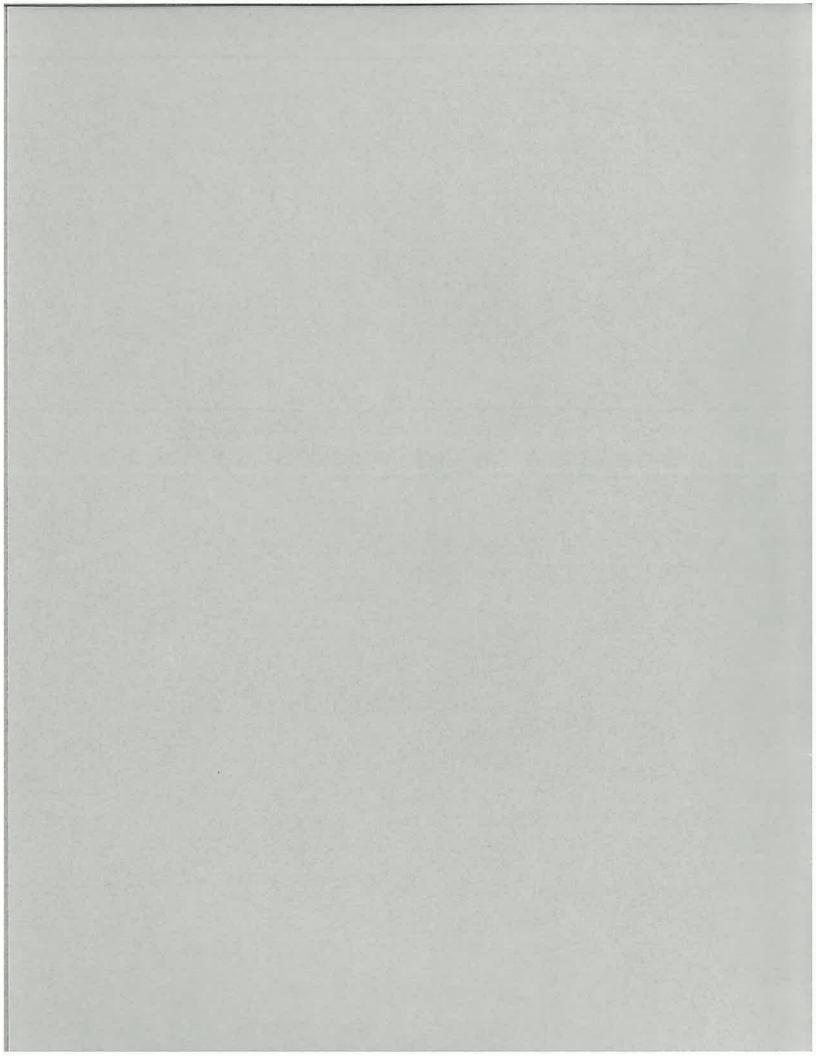
Landis Homes RETIREMENT COMMUNITY

ANNUAL REPORT
1995



THE 1994-95 ANNUAL REPORT

A Stroll Through Yesterday

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We judge ourselves by what we feel capable of doing, others judge us by what we have already done.

-Henry Wadsworth Longfellow

PRESIDENT'S MESSAGE

he past year certainly has been an eventful year for the Landis Homes community as it celebrated its thirtieth anniversary and added many new residents to the Landis Homes family. As I read the historical review of Landis Homes by A. Grace Wenger I was impressed with the vision, commitment and ceaseless energy shared by the founders of Landis Homes. While it is important to take time out and appreciate one's history, it is also important to carry the vision, commitment and energy into the future.

There are many changes occurring in long-term care and in health care. For this reason it is important that both the board of directors and the administration continue

to be proactive on all fronts to ensure excellent health care and security in a warm Christian environment.

This year I have experienced personal growth and have been challenged since accepting a leadership role for the board of directors. Landis Homes is fortunate to have a board of directors who have demonstrated wisdom in planning for the future of our retirement community.

The coming year will be filled with new opportunities and challenges. These will include working with managed health care in the geriatric community, preparing to provide subacute care for our residents, and providing home health care to allow "aging in place" until the need

for a nursing care bed is apparent. In addition, the board is pursuing the development of a specialized unit for cognitively impaired residents. All of this calls for discarding our old paradigms. Landis Homes is blessed with committed employees who are providing leadership by defining the specific needs in each of these areas.

So it is with excitement and enthusiasm that I anticipate the coming year.

Sincerely,

J. Kenneth Brubaker, M.D.

ennel Bulk

Board President

REFLECTIONS FROM THE DESK OF THE EXECUTIVE DIRECTOR

he overriding event this past year was the opening of the Harvest View apartment building. The diligent preparation and planning by staff was rewarded with a smoothly organized move-in over the first six months of 1995.



We are especially grateful to be able to assimilate approximately 180 new persons into the Landis Homes' family. I particularly note an active reaching out of existing residents to welcome new neighbors and friends. We compliment the staff of each department in meeting the challenge as we begin to provide the necessary support services. We are thankful to God for guidance through this process. The newly planted trees, shrubs and grass, as well as the smoothly resurfaced streets, serve as a healing balm to our spirits after months of torn-up streets with the accompanying mud, noise and dirt.

Even as we complete this project, we are involved in strategic long-range planning. With input from residents, staff, and

board members we are assessing our current program and planning for the future. As you may be aware, we are involved in planning for a Special Care Unit to compliment our services in the health care program, as well as expanding the Personal Care capacity. This will provide a more appropriate setting for care and services to persons with Alzheimer's and related needs. In a rapidly changing health care environment, this planning presents a unique challenge.

While brick and mortar provide the setting, we recognize that quality in program and services is of utmost importance. Pray with us that we sense God's leading through this process. It is a joy to be involved in service to others in the program of Landis Homes.

Edward M. Longenecker

Edward M Jongenester

Executive Director

LANDIS HOMES BOARD OF DIRECTORS



Front Row: left to right, Mervin H. Nolt, Dr. Kenneth Brubaker, Lynn L. Roth, Lois Good. Second Row: Rozanne Zimmerman, Glenn Weaver, Irvin Martin, Mark G. Landis, Kendig Miller, Harold M. Horst. Absent: Carlton Miller, J. Glen Hostetler.



Executive Director, Ed Longenecker and Board Chairman, Ken Brubaker team up in a recent board meeting.

THE YEAR IN REVIEW



Senator Noah Wenger has encouraging words at fifth anniversary celebration.



Chicken to go.

Date

Adult Day Care Celebrates Fifth Anniversary

Chicken Barbeque and Fellowship Day

CCAC Certification formally presented to Landis Homes

Annual Meeting

Closed Circuit TV System installed at Landis Homes

The First 30 Years is presented

The Garden Room opens

Annual Staff Banquet

Harvest View completed and the first residents move into Harvest View

The Bank of Lancaster County opens its doors

at Landis Homes

January 17, 1995

The Formal Dining Room opens February 8, 1995

Volunteer Banquet

April 27, 1995

Benefit Golf Tournament

June 16, 1995

Date

August 1, 1994

September 10, 1994

September 22, 1994

September 22, 1994

November 1994

November 20, 1994

November 22, 1994

December 1, 1994

January 16, 1995



Golf tournament participants enjoy their dinner.

NURSING CARE SERVICES EXPANDED

n the past year Landis Homes Retirement Community has continued to grow. Growing things change...changing things challenge us. The challenge for the nursing staff in the past year has been to provide quality care to a rapidly increasing population of "residential" and "independent living" residents. Through a contract with VNA (Visiting Nurse Association) that service is now in place.



VNA nurse Gerryanne Cauler consults with Marty Bucher.

Independent residents are now able to receive increased medical assistance in their homes. Along with that extension of nursing and medical services VNA provides a daily wellness clinic and individualized consultation and teaching.

It's all part of the Landis Homes effort to live out it's Health Care philosophy - protection of resident independence and dignity.

Further care is also planned to meet the unique needs of residents with Dementia/Alzheimer's. Staff education, re-programmed health care services and a new Special Care facility are all in various stages of

planning. The current planning and design phase is crucial to the long term success of Special Care. It sounds like another challenge with an important pay-off in improved care.

Health - growth - change - challenge! It's all part of the health care scene at Landis Homes.

ART FUND BLOSSOMS

he Landis Homes Art Fund began spontaneously at a meeting with representatives of residents, staff, board members, and the People's Place Gallery. It was a meeting to select local works of art to hang in Harvest View. The original vision was to host the creative gifts of the surrounding community rather than hang art work which just "blends" in with the color schemes of the building.

The group of persons at this first meeting was so enthused by the idea several pledged a donation to this fund on the spot. The hope was to provide a fund for acquiring art, perhaps one piece at a time, on an ongoing basis. The Landis Homes community would be enriched and it would also be an enrichment to the larger community. School groups and others can make use of this gathering of local works of art.

The result so far is a wide variety of paintings, prints, photographs, ceramic and fiber arts. It is stimulating to both the eyes and minds of those who live and visit. An Art Walk Guide has been developed to give some background and description of each work. Some of



Dining is enhanced for the Messners and Heilmans by a piece of artwork acquired by Art Fund

the artists are relatives and descendants of Landis Homes' residents.

Currently in process is a proposal for the gathering of future works of art through an agreement with Lancaster Mennonite High School. Each year Landis Homes would receive a judged student's art work and the high school would receive an Art Scholarship donation; a benefit for all concerned.

Another feature which has developed is the creation of two mini-galleries. They will house on a rotating basis

several works on loan from local artists. The works will hang for six months and then be replaced by works of a new artist. With each new artist an opening reception will be held where the artist can talk with residents and other visitors.

What started as a spontaneous idea is blossoming into a concept which is an asset for both present and future generations.

LANDIS HOMES GOES ON THE AIR

nity in family life begins with timely communications. The Landis Homes family has been blessed with access to West Bethany Chapel services and other planned community activities through a newly acquired closed circuit television system. Many are enthusiastic in their

expressions of appreciation for a system that allows them to "visit" special events from the comfort of their homes.

Even daily happenings become family news. Birthdays, anniversaries, daily activities, and hospital stays are communicated routinely on closed circuit TV. As a result family affairs gain wider participation and support.

Carolyn Hoover administers the new communications network for Landis Homes. It is an important link in the day for many residents.



Technician Stu Landis enjoys operating the new camera equipment which broadcasts live programs throughout the community.

LANDIS HOMES' HISTORY DEDICATED

s Landis Homes made plans for celebrating its 30th anniversary the idea of a history book was proposed. Though it seemed more appropriate to consider such an undertaking at a 50- or 100- year milestone it was decided to go forward. The most compelling reason for pursuing the project was the

availability of persons who were instrumental in the formation and early years of Landis Homes. These persons, including residents, board members and staff were invaluable in contributing facts, stories and old photographs to the work.

A. Grace Wenger, resident and then Landis Homes' board member, consented to research and write the history. She worked with a committee in gathering interviews and photographs. When her work was completed there was no question as to whom the book would be dedicated. George Leaman, who was the first administrator and a current resident was chosen. He has been a part of Landis Homes from day one and throughout its 30 years. The book titled *The First Thrity Years*, was presented by Grace to George at the 30th Anniversary Celebration on November 20, 1994.



Grace Wenger presents George Leaman with the first copy of Landis Homes history "The First Thirty Years".

THE AUXILIARY CONTRIBUTES TO A CELEBRATION

Facilities and Planning, asked Rozanne Zimmerman, President of Landis Homes Auxiliary, if the auxiliary would make a quilted wall hanging for the 30th Anniversary of the community. In April of 1994, the project began with the auxiliary holding working meetings. Jean Horst (Mrs. Marlin), designer of quilts was asked to lend her expertise. Following consultation with her it was decided to use the auxiliary logo on the wall hanging. The design includes a cross with hands inside a heart and the words Loving, Sharing, and Caring.

aul Martin, Director of



L to R: Rebekah Landis, Emma Sensenig and Mary Myer display the commemorative quilt.



Rozanne Zimmerman presents plaque and quilt to Ed Longenecker.

The colors of the wall hanging are coordinated with the lobby colors at Harvest View's main entrance. Rebekah Landis, a resident of Landis Homes, coordinated the quilting by seven residents. Mary Myer did the applique, while Emma Sensenig did the embroidery. The quilt took seven weeks until October 27, 1994 to finish. The quilted wall hanging was presented to Executive Director Ed Longenecker on Sunday November 20, 1994, at the Thirtieth Anniversary Celebration in West Bethany Chapel. A plaque hangs on the wall to show it was donated by the Auxiliary.

The Auxiliary who believes: "Quilters create the heirlooms of tomorrow," wants to thank everyone who contributed their time and talents to complete this beautiful wall hanging. God bless you all!

BANKING ON CAMPUS

n response to a number of resident requests and following a careful review of several proposals, Landis Homes management entered into an agreement with Bank of Lancaster County in January 1995 to provide banking services to Landis Homes residents.

The Bank, eager to greet the new residents moving into Harvest View, opened a temporary location on January 17, 1995, one day after residents began moving in. On July 17th they moved into their permanent location in a newly renovated area of Building F. They are providing full service banking including the rental of safe deposit boxes.

Bank of Lancaster County's executive vice-president, Roger Moyer said he is pleased with the response to their programs. Banking activity has exceeded the bank's projections. The



Bank representative Bonnie Kauffman serves the banking needs of a resident.

Landis Homes
community is grateful
for the professional and
friendly service being
provided by bank
associates, Bonnie
Kauffman and Mary
Ellen Risser. We all look
forward to a long and
mutually beneficial
relationship.

HARVEST VIEW RESIDENTS JOIN THE COMMUNITY

This is an adaptation of a report originally given by Marian Buckwalter at the June 14, 1995 semiannual residents association meeting.

e would like to take just a brief backward glance....

In November 1992 after many months of deliberations in board meetings,

staff committees, and meetings with architects and builders, we were ready to offer accommodation in this projected new facility which was then known as Building L!

The first person made a down payment and signed on for an apartment on February 6, 1993.



Harvest View completed.

In the succeeding months, through 1993 and 1994, my colleague Deb Laws-Landis and I spent many hours interviewing prospective residents, some who had been on the waiting list for many years and some who more recently had become aware of the possibility of retirement living at Landis Homes. Many residents were involved in that process, freely opening their apartments for tours

and participating in meetings for prospective residents, where they shared their experiences of living at Landis Homes.

As of this report, 120 of the 125 apartments are occupied. In reflecting over the past six months in particular, we realize that we have **many** reasons for which to give thanks to our Heavenly Father.

- The building program coming to completion without major snags.
- Moving in could begin on January 16 as scheduled many months earlier.
- Favorable weather throughout the winter.
- The stories which many persons have shared of experiencing a special sense of God's leading as they have made the decision to move to Landis Homes.
- The physical strength and resilience which persons experienced as they worked through the scheduling and holding of sales, worked through all the paper work and logistics of moving in, dealt with all the emotions involved in downsizing, pulling up roots and putting them down again in a new setting.
- The tolerance of all the Landis Homes residents who lived with noise, dirt and inconvenience throughout the period of construction.
- Staff teamwork in attending to all the details of welcoming and orienting 170 new residents.

 Resident Council officers and other residents who made welcome visits to residents of Harvest View.

 Growth that has come and continues to come for all of us as we are asked to change some of our familiar patterns and ways of doing things in order to integrate this large

group of new family members.



Harvest View residents gather at a social event.

There are many, many things of interest that could be shared about the persons who have moved into Harvest View.

• A current board member and a former board member have become residents...

Mervin Nolt has been a member and treasurer of the board since 1984.

Luke Bomberger was chairman of the Advisory Committee and what later became the Landis Homes Board

from 1979 to 1987 and a member up to 1993.

- One person moved here from the house in which she was born 83 years ago. In contrast to that, one couple who moved here had 22 prior moves in their married life. He worked for a company who believed in transfers.
- The move was a long one for some and a short one for others. One couple moved here from Florida and another couple moved from less than a mile away.
- Almost all of the buildings at Landis Homes were constructed by two builders: the companies of Abram S. Horst, Inc. and Earl F. King, Inc. Both Abe Horst and Earl King are now residents in Harvest View.
- At least one of our residents is a pilot. He has recently taken aerial photos of our Landis Homes campus for us.
- We have two Paul L. Martins living in Harvest View and they join resident Paul Z. Martin and staff member Paul M. Martin to make four Paul Martins on campus. That will be an ongoing challenge for the mail sorters!
- John Hershey and Rohrer Hershey, with their spouses, joined four sisters already living on campus to make our first group of six siblings living here at one time. Family reunions should be easy for them to get to!
- Some persons have come with many connections in the community and some come with no connections, giving Landis Homes the opportunity to be their family.



Standing among her belongings, Marguerite Sauder is the first resident to move into Harvest View on January 16, 1995.

It is our prayer that the Landis Homes family of now nearly 700 residents and more than 200 staff persons will continue to live and work together in a spirit of Christian love and care for one another.

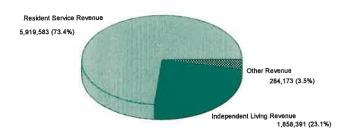
STATEMENT OF REVENUE AND EXPENSES

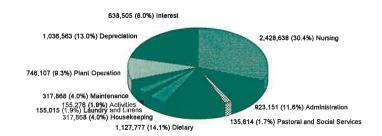
July 1, 1994 to June 30, 1995

Operating Revenue							
Resident Service Revenue	5,919,583						
Independent Living Revenue	1,858,391						
Other Revenue	284,173						
TOTAL OPERATING REVENUE	8,062,147						
Operating Expense							
Nursing	2,428,638						
Administration	923,151						
Pastoral and Social Services	135,614						
Dietary	1,127,777						
Housekeeping	317,868						
Laundry and Linens	155,015						
Activities	155,276						
Maintenance	317,868						
Plant Operation	746,107						
Depreciation	1,036,563						
Interest	638,505						
Other	126,820						
TOTAL OPERATING EXPENSE	8,109,202						
Income from Operations	(47,055)						
Non-Operating Revenue							
Contributions	162,007						
Farm Operations	5,985						
TOTAL NON-OPERATING REVENUE	167,992						
Excess of Revenue Over Expense	120,937						

1995 Operating Revenue

1995 Operating Expenses





2,747,295

32,814,048

BALANCE SHEET

June 30, 1995

Assets

Cash	200,549				
Accounts Receivable	744,642				
Prepaid Expenses	81,474				
Investments	1,882,655				
Designated Assets	2,945,711				
Scholarship Fund	5,999				
Caring Fund	58,304				
Endowment Fund	20,000				
Fixed Assest (Net)	26,874,714				
TOTAL ASSETS	32,814,048				
Liabilities and Fund Balance					
Current Liabilities	929,057				
Deffered Revenue/Deposits	13,025,529				
Long Term Debt	13,440,521				
Unrestricted Fund Balance	2,671,646				

TOTAL LIABILITIES AND FUND BALANCE

Restricted Fund Balance

MORE THAN FINE FOOD

he Harvest View project provided some very exciting and rewarding opportunities in the west campus food service program. Landis Homes staff worked jointly with Culinary Service Network to address the dining demands of a growing West campus community. Early 1995 marked the completion of the

newly remodeled main dining room and kitchen as well as the opening of the new Garden Room. It has been heartwarming to observe, through this long process, how well the resident and the hard working food service staff adjusted to these new surroundings.

A newly formed resident committee also contributed significantly to the smooth transition with many helpful suggestions.



The Garden Room with its soup and salad bar, becomes a popular eating place.

have become popular gathering places for residents to meet with friends and family while enjoying a good meal together.

The Food Service Department looks forward to another year of providing residents and their guests with an enjoyable dining experience.



Residents receive waitress service in the newly refurbished West main dining room.

The committee includes Mary Zimmerman, Elizabeth Hershey, Lillian Elliott, Grace M. Stauffer, Evelyn Martin, Miriam Shenk, Jean Chew, Lois Messner and Martha Zimmerman - the West kitchen supervisor.

Residents now have the choice of enjoying the waitress service in the beautiful main dining room or the self-service in the cheerful new Garden Room. It is exciting to observe how both dining rooms seem to



Residents enjoy a meal in one of the recently redecorated dining rooms on the East Campus.

WE CELEBRATE OUR VOLUNTEERS

'n late April 240 volunteers were invited to a recognition dinner and program at the Neffsville Mennonite Church Fellowship Hall. Centered on the theme "Volunteers are Ageless", skits done by staff and teen volunteers portrayed the work of volunteers throughout the history of Landis Homes.

During the 1994 calendar year, volunteers ranged in age from 15 to 101. The teens and those over 90 were given special recognition at the dinner. The person at each table who had served the most years received the centerpiece.

Volunteers serve in 12 departments throughout the campus. Already new residents in Harvest View are volunteering their services to meet the needs of a larger community. Landis

Homes could not survive without the faithful service of our volunteers. Almost 38,000 hours were donated by volunteers in 1994. Listed below are those persons who contributed 25 hours or more during the past year. We thank each one.

Non-Resident Volunteers

Katie Augsburger Ruth Bechtold Naomi Beiler Sheila Bright Roy Brubaker Gloria Dougherty Sarah Enders Rohrer Eshleman

Linda Fisher Malinda Fisher Joyce Gehman Ruth Giagnocavo Blanche & John Gingrich Joan Gingrich Twila Gingrich



Youth group mulches flowerbeds.



Volunteers Ada Landis, Eleanor Good and Miriam Hershey prepare corn for resident corn-on-the-cob meal.

Tiffany Haines Naomi Harnish Martha Heisey Becky Herr J. Eby Hershey Lois Hollinger Katrina Horning Mary Hurst Trella Kauffman Darryll Keener Florence Keener Esther Kennel Erma Landis Gladys Landis Leroy Landis Ruth Lapp Mary & Paul Lefever Florence Weber Betty Martin Esther Martin Lois Martin

Marilyn Martin Mary E. Martin Ruth M. Martin-Elsie Matz Gloria Miller Shirley Ranck Rosie Rohrer Shawn Shaub Nancy Shreiner Madeline Sollenberger Elma & Paul Spangler Gloria Spiese Chervl Stahl Elma Stoltzfus Marian Weaver Velma Weaver Miriam Wert Sarah B. Zook

Resident Volunteers

Ruth Balmer
Esther Becker
Evelyn M. Becker
John Becker
Miriam Bell
John Boll
Cora Book



Weavertown church volunteers house clean rooms in Unit B.

Harold Book Anna G. Bowman Luke Bowman Ethel Brendle Margaret Breneman Martha Breneman Catherine Brubaker Irma Brubaker Laura G. Brubaker Paul Brubaker Ella Buchen Martin Bucher Erma Buckwalter Lester Buckwalter Martha Charles Jeanne Chew Blanche Cochran Betty Denlinger Margaret Denlinger Naomi Denlinger Vivian Denlinger Willis Denlinger

Anna S. Eby Arlene Eby Clair Eby Lloyd M. Eby Martha Eby Verna Eby Anna Eichelberger Bard Eichelberger Lillian Elliot Betty Enck Anna Esch Vernon Esch Wilbur Esch Eli Esh Sadie Esh Myra Finkbiner Esther Fisher Mary Fritz Etta Gingrich Cora Good Maggie Good Quentin Good Helen Gotien Maude Groff Florence Hamel Joe Hamel Elizabeth Harnish Ramona Hartman Francis Harvey Reba Herr Elizabeth Hershey Emma Hershey Martha Hershey Miriam Hershey Grace I. Hess Mahlon Hess Daniel High Nora High Vivian Hoffmeier Helen Hollyday Bill Hollyday Mary Honaman Blanche Hoover Anna Horning Ida Hummel Ruth Hummel Leah Hummel

Bertha Eberly

Gundrun Kartevold Alma Keener Helen King Mabel King Elva Krady Elizabeth Kreider Rebekah Landis Ruth L. Landis Elizabeth Leaman Evelyn R. Leaman Charles Lefever Emma Lefever Marion Lefever P. Mylin Lefever Grace Lehman Titus Lehman Marian Lichty Elsie Long Mabel Marner Aaron H. Martin Amy Martin Elsie Martin Evelvn Martin Nora Martin Paul Z. Martin Myrtle McGinnis Chester McGuigan Mildred McGuigan Helen McLaughlin Richard McLaughlin Mary B. Mellinger Mary B. Metzler Abner Miller Anna L. Miller Bertha Miller Betty Miller Edna Miller Francis Miller J. Kendig Miller Mary M. Miller Kathryn Mohler Martha Myer Mary K. Myer Williard Myer Ephraim Nafziger Mary Emma Nafziger Clarence Nissley

Reba Nolt Rebecca Oberholtzer Geraldine Peters Olive Reese Ada Rutt Clayton Sangrey Richard Sauder Dorothy Scott Robert Scott Blanche Sensenig Emma Sensenig Luke Shank Ruth Shank Irene Shenk Miriam Shenk Anna Shirk Ida Slaymaker Ruth Slaymaker Lois Smith Anna Mae Snader Mary E. Snader Moses Snader Grace M. Stauffer Ruth Stauffer Dorothy Stoltzfus Fannie Stoner Anna Mae Swanenburg Anna Todd Ella Weaver Harry H. Weaver Helen Weaver Ivan Weaver Norma Weaver Paul H. Weaver Grace Wenger Esther Wentling Earl Wert Ida Winters John Winters Ruth Wissler Grace B. Witmer Laura S. Witmer Lester Wyble Irene Yost Sadie Yost Gus Young Mary Zimmerman Ruth Zimmerman

Chester Nolt

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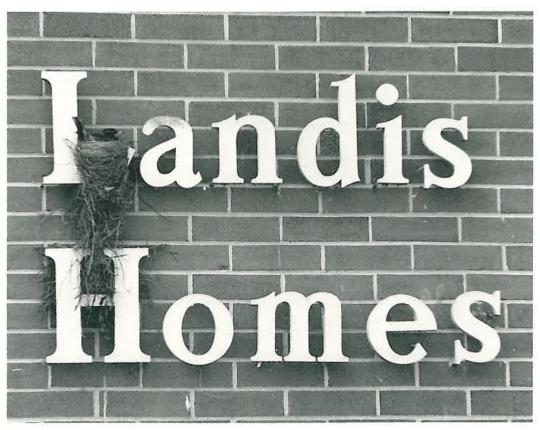
Resident Betty Miller enjoys growing her own vegetables.

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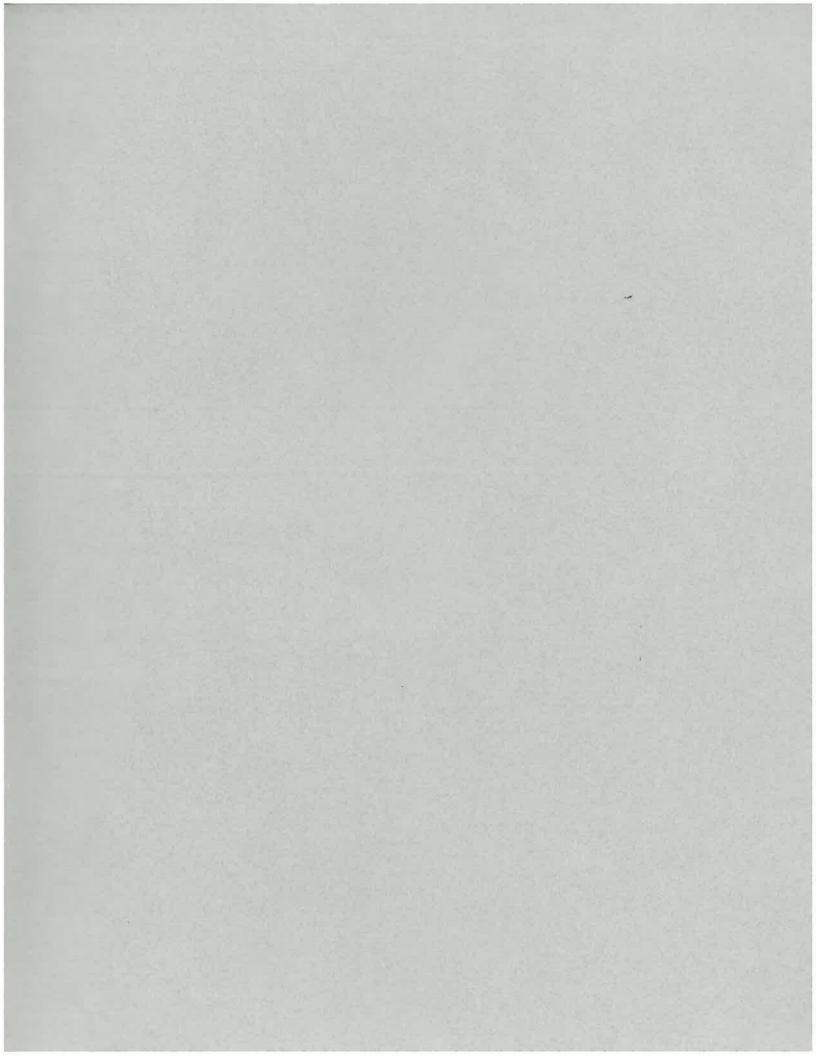
Luke and Anna Shank Aaron and Anna Shenk David and Diana Shenk Donald Shenk Gerald and Ruth Shenk Helen Sherk Calvin L. Smoker Alice Snyder Staco, Inc. B. Leon and Nancy Stauffer Ruth Stauffer Stauffers of Kissel Hill Steif Concrete Work, Inc. Florence E. Stemplinger Stevens & Lee, PC Miriam Stoltzfus Stone Barn Carpet, Inc. Grace D. Surujpaul Anna Mae Swanenburg The Sharp Shopper Lois A. Thomas David and Elizabeth Thompson Triangle Refrigeration Co. Turkey Hill Dairy, Inc. Burnell and Carolyn Ulmer Susan E. Voth Weaver Markets Weaver Memorials Weaver Outlet Stores Edith Weaver Glenn and D. Anne Weaver Harry Weaver Joyce Weaver L. Virginia Weaver Marian and Melvin Weaver Richard and Ruth Weaver Clara Weber Wickes Lumber Williams Apothecary John and Ida Winters William and Sara Wister Violet Wolgemuth Zimmerman's Hardware Elmer and Elizabeth Zimmerman Esther B. Zimmerman Rozanne Zimmerman Larry J. and Dawn M. Zook Sarah Zook



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"Even the sparrow has found a home, and the swallow a nest for herself."

Psalm 84:3



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Landis Homes Retirement Community 1001 East Oregon Road • Lititz, PA 17543 (717) 569-3271