

Mercy Ridge *Residents Association*

Meeting Minutes

Annual Meeting December 7, 2023 – Approved Minutes

1. Call to Order.

President Tom Scheurich called the annual meeting of the Residents Association to order at 2:00 PM. Mr. Scheurich recognized a quorum of at least sixty (60) residents in attendance.

2. Adoption of Agenda

Tom Scheurich asked for any proposed amendments to the Agenda. There being none, Mr. Scheurich called for a vote to adopt the Agenda. The agenda was adopted.

3. Declaration of Election Results

Art. IV, Sect. 3 of the Bylaws requires that the Residents Council elect a Nominating Committee each August to nominate candidates to replace the officers whose terms will expire each year. In odd numbered years, the Wing Reps are elected.

The Council elected the following residents to serve on the Nominating Committee at the August 3 meeting: Fran Greene, Mike DeHaemer, Grace Smearman, Bob Sanford and chair, Dan Tracy.

The Nominating Committee submitted the following slate of nominees at the Sept. 7 Residents Council meeting: Liffey A – Dan Hardesty; Liffey B – Sally Jecelin; Liffey C – Tony Kouneski; Killarney D – Linda Compton; Shannon E – John Weber; Shannon F - Spence Lieske; Shannon G – Lynda Fogle.

Per Article IV, Section 4 of the Bylaws, since there were no nominees from the floor at the Council meeting on Sept. 7, nominees submitted by the Nominating Committee were declared elected.

4. Officers' Reports

4.1 President's Report

Tom Scheurich read his report which appears on pages 1 – 4 of the Officer and Committee Reports filed with these minutes. The report covered many of the highlights occurring throughout 2023 at Mercy Ridge.

4.2 Treasurer's Report

Charles Blair, Treasurer, read his report which appears on page 5 – 6 of the Officer and Committee Reports filed with these minutes. The financial spreadsheet for the eleven months ending November 30, 2023 is included with this report. The financial spreadsheet for December 2023 is also included with this report.

5. Report of the Council

President Tom Scheurich read the Report of the Council which appears on page 7 of the Officer and Committee Reports filed with these minutes.

6. Report of Standing Committees

6.1 Building Maintenance Committee: Chair Jim Donaldson read his report which can be found on pages 8 - 9 of the Officer and Committee Reports which are filed with the minutes.

6.2 Dining Committee: Chair Gerry Buckley read her report which can be found on page 10 of the Officer and Committee Reports which are filed with the minutes.

6.3 Employee Appreciation Committee: Chair Jackie Troutman read her report which can be found on page 11 of the Officer and Committee Reports which are filed with the minutes.

6.4 Environment & Landscape Committee: Chair Ed Lehwald read his report which can be found on page 12 - 13 of the Officer and Committee Reports which are filed with the minutes.

6.5. Finance Committee: Chair Nancy Burke read her report which can be found on page 14 of the Officer and Committee Reports which are filed with the minutes.

6.6 Library Committee: Evelyn Sedlack read her report which can be found on page 15 of the Officer and Committee Reports which are filed with the minutes.

6.7 Scholarship Committee: Chair Barbara Kahan read her report which can be found on page 16 of the Officer and Committee Reports which are filed with the minutes.

6.8 Special Events and Trips Committee: Chair Ron Barnes read his report which can be found on page 17 of the Officer and Committee Reports which are filed with the minutes.

6.9 Sustainability Committee: Chair Lynda Fogle read her report which can be found on page 18 - 19 of the Officer and Committee Reports which are filed with the minutes.

7. Report of the Executive Director of Mercy Ridge

David Denton was unable to attend. His report appears on pages 20 – 23 of the Officer and Committee Reports filed with these minutes.

8. New Business

8.1 Presentation of Extraordinary Service Award

The Extraordinary Service Award honors a person or a group of people, residents or nonresidents who have done something outstanding and extraordinary that makes living at Mercy Ridge more pleasant.

Tom Scheurich introduced Gerry Buckley who, along with Phyllis Beeson, Fran Green, and Neil McLaughlin nominated Franny Vitrano for the Extraordinary Service Award for her tireless efforts to help others, especially with her special talent as a pianist. She plays the piano regularly for the Sunday Mass in the PAC each week as well as a

weekly choir rehearsal. She plays for the Holiday Singers group that visits and sings for St. Stephen's Green and Dublin Court. She provides music for special events like the Talent Show, Ladies Luncheon, Scholarship Program and the Twelve Days of Christmas.

Franny was presented with a certificate and a pin.

9. Questions and Comments:

A resident requested that all Council members wear their name tags. The President agreed.

A resident expressed concern regarding the Master Plan. The President acknowledged that many residents had expressed similar concerns.

Comments were made about tall trees in the Liffey parking lot. Environment and Landscape Committee Chair, Ed Lehwald acknowledged the concern and indicated it would be discussed with the landscape contractor.

10. Announcements

Before adjourning the meeting, the President offered the following reminders:

Information regarding the Association and the Council can be found on the Residents Association website (mrra.online) and on Wellzesta.

Residents are reminded to wear their name tags and update information of their 'page' on Wellzesta.

The Christmas Party is scheduled for Thursday, December 14.

The importance of kindness and consideration. It's the priceless gift we can all give to each other, particularly at this time of the year.

To everyone, happy holidays, Happy Hanukkah, Merry Christmas.

11. Adjournment

Mr. Scheurich declared the Annual Meeting adjourned at 3:12 PM.

Submitted by,
Peggy Grieve, Secretary

Mercy Ridge Residents Association

Annual Meeting – December 7, 2023

Welcome everyone to the Residents Association Annual Meeting. I especially want to welcome our new residents. Since January, 71 new residents have moved into 47 apartments. Thank you for choosing Mercy Ridge. You renew and refresh us. We hope we have made you feel welcome and comfortable in your new home in our community.

Highlights. First, I want to recognize some of the high points in the life of our community this year. They included: In February, we had the Resident Art Show. In March we had the St. Patrick's Day Party, the Committee & Activity Expo, and the Oscar-nominated Film Festival. In April we had another great Earth Week program. From April through September, we attended Orioles games during their amazing 2023 season and the Oriole Bird actually landed at Mercy Ridge in September. In May, we welcomed Kristen Riley, our new Spiritual Life Coordinator who has initiated a variety of spiritual life activities. We also competed in the Black-Eyed Susan Stampede. In June, we had a Lunch & Learn celebrating Juneteenth, and the Tiki Bar resumed. In July, we honored 14 outstanding and diverse student servers with scholarships of up to \$10,000 each at the Scholarship Awards Ceremony. Remember, through them we will touch the future. In September, we had the Peace Love & Wellness Fair; In October, we had a blessing of the animals, and we dressed up for Halloween. In November, we honored our veterans. On Tuesday evening this week, we had the Christmas Concert performed by our wonderful and talented Mercy Ridge Chorus. Next week, we will have the Holiday Party. In between all of these highlights were hundreds of activities and events that make life at Mercy Ridge so enjoyable. We are so fortunate and blessed. A big thank you and shout out to Director of Resident Services, Sara Wyatt and our Special Events & Trips Committee for all you do to keep us active and engaged.

Positive Indicators. I also want to recognize 3 other significant and positive indicators that reflect the quality of life we enjoy here at Mercy Ridge.

Satisfaction Survey. The first is resident satisfaction which has a major impact on occupancy. The report of the resident satisfaction survey conducted in September shows an overall satisfaction rating of 90%, unchanged from the March survey. However, the September response rate increased to 71% from 60% in the March survey. There are several areas which residents do not perceive as

meeting our expectations, most notably Dining services, but also, engagement, that is the feeling that I have a voice in the community. The Council will be reviewing the report in January and working with David and his staff on those aspects of Mercy Ridge with ratings below 85%.

Occupancy. The second indicator is occupancy. Last fiscal year, FY 23, our occupancy rate was 94% which is pretty good. However, the current occupancy rate is 97%, which is outstanding, and there are over 230 people on our waiting list. We residents can have a significant impact on occupancy by our word of mouth. So, if you're proud of Mercy Ridge and happy to be living here, tell your friends, family and former neighbors. Other retirement communities are competing for the same new residents. Let's all do our part to help to maintain our social and financial investment in Mercy Ridge.

Strong Financial Position. The third is that Mercy Ridge is in a very strong financial position. You will hear more about this when Nancy Burke gives her report as chair of the Finance Committee, and David also covers this in his report which is posted on Wellzesta.

One final comment regarding our financial position. Although our monthly fees increased by 6.5% in July, this was less than 6 of our neighboring retirement communities which ranged from 7.8% at Oak Crest to 9% at Mays Chapel.

Standing Committees: Before we hear the reports from our committee chairs, I want to provide a little background information. At our annual meeting last year, the Association ratified an amendment imposing a term limit of 2 terms for committee chairs. As a result of the term limit and voluntary retirements, all current Committee Chairs were newly appointed between January and May of this year.

Also, during the discussion regarding that proposed amendment at our Annual Meeting last year, residents expressed some frustration about the difficulty they experienced attempting to join and serve on our standing committees.

That is why the Council, at our meeting in January, appointed the Ad Hoc Committee on Committee Chairs and Membership and adopted the rules recommended by the Ad Hoc at our meeting in April. I am not going to attempt to explain those rules right now, except to say that they make it easier for residents to serve on our standing committees and understand the rules governing that process.

The reason I mention this right now is that, despite those changes, the current Roster shows there are a combined 12 openings on our Standing Committees. If anyone is interested in serving on a committee, talk to one of the committee chairs after our meeting today, or you can contact me. If there no current openings on a particular

committee, you can ask to be placed on the waiting list. This is one way to have a voice in our community and influence what happens here at Mercy Ridge. Our 9 Standing Committees perform real work for the community. Each committee has a staff liaison and David Denton attends most of these meetings as well.

Mail Slots. Each committee, as well as the Council, now has a mail slot in the mail room if you want to communicate something in writing. These mail slots are at the end of the Shannon mail slots, on the top row.

Contributions. I want to note, the combined contributions to the Scholarship and Employee Appreciation committees this year totaled a little more than \$212,000. First, thank you for your outstanding generosity toward the employees of Mercy Ridge. And second, this demonstrates the importance of our Annual Audit and the recommended procedures the Council adopted this year. You can be assured that the members of the Scholarship and Employee Appreciation committees take their responsibilities for your donations very seriously.

Report of the Executive Director. David is not with us today. He is attending a required meeting at LCS headquarters in Des Moines, Iowa. He has submitted his report which is available on Wellzesta. David's report is posted on Wellzesta: Resources/Documents: Recently Added; and also under Leadership Reports. His report is titled: Mercy Ridge Annual Resident Association Meeting 12/7/23, and was posted on December 1. I will briefly touch upon some of the highlights from his report.

Re-Investing in Mercy Ridge. A major portion of David's report is devoted to re-investing in Mercy Ridge. This includes the long list of facility projects completed and/or initiated since last Fall which David shared with us at the meeting in September with Sr. Helen Amos and Msgr. Rick Woy. Jim Donaldson mentioned many of these projects in his Building Maintenance Committee report.

However, there are 2 other projects that David included in his report that I would like to mention. In August our Comcast/Xfinity bulk TV service was upgraded to include HD service and additional channels, albeit not without some delays and frustrations. In September, the RAVE emergency communications system was launched.

Many of these projects are "behind the scenes" which we residents do not see, but benefit from. Others, like the Comcast project, are very visible. We are appreciative of the work of the Mercy Ridge Board, as well as David and his staff, in planning for and executing these projects which are essential in maintaining Mercy Ridge as an unparalleled retirement community, and a great place to live.

Master Plan. David also addressed the Mercy Ridge Master Plan in his report as follows. Financial planning to determine how best to fund the project is currently underway. The Mercy Ridge Board will be updated at the next meeting in early February. Approval to re-engage the THW design team to initiate the design planning process for the first phase of work, which will include corridors and lounges, will also be sought at that meeting. The design planning process will include input from a limited number of residents and employees. Obtaining overall budget approval to complete the full scope of work outlined in the Master Planning Proposal will be addressed at the April Mercy Ridge Board meeting. The Mercy Ridge Master Plan proposal, presented at the October 31, 2023 Town Hall meeting is posted on Wellzesta under “Resources/Documents – Leadership Reports.”

DEI Consultant. David also mentions in his report that a consultant, Jennifer Jimenez Marañá, MEd, PhD, the former Director of Diversity & Inclusion at Broadmead has been engaged to work with the Mercy Ridge Diversity, Equity & Inclusion Committee starting in January 2024. She has also consulted as DEI advisor with two of our local retirement community competitors. David will provide more information regarding this in February.

A few concluding comments:

Website. A reminder. The Residents Assn. has a website (mrra.online) which was created and is maintained by resident, and Administrative Assistant, George Wright, Thank you, George. On the website you can see our Bylaws, a list of our Committees, the roster of Council members, all Committee members and all Hall Reps. On Wellzesta you can find the link to the Residents Assn. website under Concierge, and also, on Wellzesta, under Resources/Documents; Residents Association, you can find minutes, bylaws, roster and other information.

Name Badges & Wellzesta. With so many new residents, and so many of us who have difficulty remembering names, please remember to wear your name badge and also update your page on Wellzesta. It will help us to get to know each other better.

Kindness & Consideration. In the August Ridge Review, there was an article, “Kindness Matters” by our Spiritual Life Coordinator and the Life Enrichment Department reminding us to be kind and considerate of each other. At this time of the year, it’s the gift we can all give to each other, and it’s priceless. Remember, at the end of the day, we all live at 2525 Pot Spring Rd.

And to everyone, may your holidays be happy and a time of joy and peace.

Tom Scheurich

**Mercy Ridge Residents Council
Meeting on December 7, 2023**

Report Subject: Treasury

Report By: Charles Blair, Treasurer

\$1,841.07 was the balance in the Treasury on November 30, 2023.

\$1,183.70 was the balance in the Residents Council General Fund. During November there was \$.01 interest income and no expense.

\$657.37 was the balance in the Escrow Fund for the Environment/Landscape Committee. During November there was \$.01 interest income and no expense.

The Financial Report as of November 30, 2023 is attached.

Respectfully submitted,
Charles Blair
Treasurer

**MERCY RIDGE RESIDENTS COUNCIL
MONTHLY FINANCIAL REPORT
November 30, 2023**

Beginning Balance as of October 30, 2023		\$1,841.05
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Residents Council General Fund

Beginning Balance on October 30, 2023		\$1,183.69	
Plus: Income Received During Month			
Interest - November	\$0.01		
Total Income for Month		0.01	
Ending Balance as of November 30, 2023			\$1,183.70

Escrow Fund Held for Environment/Landscape Committee's Butterfly Garden

Beginning Balance on October 30, 2023		\$657.36	
Plus: Income Received During Month			
Interest - November	\$0.01		
Total Income for Month		0.01	
Ending Balance as of November 30, 2023			657.37

Closing Balance as of November 30, 2023		\$1,841.07
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Respectfully Submitted,
Charles Blair
Treasurer

Mercy Ridge **Residents Association**

Annual Meeting – December 7, 2023

Report of the Council

The report of the Council summarizes the important work done by the Council as the administrative body of the Association during the year. Following are the motions approved by the Council since January.

- In January, the Council approved 5 motions:
 - Per Bylaws Art. X, Section 3, the Council appointed an Audit Committee to audit the records of the Council Treasurer and the treasurers' records of the Employee Appreciation Committee and the Scholarship Committee.
 - The Council also appointed 2 Ad Hoc Committees.
 - The first was charged with evaluating issues related to the chairmanship and membership of our Standing Committees.
 - The second Ad Hoc was tasked with evaluating the report of the Resident Satisfaction Survey conducted in August 2022 and submit recommendations to the Council.
 - The Council approved a policy regarding the retention and destruction of Council minutes, reports and documents.
 - The Council approved the appointment of 8 committee chairs.
- In April, the Council confirmed the appointment of Ed Lehwald as chair of Environment/Landscape Committee and adopted the report and recommendations of the Ad Hoc Committee on Standing Committee Chairs and Membership.
- In May the Council adopted language clarifying certain provisions of the Policy on Standing Committee Chairs and Membership adopted in April, and approved the appointment of Jim Donaldson as chair of the Building Maintenance Committee, filling the vacancy created by the resignation of Neil McLaughlin. The Council also approved the report of the Audit Committee and the procedures recommended for the Council Treasury and the Employee Appreciation Committee.
- In June, the Council adopted revised financial procedures for the Scholarship Committee per the recommendations of the Audit Committee.
- In August the Council elected the Nominating Committee and also appointed an Ad Hoc Committee to review the report of the March 2023 Resident Satisfaction Survey.
- In October, the Council approved the report of the Ad Hoc Committee on the March 2023 Resident Satisfaction survey.
- In November the Council approved the nominee for the 2023 Extraordinary Service Award.

ANNUAL SPEECH 2023
BY JIM DONALDSON

BUILDING MAINTENANCE COMMITTEE
RESIDENTS COUNCIL MEETING Thursday DECEMBER 7, 2023

I would like to thank the following residents who have retired from the committee

- Mike Dehammer
- Spence Lieske
- Howard Kane
- Steve Taylor

Special thanks to Neil McLaughlin who served faithfully as Chairman of this committee for five years and Marie Scheurich who was our dedicated Secretary for six years.

New Members for the Maintenance Committee Peg McCarthy (Secretary)

- Lynda Fogle
- Ben Proctor
- Sam Wright
- Steve Lakner

I am grateful to Justin Freeman, Director of Facilities Services at Mercy Ridge. The following is a list of Justin's accomplishments during 2023.

New rooftop HVAC was installed in all buildings, as well as a new Automation system that will keep us cool in the summer and warm in the winter.

New touchless door sensors at every entrance throughout Mercy Ridge. Our grandchildren think this occurs magically

New Courtyard handrail for the walkway to Liffey House was installed.

Elevator cabs were cleaned & refreshed with new flooring.

New windows were installed in Liffey House

The wind blown downspout was repaired on Shannon House, "E " wing. (I still think that "Spider-Man" stopped by to help with this project)

All garage floors had their annual power washing

Damaged ceiling tiles were replaced in all the hallways at Mercy Ridge.

Changes were made in the moving hours for trash removal from Liffey to the compactor,

New LED LIGHTING was installed in all hallways.

That brought the outside sunlight inside. The plants in the hallways thrived and the mood lighting left the buildings.

New TV's have been installed in the Pubu Wellzesta TV's were installed near the front entrance and in the cafeteria to keep everyone informed of what is going on at Mercy Ridge

Garage heaters are being installed in both Liffey and Shannon Houses.

New AC & humidity control was installed for the pool area

That is what happened in 2023, but the best is yet to come in 2024.

Mercy Ridge Residents Association Annual Meeting
December 7, 2023
Dining Committee Report
Gerry Buckley Chairman

The Dining Committee is under the auspices of Director Michael Faulkner, Chief Brock Ormond and assisted by Gary Koletschke. They are responsible not only for all meals at MR, but St Stevens Green, Dublin Court, and all private catering events. This time of year they have the added responsibilities of all our floor parties, the MR Christmas party and the special holiday meals.

They are responsible for the menus that change on a regular basis. I think that we can all agree that our individual food tastes can be very subjective and as a result you cannot please all the people all the time. However, they make every effort to keep us all happy.

There are twelve individuals on the Dining Committee that meet on the third Tuesday of each month. This December four members will be leaving the committee and will be replaced by members of the wait list.

**Mercy Ridge
Residents Association
Employee Appreciation Committee Report
December 7, 2023**

The Employee Appreciation Committee held two meetings in October to prepare for the Fall Fund Drive and discuss other committee items. On October 13, the following was discussed:

- The solicitation letter was approved with minor changes.
- Posters for the elevators and various other locations were approved. It was agreed that tent cards for the Bistro and café tables will be half of the old size cards.
- Barbara Brand and Grace Smearman were thanked for their contributions to the committee and Donna Hardesty and Ellen Munley were introduced as new members.
- Additionally, Lois Lasher and Mary Baker will leave the committee at the end of December. Lois and Mary were commended for their work and time given to the committee.
- Gene Siciliano attended the meeting as a potential new member.

At the October 31 meeting the committee prepared the fund drive envelopes for residents and placed them in all resident inboxes. Publicity tent cards and posters were put into place. Throughout the month of November articles relating to the fund drive were published in the Ridge Review, The Flash and Wellzesta.

Jerry Kahan, Committee Treasurer, reports that as of December 4 \$82,457 was received from 80% of our residents. Checks will be distributed to 257 employees in the Café on December 15.

Thank you notes (4) were sent for donations made in the name of current residents.

In summary, thanks to the generosity of our residents, in 2023 the Spring and Fall campaigns raised a combined total of \$148,440 for distribution to our dedicated employees. Thank you to all our residents for making this such a successful year. Our employees are most grateful for your generosity.

**Submitted by: Jackie Troutman, Chair Employee Appreciation Committee
December 7, 2023**

Mercy Ridge
Residents Council
Environment/Landscape Committee Report
Council Meeting of December 7, 2023

December 7, 2023

1. Both of our external contractors have been very busy this year.
 - a. Brightview Landscaping
 - I. Trimmed the Crepe Myrtles at the Shannon entrance in the winter. They rebounded successfully in the Spring/Summer and fully bloomed during the season, ii. Cut the vines hanging from the phone lines along Pot Spring Road.
 - II. Established a new garden by the Killarney parking lot and donated the plants and holly trees for the garden.
 - III. Completed contract requirements for watering, mowing, fertilizing, leaf removal, irrigation, fertilizing and seeding.
 - IV. Participated in MR Earth Week event.
 - b. Aquatic Effects
 - I. Extensive work was completed on the finger ponds at the front circle with new filters and pumps. More work will be done on these in 2024
 - II. Planned and installed a new drainage system beginning at the Koi Pond and running down to the lower finger pond.
 - III. Completed a major project to identify the leak in the Shannon fountain and repair it.
 - IV. Worked with Resident Services to establish new fish feeding protocols
 - V. Added new fish to the second finger pond.
 - VI. Maintained and continued to enhance the three gardens in the front circle — the native garden, the pollinator garden and the succulent garden,

2. We love the flora and fauna that are our neighbors here at Mercy Ridge, However, sometimes we need to establish boundaries for these neighbors in using our facilities. Specifically, we have deer eating away at plants in the front circle and Great Blue Herons using the fish in our ponds as a free lunch. Our committee continues to look for ways to minimize damage to our flowers and fish.
3. A new bird feeder policy was developed by John Beever and Fran Greene and approved for inclusion in the Residents Handbook. The policy is designed to encourage residents to enjoy our avian neighbors and provide practical guidance for residents who want to install and maintain bird feeders,
4. The Committee joined with the Sustainability Committee to plan, prepare and present the Earth Week celebration in the PAC. This event was well attended. Plans are underway for another successful event in April 2024B
5. The Butterfly Garden continues to be a restful and beautiful setting for residents and staff to enjoy thanks to the efforts of Trixie Nordberg and other volunteers. It's a wonderful resource for al/ of us to use to enjoy nature,
6. The EV charging station that was planned by the Sustainability Committee was installed this Fall. The station is being maintained by our Committee and is beginning to get use from visitors, staff and residents.
7. The Committee approved an extensive trimming project for the bushes along the walkways at Shannon and on the front circler The bushes will undergo extensive trimming in their height and depth. This trimming will dramatically, but temporarily, change the bushes appearance for their longer term health.

Respectfully submitted, Edward Lehwald, Chairperson

Mercy Ridge Residents Council Open Meeting

December 7, 2023

Finance Committee Report

The mission of the Finance Committee is to represent the residents of Mercy Ridge in discussions with Mercy Ridge Management about all matters that have, or will have, a financial impact on the residents of the community. Thus, our committee met with Robert Kiger, Director – Mercy Ridge Finance & Accounting, to review the proposed balance sheet and “budget versus actual expenditure” results for the first four months of the fiscal year ending June 30, 2023 (i.e., July through October). A lively question and answer session took place after Mr. Kiger’s presentation, and the committee appeared comfortable with the initial figures.

Once again, we are very appreciative of Bob Kiger’s group efforts in finding new ways to save Mercy Ridge money. They renegotiated BGE’s bulk rate charge -- considerably reducing BGE’s unit rate and modernizing the way electric usage was internally charged. Prior to this change, BGE issued one usage bill for the total of all three organizations on this east side of Pot Spring Road (i.e., Mercy Ridge, Stella Maris, and Catholic Charities). After the BGE bill was received, it was then internally charged to all three organizations based on an older fixed-percentage formula rather than based on individual organizational consumption. Now, each organization will be billed for its own individual usage.

Since our last Open Meeting in September, the Finance Committee proposed changing our committee name to Finance Communications Committee to better describe our function to Mercy Ridge residents and prospective committee members. This required changing the Residents Council Bylaws. Because of the various administrative issues involved, the Council voted against bringing a proposed vote to thus change the Bylaws at this meeting.

The Finance Committee’s detailed Minutes will be included with the Council’s Minutes. Thank you; and Happy Hanukkah, Merry Christmas, Joyful Kwanzaa, and a Blessed New Year to you all.

Respectfully submitted,

Nancy J. Burke

Mercy Ridge Resident Association Annual Meeting - Officer and Committee Reports

Committee Chair

**Mercy Ridge
Residents Council
December 7, 2023**

**Library Committee
Report by Evelyn Sedlack, Chair**

The libraries at Mercy Ridge are in good shape, thanks to members of the Library Committee who are always working with the book collections and newspapers. All are pleased with the handsome new lamps in the McAuley Library and hope that you are, too.

Thanks to Sara Wyatt, the glitch in the auto renew subscription for the Wall Street Journal has been corrected and delivery has resumed.

I am happy to announce that Harry Yang has donated a hard copy of his recently published e-book. *Detained Dream* tells the story of a Chinese immigrant who comes to the United States and lives the American dream. It will be shelved in the McAuley Library behind the glass doors with other books written by past and present residents. If you are not familiar with this eclectic, non-circulating collection, stop by and enjoy browsing and reading in the library.

In January be on the lookout for *Library Line*, a new feature in the *Ridge Review* that will be edited by Weezie Brown.

Mercy Ridge
Residents Council Meeting
December 7, 2023
Scholarship Committee Report

Since my last report to the Residents Council, the Scholarship Committee successfully completed the annual fund drive. The fund drive ended September 15, 2023. We are happy to report that we received donations from 64% of the Mercy Ridge residents. The amount of money ranged from \$5.00 to \$1,000 and the total collected from residents, memorial donations and vendors was \$64,000.

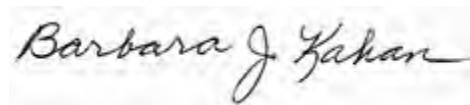
The Committee appreciates each and every contribution. Thanks to Georgia Jubb, Treasurer, and Claire Rossé, Secretary, the drive ran without a hitch, and was a resounding success. Thank you!

As you are aware, the purpose of the campaign is to raise money that enables Mercy Ridge to provide yearly college scholarships to our reliable and accomplished student servers.

The Scholarship Committee's account was substantially reduced after awarding \$10,300 to each of the fourteen scholarship winners from the class of 2023. This year's fund drive contributed to the re-building of the bank balance and will allow us to award sizable scholarships in July. The generous giving of residents, friends, and vendors is necessary for the continuation of the program and is greatly appreciated.

The Scholarship Committee will meet in March to begin work on the 2024 Awards Program.

Respectfully submitted,



Barbara Kahan, Scholarship Committee Chair

**REPORT OF EVENTS AND TRIP COMMITTEE FOR
Residents MEETING DECEMBER 7, 2023
HIGHLIGHTS OF OUR ACTIVITIES**

EVENTS

OCTOBER

**JAZZ VOCALIST SARA JONES
BORISEVICH DUO
JOHN OLIVER
CHAD BOWLES
BALTIMORE COUNTY SENIOR SWIN BAND**

NOVEMBER

**COLD SPRING JAZZ QUARTET
THE DAPOGNYJAZZ DUO
CHESAPEAKE CONCERT BAND**

DECEMBER COMING UP

**PIANIST ROBERT BUNTING & NELL RUMBAUGH
MUSIC WITH MARK HANEK**

TRIPS

OCTOBER

**BROWN'S ORCHARD
AFTERNOON TEA
NORTHERN CENTRAL RAILWAY RIDE**

NOVEMBER

**GETTYSBURG OUTLETS
AMT CHRISTMAS SHOW
TITANIC EXHIBIT**

DECEMBER COMING UP

**CYLBURN MANSION HOLIDAY FLOWER DISPLAY
YULETIDE TOUR AT WINERTHUR
TRAINS AND PLANES AT MARTIN AIRPORT
TRIP TO THE MOVIES: THE COLOR PURPLE**

RON BARNES REPORTING

Mercy Ridge
Residents Council Meeting
December 7, 2023

Report Subject: Sustainability

Report by: Lynda Fogle, Chair

SUSTAINABILITY

Our Sustainability Committee is dedicated to meeting our needs without compromising the ability of future generations to meet their own needs. We understand we need to use natural and physical resources responsibly, so that we can support life in a sustainable way.

Here at Mercy Ridge, we are pleased that our EV Charging Station is now operational. This will service any electric vehicle and plug-in hybrid which will save the user money and help reduce emissions and thus aid in saving our planet.

The October 6th News Flash outlined some of the ways Mercy Ridge management and residents are working together to conserve energy. These ideas were generated by the Sustainability Committee and because they are paramount to our energy conservation, they will be repeated in an upcoming News Flash in case you missed them.

The Plastic Bag Ban that went into effect Nov. 1st is meeting much success. Thank you for your dedication to saving our waterways. Keep bringing those bags to dinner.

We are pleased to have the daughter of one of our committee members add a section in the News Flash with a conservation and sustainable theme called “Did You Know?”

We have also added some information to Wellzesta concerning recycling. I will list the path for finding this info called Green Day 1 and 2 in an upcoming News Flash.

Thank you to Cathy Chase for working with one of our committee members in supplying our residents’ aides with the current recycle/trash rules at their last meeting. In addition, Cathy sent this information to the two companies regularly sending aides to Mercy Ridge.

Every few months the rules concerning Cart Room usage are printed in the News Flash. These Cart Rooms are for mobility devices only...walkers, rollators, wheelchairs, electric scooters and folded-up grocery carts. Each must be identified with a red tag and an apartment number. These tags can be obtained at the front desk. Thank you for not filling these rooms up with personal items that could be placed in your storage unit.

It is our plan to invest time and talent in working with all groups to define the sustainable practices that already exist at Mercy Ridge and to develop an even more exhaustive list of practices that we can implement. We are presently working on this achievement.



Mercy Ridge Annual Resident Association Meeting
December 7, 2023

Management Report: David Denton, Executive Director

1. Security and Safety:

- A. Mercy Health Services officially assumed responsibility for overseeing Security Services from Stella Maris in January, 2023.
 - ✓ Andrew Hall, Sr., started as our new Security Operations Manager the last week of September and is off to a great start.
- B. Proposals being pursued for an upgraded, expanded video surveillance solution.
- C. RAVE emergency communication system launched in September.

2. Medical / Wellness Center:

- A. In January, Meghan O'Brien, Certified Family Nurse Practitioner (CFNP), was appointed by Maryland Family Care, a division of Mercy Health Services, as the primary care provider in our Wellness Center. Dr. Sirkis continues to support Meghan as Medical Director.

3. Reinvesting in Mercy Ridge: Major projects completed since last fall and currently underway:

- A. Replaced existing McAuley common area and Assisted Living boilers for heating and cooling.
- B. New entrance awnings installed at each building/house entrance.
- C. Aquatic Effects has made significant improvements to the main entrance ponds and surrounding area this year.
- D. In addition to fulfilling the basic grounds maintenance responsibilities, BrightView landscaping has collaborated with the Environmental / Landscaping Committee on numerous special projects throughout the year and participated in our Annual Earth Fair.
- E. Broken or raised slates surrounding the putting green were replaced with stamped concrete.
- F. Raised pavers in Courtyard were relevelled.
- G. All 6 elevators received a metalwork facelift and new flooring.



- H. Liffey apartment windows with seal failure issues were replaced. Several of the new windows have been identified as defective and are being replaced at no charge. No additional window replacement work outside of Liffey is budgeted or planned this fiscal year, FY 2024.
- I. To date, 12 Assisted Living apartments have been upgraded to new design standards. New design standard upgrades are also being introduced in the Independent Living apartments as they are vacated.
- J. Campus-wide asphalt restoration project completed in September.
- K. EV charging station installed near car wash station and available for use in November.
- L. Siemens upgraded HVAC building automation system (“BAS”) installation underway. Once completed, Maintenance team will be able to remotely set optimal heating and cooling start and stop points. The new BAS provides text and email emergency alerts, and provides preventive maintenance reminders for our maintenance staff.
 - ✓ Duct work in the residential hallways will also be completed this fall to stabilize temperatures in the residential hallways.
- M. Liffey and Shannon garages power washed in the spring.
- N. Garage heating units will be installed and put into use this month to prevent frozen pipes during wintertime.

4. **Technology related improvements**

- A. Comcast/Xfinity bulk TV service upgraded in August to include High Definition (“HD”) and additional channels.
- B. Resident communication and engagement solution, Wellzesta, introduced to independent living residents in November, 2022.
 - ✓ Wellzesta Rediscovery classes held with Wellzesta staff on July 25th and 26th in the PAC.
 - ✓ New monitors installed in Lobby and Café to increase community awareness of active Wellzesta messages.
- C. SARA emergency call system computer server replaced by new vendor, Notify.
 - ✓ Four additional outdoor repeaters were installed in October to more accurately pinpoint the location of any resident who activates their pendent outdoors.



5. Facility Master Planning

A. Representatives from Mercy Ridge, Mercy Health Services, The Archdiocese of Baltimore, LCS, LCS Development, and THW Design have had 5 in-person meetings at Mercy Ridge since January.

- ✓ Financial planning for determining how best to fund the project is currently underway. The board will be updated at their next meeting in early February. Reengaging the THW design team to initiate the design planning process for the first phase of work, which includes the IL residential corridors and lounges, will be sought at this meeting. The design planning process will include input from a limited number of residents and employees.
- ✓ Obtaining overall budget approval to complete the full scope of work outlined in the Master Planning Proposal will be addressed at the April board meeting during the FY 2025 Mercy Ridge operations and capital budget discussion.
- ✓ The Mercy Ridge Master Plan proposal was presented at the October 31, 2023 Resident Town Hall meeting and is posted on Wellzesta under “Documents – Leadership Reports.”

6. Diversity, Equity, Inclusion, and Belonging

- A. February 2022, resident / staff DEIB Steering Committee organized and meeting monthly ever since.
- B. Our Mercy Ridge Guiding Principles were amended to include a statement of commitment to our DEIB efforts. Approved by board at their October, 2022 meeting.
- C. First ever resident and staff lunch, learn and celebrate event planned for Juneteenth in June 2023.
- D. A consultant was budgeted in FY 2024. Jennifer Jimenez Maraña, MEd, PhD, former Director of Diversity & Inclusion at Broadmead has been selected and she will begin working with our committee in January 2024. Two local competitors have already been working with Jennifer as their advisor. More information will be provided in February.



7. Financial and Occupancy Performance

- A. For the fiscal year ending June 30, 2023, net operating margin was \$5,980,000 compared to the budget of \$5,964,000.
- B. Overall occupancy for fiscal year 2023 was 94% compared to a budget of 95.38%.
- C. For the first four months of this fiscal year, ending October 31, 2023, Mercy Ridge has continued to produce positive financial results and occupancy remains strong.
 - ✓ Net from operations for October was \$138,719, against the budget of \$121,228. YTD net operating margin was 22.7% compared to the budget of 23.2%.
 - ✓ As of November 30th, Independent Living occupancy is 99%, St. Stephen's Green is 86%, and Dublin Court is 92%. Overall occupancy is 97%.

This ends my report...Happy Holidays to all!