



Pennsylvania Alliance of Retirement Community Residents

Joan W. Martin, Newsletter Editor

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The PARCR POST

Welcome to ***The PARCR POST's*** July 2023 newsletter, featuring the following information:

President Lowell Starling reviews our interactions with LeadingAge PA and identifies some future opportunities to strengthen the organization. [Click here](#)

President Lowell Starling reviews the by-laws update. [Click here](#)

Operations Director Susan Martin welcomes members to once again participate in an in-person Quarterly Meeting at Masonic Village in Elizabethtown. Live streaming will also be available. [Click here](#)

Legislative Affairs Director Gail Stelger reviews our relationship with LeadingAge PA and the importance of using their VoterVoice to assist in budget and policy advocacy. [Click here](#)

NaCCRA President Dan Seeger shares part one of *Carefree Retirement: Myth or Reality?* [Click here](#)

Information Sharing: Masonic Village shares information about our July host community. [Click here](#)

PARCR Leadership Team: PARCR Officers. [Click here](#)

The October 2023 edition of the ***The PARCR POST, Issue 10.2***, will be released in late September 2023. If you have an item to contribute, please ask your Community's Staff Contact Person to email parcrpost@parcr.org for details and guidelines. The deadline will be September 1, 2023.

THE PARCR POST

A QUARTERLY NEWSLETTER FOR

PENNSYLVANIA **A**LLIANCE OF **R**ETIREMENT **C**OMMUNITY **R**ESIDENTS

President's Message by Lowell Starling

New Horizons!

What a difference a year makes. Last year by the June Executive Committee meeting, the committee had suffered significant attrition due to health issues and competing priorities. At that point we did not have the resources we needed to continue to deliver our products and services. The Executive Committee members debated our ability to continue as a functioning organization. However, starting in July several talented individuals have joined the organization, and at this June's board meeting we will be discussing new opportunities to grow PARCR and our products.

(continued on page 2)

QUARTERLY MEETING

**July 12, 2023 at Masonic Village in
Elizabethtown**

**10:00 Social Time with coffee and
pastries**

**10:30 to 12:30 in-person meeting
(also live streamed)**

**12:30 to 1:30 Lunch for those pre-
registered, followed by tours**

Presenter: Michael Fiaschetti

MediPlan Connect

Topic: Medicare Education

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VISION STATEMENT

Recognized as an enhanced educational and informational environment for PA CCRC residents



Pennsylvania Alliance of
Retirement Community Residents

MISSION STATEMENT

Promote the exchange of ideas, education, and civic responsibilities of CCRC residents and encourage them to aid in decision making within their communities



Lowell Starling
PARCR President
president@parcr.org

Since Garry Pezzano spoke to us in April about his plans for LeadingAge PA we have been discussing how we might partner with them to strengthen both organizations in supporting our communities and residents. In the meantime, LeadingAge PA has launched an exciting initiative called LTSS Evolve. This initiative is a movement to ignite change within the aging services ecosystem and evolve the way care is delivered and regulated in Pennsylvania. While this is focused on the provider's interaction with the various regulatory agencies, we see a potential role for PARCR to provide input from the resident's perspective.

Around the same time, Governor Shapiro issued an Executive Order tasking the Department of Aging to develop a "Commonwealth Master Plan for Older Adults ("Master Plan"), which shall contain goals, objectives, and initiatives that promote the health, well-being, and quality of life of Pennsylvania's aging population and shall prepare the Commonwealth to deal with the continual changes related thereto." Again, PARCR may be able to serve as the voice of our residents.

Separately, board member Mike Vandenberg, past president of the Kirkland Village Resident Association in Bethlehem, introduced us to the PEER program which has been successfully implemented at KV. PEER stands for

Pennsylvania Empowered Expert Residents. A PEER's role is to empower residents to self-advocate for "quality of care" and "quality of life". Other CCRCs in Pennsylvania may be interested in implementing PEER, so we will be evaluating whether PARCR can team with Kirkland Village to facilitate implementation elsewhere.

Another opportunity arose when board members Joan Martin and Mike Vandenberg served as volunteers and attended the LeadingAge PA conference in mid-May. Mike made contact there with the CEO of White Horse Village whose CCRC residents participate in the CCRC Area Council for the five county Philadelphia area. They have 14 CCRCs in their Council and we are evaluating the value of establishing a relationship with them to partner on initiatives or advocacy.

We don't know how these opportunities will play out and which ones, if any, are worth pursuing, but it is a great feeling to have options to consider instead of struggling to keep the lights on. I'll share more interesting concepts about PARCR's future in the next edition of the POST.

Lowell Starling
 President



Bylaws Update

An updated and streamlined PARCR!

Since January, a team of volunteers worked to update PARCR's bylaws last revised in 2019 to address a number of known issues. These included incorporating temporary changes authorized in earlier meetings by the Executive Committee, resolving conflicting and inconsistent language, and reducing superfluous language. Those updates were approved by the Executive Committee at its regular meeting on March 13, 2023. One result of the changes is that the bylaws are now 8 pages instead of 11.

Besides fixing the issues mentioned above, the name of the PARCR governing body has been changed from the Executive Committee to the Board of Directors. The responsibilities remain the same, but the name is more consistent with most other not for profit corporations. The changes also included increasing the number of Board Members to 15 to increase our bench strength and reduce the likelihood of another staffing shortage like the one we faced last year. Further, the updated bylaws create an Executive Committee of the Board which is a smaller group that can take action, as defined in the bylaws, during the in-

tervals between regularly scheduled meetings of the Board.

The updated bylaws also delete the mention of staff positions such as Committee Chairs since none of the existing chairs actually had a committee. Current chairs will now be designated as Directors or other nomenclature that better defines their responsibilities, but not in the bylaws. For example, Susan Martin, who was the Membership Chair and the Communications Chair, will now be the Operations Director. Current Members at Large are now members of the Board of Directors.

You can see the names and faces on PARCR.ORG as well as the updated job descriptions showing what the people are doing. The new bylaws are posted on the members tab of the website, along with the old 2019 version for comparison.

Lowell Starling

President



Daniel A. Seeger
President, NaCCRA

Carefree Retirement: Myth or Reality?

Part one of two:

When residents enter a Continuing Care Retirement Community (CCRC) or a Life Plan Community (LPC) they become dependent for their future health care and their future financial well-being on how the community manages the assets derived from their entry fees and monthly fees. To be in a position to meet its obligations to residents, the community's business activity must be sustained on a successful trajectory over a substantial period of time.

For each individual community member this period of time begins when they sign the contract and provide the entrance fee, and it ends at the time they leave the community, which is usually at the time of their death. This time span may range from a matter of months to as long as twenty years.

It is, therefore, in the best interests of residents to know on an on-going basis how the provider CCRC is financially positioned to make good on its long-term contractual obligations to them. It is equally important for people considering entering a CCRC to have this knowledge about the community they have in view before they sign a contract.

There are two types of reports typically used by CCRCs in the process of managing their finances.

- One is the annual operating budget and the associated balance sheet, prepared according to Generally Accepted Accounting Principles (GAAP) as determined by the Financial Accounting Standards Board (FASB). It is important to note that these reports use historical data from the most recent year or two to focus on the CCRC's **present** fiscal situation.
- The other financial management tool is a comprehensive actuarial study prepared according to Actuarial Standard of Practice Number 3 (ASOP 3) as determined by the American Academy of Actuaries. Such actuarial reports are based upon assumptions and projections about **future** conditions impacting the community's fiscal health.

So the annual operating budget focuses on the present; the actuarial report seeks to analyze the adequacy of planning for the future.

The most reliable way for CCRC managements to ensure that future obligations to residents are adequately funded is to perform a detailed actuarial analysis every two or three years. Actuarial reports contain unique information found nowhere else among required accounting and operational reporting. These include: (continued on page 5)



Upcoming Meetings

October 11, 2023 Quarterly Meeting

The keynote speakers for the October 11, 2023 meeting at Cross Keys Village in New Oxford will be a panel of industry leaders discussing the challenges and possible solutions facing the Continuing Care Retirement Community (CCRC) industry. Panelists will be Todd Andrews, President, Community Living Division of Asbury Communities, and Steve Jeffrey, leader of the Colligo Group, a multistate consortium of CCRCs. In addition, we will have updates from LeadingAge PA and the National Continuing Care Residents Association (NaCCRA).

Quarterly PARCR Meeting Date	Meeting Location
Wed. Jan. 10, 2024	Bethany Village Mechanicsburg, PA
Wed. April 10, 2024	SpiriTrust Lutheran Sprenkle Drive, York, PA
Wed. July 10, 2024	Quincy Village Waynesboro, PA
Wed. Oct. 9, 2024	To Be Announced
Wed. Jan. 8, 2025	To Be Announced

Carefree Retirement: Myth or Reality? (continued from page 4)

- An analysis of the current and expected demographic characteristics of the residents of the CCRC,
- A summary of management’s financial assumptions which they supply to actuaries for the preparation of the report,
- Actuarial balance sheets giving a 20-year projected flow of revenues and expenses,
- A certification by an accredited professional that the data is dependable and prepared according to professional standards.

Read part two in the next issue of the POST.



Susan Martin
PARCR Operations Director
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The new PARCR fiscal year of 2023-2024 marks its beginning on July 1, 2023. To be up to date for the 2023-2024 fiscal year, your community council or association membership renewal should have been submitted by June 30, 2023. Did you notice the term delegate has been changed to liaison. The three community liaison members are the community contacts who work in connection and in association with the PARCR Board to inform and educate their community residents. It is through the liaisons communicating with the residents information from the meeting programs, legislative briefs, and the PARCR Post that individual community residents join PARCR.

The position of membership and communication has been encompassed into the broader title of operations. I will continue to send the information of the quarterly meetings, maintain the membership rolls, and send and post the legislative and newsletter items to the members.

July 12 Quarterly Meeting at Masonic Village

With the July 4th holiday approaching, note the deadline for registering for the July 12 Quarterly Meeting will be **Monday, July 3rd**. You will have the option to attend the meeting and lunch or the meeting only. If you choose to remain for lunch, you may also indicate your selection to tour various areas of the Masonic Village campus before heading home. As a reminder, members and

guests must preregister their intentions to participate in the meeting by the deadline. PARCR does not accept walk-ins on the day of the meeting. Please note the cost of the lunch will be \$17 which is payable by check with your registration. PARCR does not accept credit cards. Plan ahead when mailing your registration and payment to beat the deadline. If you will be attending the meeting only, you may respond with an email message. Remember to include your name, community, and email address when registering.

The Board will continue to offer the option of live streaming the meeting for those individuals who are unable to travel. If one liaison will be submitting the registration for several community members, the names and emails of all attending should be included in the registration. The Board values your feedback following the meeting. Remember to complete and submit the survey that is sent to you.

Susan Martin

PARCR Operations Director



Gail Stelger
PARCR Legislative Affairs Director
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In the April 2023 PARCR Post, Lowell Starlings' article reported that Garry Pezzano, CEO and President of LeadingAge PA, would be the featured speaker at the April PARCR quarterly meeting. Mr. Pezzano discussed his plans for LeadingAge PA with the focus on their mission to “Advance the evolving continuum of aging services” in Pennsylvania.

LeadingAge PA’s Government Affairs Team meets with legislators of the General Assembly to develop relationships and provide information of the concerns of senior care providers and advocate for changes that will improve the lives of those providing and those receiving aging services. LeadingAge PA has developed a VoterVoice system, which permits providers, recipients, and others concerned with senior services, to contact their representatives of the General Assembly or Congress to advocate for advancing services.

Collective advocacy and LeadingAge PA were instrumental in the Pennsylvania General Assembly approving and the Governor signing into law the historic 17.5% rate increase in the 2022-23 state budget for Medicaid nursing home care, **the first across-the-board funding increase in nearly a decade**. For the 2023-2024 state budget, LeadingAge PA is advocating for a \$99 million investment in the state budget to ensure access to care and help nursing homes meet the Department of Health’s new staffing regulations.

LeadingAge PA's Educational Team provides Webinars, The Learning Portal and Conferences. The Learning Portal is a collection of high-quality education and training resources for long-term care providers. Offerings through the portal provide key resources needed to support our communities which features a variety of training materials, including recorded webinars, tips sheets, presentations, customizable programs, and toolkits.

The 2023 LeadingAge PA Annual Conference was held on May 16 through 18 at Kalahari Resort and Convention Center in the Poconos. Joan Martin, Newsletter Editor, and Mike Vandenberg, Board Member, represented PARCR at the convention. Mr. Vandenberg reported that the speaker lineup was impressive and he found it invaluable learning about the challenges and trends in providing services and care to seniors. Networking with the service providers on the convention floor also was informative and enjoyable.

The 2023-2024 state budget may or may not be passed into law by the time you receive the July PARCR Post. Stay tuned for a PARCR Tidbit for continuing information.

Gail Stelger

PARCR Legislative Affairs Director



MASONIC VILLAGE AT ELIZABETHTOWN

Enjoy Life Your Way

What's new at Masonic Village?

Beyond providing an engaging lifestyle and high quality care for older adults, Masonic Village at Elizabethtown offers opportunities for people of all ages.

Living options on campus include nursing care and personal care suites; retirement living studios, apartments, townhomes and cottages; a children's home for 40 youth; and a home for eight adults with mild to moderate developmental disabilities. We also provide short-term rehabilitation, pharmacy, home care, home health, hospice and outreach services for individuals throughout the greater Elizabethtown community.

Residents take part in wellness activities at the Baird Wellness Center, fitness classes, indoor and outdoor pools, bocce courts, pickleball and tennis courts, putting green, scheduled trips to nearby golf courses and 12 miles of walking paths.

They also enjoy themselves in the art studio, astronomy club, billiards, book club, bowling league, ceramics rooms, community outings, chess club, creative arts classes, quilting club, games and cards, gardening, line dancing, musical groups, amateur radio club, model airplane club, model railroad club, Penn State club, photography club, travel club, state-of-the-art woodshop, writing group and more. Live entertainment, performances and movies are hosted in the auditorium, ballrooms and assembly rooms.

Residents may attend stimulating courses through nearby Elizabethtown College, inter-generational and lifelong learning programs and volunteer opportunities. Some choose to nurture their spirit with Bible studies and spiritual care services by joining the Sell Chapel Congregation and choirs.

We invite visitors to stroll through our beautiful gardens, reflect at our Veterans Grove and Eternal Flame monument, traverse our walking paths, visit the Masonic Village Farm Market for fresh produce and have lunch at the Orchard View Café.

Fulfilling our commitment to serve others regardless of their financial means, we provided \$48.5 million in charitable care and services across the state (continued on page 9)



MASONIC VILLAGE AT ELIZABETHTOWN

Enjoy Life Your Way

What's new at Masonic Village? (continued from page 8)

in 2022, thanks to those who believe in and have donated toward Masonic Village's mission.

Between awarding scholarships to teen volunteers, donating to local emergency service providers and hosting interns, Masonic Village supports the community where and when needs arise. Eco-friendly operations and initiatives are an important investment in our community's and planet's future, whether it's restoring a portion of the Conoy Creek, expanding solar power (which produces 15% of the campus' electricity) or protecting soil and water resources while operating a beef cattle and farm enterprise. Check out the Community Impact Report at www.MasonicVillages.org/community-report/ for all the ways we serve our neighbors.



PARCR LEADERSHIP TEAM

OFFICERS	BOARD MEMBERS	VOLUNTEER STAFF	ADVISORS
President <i>Lowell Starling</i> Bethany Village	<i>Gene Burk</i> Village at Kelly Drive <i>William Hunter</i> Garden Spot Village	Legislative Affairs Director <i>Gail Stelger</i> Cross Keys Village	<i>Jonathan Hollinger</i> President/CEO Pleasant View Communities
Vice President <i>Robert Newell</i> Moravian Manor	<i>Tony Wright</i> Bethany Village <i>Mike Vandenberg</i> Kirkland Village	Operations Director <i>Susan Martin</i> Normandie Ridge	<i>Steve Lindsey</i> , CEO Garden Spot Communities
Secretary <i>Monte Avery</i> Bethany Village	<i>Jim Markell</i> Quincy Village <i>Bill Stelger</i> Cross Keys Village	Newsletter Editor <i>Joan W. Martin</i> Homestead Village	<i>Larry Zook</i> President/CEO Landis Communities
Treasurer <i>Terry DiGruttolo</i> Masonic Village	<i>Susan DiGruttolo</i> Masonic Village	Program—Vacant Meeting Coordinator <i>Charles Sproule</i> Bethany Village	WEBMASTER <i>Dale Meadowcroft</i> Bethany Village

OFFICIAL WEBSITES & CONTACTS

LeadingAge PA: www.leadingagepa.org

Austin Cawley, Director, Legislative Affairs


NaCCRA (National Continuing Care Residents Association): www.naccra.com

Daniel A. Seeger, President and PARCR Representative

THE PARCR POST INFORMATION

THE PARCR POST is a quarterly newsletter for **PENNSYLVANIA ALLIANCE OF RETIREMENT COMMUNITY RESIDENTS**. Its purpose is to share PARCR information and ideas/happenings from PARCR member CCRCs. If you are a PARCR Member Community Staff Contact and would like to share an article of interest from your community, contact the editor at parcrpost@parcr.org.

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