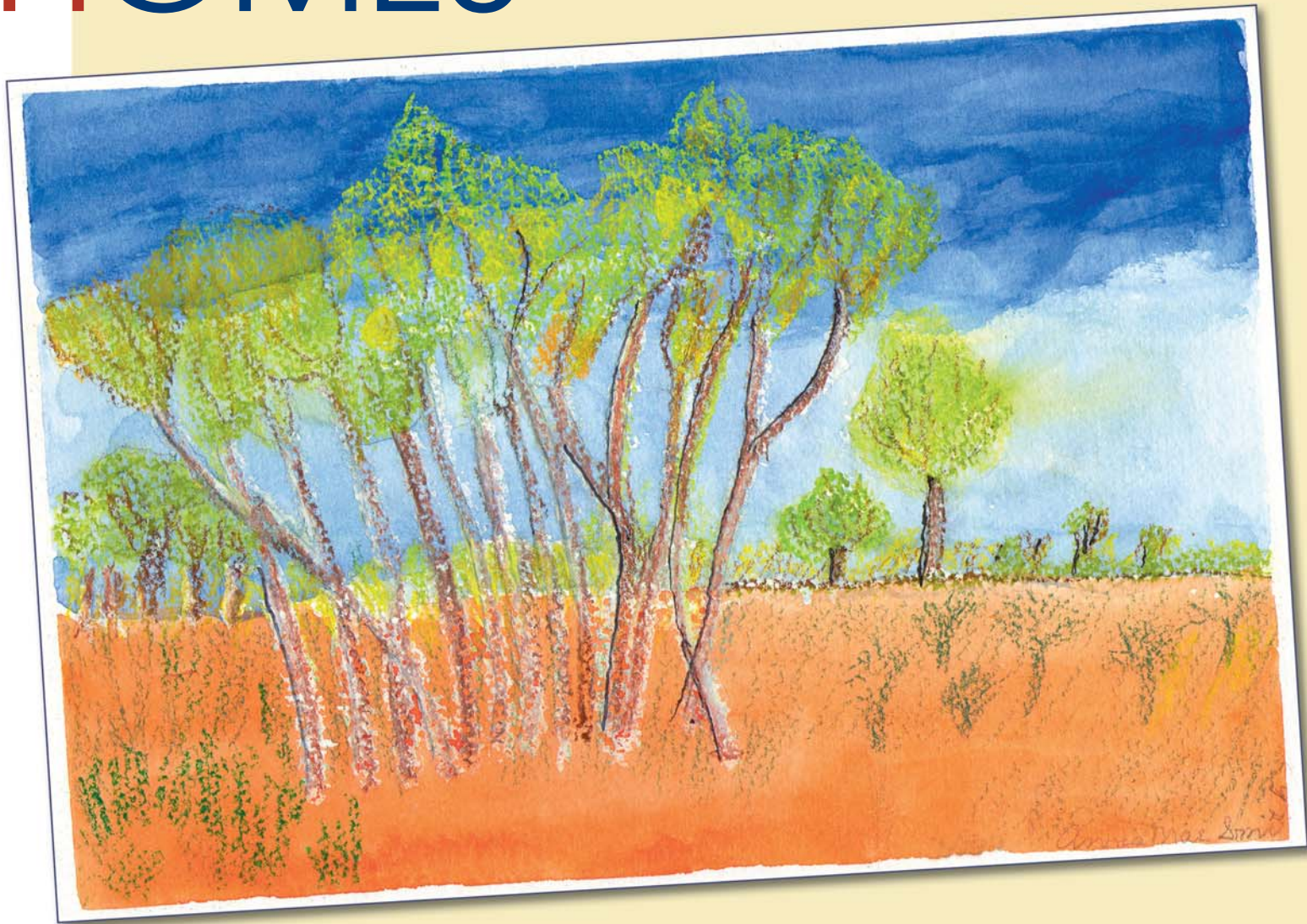




EPISCOPAL

# HOMES



**Annual Report • 2003**



# Episcopal Homes

*Board Chair Jean Probst and Marvin Plakut, President, celebrate the journey of a dream as Cornelia Place progresses from blueprints in 2003, to construction site in 2004, to in-town address of choice for independent seniors in 2005.*

Newness continues on multiple fronts at Episcopal Homes. 2003 was full of planning and developing and improving upon the work that Episcopal Homes has been doing since 1894.

As we advanced financing options for our latest senior housing building, we knew that big things would soon follow. . . construction would begin in early 2004, spurring new donors to join our capital campaign. . . we would be much closer to providing safe and wonderful homes to 50 more senior households in the exciting urban area that is Saint Paul's Midway. . . we would finally be completing our Episcopal Homes campus at University and Fairview, and all of our residences would be connected.

Our *Celebrate the Journey* capital campaign is all about leadership and service – for our residents and their families, for our immediate commercial and residential neighbors, for the improvement of our local community, and for a beacon to shine on Saint Paul housing options that lift the spirit through design, aesthetics, services, and access to endless options. Our organization is all about life and affirming its wonder, even as we age with dignity and distinction.

The national and regional awards we have received over the last few years tell us that we're on the right track. We certainly appreciate that recognition. Yet, the recognition we aspire to most is that which comes from observing the blossoming of people in our Episcopal Homes' community through friendships, discovering new talents, unending zeal for more knowledge of our world and that which interests us most, and being at peace with the vicissitudes of life as one progresses through the years. When a resident comes up to us and says, *"I love it here, and this is why . . ."* our reason for being has just been affirmed.

The history of Episcopal Homes is a full of inspiration. Being a part of its current chapter is fulfilling well beyond what any of us had imagined. To our residents, friends and donors, staff, and all who pass through our doors, *thank you*, indeed, for adding to our history, our inspiration, our fulfillment. Let us all continue to enjoy this journey together.

A handwritten signature in black ink that reads "Jean Probst".

Jean Probst  
Chair, Board of Trustees

A handwritten signature in black ink that reads "Marvin J. Plakut".

Marvin J. Plakut  
President and CEO

**Our cover artist, Anna Mae Smith**  
Anna Mae will celebrate her 100th birthday this year. She created our cover art in Episcopal Church Home's Monday art class where she is one of the regulars. *"Spring"* is an oil pastel drawing with a watercolor wash. May we all see the world with such joyous wonder regardless of our age!



# Iris Park Commons

*Following in the footsteps of the residents they serve, Board Chair Barbara Merrill and Manager Mark Ladwig take the path to the pond with the fountain in our own private park.*

2003 was a year of growth for Iris park Commons, both in numbers and in spirit. The 20 new apartments that opened in mid 2002 were filled early in the year, and that increased our number of residents by over 50%.

By the end of the year, the influx of new residents had bonded with the residents of the 11 year-old "original" Iris Park Commons to create an active, involved "community of heart." Participation in community activities skyrocketed, from the social hours in the Rhodes Room to the exercise classes in the Activities Room to the hymn sings in the Parkside Room to the shopping excursions in the Iris Park Commons bus.

Then, there were the Stone Soup Nights during the chilly months where residents got together to chop, slice, dice and simmer-up savory kettles of "stone soup" to share with their neighbors at dinner. Also the lunch trips to favorite restaurants and field trips to cultural points of interest around the town. Other highlights included the planting of our "Prairie Restoration Park," a project initiated by residents Verna Beaver and Lorraine Grunke, and the wedding of residents Mark Maykoski and Anita Lake in the chapel next door at Episcopal Church Home.



At the same time that Iris Park Commons was becoming a more active community, it was also becoming an older community. In 2003, the average age of our residents rose from 84 to 87. This is a tribute to the supportive services we provide to help our residents "age in place." Even so, 2003 saw a record number of residents having to move on, most of them to Episcopal Church Home.

Finally, to meet the growing need for affordable senior housing in the Midway area, 2003 was the year in which the groundwork was laid for making a number of apartments available to people with qualifying limited incomes through various County programs. We believe that limited income should not have to limit one's quality of life.

**Left:** "Hail, hail, the gang's all here!" Actually, only about HALF of the gang is here. This is a tough crowd to flag down for a photo because so many of our residents are always on the go. The freedom and convenience afforded by our menu of supportive services helps make that possible. **Right:** Every month during the chilly season, residents chop, slice, peel and dice to simmer-up a savory kettle of "Stone Soup" – and a memorable community dinner.



# Church Home Auxiliary

*Norma Anderson, President of the Episcopal Church Home Auxiliary, and Volunteer Director Cami Farley in the Gift Shop where every sale helps support a lot of “nice things.”*

Conveniently located on Episcopal Church Home’s first floor, the Gift Shop has been making residents and visitors smile since 1984. Not just because of the many fun and thoughtful gifts it carries, but also because the proceeds from each sale are used to do “nice things” around the Church Home and for the loved ones who live there.

The Episcopal Church Home Auxiliary operates the Gift Shop and Cami Farley, Director of Volunteer Services, is responsible for keeping it stocked with merchandise that you won’t find everywhere else. Pricing is kept midway between wholesale and retail in order to make the gifts more affordable for residents, visitors and staff. In 2003, proceeds from sales totalled \$1,100. Without that money, the following “nice things” simply would not have happened:

- Buying comfy new seat cushions for many of the chairs in the Church Home’s courtyards.



- Taking a group of six residents in wheelchairs (each with a staff or volunteer escort) to a Twins game.
- Taking a group of eight residents (plus four staff and volunteer escorts) on a Mississippi paddleboat cruise.
- Taking a group of eight residents (plus four staff and volunteer escorts) to explore “Underwater World” at the Mall of America.

Next time you visit the Church Home, come in and browse!



## Episcopal Church Home Auxiliary Board

Norma Anderson (President)  
Katherine Shaw (Vice President)  
Helen Gresko (Secretary)  
Betty Lund (Treasurer)

### Governors at Large

Rachel Kimbrell  
Kay Mathes  
Jean Millin  
Mary Ann Sly  
Jeanette Wickstrom

**Left:** Something in the Gift Shop is bound to bring a smile.

# Seabury

*Changing the face of “subsidized housing” are Board Chair Barbara Merrill, Manager Kire Meyer and Seabury’s vibrant resident community.*

July 15, 2003, marked Seabury’s first anniversary. In just 12 months, fifty strangers had become neighbors, and those neighbors had become a vibrant, caring community.

By the end of 2003, the Seabury community’s list of accomplishments could have been held up as a model for communities everywhere. At the heart of it all is the Resident Council that was formed early in the year. It plans community activities and works with Manager Kire Meyer as needed to make them happen. Council initiatives included:

- Monthly Potlucks (to which residents of Iris Park Commons and the Church Home are always invited).
- A first Annual Bake Sale that raised enough money to buy some patio chairs that the community wanted.
- A Wellness/Blood Pressure Clinic with a Registered Nurse twice a month, plus Exercise Class twice a week.
- A weekly Movie Night, Bible Study, Trivia and more.
- Scheduled shopping trips twice a week (made possible by Kire passing her bus test at the Council’s request).



But group activities are only one measure of “the Seabury spirit.” Two residents volunteered to be the community’s gardeners. They take beautiful care of the indoor plants on each floor, and the flowers and bushes outside. Another resident has made it her mission to be there for her neighbors when they get sick or suffer a fall. She checks in on them every few hours to see if they need help with anything from preparing a meal to running an errand.

The Seabury spirit extends to the surrounding community as well. Several residents volunteer at the Church Home. One makes baby quilts and donates them to area hospitals and shelters. One does volunteer tax preparation work for residents of senior housing buildings in the area (including Seabury), and another does grocery shopping for elderly members of her church. How many communities, regardless of income, have accomplished so much in so little time?

**Left:** The Seabury Singers serenade their neighbors at one of the monthly pot luck dinners.

**Right:** Residents celebrate their first anniversary of being a community.



# They made a difference that enriched people's lives

Bonnie Pellowski  
Jan Pereyra  
Helen Peterson  
Viola Peterson  
Dorothy Pfeiffer  
Jean Probst  
Mary Quinlan  
John Relf  
Jennie Rice  
LeRoy Rice  
Alma Risch  
Joyce Risser  
Jeri Ryckman  
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Isabel Smith  
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Judith Stenholz

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Gloria Thayer  
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Debbie Tretter  
Tania Trinh  
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Helen Utberg  
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Mary Frances Walker  
Christine Warne  
Ruth Weise  
Ken Whitney  
Jeanette Wickstrom  
Limmie Wiggins  
Barbara Wilkinson  
Frank Willkie  
Diane Wittenberg  
Marion Zajac  
Kelly Zentic

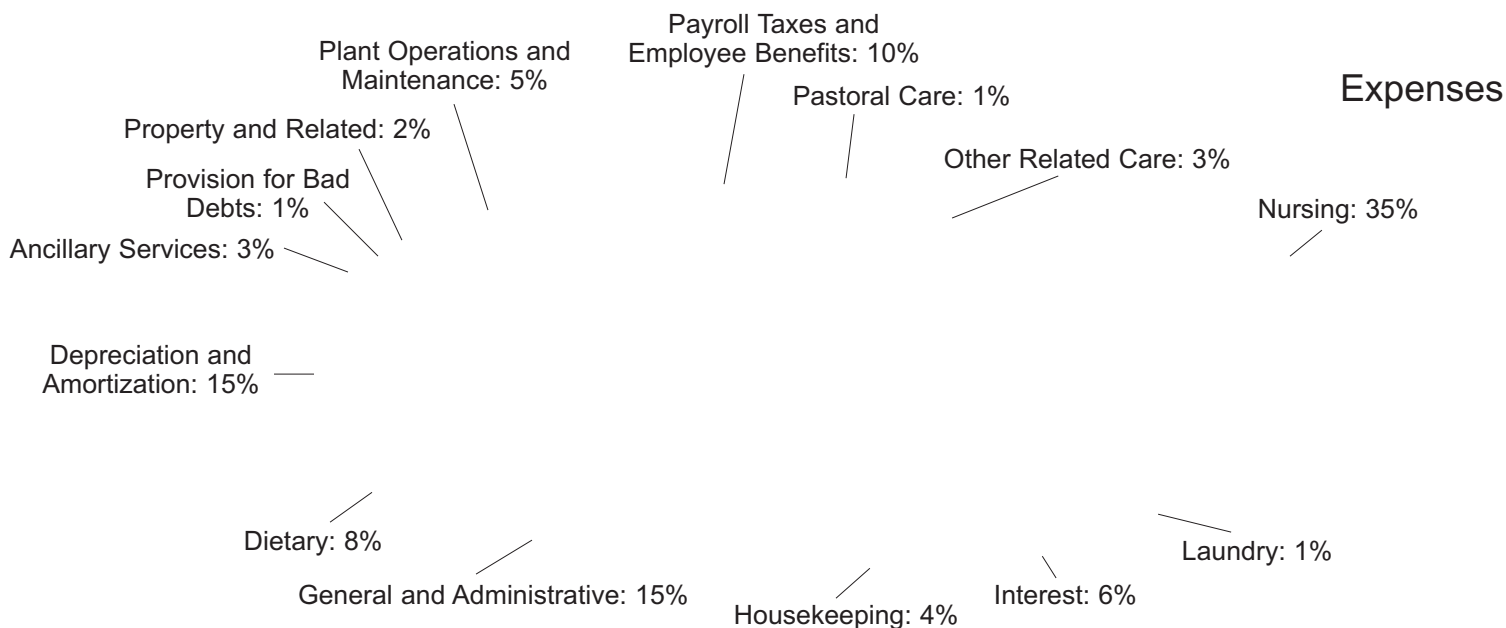
Bud Berry (as Santa)  
Bethel Choir  
Bethlehem Lutheran Choir  
Church Home Resident  
Bell Ringers  
Concordia College  
Writing Classes  
Family Learning Center  
Students  
Galtier School Students  
Girl Scouts of the French  
School  
Girl Scouts of Holy Spirit  
School  
Girl Scout Troop #447  
Head Start of Roseville  
Dick Kampmeyer Slide  
Shows  
The Country Steppers  
The Larks  
The Leaguairres  
Meredith (Scotty) Daniels  
(Computer Training)

Gil Kiekenapp (Pianist)  
Anita Lake (Pianist)  
Midway Training Services  
Mounds Park Academy  
Norwich Singers  
Milt Posse (Square  
Dancers)  
Kenwood Chamber  
Orchestra  
Sally Reynold Singers  
Longfellow School  
Saint Paul Public Library  
West 7th Salvation Army  
Winter Carnical Senior  
Court  
St. Ann's Guild (Bingo)  
St. John the Evangelist  
Bell Choir  
St. Luke's Birthday Guild  
St. Thomas English  
Language Students  
Skills for Tomorrow  
High School Students

Christmas Carolers from:  
Jehovah Lutheran  
Messiah  
St. Alban's  
St. Christopher's  
St. Clement's  
St. Luke's

**You can make  
a difference too**

Call **Cami Farley**  
at **651-632-8842**  
to learn how you  
can enrich the lives  
of the people who  
live on our campus  
simply by being  
yourself. No major  
time commitment.  
Even an hour will  
make a difference  
that matters.



# Heartfelt Thanks to our Volunteers of 2003

Saif Alkethi  
 Norma Anderson  
 Rose Anderson  
 Alma Axthelm  
 Malon Ballard  
 Gloria Banks  
 Janice Barrett-Menzel  
 Verna Beaver  
 Louis Blevin  
 Beth Blick  
 Ruth Boie  
 Ann Broxterman  
 Pat Brynteson  
 Evelyn Bucholz  
 Sarah Buhn  
 Diane Campbell  
 Eileen Caufield  
 Louise Cederholm  
 Gene Clark  
 Olive Coe  
 Jo Connelly  
 Irene Cotton  
 Barb Danley

Gloria Delano  
 Carmen Delcastillo  
 Ellie Desnick  
 Tim Donlan  
 Jo Downey  
 Jessica Druckers  
 Susan Druckers  
 Ahmed Ebaidullah  
 Sarah Edwards  
 Lorraine Engelke  
 Pat Erickson  
 Patricia Eversol  
 Kylie Farley  
 Marjorie Favour  
 Celia Feist  
 Sally Frost  
 Chelsea Fugleberg  
 Nina Gale  
 Anne Greeman  
 Helen Gresko  
 Shirley Hagen  
 Betty Hansen  
 Maxine Hanson

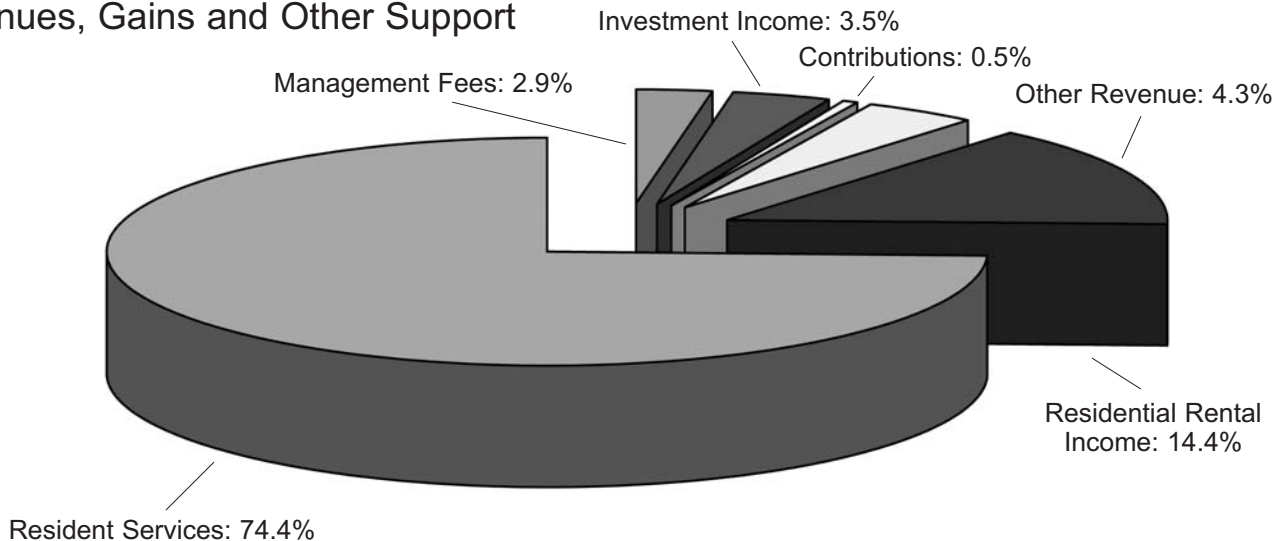
Martha Hatcher  
 Lillian Hedman  
 Ray Hedrick  
 Lois Heinbaugh  
 Mary Heltsley  
 Paul Hicks  
 Paula Hicks  
 Lois Hildebrant  
 Marie Hoelscher  
 Paul Horrigan  
 Megan Hulse  
 Lorraine Hunter  
 Florence Inserra  
 Lillian Ives  
 Augusta Jahnke  
 Marge Jeddelloh  
 Parvathi Jithendranathan  
 Vin Jithendranathan  
 Irene Johnson  
 Mary Johnson  
 Mary Jorgensen  
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 Barbara Noble  
 Doris Nowlin  
 Alice Olson  
 Ann Olson  
 Ellen O'Malley  
 Linda O'Malley  
 Jay Overbaugh  
 Sharon Overbaugh  
 Claire Parsons

## 2003 Financial Overview

Revenues, Gains and Other Support



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     and Elizabeth A. Johnson  
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 Kreckman  
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 Judith Leahy  
 Tinsley and Betty Lee  
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     and Charles Lindeen  
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 Carol Osterlund  
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 Timothy J. Pera and  
     Kathleen A. Culhane-Pera  
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 George and Diane Power  
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 James and Betty Richards  
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 Saint Paul  
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*Gifts from \$250 to \$599*

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*Gifts to \$249*

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Richard and Mary Ellen Haggerty  
Robert E. and Peggy Haines

# Becketwood Cooperative

*Up-beat and in tune: Olive Jean Bailey, President of the Becketwood Board, and Tom Johnson, Manager.*

Becketwood is a resident-owned, resident-governed 210 unit housing cooperative. It's construction was initiated and overseen by the Episcopal Church Home Board of Directors in 1986. Episcopal Homes has provided management services since the very beginning, but because our management



group serves at the pleasure of Becketwood's Board of Directors, it has had to earn its place at the table for each of the past 17 years. For Manager Tom Johnson and his team, 2003 was no exception.

*"Becketwood has the population of a small town," says Board President Olive Jean Bailey, "and we are confronted with all of the issues that every small town faces. Over the years, Tom has become a partner we can trust to help us address those issues successfully."*

One of the issues addressed in 2003 was what to do with the twelve acres of beautiful old-growth oak savannah on which

Becketwood is located. Landscape architect Roger Martin was commissioned to develop a comprehensive long-range plan to be implemented in prioritized stages. Top priorities were the implementation of a tree trimming and maintenance program, a network of walking paths and a memorial garden.

Another issue addressed in 2003 was the high cost of cable television. Working together, the Board and Management negotiated with the cable company. The resulting solution was a flat "building rate" for everyone that was 1/3 the cost of individual subscriber rates.

Like many a small town, the Becketwood community takes its self-governance very seriously. But few communities can match Becketwood's level of citizen involvement. Fully 57 percent of its resident owner-members participate in one or more of the eleven Board Committees or twelve Member Committees. When committee recommendations result in Board decisions, it is often Tom and his team who are charged with implementing them.

*"Once a task is in Tom's corner, we can all relax," says Olive Jean. "We know that it will be done right, and that we'll be kept properly informed every step of the way."*

## Becketwood Board of Directors

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Marcia Fotsch



# Capital Campaign

*Much for all of us to celebrate. Much left for all of us to do.*

Our *Celebrate the Journey* campaign was initiated to address a number of critical campus and community needs that lie beyond the scope of Episcopal Homes Foundation's mission. We are working hard to raise \$6,000,000 to be used as follows.

**\$2,000,000** toward completing our campus with the construction of a 50-unit independent living building (Cornelia Place) that will help address the critical need for affordable senior housing in Saint Paul's Midway area neighborhoods. It will offer a mix of subsidized and moderate market-rate apartments.

**\$2,000,000** to remodel and upgrade Episcopal Church Home. The building is several decades old, so this work must be done as soon as possible in order to fulfill our mission of providing the highest quality care for our residents.

**\$1,000,000** to build a chapel that will be attached to the new senior housing building. The chapel and adjacent community room will serve as a spiritual and social focal point for campus residents, and as a bridge to the surrounding community through making it available to educational and community service groups for meetings and learning.

**\$1,000,000** to create an endowment that will enable us to address unexpected challenges, add a full-time chaplain and provide a wide spectrum of supportive activities for residents and their families.

2003 was an exciting and busy year in the life of our capital campaign. Meetings were held, plans drawn, old

friends were called on, and new friends made. Generous supporters came forward, and we marched steadfastly toward our \$6,000,000 goal.

2003 was also a sad time. Will Gove, co-chair of our campaign and long-time friend of Episcopal Homes, passed away in November. We miss him.

We ended 2003 on a high note. Our first efforts in submitting grant proposals garnered over \$165,000 in funding from Wells Memorial, Inc., The Saint Paul Foundation and our neighborhood St. Anthony Park Bank.

Altogether, grants, gifts and pledges for the year totalled \$1,680,195. Much for all of us to celebrate, but much left for all of us to do. With friends like you, we'll get there!



**Left:** The late Will Gove with fellow Campaign Co-Chair Katy Carlsen.  
**Middle:** Our new senior senior housing building with attached chapel.  
**Right:** How the interior of our new chapel could look when completed.





Episcopal Church Home

Iris Park Commons

Cornelia Place  
(Opening March 1, 2005)

Seabury

University Ave W

Fairview

*Welcome Home!*

 EPISCOPAL  
HOMES

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