

View from the Porch

News from Friends Home in Kennett

Fall 2009



New Kitchen Shines



The new hot food preparation area and steam table.

As mentioned in previous issues of *View from the Porch*, Friends Home in Kennett's kitchen was in need of updating. A master plan that was developed in early 2008 included a modest expansion of the Home's main floor and a new kitchen. With the master plan in place, a feasibility study for a capital campaign was completed. Unfortunately, these events coincided with a nation-wide economic struggle, which caused us to delay fund raising. Even though funds were not specifically solicited, many individuals came forward with contributions toward the project.

Recognizing that kitchen upgrades were a priority, the Home's Board and staff moved forward with a scaled-back project. On Sunday, June 15th the kitchen was closed to prepare for a complete overhaul. The project, spurred by the need for new cabinetry and flooring, had been in the planning stages for months. The cabinets were wooden and probably dated from the 1940s; the flooring was probably the same vintage. We had been wanting to do major renovations for years, and with a nudge from the Chester County Department of Health, we completed the project – with tremendous support from community organizations and generous donations from individuals. Our primary concerns were how to provide meals for our residents and work for our staff. The project's duration was not clear – it could take either days or weeks to complete.

With significant help from many sources, the project was completed in five days. The Dietary staff cleaned up after supper on Sunday night and then emptied the kitchen of all equipment and supplies. Next, a crew led by Richard Brooks of Home Maintenance Services worked through the night to tear out the cabinets. On Monday morning workers from Connelly Flooring revealed the project's first surprise: there were many layers of flooring laid one on top of the other. When removed, these layers left gaping holes to the basement. The holes were repaired and the new flooring installed with only a minor delay.

The challenge for our Dietary staff was how to feed 70 people without a kitchen. Breakfasts of French toast and pancakes were served from a small grill, and one breakfast

was donated by McDonalds in Jennersville. Suppers were cooked on our outdoor grill, and one night pizzas were delivered. Our residents loved never knowing what to expect. Dinner, our main meal served at mid-day, received the most support. Board member Kathe Yerkes, Director of Dining Services for the Kendal Corporation, provided technical support and coordinated meal donations from Crosslands. John Yost and John Platt, of Kendal and Crosslands, worked with Peter Dziembowski, our Dietary Manager, to set up excellent full course dinners for our residents. Each day, Peter picked up the meals in sanitary heat-conserving containers. Kennett Monthly Meeting donated the use of its kitchen and commercial dishwasher for clean-up. Dishes, utensils and staff were transported to

The challenge was how to feed 70 people without a kitchen.



New storage racks, sink and preparation area.

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Life at the Home

A resident tells her story



In her casual, comfortable room Friends Home in Kennett resident Helen Warfel shares her story.

“I grew up a farmer’s daughter

in Delaware, in an area called South Wood. It was a small farm, only 30-some acres, but we had a big apple orchard and always grew a big garden.”

“We had an unusual pet,” she says, pointing to a photograph of a groundhog. “We called him ‘Johnny Chuck’ and fed him with a baby doll bottle at first. As he got older, he would roll onto his back with the bottle and grab it with all four feet,” she laughs. “In winter, he hibernated under our porch, and when he came out in the spring he still knew us. Nature took its course, though, and he left to search for his mate.”

Helen attended Delaware schools until northern Delaware was re-surveyed and “the house we were living in was thrown into Pennsylvania!” Helen was transferred to Kennett High School, where she met her future husband, Bill. “We went together, but not all of the time.”

After high school, Helen attended Beacom College to study accounting. Eventually she went to work for

a masonry company and stayed with them for about 20 years. “It was a one-person office, so I did a little bit of everything,” she says.

Helen and Bill married in 1941 and moved to Kennett Square, where they eventually bought a house on Union Street. The couple raised their two daughters, Patricia and Judith, and enjoyed being near their extended family. “We lived in a double house. When the other side came up for sale we bought it and turned it into two apartments,” she explains. “When my mother needed help she moved into the first floor apartment. She lived there for the rest of her life, and she lived into her 90s.”

Bill was called into the service during World War II and had just completed training when the war ended. “He was trained as a telephone operator and sent to Europe in the First Occupational Force.” While Bill was training in Alabama, Helen visited. “I rode the bus there and flew back home – it was my first time on a plane,” she exclaims.

“I’m trying to get back to my painting,” Helen says while showing the many oil paintings that hang in her room. “Most of these I painted back in the 1970’s.” Helen recently showed her paintings to fellow residents in a program organized by the Home’s Activities Director. “Everyone seemed to enjoy them, and people asked lots of questions. Now I’m thinking about teaching residents to paint next winter!”

When asked why she chose Friends Home in Kennett, Helen replies, “It’s right here in Kennett Square, so I had known about it for years. It is small and homey – that appealed to me.” She adds, “and it is friendly here.”

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the meeting house each day and all went very smoothly. By Thursday afternoon it was apparent that we would be ready to serve from our new kitchen for supper on Friday.

The Home thanks its Dietary staff for stepping outside of their normal routines, especially a cook who covered many extra shifts. We thank our contractors - Clark Food Service Equipment for design work, Perrotti Electrical, Connelly Flooring, Mike Lerario for plumbing – who were all very flexible and helpful, allowing the project to be completed on time and within budget. Finally, we thank our entire staff, volunteers, families and especially our residents, who were supportive and worked with us to help make this a successful project.

Contributions totalling \$46,285 supported this renovation. Donors are listed below.

Anonymous

Sylvia and Todd Bachman*

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Southeastern Chester County Historical Society

Gregg and Nancy Wilson*

**in memory of Mary O. Holmes*

***Our many thanks to all who
made this project possible!***

Many Thanks to our 2008 Donors

The following individuals, companies and organizations made donations to Friends Home in Kennett between January 1 and December 31, 2008. Memorial and honor donations were published in previous issues.

We strive for accuracy but sometimes make errors. If you notice a mistake or omission, please contact Brenda Riehl at (610) 444-2577, ext. 219 or briehl@kennett.net.

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Dale and Linda Binkley
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Peter and Maria Weygant
William Wickersham
William Penn Foundation
Edward and Rhoena Williams
Moyer and Elizabeth Wood
C. James and Barbara Yeatman
Katherine Yerkes
Louise Zunino

Photography on the Porch

The Home's third annual Photography Show was held during Kennett Square's First Friday Art Stroll on July 3rd. Residents, staff, volunteers and Board members welcomed visitors to the porch to view more than 75 original photographs. Resident photographers enjoyed showing off their photographs and watching as some visitors purchased their work.

Once again, Chris Barber led the project enthusiastically, sharing her



Resident & photographer Lydia Reischauer visits with her guests during the Show.

knowledge of photography and tireless encouragement with our residents.

Activities Directors

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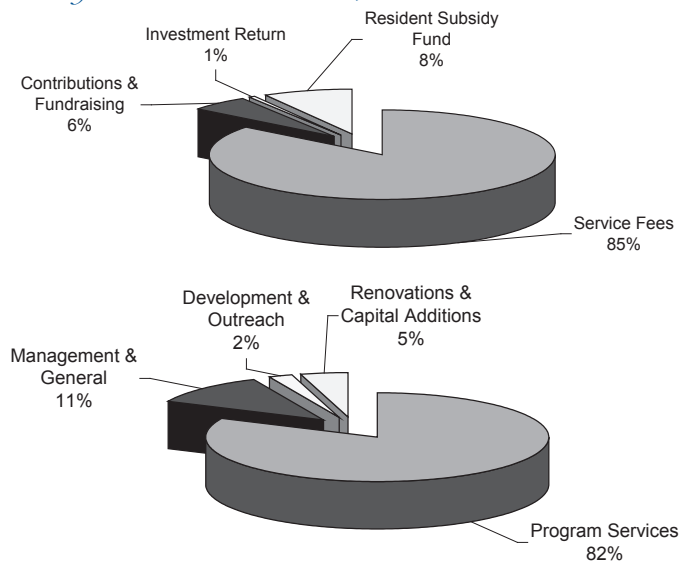
Financial Summary for the year ended December 31, 2008

Revenues & Support

Service Fees	\$ 3,282,988
Contributions & Fundraising	\$ 217,017
Investment Return	\$ 22,550
Resident Subsidy Fund	\$ 316,472
Total Revenues & Support	\$ 3,839,027

Expenditures

Program Services	\$ 3,150,476
Management & General	\$ 432,818
Development & Outreach	\$ 80,615
Renovations & Capital Additions	\$ 175,118
Total Expenditures	\$ 3,839,027



Highlights for the 2008 Financial Summary

by David B. Carter, Executive Director

Even though, as everyone knows, the national economy has not been good, I am happy to say that the economic situation of the Home from an operational standpoint is going well. The economy has affected us as everyone else, but a generous bequest in 2008 from an individual gave us much-needed support throughout the year.

But first, we cannot ignore the effect of the national financial crisis and how it affected our overall operations. The unrealized losses from our endowment and investment accounts were significant; we lost 30% last year. But, because we only had to tap into these accounts a minimal amount, there were minimal actual losses. If we are able to continue not taking money from these accounts, when the financial markets recover our endowment and investments should be where we were at the beginning of the downturn.

The 2008 budget was created to provide a subsidy to all residents, in keeping with our mission. Due to the national monetary crisis, as the endowment diminished, we had less money - 88% - to use for these subsidies.

continued from page 3 Patrice Bradour and Betsy Bryant worked with Friends Home and Linden Hall residents, respectively, ensuring that each had the opportunity to participate fully. A variety of photographs were submitted, from still life scenes to informal portraits to nature and animal scenes.

Residents were again given the option of selling their photographs at the show. Many ready-framed photographs and ordered prints were purchased the night

The shortfall was in part made up by the bequest we received in 2008.

In 2008 we did not have any large unexpected emergency capital expenses as we had the previous year. So we were able to accomplish those tasks that were deferred from the previous year. Even with those additional capital expenses, our costs were 17% below the previous year, and right on budget.

Throughout 2008 the Home's census remained good, which helped to provide financial stability, despite the downturn in our endowment. The Personal Care side of the Home consistently had a census of over 91%, and the independent apartments were filled for most of the year. Linden Hall, our nursing home, had an occupancy rate of close to 90%. Our Marketing Director, Helene Quinones, is tireless in her efforts to share the Home and its mission with the community.

Remarkably, despite the recession, our fund raising revenues increased 13% over the previous year, due to the efforts of our Board of Directors and our Development Director, Brenda Riehl.

As with last year, we were able to maintain a sound financial base because we continually and faithfully monitored all aspects of the budget, while maintaining our commitment to providing top quality care and services.

of the show, with half of the sale price going to the resident and half to the Home. Residents were delighted to have attendees purchase their work and patrons were happy to have beautiful photos to take home. "When we started three years ago, the Show depended on donations," said Fundraising Director, Brenda Riehl. "This year, the Show supported itself through the sales of photographs. In three short years the Show became self-sustaining - an accomplishment for any non-profit program."

Courtyard Beautified



The view from the Friends Home dining room and many resident rooms was improved dramatically this Spring. In a project organized by Admissions and Marketing Director Helene Quinones, the courtyard was transformed into a beautiful outdoor room. Previously, the ground was covered with gravel and sand, with the Home's large air conditioning unit visible from all sides. Now there are small plants, bushes, a dogwood tree and a wooden fence surrounding the air conditioner.

On May 13th, staff and volunteers planted perennials suited for the shaded space and spread a layer of mulch to give the area a finished look. In addition, our maintenance department built a wooden fence around the air conditioning unit.

Feedback from residents could not be more positive. "Our residents always appreciate the effort that goes into a project like this," said Executive Director David Carter. "So many of them have come to me with their gratitude and delight at seeing the project completed."

Donations were solicited by circulation of a flyer and by word of mouth. Our residents, their families, Board members, vendors, and many others came forward with generous gifts totalling \$2,565. We thank the following donors, who made this project possible:

Anonymous
Terry and Caryn Abdill
Aflac - Duff Ridge
Nancy and Curt Bagnall
Jane, Sue and Lois Barth
Bayada Nursing - Holley Gates
Pete Bodine
Care Apothecary Pharmacy
Caring Hospice Services - Jill Davidock
Chester County Landscaping
Chester County Press - Nancy Johnson

Memorial and Honor Gifts

This is a list of memorial and honor gifts made to Friends Home in Kennett between April 1 and August 31, 2009. Names of honorees are in bold type with names of donors listed under them. We strive for accuracy but sometimes make errors. If you notice a mistake or omission, please contact Brenda Riehl at (610) 444-2577, ext. 219 or briehl@kennett.net.

Memorials

John E. Eastburn

Donald & Bertha Pratt

Janet W. Heist

John & Anne Waldron

Martha Lomax

Richard & Janet Graham

Anna M. Mancill

Robert & Janet Mancill

Jean McCaffrey

Joan O'Mara

Hannah M. Parrish

Amos & Lois Bassett

George & Joyce Cleaves

Bob & Louise Cleveland

M. Jane & Edwin Cook

Richard and Janet Graham

Stan, Cathy, Christy & Brad Guest

Eleanor W. Hawthorne

Jean & Barbara Jenkins

Martha W. Johnson

Peggy & Pownall Jones

Ken & Nancy Lomax

Margaret W. Michener

Jane Morrison

David & Grace Parrish

Charles & Beverly Parrish

Charles & Joanne Patton

Kathryn Pierson & Edythe Green

Darlene & Ralph Pratola

Memorials, continued

Parrish memorials, cont'd

Carroll & June Pratt

Donald & Bertha Pratt

Philip & Dannette Pusey

Ruth H. Richards

Margaret P. Sanders

Carole & Jake Shew

Chip & Julia Smedley

Rudolph & Geneva Steinberger

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Alan Whiteman

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Timothy Leon Guerrero

Marion Y. Steele

Mary Anna Reimann & Family

David Teesdale

Kenneth Melchiorre

Louella Walter

Anonymous

Honoraria

Ann Lytle

Harry Brown

Memorial and honor gifts may be made to Friends Home in Kennett at any time.

An attractive card is sent to notify the honoree of your generosity.

Miriam Cocciolone

Bill Dempsey

Angie Esposito

Ernest Esposito

Paul and Katharine Gamble

Jill Gaumer

Virginia Gunn

Carmen Hamilton

Heartland Hospice - Amie Hamel

Jane Holliday

Longwood Rotary - George Gower

Med Ex Direct LLC - John Gallant

Medical Home Care - Felicia Benson

The Papi Family

Diane Perry

R.M. Phillips - *in memory of Sara Phillips*

Steve Roberts

The Scotts Company

Senior Helpers - Heather Virgulti

Jody and Chuck Shoemaker

Chip and Julia Smedley

Alma Struble

Ethel Toth

Jack Yeatman - *in memory of May L.*

Turner and Pennock J. Yeatman

Friends Home in Kennett

Friends Boarding Home of Western Quarterly Meeting

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View from the Porch goes “green”

Over the past few years, Friends Home in Kennett has taken small steps toward reducing its energy consumption and overall waste. Toward that end, all incandescent light bulbs have been replaced with compact fluorescent or LED bulbs, a recycling program has been incorporated into our housekeeping program, and high efficiency boilers have been installed in our apartment buildings.



Now we are pleased to announce that this newsletter is being printed on paper that has been verified by the Forest Stewardship Council (FSC). The FSC logo on wood and paper products indicates that they were harvested and manufactured in an environmentally friendly and sustainable way.



Mission Statement

The Friends Home in Kennett is a non-profit organization dedicated to providing quality care in a homelike atmosphere for older men and women of modest means.

We encourage independence and we respect the individuality and dignity of all in keeping with the values of the Religious Society of Friends.