



Minutes of Residents' Council Meeting June 2, 2026 9:30 AM East Conference Room

bvrescoun.org

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

Call to Order:

Dale Meadowcroft

President Meadowcroft called the meeting to order at 9:30 a.m.

Moment of Silence:

Dale Meadowcroft

A moment of silence was observed, remembering those who have come before us and seeking guidance for the future.

Administrative Report

Kim Valvo

Financial & Occupancy Update

April Operating Ratio (OR): actual 80.4 vs. budget 88.8 exceeded target by 8.4%.

Year-to-date OR is now positive at +2%

April expenses under budget by \$50,000; operating revenue over budget by \$285,000.

High occupancy in The Oaks and MapleWood credited for strong revenue.

May: 14 consecutive days at 100% occupancy. Some openings now available for new residents.

Contract labor costs continue to decline, especially on the clinical side. Dining remains a concern.

Bethany Village has the most open positions of all nine Asbury communities (partly due to being the second-largest community).

Billing Statement Change

Residents will receive a single combined billing statement in June; some who previously received a combined statement may temporarily receive separate statements.

Automatic payments are unaffected.

Questions should be directed to the central billing office or Kim Valvo.

Dining Update

New Executive Chef hired: Chef William (Bill) Griffin.

Maria remains as interim GM and is overseeing Chef Bill's onboarding.

Two cooks resigned over the prior weekend with no notice; contract labor being used to maintain operations.

A 'Meet the Chef' cooking event is being planned for residents.

Great Place to Work Survey

Bethany Village received the Great Place to Work designation for the 9th consecutive year.

Results shared with associates at a town hall. Action plans being developed.

Listening circles scheduled this afternoon with lower-scoring departments: Housekeeping, Maintenance, and Sales.

Phase 3 Grand Opening

Grand opening scheduled for June 3rd

New space will be officially open to all residents for clubs and meetings immediately after the opening.

Draft guidelines/expectations for use of the shared space have been prepared and shared with the leadership team; will be distributed to Council.

Facilities

HVAC Filter Changes — Schedule:

- East Cottages: completed May 15
- West Apartments: starting week of June 1 (some units already done; exceptions to be finished by June 15)
- Court & Center Apartments: June 15
- West Cottages: June 22

Duct Cleaning — Schedule:

- West Apartments: starting June 29, ~30 days, 5 apartments/day
- East Cottages: August 10, ~25 days, 5 cottages/day
- West Cottages: September 14
- Court: October 5; target completion by end of November

Duct cleaning will be performed by an in-house maintenance associate rather than an outside vendor. A vendor may be consulted for complex issues.

HVAC unit preventative maintenance (twice-yearly checks): Kim to clarify scope with Steve and include in coffee presentation tomorrow.

Dryer vents: individuals responsible for lint traps; duct work (including stacked dryer units) to be inspected. Several vents found disconnected from attic exhaust is being addressed.

West Main entrance accident repair: insurance adjuster has approved work. Epic Construction vendor engaged to repair the wall, office, and brick.

Balcony/porch door replacement (West and Court buildings): plan being developed. Capital budgeting underway.

Energy: solar pilot project under exploration; lighting upgrades ongoing. Updates to be shared at coffee tomorrow.

Staffing: Lily and Luanne have left the Facilities team. 16 applications received for administrative assistant; interviews in progress. Transportation position has fewer applicants — succession planning being evaluated.

Phone responsiveness: leadership directed to ensure phones are answered and returned by end of day or next morning.

Minutes from May 5, 2026

Jo Harris

Prior meeting minutes were approved with corrections - Deb Musselman's name was misspelled on two pages (corrected for the record).

Motioned Tony Wright and seconded; Joan Bretz. All in favor. Motion passed.

Correspondence:

Dale Meadowcroft

Belonging Month (June): A flyer about the Belonging Committee initiative was distributed to all residents. Focus is on Pride in Community and fostering connections between residents and associates.

Garden Club donation acknowledgement received from the foundation (\$200 to the Garden Club)

Treasurer's Report

Tony Wright

Current year to date balance shows negative due to final Phase 3 payment before budgeted revenue. The Residents' Council is financially stable.

Details are attached.

Committee Reports.

1. **Art(C)** – Marcia Marsh, Chair
West: Changed all the track artwork at West Door 51 elevator on the 2nd, 3rd, and 4th floors. Also, changed sections of artwork on the 1st, 2nd, and 3rd hallways.
East: Framed/matted two paintings in our new framing room. Currently preparing to hang our first art exhibit with creations by Ed Miller beginning on June 3 at the Grand Opening of the newly renovated area.
2. **Audio-Visual (C)** – Bob Brommer, Chair
No report
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
Phase 3 is essentially finished for the Fair area. The Furniture, Houseware, Craft and Needlecraft areas are now located in their new spaces. The art area is also residing in its new location. All of the areas will be represented during the Living Fair on June 2.

We do have one need - Volunteers - to make items and help during sales. Those who would like to volunteer could contact Kathy Salmon (717-979-4506 or kbsalmon@comcast.net) for further information.

6. **Campus Outreach (A)** – Claire Powers, Chair

Area	Vacancies		Completed Moves
	Contracted	Available	
Central Rental	0	0	0
Court Apartments	5	5	0
West Apartment	6	1	1
East Cottages	0	2	2
West Cottages	0	0	0
Estate Homes	0	0	0

Resident Count, May 31, 2026

Assisted Living	99
Skilled Nursing	66
Independent Living	479
TOTAL	644

7. **Courtesy (A)** – Kay Hess, Chair

Sent 13 Get Well cards and 1 Sympathy card.

8. **Dining Services (C)** – Judith Sommer and Ann Swenson, Co-Chairs

Next meeting: tentatively June 16 at 10:00 AM (to be confirmed). Agenda includes reviewing new menu adjustments and meeting the new chef.

9. **Facilities (C)**, Barb Bankard, Chair

See Addendum

10. **Garden Club (CL)** – Cindy Lindsay, Chair

Ongoing groundhog problem; trap placed by facilities – nothing caught yet.

Council approved in March spending \$3,000–\$3,500 on a deer fence (designed by Rick Lewis; approved by administration). Garden Club requesting financial assistance from Residents' Council given cost impact. (see New Business)

Garden plots are free and available to residents and associates. Contact Cindy Lindsay.

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

The 2025 archival yearbook is available in the East breezeway through July, then will move to the West reading room.

2026 yearbook is ongoing. Council members (all ex-officio History Committee members) are asked to submit photos, programs, and relevant materials to Joan.

Historical note: The library was originally named the Robert F. Fleming Rich Library, after the Rich family (Woolrich Woolen Mill). The Woolrich Company donated 1,000 books to found the Bethany Village Library. Administration plans to restore the library's original name, along with a photo.

12. **IT (A)** – Maria Laterra, Chair

No report

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

At the May 20 meeting, the committee discussed additional plantings and maintenance for the Rife/Bistro planters. An East resident visited our meeting to say thank you for our work. We edited our Mission and Goal document for distribution during the Living Expo. Jacob Kanagy attended to request landscape suggestions about the Friendship entrance to the Phase III wing. We did a walk with him around the entrance. We recommended removing the overgrown juniper bush on the corner and placing a large sign listing what services (salon etc.) were in that wing. We also agreed to donate small planters with annuals that could be removed after the event (there is no nearby water hydrant). We also submitted an article to the June Scoop.

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 now have a lock on the inner doors. Additional shelves are being ordered, and several new volunteers have been trained.

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

The N-Gauge Platform has been safely moved from its temporary location in the hallway at the Rife Center and placed back in its original location next to the mailboxes in the Breezeway. The AMTRAK passenger and the local freight lines are once again in operation. Push the button and watch the two minute ride.

The Garden Train has been up and running. Two cancellations so far due to rain and colder temperatures. Train runs from 10:30 to 11:30, Wednesdays and Saturdays.

The Club will soon be acquiring an extensive HO model train collection from a prospective Bethany Village resident. It is planned to have this collection displayed in the future train room that will be located in the old salon room in the lower level of the East building.

16. Nominations and Elections (C) - Joan Bretz, Chair

Welcome to new council member Bob Schmauk, filling the unexpired term of Bill Middendorf through end of year.

Reminder: half the council seats are up for re-election in the fall. Please carefully consider how you might be able to serve Bethany Village on the Residents' Council.

17. Program (C) – Ann Swenson, Chair

Friday June 5th – Capital City and traders trip bus leaves east at 9:40 AM and West at 9:50 AM

June 11th - The springtime social given by the Medicine Shoppe. This will be in the Rife Center from 2:00 PM to 4:00 PM

Friday June 12th – The Army Heritage Trail USAHEC's Outdoor Museum. Bus leaves East at 10:00 AM and West at 10:10 AM

Tuesday June 16th – another day at the Ballpark. York Revolution Bus leaves West at 4:20 PM and East at 4:30 PM

Monday July 6th – Residents' Council invites everyone to America's 250th birthday This will be held in the Rife Center from noon until 2:00 PM. Reservations required.

Wednesday June 8th- Mary Poppins at the Dutch Apple in Lancaster - bus leaves West at 10:15 AM and East at 10:25 AM

Sunday July 19th – Lettuce and Lovage at the Oyster Mill Playhouse - bus leaves at 10:00 AM from the East only

Monday July 27th- Campfire Cookout in Martha's Garden from 11:00 AM till 1:00 PM

Don't forget to sign up for the trip to Camp Lador- August 17th to the 21st. Please see Lois for reservations

18. **Remembrance Garden (A)** – Dale Meadowcroft, Chair
7 new bricks ready for installation. Coordinating with Steve following Lily's departure

19. **Spiritual Life Enrichment (C)** – Nessie Kind, Chair
No report

20. **Volunteer Support (C)** – Carol Owen, Chair
No report

21. **Wellness (C)** - Ed Stevenson, Chair
Bethany Games was extremely successful even with the ever changing weather. Thank you to everyone who came out and participated!

York Revolution games is coming up on June 16th.

The Bethany Village Walk for Hope, which is the updated name this year for our annual Longest Day event, will be happening on July 10th. Look out for more information to come!

22. **Wood Shop (A)** – Paul McCusker, Chair
Shop utilized daily. 12 repairs completed (lamps, benches, cabinets, bookcase, chair).
Monthly income: \$136.50; expenses: \$147.

Residents may bring items for repair on Tuesdays, 9:00 AM–12:00 PM. Contact Paul McCusker.

Old Business:

Dale Meadowcroft

Committee Activity Report filed and posted to the Residents' Council website.

Associate Appreciation Spring Drive ends June 30th.

Ambassador Program update presented by Claire:

Program moved from Marketing to Resident Life earlier this year. Justin and Trudy revamped the program with a comprehensive onboarding checklist.

Currently 30+ ambassadors. Ambassadors receive dining vouchers to share meals with new residents.

Process: Marketing connects ambassador and new resident → ambassador contacts new resident within one week → uses checklist as guide → checklist returned signed/dated within one month.

Feedback from new residents: impressed by friendliness and helpfulness of residents but new residents often need practical details on Day 1. Often days before meeting their Ambassadors. E.g., where are the trash room, how to dispose of the cardboard boxes, location & hours of on campus residents.

New Business:

Dale Meadowcroft

July 6th Social Event:

Residents' Council is sponsoring a social in the Rife Center with food and a pianist (patriotic music). Council members encouraged to sit with residents they don't know and engage in conversation. Details to follow.

East Cottage Safety Committee update (Barbara Bankard):

Shiremanstown access to East Cottage area will be closed per township recommendation.

New signage being installed: private property notices and bike-path restrictions.

Fencing bids out to replace deteriorating fence.

Safety presentation planned by Brian Raling: pedestrian safety, e-bikes, quiet electric vehicles, and safe driving habits. Will include EMS, Lower Allen Police, and Fire Department.

Proposal raised for a campus-wide safety committee. Brian Raling is supportive. To be added to a future agenda.

Safety concern: a Wawa is under construction across from the OSS building (Wesley Drive). No protected left-turn signal timing at that intersection; expected to become a safety issue when the location opens.

Lyme Disease Awareness: A resident advocate has arranged a seminar with a statewide representative, scheduled for June.

Garden Club Deer Fence

The Chair brought forward a request from the Garden Committee

Motion

That the Residents' Council provide assistance to the Garden Club in the erection of a deer fence in the form of reimbursement of 50% of expended costs, not to exceed \$1,500.

The motion originated from the Executive Committee; no second was required. The motion passed with no opposition.

The approved reimbursement will be paid after costs are incurred and an invoice submitted to the Residents' Council Treasurer.

Announcements:

Next Executive Committee Meeting: Tuesday, August 24th, 2026, 1 p.m. in the Alexander Meeting Room, Main Street

Next Residents' Council Meeting: Tuesday, September 1st, 2026, 9:30 a.m. in the East Conference Room

Adjournment:

Motion: Bob Regan Seconded by: Tony Wright

Submitted by: Jo Harris, Secretary.

Summary of Facilities Committee Meeting
May 28, 2026

Steve Walck shared that Lillian and Luann are no longer with Bethany Village. Facilities is working to cover those positions temporarily and are advertising for the positions.

East Cottage new business:

- The large open field on the north side of the east cottages has been replanted. Residents would like prior notification before pesticides or fertilizer is spread. The spray drifts onto the walking path and affects our residents ability to breath. Steve has not been able to figure out who to contact but is still trying.
- Steve does not know of any Bethany Plan for future development of this land or the farmhouse.

West Cottages new business:

- The asphalt sidewalk along Sheely Drive is deteriorating. Steve will add it to the capital project list.
- The gutters, downspouts and roofs need to be cleaned on both the east and west side. Steve will add this to the schedule for early summer.
- Some of the storm water retention ponds are getting overrun with brush. Steve and Rick Lewis will consult with Atlantic to develop a plan.

West Apartments new issues

- The water softener can be band aided for \$6,000 or replaced for \$100K. There is also a problem on the East side. Steve is working with Kim to develop a plan. Residents can put in a work order to have filtration added but it will be at their expense.
- Water was shut off for a recent repair, and a lot of sediment had to be cleared by the residents after service was restored. The vendor did not notify facilities, so no notice was given. Vendor has been reminded of his responsibilities so that facilities can give affected residents prior notification.
- Pennsylvania American Water supplies our water. It is treated to DEP requirements but is not softened. They are scheduled to flush the fire hydrants in our area soon and that too will stir up sediment.
- There is a stump beside the rose garden that collects water and is a breeding ground for mosquitoes. Steve is aware of both trees and stumps that need to be removed on both the east and west. He will try to batch the worst ones and get them removed. It will require a capital project to get all of them removed.
- For residents that are willing, they can treat containers that might attract mosquitoes with Mosquito Dunks which can be purchased from Amazon or hardware stores.
- The window curtains in the hallway outside the wellness center need to be washed. Steve will put a work order in for housekeeping.
- Yard waste is not getting picked up on Tuesdays. Atlantic has been notified but they may not think about the apartments.

East Court Apartments new business:

- The large elevator to the Court Apartments starts and/or stops suddenly. This was inspected and cleared. Notify the east desk or facilities if it happens again.
- There is a large window in the breezeway across from the Court apartment mailboxes that's fogged up. There may be a way to remove the outside pane for cleaning. Steve will look into it and contact a window vendor if necessary.

Old business:

- Claire Burling has done a lot of research on adding wheelchair access to the fish pond. Many residents and their visiting grandchildren are interested. She will organize all her notes and send them to Barbara and Steve. They will work with Dale and Jacob to get a cost and hopefully the funds. Barbara appreciates all her time and effort.
- Regular vacuuming of apartment hallways and elevators has been reviewed with Jessica. We have a new floor technician that works on both sides of campus. It's a focal point for housekeeping. If it happens again, submit a work order or an email.
- HVAC filter changes for the East Cottages and West Apartments are completed. The East Apartments are scheduled for the week of June 15th and the West Cottages the week of June 22nd.
- Steve outlined the process of when maintenance workers can enter a residence with or without permission.
- Steve hopes to install 2 new pond pumps, do some patch work and clean all 3 ponds in the next week or so.
- The split rail fences on the west are being repaired.
- Facilities and Kim are still working with a vendor to determine when and how to address radon mitigation systems and fans.
- The trash room next to 1119 is still a problem. Facilities and Kim are aware of the seriousness of this issue and are working to address it ASAP.
- Fixing the drain in the East laundry room is on hold.
- Tom is working on the timers for the lights outside of the Court apartments.
- Steve is working on getting some tree trimming done around the peaceful park.
- Other old business was deferred until the next meeting. Hopefully, some long standing issues will be resolved and scheduled work will be shared with all residents.



Residents' Council of Bethany Village

Statement of Financial Position

As of May 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
11000 Members 1st - Checking	21,361.86
11010 Members 1st-Money Market	121,028.01
11020 Members 1st-Savings	5.01
Total Bank Accounts	\$142,394.88
Total Current Assets	\$142,394.88
TOTAL ASSETS	\$142,394.88
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
12050 Peoples1662 Main	208.10
Total Credit Cards	\$208.10
Other Current Liabilities	
80010 Art Fund	3,794.63
80020 BVRC RR Fund	5,792.09
80030 Garden Fund	2,877.58
80040 Vespers Fund	4,613.22
80050 Woodshop Fund	737.46
80060 Library Fund	2,434.49
Total Other Current Liabilities	\$20,249.47
Total Current Liabilities	\$20,457.57
Total Liabilities	\$20,457.57
Equity	
33000 Unrestricted Net Assets	126,180.21
Net Revenue	-4,242.90
Total Equity	\$121,937.31
TOTAL LIABILITIES AND EQUITY	\$142,394.88



Residents' Council of Bethany Village

Statement of Activity

January - May, 2026

	TOTAL
Revenue	
13200 Investments - Interest	2.34
13202 Money Market	254.11
Total 13200 Investments - Interest	256.45
46500 Fund Raising	
46510 Jewelry	2,012.75
46540 Baked Goods	1,440.25
46550 Craft Sales	2,296.24
46570 Knitting Sales	1,085.00
46580 Woodworking Sales	521.85
Total 46500 Fund Raising	7,356.09
Unapplied Cash Payment Revenue	27.50
Uncategorized Income	964.06
Total Revenue	\$8,604.10
GROSS PROFIT	\$8,604.10
Expenditures	
60900 Business Expenses	0.00
65000 Operations	
65040 Supplies	74.10
65050 Bank Service Charges	35.00
65060 Website Support	29.95
Total 65000 Operations	139.05
66000 GiftsExpenses	
66040 Asbury Foundation	7,000.00
Total 66000 GiftsExpenses	7,000.00
67000 Fund Raising Expense	
67040 BV Fair Expenses	742.91
Total 67000 Fund Raising Expense	742.91
68000 Budgeted Expense	
68005 Advertizing	287.45
68010 Art Restoration	527.54
68055 Computer Supplies	844.71
68060 Courtesy Activities	56.72
68070 Craft Supplies	151.47
68100 Historian	161.28
68110 Knitting	369.54
68120 Library Books/Supplies	1,154.85
68126 PARCR	90.00
68135 Railroad Club	443.33



Residents' Council of Bethany Village

Statement of Activity

January - May, 2026

	TOTAL
68150 Music	73.49
68151 Combined Chorus	50.88
68153 Men's Chorus	235.50
Total 68150 Music	359.87
68170 Woodworking Supplies	438.28
Total 68000 Budgeted Expense	4,885.04
QuickBooks Payments Fees	80.00
Total Expenditures	\$12,847.00
NET OPERATING REVENUE	\$ -4,242.90
NET REVENUE	\$ -4,242.90