

# HOMESTEAD VILLAGER

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## Living at The Mews Offers Flexible Options

Openness and adaptability are two hallmarks of the three villa styles of the Mews at Homestead Village. The expansiveness created by the vaulted ceilings and the large number of windows establish bright, airy living spaces which are flexible enough to reflect distinct and individual living styles.



*New Mews residents Charles and Joyce Snader look over carpet samples with Joanne Markley, center, designer/decorator. Once the decision is made to move to the villas, Joanne assists new residents in understanding the standard features and upgrade options. Samples of all the materials are available in the Mews marketing lounge.*

With a well-thought out standard design, and a variety of options available to meet individual needs, the Ashford, the Banbury and the Chesterfield quickly take on the personality of their residents.

The decorating and personalization process begins from the time prospective residents have made their deposits. An early meeting with Joanne Markley, designer/decorator for Cooper Homes, the builder for the units, allows residents to see and feel the standard offerings as well as

the options. Joanne, who enjoys guiding the residents through the process, explains the design choices for every room in the home. Joanne meets with new residents at their convenience, asking them to set aside two hours to make their selections.

All three villas offer a spacious great room with cathedral ceiling, a sunroom, an eat-in kitchen and two bedrooms. Additional features vary with each of the three styles.

The basic design of the kitchens in each style includes cabinetry in a choice of finishes.

*Each kitchen area features a cozy, sunny nook for table and chairs.*



*Spacious kitchens in the Mews villas seem even larger with the openness of the passthrough window. This kitchen features upgraded appliances and maple cabinets.*



## Living at The Mews Offers Flexible Options continued—



*All kitchens come with pull out drawers behind the cabinet doors.*

Cabinets can be upgraded to cherry if desired. Under the counter cabinets are built with pull-out shelves for easy access to all storage spaces.

The kitchen range is electric and can be upgraded to smooth top, and the standard refrigerator can be upgraded to a side by side refrigerator either with or without an ice and water dispenser on the door.

Standard countertops are Corian, with a double stainless sink which can also be upgraded to Corian, with some selection of sizes.

Vinyl flooring is standard in the kitchen and laundry, but can be upgraded to ceramic tile. Carpet, both plush and Berber, is the standard floorcovering in the remainder of the house with the option of hardwood throughout. Ceramic tile or hardwood are the standard choices for the foyer. The vinyl and carpets are offered in numerous colors.

Corian countertops can also be selected as bathroom upgrades, as can an enlarged bath with double sink. Standard flooring in bathrooms is ceramic tile.

Each kitchen becomes an eat-in kitchen, with a sunny area for table and chairs.

The sunrooms are particularly appealing and the residents who are now living in the Mews all



*The Banbury and Chesterfield villas offer a two-sided gas fireplace, shown here with the upgraded marble surround.*

*A sunroom made cozy despite the snow outside the window! Sunrooms are standard for the Banbury and Chesterfield floorplans in the Mews villas, and optional for the Ashford.*



*Note the cathedral ceiling which lends a feeling of spaciousness. The kitchen can be seen through the open passthrough.*

agree that they have become the relaxing space of choice in their homes. With windows on two sides, they are light and comfortable. The Banbury and Chesterfield styles include a double-sided gas fireplace so fires can be enjoyed in the great room or the sunroom. Some residents have selected window coverings for their sunrooms, but some are enjoying the out of doors – even in this winter of snow!

A particularly useful space is a “computer nook,” which offers the opportunity for desk/computer access, turning a corridor into a very efficient, space-saving office area.

Interiors of all the villas are painted with a finished white. Residents may, however, choose to contract with a painter to have other colors. Joyce and Charles Snader selected vibrant, bold colors to enliven all of the rooms. Joyce Snader said simply, “I love color.” They also selected



*The Banbury and Chesterfield floor plans feature a computer nook, allowing for a compact, efficient desk area. Here John Schwanhausser works at his desk, surrounded by his collections.*



*While carpet is standard flooring for the villas at the Mews, upgrades can be made to hardwood flooring. Here the hardwood floor is used throughout the villa, including the hallway, adding a warm feel.*

dramatic window treatments, which reflect both their love of color and a practicality of use for maximizing the light which streams through the bountiful windows.

John and Jane Schwanhausser also elected to add lively paint colors, including painting the ceilings a

matching color to enhance the warmth of their living spaces. The Schwanhaussers are enjoying the ease of caring for the hardwood floors which they chose throughout their home because "we've had hardwood floors all our lives, and we have lots of rugs."

Dorothy and Aaron Smith had a pleasant surprise when they moved into their home in early January. Dorothy said, "I was very pleased to find that the spaces seemed larger than I expected." This was particularly gratifying since Dorothy was finding room for both a baby grand piano and an upright organ, both essential to her continuing work as choral director at Highland Presbyterian

Church and the Lancaster Opera Company.

Henry and Margaret Koch moved into their home, a Banbury, in November. New to the Lancaster area, they are finding their way around, but said they selected Homestead Village because "it is one of the nicest communities around." They enjoy their double-sided fireplace, opting for a marble upgrade on the great room side. They have also made their kitchen uniquely theirs, choosing maple cabinets, a side by side refrigerator and a smooth top range.

All the villas in Phase I have been reserved, with construction continuing through the summer. The final occupants should move in by Fall, 2004. Reservation deposits are now being taken for Phase II and Phase III. When completed, the new community will include 92 homes, built on 31 acres.

*For more information about the Mews, contact the Homestead Village Marketing Office at 397-4831, ext. 158.*



*Dorothy Rose Smith enjoys the spaciousness of their Banbury great room – large enough to accommodate her baby grand piano, an important family treasure! The Smiths have carpeting throughout.*

THE  
**Mews** AT  
HOMESTEAD VILLAGE

*3 more reasons to move to The Mews:*



*Our new Lincoln Town Car is available for transportation needs and our new GMC pick-up will take care of snow removal. Then add the intangible ingredient that our staff enjoys exceeding the expectations of our Residents!*

# 2003 Contributors to the Homestead Village Endowment & Gifts Fund

On behalf of the Homestead Village Board of Directors, administration, and residents, the following contributors are gratefully acknowledged for their support of the Homestead Village Endowment and Gifts Fund. During 2003 contributions totaled more than \$145,000. Thank you to those who contribute to the growth of the Fund, and in so doing, support the mission of Homestead Village in its efforts to provide financial security for those we serve.

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## *Kurt Luckenbill Assumes Board Leadership*

Kurt Luckenbill, a member of Homestead Village's Board of Directors since 1998, has been elected chair of the Board.

Luckenbill, vice-president and investment officer for Wachovia Securities, said he appreciates the opportunity to serve the community by providing leadership at Homestead Village, and has gained valuable insight into the retirement community industry during his tenure. "The retirement industry is very important and growing, and will continue to grow as baby boomers move into the market," Luckenbill said.

He added that the board and administration of Homestead Village are very professional and forward thinking, attributes which are important as they plan for the future. Luckenbill said, "Homestead Village offers all the advantages of any continuing care community. It is well-run and well-managed. But we need to look to the future to continue to be successful, and we need to focus on providing service for our residents," he said.

"Managing the facility is so important – we must have a plan to maintain and keep the property in good condition."

His most immediate goal is guiding the completion of the Mews at Homestead Village, and fully integrating the residents of the Mews as part of the Homestead community. "We want to welcome the new residents of the Mews and blend the new and existing residents," he added.

"I also want to work on the long range plan and focus on utilizing appropriately what is left of the footprint of the Homestead property," Luckenbill said.

Luckenbill also serves on the board of the Historic Preservation Trust and is active in St. Anthony's Church in Lancaster as well as the alumni association of the Virginia Military Institute. Previously he had been active in the Lancaster Chamber of Commerce and Industry.

Luckenbill grew up in Ephrata and continues to live and work in Lancaster with his wife Cynthia. They have four grown daughters.

## *Advantages of a Charitable Gift Annuity*

Recently, several Homestead Village supporters have established Charitable Gift Annuities with Homestead Village. These friends have determined that a Charitable Gift Annuity is the best way for them to make a permanent gift to the Homestead Village Endowment Fund. Have you considered whether a Charitable Gift Annuity might be right for you? The following illustration provides additional details regarding Charitable Gift Annuities.

Mrs. Smith is 76 years old and has a \$25,000 Certificate of Deposit at 2% maturing this month. She has a philanthropic interest in Homestead Village and would like to increase her annual cash flow. How can she do both? A Charitable Gift Annuity may be the solution.

A Charitable Gift Annuity is a simple contract between Mrs. Smith and Homestead Village.

In exchange for her irrevocable gift of cash, Homestead Village agrees to pay Mrs. Smith a fixed sum each year for life (an annuity). The older the annuitant is at the time of the gift, the greater the fixed sum Homestead Village can agree to pay. At Mrs. Smith's age, the rate is 7.2% of the gift per year.

The other benefits for Mrs. Smith may include:

- a federal income tax deduction.
- part of each payment is tax-free.
- her estate may enjoy reduced probate costs and estate taxes.
- she has provided generous support to Homestead Village.
- she will become a member of the Legacy Society.

With the financial markets performing somewhat better, several donors have inquired about the possibility of funding a Charitable Gift Annuity with appreciated securities. In addition to the benefits listed above for Mrs. Smith, any capital gain (the difference between the donor's cost and the fair market value on the date of the gift) will be only partially recognized. Furthermore, the capital gain will be spread out over many years rather than be fully recognized in the year of the gift.

If you would like more information about the Homestead Village Charitable Gift Annuity program including applicable annuity rates and personalized illustrations, please contact Susan C. Broomell, Planned Giving Consultant at 397-4831, ext. 133.

# Happenings at Homestead

On January 28th, residents learned where their "Winter Walk" will take them. In its 11th year, the Walk will allow Residents to recreate the exploration of Lewis and Clark, in recognition of the continuing celebrations of their westward journey. Maps and measured distances have been provided as residents stay fit and look west!



It's a tough job... Apartment residents gladly lend their taste-buds to test a soup recipe that may eventually find its way into a proposed Homestead cookbook. From left, Gladys Wise, Dorothy Heinzelman, Jane Brown and Elizabeth Rouzer sample the soup.

"Mathias Slough" helps residents understand more about how Lancaster looked at the time of the Lewis and Clark adventure. A courtesy of the Historic Lancaster Walking Tour, Bill Blair showed slides and told anecdotes to encourage residents to get into the time frame of the journey.



Donning sweatshirts of their favorite NFL teams, Villa Residents Nancy and Charles Blanken joined in the pre-Super Bowl tailgate party and tried to predict the winning score



In celebration of Activity Professionals Week, Activities and Volunteer Coordinator Laurie Crawford (center) and Health Care Activities Director Kim Wentzel (right) fulfilled their pledge to wear their best hula outfits and hand out ice cream if residents made 40 suggestions for the activity/recreation program. Apartment resident Mary Alice Van Wienen happily accepts ice cream from the smiling pair.

# At Home At Homestead with Doris Van Antwerp

Doris Van Antwerp who moved to Homestead Village from Arizona where she had lived for 20 years, couldn't be happier with her choice. "I have everything I want – family, friends and activities," she notes.

She found the perfect way to become involved in a new community – duplicate bridge, a passion of hers since she first learned to play as a psychology student at Penn State. "It is wonderful, when moving to a new community, to have a special interest. It is a great way to meet friends," she says.

Doris made the connection for her specialized interest with the assistance of her daughter and the internet. She has found her niche and now plays duplicate bridge up to five times a week with a variety of partners. "I enjoy the competition, and doing my best against other good players," Doris says.

She met her late husband, Lewis, through bridge, something they continued throughout their 52 years of marriage, up to his death in 1999. They had moved to Arizona from Bethlehem, Pennsylvania, following his retirement. After several years on her own, Doris decided to return to Pennsylvania to be closer to her children. In a decisive move, she sold her Arizona home and her belongings, and moved in with her daughter in Neffsville while she looked for a permanent home.

Doris moved to a duplex cottage at Homestead Village in October, 2002. She wanted one level, an attached garage and two bedrooms, and found exactly that. "It is wonderful here. There are medical facilities, shopping and grocery shopping close by. It is perfect," she adds.

"Bridge has been very good to us," Doris says, recalling that she and her husband traveled on 10-12 cruises, teaching bridge and organizing small tourna-



*Doris Van Antwerp, a cottage resident, works at her desk, where she enjoys keeping in touch with family and friends by email.*

ments – all for a room and passage. Of course, they could enjoy all the amenities of the huge cruise ships including shore visits. With four children, all of whom were in college simultaneously one year, Doris recalls, "We never dreamed we could have such wonderful vacations!"

For the uninitiated, Doris explains that in duplicate bridge "everybody plays exactly the same hands. It's like a tournament each time you play. Winning is based on skill and those who play best win. You don't win anything 'but glory.'" Now a Gold Life Master, Doris became a Life Master before her husband.

Her two sons and two daughters are scattered from Neffsville, to Gettysburg, to Somerset County to California, but in 2001 they all managed to come together for a vacation on two houseboats on Lake Powell. It was a special time which took three years of planning, Doris notes.

Doris especially enjoys her neighbors and access to the library at Homestead Village. She is happy to have found a home which is convenient and comfortable, and sums up her feelings about living at Homestead Village, "It's great. I love it!"

## Request for Information Form

Please send information about:  Apartments  Cottages  Villa Court  The Mews

Name \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_

Address/City/State/Zip \_\_\_\_\_

**Mail to:** Marketing Department, Homestead Village, P.O. Box 3227, Lancaster, PA 17604-3227

# COMING EVENTS

*You are invited to take part in a  
Homestead Village Sponsored Trip*

**Ocean City, MD**  
—and—  
**Longwood Gardens**

**May 25-27, 2004**

- Stay in the centrally-located Victorian-style Dunes Manor Hotel
- Enjoy dinner at Phillips Seafood Restaurant
- See a performance of Spirit of America at the Ocean City Jamboree
- Visit Longwood Gardens for springtime flowers at their best!

Contact Laurie Crawford, Homestead Village  
Activities and Volunteer Coordinator  
At 717-397-4831, extension 132 for details.

**T**he Mission of Homestead Village is to enhance the independence and dignity for all those we serve through appropriate housing, physical activities, social programs, emotional support, financial security, physical security, and spiritual advocacy which contribute to the wholeness of body, mind and spirit.

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