



# The ORANJ TREE

ISSUE No. 20

WINTER ISSUE

JANUARY 2008

*"The Tree Unites the Branches; The Branches Bear the Fruit"*

## **Thanks for the Vote of Confidence**

To be accepted again for another term as your president is a great honor and a privilege.

## **Fall Meeting Follow Up**

I am really pleased by the attendance at our plenary meetings. Thank you very much for your continued support. We had 114 members and guests with 17 of our 23 communities represented at the Fall Meeting in Denville. Mark your calendars now for the Spring Meeting, April 16, 2008 at Medford Leas in Medford, NJ. We hope to bring you another excellent program that will be worthy of your attendance.

## **Our Next Challenge**

I believe that all have heard by now that Governor Corzine signed the very important legislation on October 22<sup>nd</sup> that ORANJ fostered to permit residents to participate on their boards of trustees. On the ninetieth day following the bill's signing, January 20<sup>th</sup>, it will become law. There is much to be done at many CCRCs by residents to prepare your community for this important opportunity. The ORANJ Executive Committee feels strongly that we must engage ourselves now in a process to help residents at the communities who must begin a selection process to find the most qualified candidates possible from which the board will select their new member. A series of informational sessions will be held on a regional basis, which will be open to all CCRC residents, to assist our membership in the steps necessary toward implementing the law. In addition, representatives from ORANJ have agreed to visit and assist any individual CCRC with this process, if invited. Such a visit would be designed to include residents, management and members of the governing board so that all parties can participate in the discussions. Topics for discussion will include: *Governance* - The responsibilities of the governing board and its directors. *Nominating Process* - Implementing the law's requirements. *Quarterly Meetings* - How to achieve this requirement of the law. *Questions, Answers and Discussion* - There will be time throughout each session to engage on this important process. Our key discussion leaders have been participants in the selection process, are currently serving on boards of directors or have had recent experience as a resident director on a CCRC board. Simply said, ORANJ believes that the experiences of our members with this subject must be shared with those who are entering this arena for the first time.

Gary A. Baldwin, *President*

## **Officers**

**Gary A. Baldwin**  
President, Seabrook

**Trudy Brown**  
Vice President, Meadow Lakes

**David Hibberson**  
Vice President, Harrogate

**Winifred Livengood**  
Vice President, Fellowship Village

**David Way**  
Vice President, Cedar Crest

**Ann Cooper**  
Secretary-Treas., Applewood

## **Members**

### **Applewood Estates**

*Freehold*

**Arbor Glen**

*Bridgewater*

**Bristol Glen**

*Newton*

**Cadbury**

*Cherry Hill*

**Cedar Crest**

*Pompton Plains*

**Crane's Mill**

*West Caldwell*

**Crestwood Manor**

*Whiting*

**The Evergreens**

*Moorestown*

**Fellowship Village**

*Basking Ridge*

**The Fountains at Cedar Parke**

*Atco*

**Franciscan Oaks**

*Denville*

**Fritz Reuter Altenheim**

*North Bergen*

**Harrogate**

*Lakewood*

**House of the Good Shepherd**

*Hackettstown*

**Keswick Pines**

*Whiting*

**Meadow Lakes**

*Hightstown*

**Medford Leas**

*Medford*

**Monroe Village**

*Monroe Twp*

**Navesink Harbor**

*Red Bank*

**The Pines at Whiting**

*Whiting*

**Seabrook**

*Tinton Falls*

**Stonebridge**

*Skillman*

**Wiley Mission**

*Marlton*

**Winchester Gardens**

*Maplewood*

Newsletter of The Organization of Residents Associations of New Jersey  
Editor: Jack Fisher, 402 Timber Ridge, Pompton Plains, NJ 07444

## ***Residents on Boards of Trustees has Graduated from a Hope to a Reality***

On October 22, 2007 Governor Corzine signed S425/A3989 into law at Seabrook Village, a Continuing Care Retirement Community (CCRC) in Tinton Falls, NJ. The ceremony was brief and moving and achieved its purpose: with the stroke of a pen, several to be exact, the Governor created a new law that mandated that at least one resident be included on the governing board of each CCRC.

In signing the bill, the Governor said, "The idea that one ought to be consulted and have a vote in the world that you've made a commitment to, seems like simple common sense. People ought to have a voice." The Governor was accompanied by the bill's main supporters in the legislature, Senators Karcher and Singer and Assembly persons, Panter and Beck. All spoke and Senator Karcher made the moving comment, "How we take care of our young and our seniors tells us what kind of a society we have." And she added that this bill shows that democratic rights should not disappear when we grow older.

Several commended the Governor for signing the bill in the face of strong opposition. Over 100 residents from about 13 CCRCs around the state attended to celebrate the signing. Gary Baldwin, President of ORANJ, spoke for the residents. He said, "This is a great day for us, for citizens around the state." He thanked in particular the work of Karcher and Singer in bringing about this legislation and commented that the long battle showed that the system allows for a small group of ordinary people to win in the legislative process.

Looking to the future, we can anticipate two events. Peter Desch of the state Department of Community Affairs is expected to issue a letter to CCRC providers

across the state with steps for implementing the new law. In addition, ORANJ, the statewide organization of residents of CCRCs in NJ, will carry out a series of regional seminars across the state that will start the educational process for residents. These are expected to include guidelines for the selection and training of residents who will be recommended to boards of trustees who will make the ultimate decision on who will be serving on their CCRC's Board of Trustees.

One current resident-trustee warned that the obligations of the position are not to be taken lightly. On the contrary, the new resident-trustees can expect to be swamped with reading material that each must master in order to function effectively in that capacity.

But, all that is in the future. For the present, let's celebrate.

*Ellen Handler  
Winchester Gardens  
Maplewood, NJ*

*Governor Corzine signs S425/A3989  
Left to Right: Gary Baldwin, Pres. Of ORANJ,  
Assemblyman Michael J. Panter, and Governor Jon  
Corzine*



## *Highlights of a Very Productive Year*

The Organization of Residents Associations of NJ, with over 10,000 members, can claim important achievements during the past year.

Perhaps the most important achievement is on the legislative front. For over four years, the Legislative Committee of ORANJ has been working with members of the NJ legislature to bring a bill through the Senate and Assembly that would mandate the following:

- Residents' rights to free self-organization
- Quarterly meetings between Board of Directors (or their designated representative who shall not be the CEO or staff member of the CCRC) and residents (or their elected representatives) to discuss subjects that may include income, expenditures and financial matters as they apply to the facility and proposed changes in policies, programs and services.
- Inclusion by the Board of Trustees or other local governing body of the facility of at least one resident as a full voting member of that body. Resident members shall be nominated by the elected representatives of residents and selected by the Board of Trustees or other local governing body.
- Consultation and discussion by the Board with representatives of residents of any proposed action that might significantly affect the well being of the residents or the financial stability of the facility **BEFORE** taking any such action.

This legislation, S425/A3989 has now passed both legislative bodies and has been signed by the Governor. Members of ORANJ actively supported the work of the Legislative Committee by traveling to Trenton to important hearings and by writing letters to the Governor to request his signature.

A second important feature of ORANJ activity during the past year has been the publication of a "Handbook for legislative Committees" and a "Guidebook for Finance Committees". These publications have evolved from the research of the Legislative and Finance Committees of ORANJ. They are designed to provide background information that will be useful to

members of CCRC finance and legislative committees as they discuss items of their concern. The ORANJ website ([oranjccrc.org](http://oranjccrc.org)) contains the tables of contents and provides links to sources where the complete contents are available.

A third important accomplishment of the past year has been the research studies conducted by the various CCRCCs which have been published in total on the website. The Finance Committee conducted a survey and found that the main subjects of interest to the CCRC Finance Committees were the effects of increases in monthly service charges and the long-term financial health of the facility. The published "Guidebook" supplies the sources and types of information necessary to evaluate such issues. A survey of television support offered by management to CCRC residents also provided a full range of different cable options and coverages.

The "Meal Credit" Survey, which was begun in the previous year, was completed in the past year and posted on the website. It shows the variety of meal plans in the various CCRCs and the methods by which residents are charged both when they are in residents and when they are absent. For the first time a survey of TV Services offered to CCRC residents was conducted to share information on the extent and complexity of TV services provided residents throughout the state.

Finally the "Occupancy and Fee" Survey was updated once again. This survey is very helpful for a quick overview of the size of different CCRCs in NJ and to evaluate the annual percentage fee increase in each segment of a CCRC, i.e. independent living, assisted living, and long-term care.

ORANJ held two plenary meetings during the past year, each with excellent attendance. In the fall meeting, Michael Patterson of AARP described recent findings in brain plasticity of elderly persons. At the spring meeting, Steven Schragis, Founder of the One-Day University described his program and suggested that it might be available on a regional basis.

Finally among the highlights we need to mention the regional meetings held by the Regional Vice Presidents. To date, these

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meetings have been relatively informal and devoted to issues that were of local interest. However, the ORANJ Finance Committee is now planning to send representatives to the regional meetings to introduce CCRCs to the "Guidebook" and to demonstrate how it can be used.

Relating to all the above is our expanding website [www.oranjccrc.org](http://www.oranjccrc.org) which has become more user-friendly with photos of (at least some of the) Executive Committee members. Also, the publications and survey results are available on that site.

*Ellen Handler  
Winchester Gardens  
Maplewood, NJ*

### ***Notes of Meeting on Wednesday, November 14, 2007 at Meadow Lake, Hightstown***

#### **AGENDA**

**Present:** Gene Wachspress, Harry Mann, Gary Baldwin, Elaine Schumann, David Hibberson, Trudy Brown (Health Committee Chairwoman) and Jack Fisher ("ORANJ Tree" Editor).

**1.) Welcome** from Glen Brewer (President of Residents Association), who stayed for the meeting and later from Jay Zimmer (Executive Director of Meadow Lakes).

**2.) Discussion:** What are to be our legislative priorities for 2008/2009?

We decided:

- Not to pursue any Federal Legislation as a committee but to encourage individual members to contact their Washington Legislators by phone or email and offer comment and criticism.
- To focus our general attention on NJ Legislative Bills that dealt with health, taxes, prescription drugs and environmental issues.
- To continue to press the Secretary of State and Governor Corzine to act on SR27 and AR187.
- To Renew our efforts to get Veterans' Town Tax Rebate for CCRC resident veterans.
- To find ways to establish good contact with AARP NJ and support their initiatives when we are in agreement.

#### **3.) Updates:**

- Bulk purchase of drugs (to lower cost); also drug repackaging. (Bill Hodes and Harry Mann)
- Identity theft issues - No comments
- Divestment of assets (Finance Committee) - No comments
- Imputed tax on "return of capital" investments (Finance Committee) - No comments.
- Town tax reduction and other tax issues (Candy Ashmun) - No Comments.
- Health issues - Gene Wachspress identified the website for Department of Health and Senior Services as a valuable source of much interesting information. He circulated, for example, copies of a Nursing Home Report Card which included CCRCs. This website is <http://web.doh.state.nj.us/apps2/healthfacilities/>. Trudy passed out copies of her last Health Committee meeting minutes and hoped that we would continue to liaise with her committee through Gene Wachspress.
- Communication with "ORANJ" Editor and "ORANJ Tree". Jack Fisher outlined the need for information from committees and facilities.
- Our website [www.oranjccrc.org](http://www.oranjccrc.org) continues to expand the scope of information presented.
- Federal Rehab Caps (Gene Landis) - No comments.

#### **4.) Legislative Bill S425:**

- S425 now NJ Law (P.L. 2007, c.192). Gary and David described the Bill signing at Seabrook on October 22, and said that a DVD of the event is being sent to each Region. A plaque was subsequently presented on two separate occasions to four Legislators (Senators Singer and Karcher and to Assemblymen Dancer and Panter) for their support and help in getting the bills passed in committee and the full Legislature, leading to this new law being enacted.

#### **5.) Other Business**

- We still need a Secretary and Chairperson for this Committee for 2008. There is indication that Gene Phillips is interested in the Chair position.
- David passed out new copies of the

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Legislative Committee Handbook and updated pages for those members who already had a copy.

- During the lunch break we discussed implementation of the new law from S425 and the selection and appointment of a resident Trustee. In particular, we discussed the potential problems that might face residents and Boards when there are more than one CCRC facility in an organization governed by Boards of Trustees. Different concerns were expressed. No conclusions were reached.

**6.) Next Meeting:**

- Tentatively 10:00 AM on Wednesday, January 23, 2008. Meeting place to be decided.
- 7.) There being no other business to discuss, the meeting closed at 1:10 PM.

*David Hibberson  
Acting Chairman*

## ***ORANJ Health Care Committee Meeting***

**Date:** September 25, 2007 at 10 AM

**Location:** Arbor Glen

**Attendance:**

<i>Arbor Glen:</i>	<i>Meadow Lakes:</i>
Edmon B. Lee	Trudy Brown
Ed Malone	Alice Kreider
Mildred Polenga	Caroline Stuart
	Gene Wachspress

<i>Franciscan Oaks:</i>	<i>Monroe Village:</i>
Sally Cunniff	Dorothy Walworth
Ruth Dickerson	

<i>Seabrook Village:</i>	<i>Stonebridge:</i>
Jeanette McGowan	Gladys Keidel

Bill Minor, Association President of Arbor Glen, greeted our committee. Mr. Minor explained that Arbor Glen is 10 years old and has 200 independent residents and 100 residents in Health Care. It is a Quaker-oriented community, having 30 different activities in 12 committees, which are all managed by volunteers. Trudy Brown thanked Mr. Minor

and Arbor Glen for their hospitality. (Following the meeting, a tour of Arbor Glen was provided).

Trudy announced that Stanley Baston of Harrogate has resigned due to his need for medical treatments. The committee thanked Mr. Baston for his reports on Emerging Health Care Technologies and we wish him well.

Minutes of 5/15 meeting were approved.

Gene reported on the legislative update. There is some legislation related to health issues for low-income seniors, which would not be applicable for CCRC residents. He passed out copies of a newspaper article on recent legislation broadening the Food and Drug Administration's prescription drug safety powers; providing greater disclosure of drug risks; promising the pharmaceutical industry timely reviews and approvals of new medicines.

Another hand-out was provided for comparing prescription drug prices in New Jersey. The toll-free number is 1-800-242-5846.

Caroline Stuart discussed cooperation/advocacy between Health Care Staff and residents. She explained that Meadow Lakes is adjusting to many staff changes, including Executive Director. New ideas are being promoted to improve the community; however, it is sometimes difficult for older residents to accept change.

Gladys Keidel discussed resident interaction with Health Care staff. Volunteers continue to work at the Reception Desk in Health Care. Volunteers are also assisting with the off-time activities i.e. before and after dinner (singing, doing puzzles, discussion).

Trudy Brown stated that formation of Health Care Committees remains the same. Eighteen communities have committees and 5 do not have committees.

Emerging health care technologies were discussed. Monroe Village has computers for aides to use, which has had mixed success, since there is a frequent turn-over of aides.

Edmon Lee discussed the recent NY Times article stating that Medicare will no longer provide coverage for illnesses that develop in hospitals (and may be extended to nursing homes) that are considered to be caused by negligence (such as bed sores, falls, etc). This could present problems to CCRC residents

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regarding insurance coverage for these conditions.

There was discussion of wallet-size medical cards for residents. Meadow Lakes distributed cards to residents in July. Arbor Glen and Franciscan Oaks are located in close proximity to a hospital; therefore, they use cards provided by the hospital. Seabrook has computerized records, which can be accessed easily in case of emergency.

Support groups in our communities were discussed. Alice Kreider, Chair of the Low Vision Committee at Meadow Lakes, gave an excellent report on the information and the sensitivity needed to provide low vision services to residents. At Monroe Village it has been noted that there are more new residents with low vision. At Franciscan Oaks, they are careful to print notices using plain black print on a white background.

Seabrook has support groups for low vision, Alzheimer's caregivers, hard-of-hearing, oxygen users, arthritis (Help with assistive devices provided by Medicare), Parkinson's, Diabetes, and Cancer support for individuals. These committees are managed by Social Workers.

Meadow Lakes has a spousal support group and Alzheimer's caregivers headed by the Chaplain.

Franciscan Oaks has a caregivers group and a low vision group.

Stonebridge had a caregivers group that didn't continue and an Alzheimer's group which developed into an advocacy group.

Monroe Village is located near the Monroe Senior Center that provides many support groups which are available to community residents. Monroe has a "share and care" group headed by the chaplain. A poem or reading is presented, leading to discussions or personal experiences.

Arbor Glen has a low vision support group. They also take advantage of hospital support groups.

Copies of Health Care Committee Agendas were provided by Arbor Glen, Franciscan Oaks, Meadow Lakes, Monroe Village, Seabrook Village, Stonebridge and Winchester Gardens. The agendas provided important information on membership (professional staff and residents), format of meetings, updates on health services,

current health information, speakers/lectures on health topics, volunteer activities, reports of health support groups and providing advocacy.

A current project at Arbor Glen is arranging scheduled interviews with Holly Center patients by Health Care Committee members.

At Franciscan Oaks, the committee is providing a volunteer to accompany Assisted Living residents to medical appointments.

Meadow Lakes has designed "My Personal Emergency Contact List". Information shared by Winchester Gardens on their "buddy system" was very helpful in developing this project.

Monroe Village is setting up a Low Vision program.

Seabrook discussed staff issues, turnover of physicians, new vaccines, Resident concerns, solved problem of residents discharged on Friday afternoon having medications.

Stonebridge has been dealing with concerns of patients and family members not knowing the names/positions of staff members. There was discussion of name boards, name badges with large lettering, and special color of uniforms.

Health Promotion was provided by Sally Cuniff and Gladys Keidel. Sally writes a page on a health topic for a monthly newsletter.

Gladys provides monthly health education promotion displays for a bulletin board. She plans the display with an "eye catcher", a picture, and a specific page of information on the topic, which she has researched and compiled. This page is also printed to be picked-up for reading at home. Past topics included: varicose veins; blues-depression; fun-in-the-sun; tips for travel; osteoporosis; hand washing; sleep; cognition. Gladys has a doctorate degree and was a nurse educator. Her expertise was reflected in this project.

Topics for future meetings included discussion of a new law requiring nursing facilities to report infections and falls. Also, information on ombudsman services.

Trudy thanked everyone for their active participation in this very productive meeting.

**Next meeting: March at Seabrook at the Town Square Building in the Atrium Room.**

*ORANJ Health Care Committee Report  
Jan. to Sept. 2007*

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The Health Care Committee is a Standing Committee of ORANJ. The purpose of the Committee is to serve as a forum for the exchange of ideas and concerns in the area of CCRC health care issues. Meetings were held on March 20, May 15 and September 25, 2007. There are 14 members representing 9 CCRCs.

Some of the subjects discussed were:

- The committee has promoted having wallet-size Emergency Medical Cards for CCRC residents.
- There was discussion of "Health Aides". Hiring, training and knowledge of the English language are important considerations. Many communities sponsor English language classes. Stonebridge has a system for offering rewards for outstanding job performance.
- Computerized Health Records are recommended for all communities.
- Many communities have a "buddy system" which involves residents completing forms with the names of buddies and emergency contact information.
- Shingles injections for residents are being provided in our communities.
- Eighteen communities have Health Care Committees, which are providing important services. The other five communities are encouraged to form a Health Care Committee.
- Many communities have annual Health Fairs with a format of health screenings and displays by various vendors providing health care information. Attendance is excellent and door prizes are popular.

*Trudy Brown  
Health Care Committee Chair*

### ***Governor Signs Residents Member Bill on all CCRC's Board of Trustees at Seabrook Village***

On Monday afternoon, October 22, 2007, Governor Jon Corzine was at Seabrook Village in Tinton Falls, NJ, and signed into law the Bill requiring CCRCs to have a resident member on their Board of Directors. Following the

ceremony, the Seabrook Village Residents' Council hosted the visitors from all the other CCRCs who had come to witness the ceremony to refreshments and a chance to have discussions among residents of the various communities present.

Following the reception, the members of the Cedar Crest Residents' Council joined the members of the Seabrook Council for dinner at which these residents of the two Erickson Communities in New Jersey were able to discuss mutual problems and concerns while dining. Both Councils have visited each other, from time-to-time for similar purposes, since the Cedar Crest Council was formed in the spring of 2002. It is planned that these visits will continue as the two communities mature and fill all their apartments. The camaraderie has been great between the two Councils with a number of personal friendships having developed during this period.

There are communities within ORANJ that are connected with other communities (church affiliation or the like) similar to the way that Seabrook and Cedar Crest are connected. It would be wonderful if more Residents' Councils used these connections (or even if such connections didn't exist...maybe consider the proximity of one community to the other) and had two or more communities Residents' Council meet to join in open dialogue. This could be an extension of the contact that communities have with other communities at the semi-annual ORANJ meetings.

*Jack Cunningham  
President of Resident's Advisory Council  
Seabrook Village  
Tinton Falls, NJ*

#### ***The Editorial Staff of ORANJ Tree***

Jack Fisher, Editor

Phone: 973-835-4649

E-mail: [profjackfish@verizon.net](mailto:profjackfish@verizon.net)

Marie Fisher, Assistant Editor

Heather Devine-Hansen, Production Editor

Deanna Burns, Proofreader

Visit The ORANJ website at:

<http://www.oranjccrc.org>

## ***The ORANJ Finance Committee Wants to Hear From You***

The ORANJ Finance Committee is pleased to have completed and published the new ORANJ "CCRC Finances" guide in July 2007. Over the next six to twelve months, we will continue to work with individual CCRC resident finance committees to make effective use of the guide and to respond to their questions and concerns regarding CCRC finances.

The Committee is now in discussion concerning other financial initiatives to undertake during the next year which would be appropriate and useful to CCRC residents. We have identified the following three initiatives that seem to be good candidates:

1. Review provisions in state and federal law/regulations related to the State of New Jersey considering CCRC Residents to be "homeowners" and thus able to take real estate tax payments as tax deductions - also whether/how this applies to the veterans' tax exemptions and homeowners' rebates as well. Then survey ORANJ CCRCs to determine current practices in this regard and prepare a report on survey findings.
2. Review provisions in state and federal law/regulations pertinent to the calculation of medical expense deductions which CCRC Residents may claim on their tax returns. Then survey ORANJ CCRCs to determine current practices in this regard and prepare a report on survey findings.
3. Survey ORANJ CCRCs to determine current practices and experience regarding the provision of financial support for residents with insufficient income/assets to cover monthly service fees and prepare a report on survey findings.

We seek your comments as to which of these initiatives you consider would be most useful and/or your suggestion as to another initiative you believe should be included on our list.

Let Harry Mann (Chairman) or Ed House know of your comments and suggestions. Please give us your phone number or e-mail, so we may contact you to discuss them if we have a

Harry Mann  
50 Lacey Road A115  
Whiting, NJ 08759  
732-849-2215  
hdmann@worldnet.att.net

Ed House  
688 Medford Leas  
Medford, NJ 08055  
609-714-9063

question.

Thanks for your help!

## ***ORANJ Communications Committee Report***

The tasks of the Communications Committee fall into three areas: writing articles of various lengths on the happenings at ORANJ, preparing materials for and consulting with the editor of the ORANJ Tree (the newsletter of ORANJ), and preparing materials for consulting with our webmaster concerning content and format of our website.

In the recent past, our articles have tracked the progress of the senate bill S425, and assembly bill A3989 through the legislative process. In addition, we have drafted a sample letter from ORANJ members to Governor Corzine to persuade him to sign the bill *as is* and as soon as possible. This also was published in the most recent issue of the ORANJ Tree.

Whenever possible, we provide concrete help and suggestions to the editor of the ORANJ Tree. This publication has greatly improved in recent issues with the use of white paper and black type and particularly in content. Whereas previous content was heavy on humor and otherwise amusing pieces, current content is geared to the interests of readers as members of ORANJ. Each issue contains one of the important research studies conducted under ORANJ auspices. These are very interesting to readers because they enhance sharing of ideas and approaches to solving common problems such as health care programs. We hope that, in the future, the publication may also include photographic images that illustrate the articles.

Finally, we have worked closely with our webmaster to help cast news from ORANJ in a way that makes the website attractive and informative. In recent months we have added sections on the [Finance Committee Guide](#) and

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the Legislative Committee Handbook with appropriate links to the entire booklets. The research studies of ORANJ are added as soon as possible after the projects are completed because they provide very useful information to member CCRCs and possibly to other website visitors. We are still struggling to include bios and photos of all ORANJ “leaders”, including all members of the current executive committee and hope to complete this goal before the members leave office and are replaced by a new set.

*Ellen Handler  
Communications Committee Chair*

### ***Some Thoughts on the Origin of Meadow Lakes***

Until I was almost 9 years old, my father taught at Peddie School. As a boy, I played on what we took was abandoned property, later known as the Thompson Estate. So, years later, at a crucial time for Meadow Lakes, I knew the property.

When I was elected to the Board of Trustees of the Presbyterian Homes for the Aged, we had two homes - in Belvidere in North Jersey and in Haddonfield in South Jersey. They had small infirmaries. It was immediately apparent that we had to have a medical facility for long-term care and bedridden residents.

We approached the Synod of New Jersey, with which we had no legal connection, to get permission to go to the churches to raise the money to build such a facility. We got such a resounding NO!! that the Board seriously discussed going out of business in one, or perhaps two, meetings. At that point, I spoke up and said, “Let’s build a medical facility with attached apartments, sell the apartments and, in that way, get the medical facility.” I sold the idea to Jess Willard, the president. He and I sold it to the Board. Some of the trustees were so scared that they immediately resigned, but the rest of the Board went along with the idea.

All the early planning was done by Jess and me. We would have lunch in the underground restaurant in Princeton, called the Annex. We would meet for lunch one or more times a week and plan. We had no model. We sent people

around the United States to see what was being built. We found nothing like what we were planning, so Meadow Lakes is the result of our thinking.

At first, all Meadow Lakes was going to be built on the west side of Schanks Pond, but Dr. York, a trustee and head of the Medical Services of Princeton University, said, “Spread it out so people will have to walk and be healthier.” I made that possible by insisting on the bridge over Schanks Pond, now one of the beauty spots of Meadow Lakes. So Meadow Lakes was built on both sides of the pond.

All the well-known architects laughed at us, so Jess picked Ruchard Chorlton, an architect who had his office in the Princeton Bank and Trust Co. building, where Jess also had his office. We asked him if he could do a big job like this, and he said he could. He was known for designing houses and other small buildings. We took him on faith. Richard Chorlton had real beauty in his soul.

All the local banks laughed at us and said it was impractical. Jess, somehow, got to a senior vice president of Travelers Insurance Co. The VP had his mother in a place in California that he hated. The more Jess talked, the more interested he became. He finally said, “You’ll get your money.” We, of course, had to sell a given number of apartments to get it, but we did. Our endowment at the time was only about \$2,000,000.

I was the trustee in charge of finding a place in Central New Jersey on which to build Meadow Lakes. I was shown many large potato fields with a stream on one border and one line of trees along it. I kept saying, “No!” Finally, a trustee in Hightstown spoke of the Thompson Estate - the one I’d known as a child. He said it was not for sale, but perhaps it could be purchased. I jumped for joy, as I knew it was the sort of land we wanted, with water, trees and meadows. He and I went to Jess and persuaded him to put a bid on the property. He did, and it was accepted, so that is why Meadow Lakes is located in Hightstown and East Windsor.

We were so naïve that we thought the entire property was in Hightstown. We appeared before the Hightstown Council. They were enthusiastic, but, when we got Meadow Lakes

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partly built, they and East Windsor threw a huge tax on us. We went to court and had it lowered, but Hightstown had foolishly spent all the tax money and had to pass special taxes to recoup some of it. That did not endear us to Hightstown at first.

The reason part of Meadow Lakes is in Hightstown, while most of it is in East Windsor, is that property-owner Thompson was Mayor of Hightstown. He had the political power to knock off a rectangular piece for his mansion, take it away from East Windsor and make it part of Hightstown.

The present Guest House was Thompson's mansion. It was in such bad shape, we almost tore it down, but we decided to repair it. It cost so much to restore that we could have torn it down and rebuilt exactly the same thing, but we now have the old house.

None of the Presbyterian Homes Board were experts in building things. Later on, an engineer lived at Meadow Lakes who had built big dams and other heavy construction. He told me he

went over Meadow Lakes very carefully, especially the bridge not built on rock. He said, "Bob, you had excellent contractors." That was part of the luck we had in building Meadow Lakes.

Most of the west ("red") side, the infirmary, two bays of the dining room, the auditorium and a few apartments on the east ("green") side were opened in 1965. Most of the rest of Meadow Lakes was opened in 1967.

After we built Meadow Lakes, Quakers came up from Philadelphia and spent three days looking at what we had done. Then they went home and started building in the country and out of it. I believe Meadow Lakes started the modern CCRC business-continuing care retirement communities.

This is some of the history of the founding of Meadow Lakes.

*Robert A. Winters  
Meadow Lakes, Hightstown, NJ*

### ***Treasurer's Report***

Treasury Balance (10/15/06)		\$3,478.00	
	<b>Income</b>	<b>2007 Budget</b>	<b>Actual to 10/17/07</b>
Membership Fees	\$3,600.00	\$3,400.00	\$3,400.00
Transfer from Treasury	\$200.00		\$500.00
Total Income	\$3,800.00	\$3,400.00	\$3,900.00

#### **Expenses**

<i>A - Administrative Expenses</i>			
Mailling and Office Activities	\$350.00	\$280.00	\$350.00
Travel and Committees	\$450.00	\$660.00	\$550.00
Meeting Guest/Speaker Meals		\$50.00	\$100.00
<i>B - Communications and interchange</i>			
Information Exchange	\$100.00	\$283.00	\$100.00
Literature Production	\$500.00	\$634.00	\$500.00
The ORANJ Tree	\$600.00	\$488.00	\$500.00
<i>C - Legislative Monitoring, Advocacy</i>	\$500.00	\$591.00	\$500.00
<i>D - Networking and Allies</i>			
Common Action with NJAHS, NJ AARP and AAHSA	\$100.00		\$100.00
NaCCRA Membership Fee	\$400.00	\$400.00	\$400.00
NaCCRA/AAHSA Meetings	\$800.00	\$400.00	\$800.00
<b>TOTAL EXPENSES</b>	<b>\$3,800.00</b>	<b>\$3,786.00</b>	<b>\$3,900.00</b>
<b>Treasury Balance (10/17/07)</b>		<b>\$3,093.00</b>	