information to be entered on a spreadsheet.

Justin is hoping to wrap up interviews this week for a person to head up the Brain Health program.

Minutes from September 2, 2025

Anne Hipp

Motion to accept: Ray Saunders
Second: June Kostrab

The Minutes were accepted.

Correspondence:

Anne Hipp

There was no correspondence.

Financial Report:

Jim Smeltzer

- Financial reports are attached. These reports, carefully prepared by the treasurer, show details of income from investments and fund raising by various committees, as well as expenses.

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

1.Art (C) - Marcia Marsh, Chair: No report.

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

3. Audit (C) – Tony Wright, Chair: No report.

4. Benevolence Fund (C) - Kay Hess, Lead Co-Chair:

The committee is scheduled to meet this month to plan for the distribution of funds for this year. Next month, there will be a report on which charities have been chosen and the amount given to each.

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

As of the date of the RC meeting, we are in the final stages of preparing for the BV Fair scheduled for October 10 and 11. This fair has been particularly challenging due to Phase 3. We had planned to have the fair items in one place for easy retrieval, which did not occur due to a variety of problems. We are still missing some items that were supposedly stored: however, we have made adjustments and will be prepared for opening on Friday. Due to the construction, there will be no housewares or furniture sales. Although we have indicated this on advertising, I expect that we will see people looking for both. Signs will be posted on the entry doors to the Rife Center and the Front Desk stating this. As with prior fairs, we have requested and received approval for security staff to be available Friday morning in the Rife Center. Needlecraft, crafts, jewelry, and woodwork will be available in the Rife Center, and a bake sale will be held in the breezeway.

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

September 2025

Area	Status of Vacancies		Completed Moves
	Contracted	Available	
Center Rental	1	1	0
Court	5	6	1
West Apartments	4	2	1
East Cottages	0	2	0
West Cottages	0	0	0
Estate Homes	1	0	0

October 1, 2025, Resident Count

Assisted Living	92
Skilled Nursing	66
Independent Living	<u>485</u>
Total	643

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

- In September, 25 Get Well Cards and 2 Sympathy Cards were sent.

9. Dining (C) – Judith Sommer and Ann Swenson, Co-Chairs: No report. Dining Committee will meet next week.

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

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

Highlights from the BV Facilities Meeting, September 25

Staffing, Maintenance and Housekeeping

- A job fair was held recently. Applications and interviews are underway for housekeeping and maintenance positions. There are ongoing open positions: laundry, housekeeping, maintenance, and a driver.

A renovations coordinator (to manage unit renovations and turnovers, as well as ADA compliance) has been posted. Committee members mentioned the importance of thorough pre-inspection before new tenants move in to ensure all maintenance issues are addressed. ADA compliance questioned regarding flooring transitions in newly renovated units, with specific cases raised about past non-compliance and resident safety.

Phase 3 Construction update

- Materials are on order, with none back ordered. Roof work is complete and watertight. Work continues on the roof to install equipment.

Cottages and Apartments – General updates and issues

- West Cottages: issues with overhanging trees and gutter clogging; dryer vent cleaning and other maintenance is ongoing.
- East Cottages and Apartments: More traffic and disruptive behavior by youths, sometimes on e-bikes and scooters, on Bethany Drive raised as a security concern. Concerns continue regarding cleanliness and housekeeping staff (priority for housekeeping is given to skilled and assisted living conditions due to regulatory requirements).
- Lower Allen Township will be inspecting property lines and addressing issues, such as trash near boundaries.

There was concern voiced by some in attendance at the RC meeting about the cleanliness of public spaces.

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

Produce from the garden is winding down, so tables on the East and West will be taken down on October 9. Thank you to all who contributed money for the fresh items from garden plots. This money was used to fund maintenance of the garden and for club purchases. We welcome any interested residents or associate to join us next spring in the garden.

A fall meeting, open to all, to wrap up our season will be held at 10am in the Rife Center on Friday, October 17th.

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

Work continues on the 2025 Archival Yearbook. Plans for content will have to be redesigned now that the question of required signed releases for photos has entered the picture.

And once again, please send photos to Joan Bretz, History Committee Chair, as well as programs, etc. from the various concerts and other activities that you attend.

14. IT (A) - Maria Laterra, Chair

New Windows 11 computer installed.

15. Landscape Committee (C), Maggie and Ray Pepe, Co-Chairs

An information session was held in the Rife Center on Monday, September 29. The purpose was to describe the proposed Mission and Goals of the committee. Fourteen residents have signed up to work on the Landscape Committee, including 1 Court resident, 4 East Cottage residents, 2 West Apartment residents, 5 West Cottage residents and one EAP future resident. The first meeting will be held Wednesday, October 15, at 2pm, in the East Conference Room. All interested residents are welcome to attend.

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

Having successfully moved the large print books to the temporary library on the West side, we continue to provide library services. 22 new large print books were added to the collection, and the library volunteers participated in the Rock-a-Thon, raising about \$600 with a sub and sandwich sale.

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

The club completed the Garden Train season by participating in the Rock-a-Thon. We ended with our annual Night Run for the residents.

I would like to introduce Ed Ravizza. Ed was born north of San Francisco, Ca. He graduated from the University of San Francisco and received a commission in the US Naval Reserve, retiring after 20 years.

He was a Real Estate Broker for many years. Ed lived in Idaho, where he and his wife had a five-acre property for their horses, chickens, dogs, and sheep. After his wife passed away, he moved to Pa. to be close to his daughter and son-in-law. Ed enjoys woodworking and, of course, model railroading, and we are glad to have him as a member of our club.

The BVMRRC is open to all people of Bethany, regardless of your skills. We have a place for you. For more information, contact Ed Ravizza. Membership Chairman, at 208-249-4986.

18. Nominations/Elections Committee (SC) - Joan Bretz, Chair:

The elections process continues for the 2026-2027 term of office.

1. Another article has been published in The Scoop encouraging residents to vote.
2. Resident Life ran an announcement on Channel 956 about submitting nominations and will be asked to do another announcement.
3. The committee held a meeting to review nominations and plan for the ballot distribution.
4. Ballots have been distributed, and the voting period will continue until October 17. The committee will meet again to count the ballots and certify the elections after that date. Results will be announced at the Residents' Council November meeting.
5. Also, at the November meeting, nominations will be accepted for the following Executive Committee positions, which are on a regular cycle: Vice President, Assistant

Secretary, Treasurer (currently non-voting), and an at-large member. In addition, the position of secretary is being vacated by the resignation of the incumbent.

As a reminder, the positions of secretary and treasurer can be held by non-voting, non-Council members; the positions of president, vice president, assistant secretary, and assistant treasurer must be held by Council members.

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

PARCR purchased new AV technology. The October meeting will be the initial use of the new AV technology to address the challenges of running large hybrid meetings at different member communities. PARCR has invested in a new set of Audio/Visual equipment which PARCR can run independently or in synchronization with the AV equipment at the host community. This should alleviate the challenges in recent meetings, particularly for those who attended remotely. It also provides a platform for growth, as PARCR seeks more members to increase its influence with legislators and regulators.

Coming Next:

January 14, 2026, PARCR Quarterly Meeting: held at Bethany Village. The keynote speaker will be Lori Dierolf, President, Open Door Training, who is an expert on cognitive issues. Her topic will be “Is it Dementia or Old Age?” We will also hear from LeadingAgePA and NaCCRA about their new initiatives.

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

A reminder for those without access to a computer or cell phone, channel 956 (for those with Comcast service) is available for notification of activities. Announcements from Well-Being and Resident Life are now being combined. A reminder to check your mailboxes for flyers about upcoming events!

- October 19, Friday – Pianist, Antonio Centenera at First Lutheran Church, Carlisle
- October 21, Tuesday – Carpenters Tribute @ Dutch Apple, Lancaster
- October 24, Friday – Infusions Restaurant (culinary school), Lancaster
- October 28, Tuesday – Wolf Sanctuary
- October 29, Wednesday – Lunch at Inn 94, owned by the Balafoutas family since 1980
- October 31, Friday – Halloween Social in the Rife Center (no charge)
- November 21, Friday – Fall Fling Shopping Package at Kitchen Kettle Village

- Sign up for Babes Breakfast in the Bistro, and Studs Breakfast, October 29.
Call reservations line at 717-951-1023

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

The Remembrance Garden committee sent out 11 invitations to next of kin.

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

23. Volunteer Support (C) – Carol Owen, Chair: No report.

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

- Our new part-time wellness professional is Zuriela Payes, who will be teaching land and aquatic classes, as well as helping with administrative tasks within the department. She will be working Mondays, Tuesdays, and Fridays.
- Our new classes, Stay Strong and Silver Sneakers Stability have been having great attendance and feedback. These classes will be staying on the schedule through the end of this year.
- Active Aging week was the week of 10/6-10/10. Activities were condensed this year due to the Fall Fair, scheduled at the end of the week.
- Kinnections Brain Health Program continues to operate under temporary leadership from Justin Margut and Asbury corporation. Justin is currently interviewing candidates for the Brain Health Coach position, and we are hopeful that we will be able to fill that position soon.

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

The Woodshop was a busy place for 5 or 6 members this past month, with mostly sales and several repairs. We did well at the Rock-a-Thon for the Alzheimer's Association, pulling in \$77.

Ken Hatcher and Ed Ravizza have been very busy creating numerous large items for residents, while the rest of us worked on pet projects. Beth Shank sold one of the charcuterie boards she has made, and Joe Kearney sold one of his rotisserie trays and a bowl. These sales along with receipts for repairs of other objects brought in a total of \$114. Leroy Cleaver made some domino holders, Ed repaired a shopping cart and Ken repaired another cart.

Once again, our reminder that the Shop holds an Open House every Tuesday, 10am till noon. Residents are invited to stop in to just say "Hi" or to bring in an item for repair.

Old Business:

Dale Meadowcroft

- Parking update – Following last month's council meeting, Dale and Marcia Marsh talked to Lilly (Facilities), asking her to look over the parking policy. Both felt that Lilly was well-organized (she has a spreadsheet showing individual parking spaces on campus). Marketing is in charge of the parking garage, and concerns about parking within it should be brought to Marketing. Dale noted that residents need to take an active role in bringing parking issues to the attention of the person in charge.

- Landscape Committee update – see #15 under Committees
- Upcoming Representative elections – see #18 under Committees
- Potential Officer Slate – see #18 under Committee
- Summer schedule – A suggestion was made at the September council meeting to amend the Bylaws and have Residents' Council meet year-round, rather than the current 10-month schedule (council does not meet in July or August). This was discussed at the Executive Council meeting, and a vote of 5 – 1 showed overwhelming sentiment to keep the 10- month schedule. A show of hands of the full council indicated a desire to continue a 10-month schedule.

Should an urgent need arise, the RC president or a member of the executive committee can be contacted and a meeting requested.

New Business:

Dale Meadowcroft

- Dog issues in West Apartments – Claire Powers was asked to look into the problem of dog excrement, infrequent, but of concern, found both indoors and outdoors (grass, mulch, sidewalk, as well as the outdoor walking paths). Claire spoke with Brian Railing (Security), and Brian will look into signs which would remind residents (and their guests) about their responsibilities as dog owners. The cost of signs may be borne by the Council.
- Phase 3 Bucket Brigade – an idea to collect change to raise money for Phase 3. Every week for the next few months, “bucket money” will be collected Tuesdays on the East and Thursdays on the West from 11:30 – 1.
- Soliciting ideas for how RC can support our BV community with funds available – send ideas or contact Dale Meadowcroft.

Other:

Dale Meadowcroft

During Brian Grundusky's update, he asked the Council to suggest criteria we would like to see in the next Executive Director. Some ideas voiced by members were: a person with knowledge about dining, maintenance, and construction; a “people person;” a person who manages by walking around and has a visible presence in the Bistro, dining rooms, etc. and comes to some evening events; one with a knowledge and appreciation of the limitations of seniors.

Ray Saunders and his group were acknowledged for their contributions in improvements being made to the Collegiate Café. Ray praised those in the woodshop for the beautiful signs they made. These will be hung when painting is finished.

Announcements:

**Next Executive Committee Meeting: Tuesday, October 28, 1 pm.
Corporate Conference Room**

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

Adjournment at 11am

Motion to Adjourn: Bob Regan
Seconded by: June Kostrab

Respectfully submitted,

Anne Hipp, Secretary



Residents' Council of Bethany Village

Statement of Financial Position

As of September 30, 2025

		TOTAL
ASSETS		
Current Assets		
Bank Accounts		
11000 Members 1st - Checking		42,757.13
11010 Members 1st-Money Market		120,324.58
11020 Members 1st-Savings		5.01
Total Bank Accounts		\$163,086.72
Total Current Assets		\$163,086.72
TOTAL ASSETS		\$163,086.72
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Credit Cards		
12050 Peoples1662 Main		511.36
Total Credit Cards		\$511.36
Other Current Liabilities		
80010 Art Fund		4,060.23
80020 BVRC RR Fund		6,406.40
80030 Garden Fund		3,208.86
80040 Vespers Fund		6,911.37
80060 Library Fund		2,191.67
Total Other Current Liabilities		\$22,778.53
Total Current Liabilities		\$23,289.89
Total Liabilities		\$23,289.89
Equity		
33000 Unrestricted Net Assets		124,270.72
Net Revenue		15,526.11
Total Equity		\$139,796.83
TOTAL LIABILITIES AND EQUITY		\$163,086.72



Residents' Council of Bethany Village

Statement of Activity January - December 2025

	TOTAL
Revenue	
13200 Investments - Interest	2.29
13202 Money Market	532.93
Total 13200 Investments - Interest	535.22
43400 Direct Public Support	
43450 Individ, Business Contributions	
43452 Foundation Gifts	100.00
Total 43450 Individ, Business Contributions	100.00
Total 43400 Direct Public Support	100.00
46500 Fund Raising	
46505 Art Sales	602.35
46510 Jewelry	6,516.82
46520 Furniture	12,467.29
46530 Housewares	5,372.75
46540 Baked Goods	1,484.00
46550 Craft Sales	3,349.00
46570 Knitting Sales	50.00
46580 Woodworking Sales	1,827.00
46590 Books/Puzzles	404.85
Total 46500 Fund Raising	32,074.06
Total Revenue	\$32,709.28
GROSS PROFIT	\$32,709.28
Expenditures	
62100 Contract Services	
621400 Instructors	
62142 Wellness	1,660.00
Total 621400 Instructors	1,660.00
Total 62100 Contract Services	1,660.00
65000 Operations	
65050 Bank Service Charges	5.25
65060 Website Support	144.78
Total 65000 Operations	150.03
66000 GiftsExpenses	
66040 Asbury Foundation	7,000.00
Total 66000 GiftsExpenses	7,000.00
67000 Fund Raising Expense	465.00
67040 BV Fair Expenses	512.20
Total 67000 Fund Raising Expense	977.20



Residents' Council of Bethany Village

Statement of Activity January - December 2025

	TOTAL
68000 Budgeted Expense	
68010 Art Restoration	1,219.42
68055 Computer Supplies	648.68
68060 Courtesy Activities	120.85
68070 Craft Supplies	486.02
68100 Historian	130.13
68110 Knitting	257.13
68120 Library Books/Supplies	1,137.99
68126 PARCR	60.00
68130 Porch Socials	272.92
68135 Railroad Club	503.17
68140 Residents' Council Expenses	207.80
68150 Music	
68151 Combined Chorus	417.14
68153 Men's Chorus	44.99
Total 68150 Music	462.13
68165 Venture Series	625.00
68170 Woodworking Supplies	1,854.70
Total 68000 Budgeted Expense	7,985.94
Total Expenditures	\$17,773.17
NET OPERATING REVENUE	\$14,936.11
NET REVENUE	\$14,936.11

Library Report for Residents Council, Summer, 2025

Having successfully moved the large print books to the temporary library on the West side, we continue to provide library services. 22 new large print books were added to the collection and the library volunteers participated in the Rock-a-thon, raising about \$600 with a sub and sandwich sale.

MapleWood Resident Council Minutes

September 30th, 2025

Residents Present: Dolly Meals, Alice McNutt, Ann Cieslar, Mary Anne Morefield, Bob Steele, Elinore Miller, Anna Ford, Carl Oberman, Lucille Oberman

Staff Present: Julie Winters (Director of Nursing), Janie McKenna (Representative of Therapeutic Recreation), Dawn O'Neill (MapleWood Social Worker), Angela (Lead Housekeeper)

Dawn opened the meeting with a moment of silence to remember those that have passed or are ill.

Resident Right/House Rule

- Resident Right #23: A resident shall be free from restraints
- House Rule #9: FIREARMS, WEAPONS, OR AMMUNITION: Any kind of firearm, weapon, or ammunition in MapleWood is prohibited to ensure the safety and well-being of all our residents, guests, associates and other stakeholders.

Recreation

Janie shared the following on behalf of the Therapeutic Recreation team:

- October Special Events:
 - 10/2: Oktoberfest Happy Hour
 - 10/8: MapleWood Talent Show
 - 10/9: Evening Special Games Bingo
 - 10/16: Halloween Stories & Songs by Matthew Dodd
 - 10/22: Book Talk w/ Joyce Kieffer
 - 10/23: Pumpkin Decorating
 - 10/27: Succulent Workshop
 - 10/28: Quarter Notes Music Program
 - 10/30: Lisa Ann Zeigler Music Program
- October Outings are the following:
 - 10/2: Oak Grove Farms
 - 10/7: Lunch at the Bistro
 - 10/9: Fall Foliage Country Ride
 - 10/14: Lunch at the Collegiate Café
 - 10/16: Dollar Tree

- 10/23: Marzoni's Restaurant
- Lifelong Learning Opportunities:
 - 10/7 Historical Society of Cumberland County Traveling Trunks: Roaring 1920's
 - 10/17 Curiosity U: Walt Disney
- **SAVE THE DATE:**
 - **10/2: Oktoberfest Themed Lunch**
 - Special Menu: Chicken Schnitzel or Pork and Sauerkraut, Honey Butter Glazed Carrots, Spaetzle (German egg noddle), Apple Strudel with Vanilla Glaze.
 - **10/6-10/12: Active Aging Week!** Active Aging Week is an annual event that aims to celebrate the positive aspects of aging and promote healthy, active lifestyles for older adults.
 - Check your weekly calendar for special events all week long!
 - **10/16: TRICK or TREATING!** Associates and residents with grandchildren ages 0-13 are invited to participate in this event.
 - We are collecting candy donations at the Front Desk.

Administration

Julie shared the following on behalf of Administration:

- Occupancy:
 - Currently there are 6 open apartments. Admissions is working with several internals and externals that are interested.
- Staffing:
 - Openings:
 - 2 LPN Position
 - 3 Caregiver positions
 - Have had several current staff members move to PRN status positions to help accommodate their personal needs.
- Currently staff are wearing masks for safety precautions due to several residents and staff that are experiencing cold symptoms. All those with symptoms have been tested for COVID and Flu and all are negative.
 - If you start to experience any cold like symptoms, please notify your nurse right away.

- Flu vaccine clinic was completed for residents. If you still did not receive yours and would like one, please see the nurse.
- COVID vaccines will take place at the end of October.

BV Facilities/Housekeeping

Angela shared the following on behalf of Housekeeping/Laundry

- Laundry
 - AL Administrator continues to work closely with the Laundry Department regarding missing items and laundry delays.
 - The Laundry Department currently has increased laundry techs to help them get through the volume of laundry.
 - Continue to report any missing laundry items to the floor nurse immediately.
 - LAUNDRY TIP: Remember to make sure all items are labeled including linens, socks, bras, underwear.

Next Resident's Council Meeting:

Tuesday, September 30th at 10:45 am

Sugar Maple (2nd floor) Activity Room