



**Minutes of Residents' Council Meeting  
May 5, 2026  
9:30 AM East Conference Room**

**[bvrescoun.org](http://bvrescoun.org)**

**Council Members\*:** Fred Baldwin, Barb Bankard, Harry Boswell, Joan Bretz, Ida May Heidecker, June Kostrab, Dale Meadowcroft, Bill Middendorf (E), Ed Miller, Deb Mussleman, Carol Owen, Carol Pennington, Claire Powers, Bob Regan, Ray Saunders, Ann Swenson (E), Tony Wright

**Officers\*:** President Dale Meadowcroft, Vice President Bob Regan, Treasurer Steve Foreman, Assistant Treasurer Tony Wright, Secretary Jo Harris, Assistant Secretary Joan Bretz.

\*E =Excused Absence; U =Unexcused Absence

**Visitors:** Kim Valvo, Executive Director

**Call to Order:**

Dale Meadowcroft

The meeting was called to order by the Chair.

**Moment of Silence:**

Dale Meadowcroft

At the request of the Chair, a moment of Silence was observed.

**Administrative Report**

Kim Valvo

Financial report

- Positive variance of 7.6% reported for March — expenses were under budget and revenue was over budget.
- This improvement follows a difficult first quarter marked by occupancy issues and unexpected expenses.
- Current occupancy: Both MapleWood and The Oaks are at 100%, which is notable but can present care-placement challenges.
- Reduced vendor spend observed: Facilities team is now assessing and resolving issues in-house where appropriate, generating savings in repairs and maintenance.
- Contract labor reduction plan is showing forward progress in April (Dining and Oaks), though March did not yet reflect anticipated reductions.

### Dining update

- Alicia Bird – New Bistro Manager (started May 4). Kim will introduce her with a headshot at Coffee Thursday.
- Destiny Naglich – New Healthcare Dining Manager (started May 4). Extensive experience in healthcare food service.
- RJ Sprouse – Transitioning to the role previously held by Rich; will manage the Collegiate Café and Springfield's.
- Maria Parisi – Interim General Manager. Formerly at Asbury Solomon's (Maryland); familiar with both Asbury and Aramark. Works a 10-days-on / 4-days-off schedule from Michigan.
- Sodexo (food services) was replaced by Aramark approximately 18 months ago for the entire Asbury system.
- Challenges with staff retention and service consistency have persisted since the transition.
- Kim is actively escalating concerns to Aramark leadership, noting the current state in some areas is unacceptable.

### Kitchen structure clarification:

- The West Kitchen serves MapleWood Assisted Living, Oaks Skilled Nursing, and Springfield's/Cafe.
- Healthcare is the scheduling priority due to regulatory requirements and limited dining alternatives for those residents.
- Kim acknowledged events are executed well, but daily consistency is the persistent challenge.

### Resident Council response:

- When asked how the Council can help; Kim expressed that patience, grace, and constructive feedback from residents are the most valuable contributions.
- Barb Bankard praised the Bistro team for managing a recent one-cook situation with grace and teamwork, citing Sarah, Tess, Bubbles, and Robin by name.

### Phase Three Project Update

- Grand Opening: Wednesday, June 3rd — save the date. Invitations forthcoming.
- The ceremony will be held in the Riffe Center and will include a ribbon cutting.
- Residents and volunteers will be positioned in amenity spaces to help guests visualize intended use of the space.
- Soft Opening: Anticipated the week of Memorial Day for committee members and donors. Discussion about a sneak peak for residents.
- Memorial Day scheduling is causing slight delays in finalizing soft-opening dates.
- Punch list: Very small; remaining items include final doors and mirrors.
- The billiards room will not immediately be restored — a second Brain Health location is being explored due to program growth. A second coach may also be needed.

- Corner office: No decision yet; will serve as a refreshment area for the grand opening, with future use to be determined after the event.

#### Friendship Entrance

- Minor exterior work will begin soon: chipping paint, drainage issue behind the building, and general exterior attention.
- This work was not part of the original Phase Three scope but is being addressed by the facilities team.

#### Energy Conservation Projects (Completed)

- LED Garage Lighting: Completed ahead of schedule. Positive resident feedback on improved navigation.
- Intellihood Technology: Installed on kitchen hoods (both east and west kitchens). The system reduces fan speed when hoods are not in use, saving energy. West kitchen installation was completed without the issue encountered on the east side.

#### EAGLE Accreditation

- The survey team has recommended the community for EAGLE accreditation.
- The EAGLE board meets in August; formal notification will follow.
- No issues are anticipated.

#### Solar Update

- No update available. Kim will follow up with Peter and Todd.

#### Fish Pond

- Pumps have been restored and are operational; waterfalls are running.
- Pond cleaning is still needed — Atlantic will send a team to clean the pond.
- An accessible path to the fish pond near the West Apartments is being planned, following a caregiver's request to bring a wheelchair-bound client to the pond. West Apartment residents have volunteered to work with Steve and Tom on the project.

#### Nurses Week Recognition

Kim opened her remarks by acknowledging Nurses Week and expressing appreciation for the clinical nursing team:

- Gratitude expressed for nurses serving in The Oaks, MapleWood, and the clinic (including Lisa).
- The community is celebrating nurses with treats and events throughout the week.
- Members were encouraged to thank a nurse as a personal assignment.
- It was noted that nurses consistently smile during interactions, reinforcing a positive culture.

#### Nursing Grant Committee Update:

- The Nursing Grant Committee is recognizing several recipients during Nurses Week.
- Kim noted she will be unable to attend the grant lunch (scheduled for Wednesday, confirmed as tomorrow) due to a mandatory board meeting.
- She personally called each committee member to thank them and plans to contact recipients individually.

#### Disclosure Statement

- The annual disclosure statement required by the Department of Insurance has been completed. A copy was given to President Meadowcroft for the Residents' Council, and a copy will be available in the library for anyone wishing to review it. If you would like a personal copy, please contact Beth Merkel.

#### Minutes from March 3, 2026

Dale Meadowcroft

- corrections were noted: (1) a resident's name was misspelled; (2) a report was attributed to the secretary rather than the assistant secretary
- Corrections have been made to the official minutes on file.

Motion to approve minutes as amended  
Joan Bretz

Seconded by:  
Deb Musselman

#### Correspondence:

Dale Meadowcroft

There was no correspondence this month.

#### Treasurer's Report

Steve Foreman

- Statement of Financial Position and Statement of Activity as of May 1st was presented by the Treasurer.
- Most expenses are dedicated to specific activities rather than a general fund.
- Executive Committee has begun discussing options for improved investment of the money market fund. Further discussion and recommendation to full Council forthcoming.

#### Committee Reports.

##### 1. Art(C) – Marcia Marsh, Chair

West: The Committee wants to thank all the residents for their donations. The Committee continues to rotate paintings to continue creating pictorial interest throughout the campus.

East: The Committee has been sorting through and organizing items retrieved from the storage pods (used to store items during the renovation) and organized them in the new Art Framing Workshop. We are also initiating plans to hang paintings in the hallways of the newly renovated areas.

##### 2. Audio-Visual (C) – Bob Brommer, Chair

Although there was no report, Bob continues to need volunteers

3. **Audit (C)** – Tony Wright, Chair  
No report
4. **Benevolence Fund (C)** –Kay Hess and Pat Lowery, Co-Chairs  
No report
5. **Bethany Village Fair (C)** – Kathy Salmon, Chair  
No report
6. **Campus Outreach (A)** – Claire Powers, Chair

Location	Contracted	Available	Moves	Notes
Central Rental Apts	0	0	0	
Court Apartments	3	6	1	
West Apartments	5	0	2	0 available; some contracted months ahead
East Cottage	2	1	1	
West Cottage	0	0	0	
Estate Homes	0	0	0	

Resident Count as of April 30:

Assisted Living: 93 residents

Skilled Nursing: 67 residents

Independent Living: 485 residents

Total: 645 residents

7. **Courtesy (A)** – Kay Hess, Chair  
In April, 15 get well cards and no sympathy cards were sent to residents.
8. **Dining Services (C)** – Judith Sommer and Ann Swenson, Co-Chairs  
No report
9. **Facilities (C)**, Barb Bankard, Chair  
See attachment
10. **Garden Club (CL)** – Cindy Lindsay, Chair  
National Gardening Day 2026 was Tuesday, April 14, 2026, marking a dedicated day to celebrate gardening, spring planting, and environmental care. Held annually, it encourages both novice and experienced gardeners to start planting flowers, vegetables, and herbs, or visit nurseries  
  
Art has put the hose reels out and the water is turned on. If your hose springs a leak, please contact Art at 717 458 8825.  
  
Contact Art or Cindy if you see any groundhog activity in the garden or around the garden. Maintenance doesn't want to set traps unless there are signs of activity. They

only want one person contacting them about problems so please let Art know. He will then contact them.

**11. History Committee (C) – Joan Bretz, Chair**

See New Business

**12. IT (A) – Maria Laterra, Chair**

No Report

**13. Landscape (C) – Maggie Pepe, Chair**

The Landscape Committee agreed to install pollinator perennials in the Rife/Bistro raised planters. Last year the planters were sparsely planted with annuals and were full of horse weed this spring. Together they have a planting area of approximately 320 square feet. A planting design and plant list have been drafted. Members have begun purchasing and planting. The committee is doing all the work and are donating the plants. This project was approved by Steve Walck. Hopefully, the perennials will survive and reduce the expense of planting annuals.

**14. Library (C) – Ellie Meadowcroft, Chair**

In April, 6 large print books were added to the library, which reopened in March. The outer doors have been installed, and we're still waiting for the inner doors. Additional shelves are being ordered, and several new volunteers have been trained.

**15. Model Railroad (CL) –Bob Schmauk, Chair**

After a long winter's nap, our first outdoor Martha's Garden Train run will commence on Wednesday May 13th, weather permitting. The locomotives have since been well oiled, lubricated and serviced for a smooth operation. The Oaks residents, acquaintances and friends will have the opportunity of sitting close by the tracks to enjoy our two freight lines and our single trolley line. The trains and trolley will operate on Wednesdays and Saturdays from 10:30 to 11:30 through late September. The engineer and conductor will be there to greet everyone engage in conversation and to answer any questions.

**16. Program (C) – Ann Swenson, Chair**

Tuesday, May 12 - Infusion Restaurant, Lancaster  
Bus leaves East at 10:05 a.m. and West at 10:15 a.m.

Wednesday, May 13th - Ratpack Live-Dutch Apple-Lancaster  
Bus leaves West at 10:15 a.m. and East at 10:25 a.m.

Sunday, May 17th - Sabrina Fair - Oyster Mill Playhouse.  
Bus leaves East at 1:15 pm and West at 1:25 pm.

Friday, May 29 - All Shook Up - Dutch Apple - Lancaster  
Bus leaves East at 10:15 a.m. and West at 10:25 a.m.

Don't forget the babes' breakfast in the Bistro. Call for reservation at 717-591-1023.  
Also, Studs breakfast May 27th. Call for reservations at 717-591-1023.

**17. Remembrance Garden (A) – Dale Meadowcroft, Chair**

We ordered 3 new bricks and 6 replacement bricks. Hopefully, they will be received and installed by the end of May.

**18. Spiritual Life Enrichment (C) – Agnes Kind, Chair**

I reached out to Trudy Luebbers, and she put out a mailing for more volunteers for the Vespers services. She did get me some extra volunteers as a result.

I need to correct a mistake that I may have made concerning the offering we collect each Sunday. At Christmas, we gave \$800.00 to each of 10 volunteer agencies in the area, (the total money we gave was \$8,000.00).

**19. Volunteer Support (C) – Carol Owen, Chair**

I am very pleased that we are increasing the amount of Caring Friends. Trudy has been publishing on ICON the opportunities to help with activities in MapleWood and The Oaks. All residents that are willing to volunteer need to contact Trudy Luebbers.

**20. Wellness (C) - Ed Stevenson, Chair**

We are actively looking for Full Time Well-Being Professional to replace Debra McBride whose last day is 5-15-26.

Bethany Games are coming up May 11-22nd. Currently have 95 residents registered but you can still show up and play.

Currently have 72 Connections members

Our 10 Boxing classes only have 9 openings in total.

We are looking for 2 residents of the Court Apartments to join the committee.

**21. Wood Shop (A) – Paul McCuskser, Chair**

The sign-in sheet for April shows that the Wood Shop was utilized every single day of the month. Members contributed scores of hours of work fabricating, repairing and refurbishing items for individual residents, the Garden Club, and the BV community at large. Income from those activities, as well as the sale of crafts, was \$527.00 per report of the treasurer. Monthly expenses for supplies and tools (a professional-quality hole saw set, a new lathe chuck, specialized piano bench hardware, batteries, and professional-grade hand tools) totaled \$377.98.

**Old Business:**

Dale Meadowcroft

Belonging Council

- Meets the first Thursday of every month at 1:00 PM in the West Training Room (next to Door 13, MapleWood, ground floor — formerly the old dining room).
- Mission: Inclusiveness and integration of associates and potentially residents into community identity-sharing.
- Monthly programs may include activities such as “write your heritage.”
- Residents are welcome and encouraged to attend.

Committee Spreadsheet

- Updated committee list distributed, now including meeting times where applicable.
- Joan to collect any final corrections by end of session; list will then be uploaded to ICON for community access.
- Update includes new treasurer and secretary information.

- Date is now included on the document to track revision history.

## **New Business:**

Dale Meadowcroft

### Associate Appreciation Fund

- The campaign began May 4th.
- Envelopes were distributed to resident mailboxes.
- QR code option is available for mobile contributions and was confirmed to be working.

### Nominations –Court Apartments

- Bill Middendorf has moved to MapleWood, creating a vacancy on the Residents' Council for the Court Apartments representative seat.
- Nomination forms were placed in Court Apartment mailboxes last week. Joan will collect responses Friday.
- Ballots will be prepared and distributed Monday, giving residents approximately two weeks to vote.
- Election should be completed before the June Council meeting.
- The elected person will complete the unexpired term and may be eligible for re-election thereafter.
- Updated Residents' Council listing will be distributed once the new representative is named.

### New Resident Onboarding / Tours

- Concern raised at a recent West Apartment News and Views meeting: new residents sometimes lack immediate access to basic information (e.g., trash room location, elevator, key contacts) before connecting with their ambassador.
- Claire Powers spoke with Sales, which is interested in collaborating on a solution.
- A small working group is identifying the specific issues and potential corrective plans per area.
- A historical example was shared: 14 years ago, new residents received a simple welcome folder on move-in day with key practical information, alongside their meal tray. This was noted as very effective.
- Additional issue: New resident announcements in The Scoop are often 6+ weeks late. Justin (staff) agreed to post welcome announcements to ICON on the same day Sales receives the move-in notification. This will be monitored.

### East Cottages Safety – Traffic / E-Bike Concerns

- A successful East Cottage meeting was held April 13th with Brian Railing as guest speaker on safety topics.
- A traffic safety concern has emerged, particularly on Bethany Drive: both external visitors and residents on e-bikes are traveling at high speeds.
- A safety committee is working with Brian and Kim to identify solutions.

- Original easement documents between the township and Bethany Village cannot be located; search is ongoing.
- Brian has already contacted the township and local police. Joint signage and other measures are being explored.

#### Historian Report

Joan Bretz presented for initial review the history of Bethany Village for 2025. It is a prodigious tome and well done. It will shortly be available on the East for viewing and then on the West for viewing. Stay tuned for announcements on ICON. Thank you, Joan, for a job well done.

#### Other

Dale Meadowcroft

#### ICON / TV Channel

Members commended improvements to ICON and the TV announcement channel, including larger slides, the ability to pause and rewind, and improved overall presentation quality.

#### East Court Apartments – News and Views

- East Court Apartments has restarted its News and Views neighborhood group.
- First meeting held approximately two weeks ago.
- Consensus: Quarterly meetings are preferred rather than monthly.

#### Communications to Residents

- President Meadowcroft acknowledged Barb Bankard, Ray Saunders, Sue Musselman, and Tony Wright for establishing communication pathways in each of the four primary housing units, improving overall community outreach from the Residents' Council.

#### **Announcements:**

**Next Executive Committee Meeting: Tuesday, May 26, 2026, 1 p.m.**

**Next Residents' Council Meeting: Tuesday, June 2, 2026, 9:30 a.m.**

#### **Adjournment:**

Motion:  
Bob Regan.

Seconded by:  
Barb Bankard.

Respectfully submitted,  
Jo Harris, Secretary

## Summary of Facilities Committee Meeting April 30, 2026

### Followup on concerns from last Residents' Council meeting

- Garage transponders that don't work...Steve, Brian Railing, Kim working on solution. System is outdated. Trying to get an older badge for resident to use temporarily
- The ponds are scheduled for cleaning and repair.
- Notifications about window washing, etc. messages sent out on Icon, Channel 956, sometimes phone calls or paper notices. Residents should be checking these daily.

### New (and old) Items

- Preventative maintenance schedules and procedures are being developed and put in place to clean dryer vents, change filters, HVAC checks etc. it's unfortunately a time consuming process and residents are asked to be patient, but also to notify Facilities with urgent concerns. Placing an ICON work order is the most efficient way to get a response, but phone calls and emails are other options. If there is no response in a reasonable time, reach out again.
- West apartments trash room concerns were addressed. It is an ongoing problem, and hopefully a better system will be installed at some point.
- West garage lighting was completed ahead of schedule. The garage storage areas were cleaned, but in a short period of time were a problem again. Kim is working with marketing to revise garage agreements with new residents. No solution yet to current residents storing potentially unsafe materials there. Extra storage cages available in West apartments is a possibility.
- Kim, Steve, Brian Railing working on status of smoke alarms in cottages and steps to bring them up to required safety standards.
- Some East cottages have radon mitigation systems. Steve is working with a vendor to determine how to test and bring them up to date, as well as other radon mitigation systems in East complex. Possible that all East cottages need to be tested again.
- The East cottages insulation capital project is moving forward on a cottage by cottage basis.
- Thursday is the scheduled mowing day. The first couple of mowings are set higher, but grass will be cut shorter soon.
- Tuesday is the scheduled yard waste pickup day for cottages and apartments. Place yard waste at the end of the driveway or on the sidewalk.
- Steve Will continue to work with Atlantic to spread mulch properly and to keep it away from the sides of cottages and buildings.

- Mitigation of rainwater on the East campus are ongoing.
- A request was made to install an accessible path to the fish pond. Several residents will work with Steve and Tom on this project, with possible funding from Residents' Council and the Foundation
- Several other issues were discussed b



# Residents' Council of Bethany Village

## Statement of Financial Position

As of April 30, 2026

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
11000 Members 1st - Checking	28,611.00
11010 Members 1st-Money Market	121,028.01
11020 Members 1st-Savings	5.01
<b>Total Bank Accounts</b>	<b>\$149,644.02</b>
<b>Total Current Assets</b>	<b>\$149,644.02</b>
<b>TOTAL ASSETS</b>	<b>\$149,644.02</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
12050 Peoples1662 Main	756.69
<b>Total Credit Cards</b>	<b>\$756.69</b>
Other Current Liabilities	
80010 Art Fund	4,060.23
80020 BVRC RR Fund	4,748.76
80030 Garden Fund	3,044.71
80040 Vespers Fund	3,685.22
80050 Woodshop Fund	750.00
80060 Library Fund	2,221.67
<b>Total Other Current Liabilities</b>	<b>\$18,510.59</b>
<b>Total Current Liabilities</b>	<b>\$19,267.28</b>
<b>Total Liabilities</b>	<b>\$19,267.28</b>
Equity	
33000 Unrestricted Net Assets	126,180.21
Net Revenue	4,196.53
<b>Total Equity</b>	<b>\$130,376.74</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$149,644.02</b>



# Residents' Council of Bethany Village

## Statement of Activity

January - April, 2026

	TOTAL
<b>Revenue</b>	
13200 Investments - Interest	
13202 Money Market	254.11
<b>Total 13200 Investments - Interest</b>	<b>254.11</b>
46500 Fund Raising	
46510 Jewelry	1,715.75
46540 Baked Goods	1,440.25
46550 Craft Sales	2,296.24
46570 Knitting Sales	1,085.00
46580 Woodworking Sales	521.85
<b>Total 46500 Fund Raising</b>	<b>7,059.09</b>
Uncategorized Income	1,313.40
<b>Total Revenue</b>	<b>\$8,626.60</b>
<b>GROSS PROFIT</b>	<b>\$8,626.60</b>
<b>Expenditures</b>	
60900 Business Expenses	0.00
65000 Operations	
65050 Bank Service Charges	35.00
65060 Website Support	29.95
<b>Total 65000 Operations</b>	<b>64.95</b>
67000 Fund Raising Expense	
67040 BV Fair Expenses	670.89
<b>Total 67000 Fund Raising Expense</b>	<b>670.89</b>
68000 Budgeted Expense	
68005 Advertizing	287.45
68055 Computer Supplies	1,195.22
68060 Courtesy Activities	23.06
68070 Craft Supplies	73.20
68100 Historian	161.28
68110 Knitting	64.51
68120 Library Books/Supplies	972.24
68126 PARCR	90.00
68150 Music	73.49
68151 Combined Chorus	0.00
68153 Men's Chorus	235.50
<b>Total 68150 Music</b>	<b>308.99</b>
68170 Woodworking Supplies	438.28
<b>Total 68000 Budgeted Expense</b>	<b>3,614.23</b>



# Residents' Council of Bethany Village

## Statement of Activity

January - April, 2026

	TOTAL
QuickBooks Payments Fees	80.00
<b>Total Expenditures</b>	<b>\$4,430.07</b>
NET OPERATING REVENUE	<b>\$4,196.53</b>
NET REVENUE	<b>\$4,196.53</b>