



Minutes of Residents' Council Meeting September 1, 2026 9:30 AM East Conference Room

bvrescoun.org

Council Members:

X	President, Dale Meadowcroft
X	VP, Bob Regan.
E	Secretary.
X	Assistant Secretary, Joan Bretz.
X	Treasurer, Steve Foreman

X	Assistant Treasurer Tony Wright
A	Ann Swenson.
E	Deb Musselman
X	Bob Schmauk.
X	Harry Boswell.
X	June Kostrab
X	Carol Pennington

X	Barb Bankard
X	Ed Miller
X	Fred Baldwin
X	Carol Owen
X	Ray Saunders
X	Ida Mae Heidecker
E	Claire Powers

X Present A Absent E Excused

Visitors:

Kim Valvo, Executive Director, Peter Smilowitz, Asbury Energy Team, Residents: Bob Saline, Sandy Jones, Bill Middendorf, Margee Kooistra, Charlie Sproule

Call to Order:

Dale Meadowcroft

Moment of Silence:

Dale Meadowcroft

Administrative Report

Kim Valvo

Finances and occupancy (July): Revenue ran 4.6% ahead of budget; year-to-date the positive variance is 5.4%. Expenses were close to budget. Occupancy is above budget campus-wide, though The Oaks is now slightly under, reflecting recent resident discharges. Dining and clinical staffing in The Oaks (CNAs, LPNs) continue to rely on agency labor. Utilities ran \$16,000 over budget for the month and \$96,000 over for the year.

Staffing: Patrick LeBlanc, a Carlisle native with strong, people-centered leadership experience, has been hired as dining general manager and starts Tuesday, September 8. RJ Sprouse is leaving to return to a previous employer as an Executive Chef; his last day is Friday. Tom Strouse, Facilities Operations Manager, has also departed, and recruitment for that role is underway.

Resident satisfaction survey: Soft launch is September 7 for Residents' Council board members; full launch runs September 14–28. Residents will receive a personal, anonymous survey link by email; families may complete it for residents who cannot.

Support sessions are planned for residents without email access. The participation goal is 75%.

2027 budget: Department managers are now building their operating and personnel budgets, which will go through several rounds of review.

Internal mock survey: A team of Asbury associates (from other Asbury Communities) recently completed a "mock inspection" of The Oaks and MapleWood, part of ongoing quality-assurance efforts. Feedback is being reviewed and addressed.

Special Presentation: Proposed Solar Project

Peter Smilowitz presented a proposal for a small ground-mounted solar array near the Rife Center, on part of the disc golf course.

Key details:

- 60 kW system, all-inclusive of maintenance, from Paradise Energy Solutions.
- Estimated cost: \$189,000 installed, plus roughly \$600/year in maintenance for years 1–10, rising to \$1,600/year for years 10–30 (about \$38,000 over 30 years).
- Projected year-one savings: about \$7,000, growing roughly 4% a year with rising utility rates. Simple payback is about 18–19 years, not counting rebates or SREC income (estimated at \$1,200 in year one).
- The array would reduce the electric bill for one wing near Main Street only; it does not feed power back to the grid.
- Rooftop solar was ruled out campus-wide due to dormer roof design, which several vendors said made it inefficient.
- A fence would enclose the array; the style has not yet been chosen.
- Project funding would come from resident donations (about \$113,000 already pledged to a dedicated fund), not from Asbury's capital budget, since it competes with shorter-ROI projects (e.g., LED lighting, at about 4–6 years).

Discussion:

Residents asked about expanding the array (adding rows), the impact on the disc golf course, single-axis tracking panels (which could improve output 15–20%), and whether a larger array on open land near the estate homes/pond might be worthwhile; Pete noted that location is far from an electrical hookup, which sharply worsens the economics, due to the very costly underground cable return to the electric meters on the far side of the West Apartments.

Several residents raised the possibility of rooftop solar for the West cottages and estate homes, which have better sun exposure and based on two residents' personal experience, a much shorter (~12-year) payback; interested homeowners could pursue this at their own cost, pending a roof assessment.

Ecology Team chair Bob reported survey results from the team's 32 members (21 responses, 65% response rate): 52% support proceeding with the proposed project as presented; 67% are comfortable using additional disc-golf space for a larger array. The team itself remains divided, and members want more information shared with the broader community, in writing and via presentation, before further steps.

The council was not asked to vote. The council does not typically vote on operating or project decisions, and that moving forward depends on the Ecology Team's

recommendation, resident fundraising, and Asbury's approval — not a campus referendum.

Next steps: Pete will get a written proposal for the estate-homes/pond-area option and will work with a resident to explore an expanded array at the current site; costs and ROI will be rerun. The Ecology Team will share its written survey feedback with the council and continue discussing.

Minutes from June, 2026

Motion to accept: Joan Bretz

Dale Meadowcroft

Seconded by: Barb Bankard

Correspondence:

Dale Meadowcroft

We received an acknowledgement note from the Asbury Foundation. The Residents' Council contribution of \$20,000 to Phase 3 was completed this year.

We received a thank you note for our participation.

Treasurer's Report

Steve Foreman

The council remains solvent. Furniture and housewares sales are carrying the budget. The council's investment has earned about \$700 in its first two months.

See attachments for details.

Committee Reports.

1. Art (C) – Marcia Marsh, Chair

The last two months have been very busy for the Art Committee. In the East, we moved into our new Art Work Room, and immediately began planning our first Art Exhibit, in the new exhibit area. So far, we have had Ed Miller show his marvelous Icons. Pat Koscienski's beautiful paintings are on exhibit through September. Next, Barbara Warfell, who is a well-known artist/instructor in the area, will be our guest artist. We won't have an exhibit in October because of the BV Fair, but we are now planning on 2027. We've begun to sell paintings on the 2nd Thursday of the month from 10-12, and this endeavor has been most successful! We are also in the process of choosing paintings to replace the ones currently hanging in the Clinic. In the West, the committee has created a display of oriental art on West Apt. 2nd floor, center hallway, and organized an extensive display of Norman Rockwell paintings on the 3rd floor, center hallway. In addition, the committee changed numerous pieces of art throughout other areas of West Apartments. The committee has provided several frames to the Railroad Club which will be used to frame paintings of railroads. Recently, at the behest of MapleWood management, the committee hung many paintings to enhance the look of the three dining rooms!

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

No Report

3. Benevolence Fund (C) –Kay Hess and Pat Lowery, Co-Chairs

No Report.

4. Bethany Village Fair (C) – Kathy Salmon, Chair

The Fall Fair is scheduled for October 16 and 17.

Nancy Toth has resigned as chair of the Jewelry Committee. I am looking for a new chair, so if anyone is interested, please contact me. In the interim, we are attempting to continue to the degree that we have a presence at the Fair.

5. **Campus Outreach (A)** – Claire Powers, Chair
No Report

6. **Courtesy (A)** – Kay Hess, Chair

June 2026	14	Get Well cards were sent.	1 Sympathy card
July 2026	13	Get Well cards were sent.	0 Sympathy cards
August 2026	20	Get Well cards were sent.	2 Sympathy Cards

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

Patrick LeBlanc, a Carlisle native with strong, people-centered leadership experience, has been hired as dining general manager and starts Tuesday, September 8. RJ Sprouse is leaving to return to a previous employer as an Executive Chef; his last day is Friday.

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

Storm Debris Cleanup - approximate 90% complete with a few remaining areas

Landscaping Contractor Performance - the committee discussed the performance of the current landscape company. Various issues were brought up and Steve Walck will implement weekly check-ins and meetings with the supervisor

Gutters and Downspouts- repairs/replacement may be needed for the West Apartment building. Cottage gutters need to be scheduled for cleaning

Pond Project - a new pond liner is scheduled for 2027. A small group of residents with pond expertise will work to develop proposals to enhance the ponds.

HVAC in-house duct cleaning will continue

Radon testing has begun, and necessary repairs/replacement of existing pumps will be done. All East cottages will eventually be tested.

West Apartment trash rooms continue to be a concern. Steve will prioritize getting them cleaned on a regular schedule.

Tree and Stump Removal - will be scheduled to address safety concerns first, stump removal is also scheduled

Sinkhole repairs - Steve is trying to determine the best solution to 2 specific areas....the grass area in front of East door 1 and the large sinkhole on Bethany Drive near the Peaceful Park.

Other Issues

- several areas with flickering lights have been inspected by the electrician and will be fixed once the problem is identified
- Several West garage issues are being addressed
- Recommended installation of bollards on West Door 1 parking lot to prevent cars from driving into the wall
- Recommended inclusion of procedures for resident initiated projects (i.e. patios, sun rooms, etc) in updated Resident Handbook

Please contact any Facilities Committee member with general campus concerns.

9. Garden Club (CL) – Cindy Lindsay, Chair

Gardening continues although many of the plants have slowed down. The produce tables will remain open into September with some fall crops such as butternut squash and acorn squash being available. The final date for the tables is yet to be determined. Thank you to all the residents who have generously donated money to our club for the produce. Construction of the deer fencing continues.

Our fall club meeting is on Friday, October 2 in the Rife Cener at 10am. Anyone interested is welcome to attend. Contact Cindy Lindsay with any garden club questions

10. History Committee (C) – Joan Bretz, Chair

The 2025 Archival Yearbook was completed and displayed for residents to browse in the East Breezeway and the West Reading Room. An article in the June Scoop advised residents of the locations and reminded them of its importance to Bethany Village's history. This Archival Yearbook will now be placed on permanent display with other yearbooks when an appropriate location is identified and appropriate display cases have been acquired. The binders that had been showcased in the Breezeway prior to Phase 3 construction were located in a storage area above the Rife Center and moved to the old Craft Room.

The 2026 Archival Yearbook remains a work in progress.

11. IT (A) – Maria Laterra, Chair

We continue to provide weekly support every Wednesday morning, 9:30 to 11:00, in the West Computer Lab.

12. Landscape (C) – Maggie Pepe, Chair

The Landscape Committee has met monthly during the summer. We maintained the Pollinator raised beds at Rife. Ordered bulbs for fall planting. Submitted articles to The Scoop. Offered a recommendation to the Foundation for a Centennial tree (a Willow Oak). We also advocated the desire to have a part-time Landscape Manager.

We continue to meet monthly but may cut back over the winter.

13. Library (C) – Ellie Meadowcroft, Chair

This summer the library added 18 large print books to the collection. The number of patrons has increased, as has our circulation and volunteers. We are taking orders for subs and sandwiches for the Rock-A-Thon again this year.

Additions to the library are in Attachment 1

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

The Model Railroad Club is currently in the process of preparing the former salon room for a future model train large scale layout. Once the stored items are removed from the salon to the former jewelry room, the salon room will then be empty and ready to receive new flooring, newly painted walls and other amenities that will greatly improve the room's interior. The Club will be securing bids from at least two contractors for the final restoration work in the salon room. The Club will then be in a position to begin re-building the new train layout that had previously been donated by a recent BV resident.

The two N scale trains in the Breezeway continue to run with no difficulties.

The Garden Train has been running fine for most of the spring and summer. Some of the regularly scheduled runs were cancelled due to rainy weather or extreme heat. Two new locomotives that were donated by the above referenced resident are now running

on the tracks. The last Garden train run will be on Wednesday, September 30, weather permitting.

The HO scale layout in The Oaks lobby is now running with no operational problems. The O scale layout on the third floor continues to experience some operational problems. These are being looked into by the train Club members.

The Club will have a reception area during the Rock A Thon on September 17th that will be located on the sidewalk area near the pavilion at Martha's Garden.

15. Nominations, Joan Bretz

The Residents' Council election cycle is beginning. An article about the upcoming elections was submitted to The Scoop. Nomination forms for half the Council members will be distributed the first week of September and will be due by September 18. The Nomination and Elections Committee will then identify candidates for elections for the 2027-2028 term of office and distribute ballots in October. There are several current Council members who will not be seeking reelection.

Council members are encouraged to identify potential representatives and encourage them to become candidates for election.

16. Program (C) – Ann Swenson, Chair

No Report

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

Since the June meeting, we have mailed 11 next-of-kin letters. For the fall brick order we ordered five replacement bricks due to erosion of text on existing bricks.

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

No report.

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

Poetry Readings: Linda Darkes shared her work with Oaks and MapleWood residents in August; future sessions are planned.

Carnival Days: Resident and student volunteers assisted at MapleWood and Oaks. One student volunteer plans to return during Christmas break.

Jewelry Committee Updates

- Leadership Search: An active search is underway for a new Committee Chair.
- Interim Management: Kathy Salmon is running operations following Nancy Toth's resignation.
- New Members: A new volunteer jewelry committee is forming, with five residents joining.
- Space Transition: Trudy is managing the move into the new space to maximize efficiency.

Resident Services: Volunteers continue to give manicures at The Oaks and deliver freshwater refills to residents.

Ambassador Program: Two new Ambassadors joined the Court Apartments. More volunteers are needed.

Activity Escorts: Volunteers escort the residents and will attend concerts and Kangaroo Visits at MapleWood and The Oaks.

Rock-a-Thon: Volunteers will escort The Oaks residents through Martha's Garden to visit vendor stands and fundraiser tables.

Recruitment: Active recruitment is underway for September opportunities.

Daily Support: Ongoing daily coverage includes morning announcers, West Front Desk breaks/lunch, the library, the gift shop, and Bingo callers at The Oaks and MapleWood.

Caring Friends Update: There are now 24 Caring Friends visiting 31 residents in MapleWood and The Oaks. More Caring Friends are always needed.

20. Wellness (C) - Ed Stevenson, Chair

Staffing Update

- Jen Thuma's PRN position has been terminated due to her working full-time at Messiah, and a new PRN position has been posted.
- Our part-time employee, Becky, is not returning to work. Will post a part-time position sometime next week.
- Charles will be starting his lifeguard certification.
- Sandy and Linda Cober, our part-time lifeguards, will be here for another few weeks before they return to Florida.
- Justin will be off for a small period of time for medical reasons.

Aidan – Boxing Update

- 2 Rock Steady classes, 2 Boxing 101 classes, and 1 Boxing 101 class.
- 32 total boxers
- 4 outside community Rock Steady boxers
- New speedbag platforms delivered, waiting to be installed by maintenance.
- 2 new Rock Steady boxers this month.
- 3 new Boxing 101 participants this month.
- Fielded phone calls to get boxers to return and was able to get 2 back this week.

Brain Health Area Expansion

- Brain Health will be expanding into the old billiards room/temporary library.
- Starting to push capacity for one brain health coach.
- attendance was low for polarize and George is not certified, but we can look into getting him certified and revamping the program if there is more interest. TRX has been a space issue where the boxing studio was not big enough. We will look into finding a new space for TRX and adding additional programming to the enhanced membership.

Events

- Rock-a-thon – September 17th
- Will be selling succulents, email Bethany if you're interested in helping
- Active Aging Week Adventures – 10/5-10/9
- Dutch Apple, Nature walk to Kings Gap, Lake Tobias, along with other trips

21. Wood Shop (A) – Ken Hatcher and Ed Ravizza are Co-chairs

Attendance sheets indicate that (as usual) the shop was utilized most days during the two-month period.

Members performed numerous repairs to lamps and furniture; fabricated various items per the request of both residents and dining services; used the shop's power tools to shape raw materials to the requirements specified by residents; and constructed games and ornamental objects for sale.

Income from our activities for the period was \$618.20.

Expenses for the period totaled \$647.04, and comprised the purchase of lumber and hardware, tooling, supplies, and durable equipment including a new floor vacuum and a roller stand.

The shop continues to be open on Tuesdays from 10:00 - Noon to receive requests for services.

Old Business:

Dale Meadowcroft

Investment Progress As reported by the Treasurer earlier, analysis of Residents' Council funds shows that investments have accrued over \$700 in the first two months.

New Business:

Dale Meadowcroft

Secretary Position our Secretary, Joe Harris, was forced to resign due to health reasons. We are currently actively seeking a resident to serve as Secretary for the Residents' Council. You do not need to be an elected representative to hold this position. Requirements are two meetings a month and the preparation of minutes for each meeting. If you have any interest at all and would like more information, please contact Dale Meadowcroft, dale.meadowcroft@gmail.com, 717-790-9150.

Resident Handbook revision: The council is leading an update to the handbook. Volunteers so far: Barb Bankard, Joan, Ann- Louise Gilfyle, and Dennis Plymette. Additional volunteers, especially from core departments, are welcome. An initial AI-assisted review found at least four contradictory policies to resolve. If you have any interest at all and would like more information, please contact Dale Meadowcroft, dale.meadowcroft@gmail.com, 717-790-9150.

Satisfaction survey.

- Residents' Council First Week 9-7
- Residents' Council members support for those needing help completing the survey following weeks.
 - 9/15 Rife Center breakfast, 9:00 to 11:00 a.m.
 - 9/18 Rife Center Social, 2 to 4 p.m.
 - 9/22 Collegiate Cafe, 2:00 to 4:00 p.m.

Fall campaigns:

- A toiletries drive (coordinated with New Hope) is planned for October;
- A peanut butter drive (coordinated with New Hope) for November.
- The Associate Appreciation Fund campaign kicks off September 7 and runs through November 9th.

Items from around the table, an opportunity to share thoughts and constructive feedback

Dining feedback: A resident praised a recent Springfield's dinner but noted the shuttle stops running at 7:00 p.m., making evening visits difficult; this will be raised at the next facilities meeting, with a request to extend service to 7:30 p.m.

Café Saturday hours: A resident asked about opening the café on Saturdays, noting past demand from Oaks/MapleWood visitors; this will go to committee. The Bistro is currently open Saturdays for lunch.

New equipment: The council has purchased a small, lighter portable speaker system (in addition to two existing systems), available through Trudy in the Resident Life office.

Announcements:

Next Executive Committee Meeting: Tuesday, September 29th, 2026, 1 p.m.

Next Residents' Council Meeting: Tuesday, October 6th, 2026, 9:30 a.m.

Adjournment:

Motion: Bob Regan Seconded by: Tony Wright



FOCUS ON THE LIBRARY

New in Summer 2026

BOOKS RECENTLY ADDED - SUMMER 2026

LARGE PRINT FICTION:

Not Quite Dead Yet by Holly Jackson, c. 2025
Last One Out by Jane Harper, c. 2025
Our Perfect Storm by Carley Fortune, c. 2026
Cool Machine by Colson Whitehead, c. 2026
The Midnight Train by Matt Haig, c. 2026
Love You More by Emily Giffen, c. 2026
John of John by Douglas Stuart
Hello Beautiful by Ann Napolitano
Talking at Night by Claire Daverly
The American Daughters by Maurice Carlos Ruffin

LARGE PRINT MYSTERY:

The Bone Yard by Jefferson Bass, c. 2011
It Could Have Been Her by Lisa Jewell
Helpless by Jessica Knoll
You'll Be Sorry by Lisa Gardner
The Secrets We Hide by Karin Slaughter
Has Anyone Seen Charlotte Salter? by Nicci French
Mangrove Lightning by Randy Wayne White

LARGE PRINT BIOGRAPHY

The Immortal Life of Henrietta Lacks by Rebecca Skloot



Residents' Council of Bethany Village

Statement of Financial Position

As of August 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
11000 Members 1st - Checking	31,442.33
11010 Members 1st-Money Market	71,246.79
11020 Members 1st-Savings	5.01
Total Bank Accounts	\$102,694.13
Other Current Assets	
13000 Investments National Financial	
13001 Principal Cost Basis	50,072.69
13002 Unrealized gains/losses	219.90
Total 13000 Investments National Financial	50,292.59
Total Other Current Assets	\$50,292.59
Total Current Assets	\$152,986.72
TOTAL ASSETS	\$152,986.72
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
12050 Peoples1662 Main	360.55
Total Credit Cards	\$360.55
Other Current Liabilities	
80005 Change for change	198.00
80010 Art Fund	2,427.35
80020 BVRC RR Fund	4,907.09
80030 Garden Fund	2,751.79
80040 Vespers Fund	6,377.03
80050 Woodshop Fund	1,035.74
80060 Library Fund	2,529.49
Total Other Current Liabilities	\$20,226.49
Total Current Liabilities	\$20,587.04
Total Liabilities	\$20,587.04
Equity	
33000 Unrestricted Net Assets	126,209.82
Net Revenue	6,189.86
Total Equity	\$132,399.68
TOTAL LIABILITIES AND EQUITY	\$152,986.72



Residents' Council of Bethany Village

Statement of Activity January - December 2026

	TOTAL
Revenue	
13200 Investments - Interest	2.34
13202 Money Market	392.50
Total 13200 Investments - Interest	394.84
13300 Investments - Dividends	
13301 National Financial	43.05
Total 13300 Investments - Dividends	43.05
46500 Fund Raising	
46510 Jewelry	2,999.85
46520 Furniture	9,536.50
46530 Housewares	5,271.81
46540 Baked Goods	1,440.25
46550 Craft Sales	2,245.35
46570 Knitting Sales	1,085.00
46580 Woodworking Sales	521.85
Total 46500 Fund Raising	23,100.61
47000 Programs Income	
47110 Residents' Council Donations	50.00
Total 47000 Programs Income	50.00
Unapplied Cash Payment Revenue	-22.50
Uncategorized Income	2,158.55
Total Revenue	\$25,724.55
GROSS PROFIT	\$25,724.55
Expenditures	
60900 Business Expenses	0.00
62100 Contract Services	
62130 Entertainment	
62132 Independent Living	350.00
Total 62130 Entertainment	350.00
621400 Instructors	
62142 Wellness	1,595.00
Total 621400 Instructors	1,595.00
Total 62100 Contract Services	1,945.00
65000 Operations	
65040 Supplies	74.10
65050 Bank Service Charges	34.97
65060 Website Support	147.77
Total 65000 Operations	256.84



Residents' Council of Bethany Village

Statement of Activity January - December 2026

	TOTAL
66000 GiftsExpenses	
66010 Bethany Village	129.00
66040 Asbury Foundation	7,000.00
Total 66000 GiftsExpenses	7,129.00
67000 Fund Raising Expense	
67040 BV Fair Expenses	1,012.90
Total 67000 Fund Raising Expense	1,012.90
68000 Budgeted Expense	
68005 Advertizing	287.45
68010 Art Restoration	929.39
68055 Computer Supplies	1,116.78
68060 Courtesy Activities	90.91
68070 Craft Supplies	328.04
68100 Historian	161.28
68110 Knitting	538.91
68120 Library Books/Supplies	1,940.75
68126 PARCR	90.00
68135 Railroad Club	443.33
68150 Music	73.49
68151 Combined Chorus	167.48
68153 Men's Chorus	235.50
Total 68150 Music	476.47
68170 Woodworking Supplies	722.34
Total 68000 Budgeted Expense	7,125.65
Purchases	503.87
QuickBooks Payments Fees	80.00
Uncategorized Expense	1,701.33
Total Expenditures	\$19,754.59
NET OPERATING REVENUE	\$5,969.96
Other Revenue	
13400 Investments -Unrealized Gains/Losses	
13401 National Financial	219.90
Total 13400 Investments -Unrealized Gains/Losses	219.90
Total Other Revenue	\$219.90
NET OTHER REVENUE	\$219.90
NET REVENUE	\$6,189.86