



Londonderry Village

A COMMUNITY ROOTED IN BRETHREN VALUES

FLLOURISH

A CAMPAIGN TO EXPAND GREEN HOUSE® CARE
AND GROW BENEVOLENT FUNDING



LondonderryVillage.org



KEEPING THE PROMISE

LONDONDERRY VILLAGE'S 40-YEARS OF "BEST-LIFE" RELATIONSHIPS

Our mission is about more than just providing health care and a place to live. For more than forty years, Londonderry Village has embodied **adding life to years**. Elders in our community are empowered to continue growing. They maintain cherished relationships while forming new ones. They live rich and flourishing lives surrounded by professional staff who truly value their rich life history.



MISSION-BASED PRINCIPLES

Londonderry Village's first residents moved in on February 21, 1979. Over forty years, our faith-based core has remained our mission-based attitude of love and servanthood, rooted in Brethren values. Our commitment is to be a caring community, provide high-quality health care, and set the standards of excellence in everything we do.

CREATING A HOME

It is about creating a real, family home that values each Elder as the unique person they are and provides a setting that uplifts their strengths and personal choices. It is about helping all of our Elders to achieve their full potential and live their "best life."

BORN FROM A HISTORY OF PHILANTHROPY

From the beginning, Londonderry Village has placed a priority upon providing benevolent care when a resident has exhausted their resources. In 2018 alone, over **\$2 million** was provided in benevolent care for our health care and personal care services.

FLOURISHING IN COMMUNITY

Our campus houses adult daycare, independent living, personal care, skilled nursing, dementia/Alzheimer's care, skilled care at our current four Green House® homes, and rehabilitative services. Over **600 residents** currently receive excellent care at Londonderry Village.

Protect, Nurture, Sustain, FLOURISH

This a special and important moment in the life of our community! We ask and pray for your support.

Throughout our 40-year history, Londonderry Village's mission and our ministry have focused on providing the highest quality of care through a full continuum of services. In 2008, we became the first in the mid-Atlantic to embrace the highly acclaimed Green House® model. As a result, we have served countless Elders in an intimate, personalized environment where relationships have been built and Elders have thrived. In addition, our ministry calls us to place a very high priority on benevolent care to help cover the cost of care for those who can no longer afford to pay all of their own expenses. Our residents have peace of mind knowing that help is available should they outlive their financial resources.

Today we are looking to significantly expand these two important aspects of our ministry—Green House® care and current and permanent Benevolent Funding. Two additional ten-bed Green House® homes are currently under construction and are expected to open in late fall 2019. The combined cost to build the new Green House® homes is \$6.7 million. The annual cost of benevolent care is now in excess of \$2 million and continues to climb. Through a special fundraising campaign, we seek to raise a minimum of \$2.5 million to support the Green House® homes and to significantly increase permanent Benevolent Funding to support our current and future residents. These objectives will be met through current gifts, multiyear pledges and through new or increased planned gifts from family and friends of Londonderry Village, like you.

We eagerly anticipate your partnership in this undertaking. Together, we can protect, nurture, and sustain those we serve today and in the future. With your help, we will flourish together!

With hope,



Wendie DiMatteo Holsinger
Wendie DiMatteo Holsinger
Campaign Co-Chair



Jeff Davis
Jeff Davis
Campaign Co-Chair & Londonderry Village Resident

The mission of Londonderry Village reflects that our community is an outreach ministry of the Church of the Brethren.

The commitment to quality housing, healthcare, and supportive services, an organizational attitude of love and servanthood are driven by our Christian values.

Action and belief operate hand-in-hand, allowing faith to flourish.

They are
planted in
the house of
the Lord;
they flourish
in the courts
of our God.

PSALM 92:13 ESV



THE COMMITMENT OF BENEVOLENT CARE

A PROMISE FOR LIFELONG CARE

The Elders at Londonderry Village have been good stewards throughout their lives. Most have raised families, enjoyed responsible careers, served their country and their churches, volunteered in the community, and generously shared with others. Their longevity should be a joy, but health conditions and the current economic climate can bring fear for the future: *what if my money runs out?* Londonderry Village's generous donors have an answer to this fear: The Good Samaritan Fund. In forty years, no one has ever been asked to leave because they've outlived their financial resources.

THE NEED FOR BENEVOLENT CARE FUNDING YEAR 2000 VS. YEAR 2018

Benevolent care paid by The Good Samaritan Fund and support from Endowments must make up the difference.

2000
\$400,000

2018
Over \$2 Million



FLOURISHING IN FAITH

Londonderry Village's Christian values are showcased in the organization's core values. As a reflection of the Church of the Brethren roots, Londonderry Village provides faith-based, abundant senior living. The whole person is cared for: the mind, body and spirit. The Elders have a voice in the care they receive but also in the nourishing community fellowship they help to build.

And though
your beginning
was small,
your future
would flourish.

JOB 8:7 TLV



“My family and I will always be grateful to the staff at Castagna Green House® for the care and compassion bestowed upon my mother during her stay at Londonderry Village.”



GEORGE W. PORTER

Family member, Londonderry Village Board Member, & Campaign Vice-Chair

WHAT IS A GREEN HOUSE?

Created by Dr. William H. Thomas over fifteen years ago, the Green House® concept evolved as an alternative to the institutional feel of traditional nursing homes. This concept is revolutionizing the long-term care industry. Green House® homes are designed with not only the appearance, but also the function and feel, of a real residential home.



“A Green House® is not a place you go to diminish in capacity; this is a place to flourish and to be in new, ever-strengthening relationships.”

PRESIDENT
JEFF SHIREMAN

INTIMATE, FAMILY-LIKE SIZE

Each Green House® is home to no more than ten residents. We call them **Elders** to emphasize how they are each empowered to continue *growing*. They are experienced, able teachers of life wisdom with a treasured, rich history. They aren't here to die or to diminish in their capabilities and shrink

their new life experiences. Londonderry Village's Green Houses are here to add life to their years. These smaller homes return control, dignity and a sense of well-being to Elders while providing highly personalized care. It is a real family environment where convivium, joy, and relationships flourish.

OUR UNIQUE POSITION

With over ten years of experience operating Green Houses, Londonderry Village is already recognized as the leader in providing an alternative to “traditional” nursing home care, maintaining our five-star rating for the past two years. In addition to our Green House® philosophy, we've also adopted the Best Life and Eden Alternative culture change models which focus on both quality of care and quality of life.



AN ATMOSPHERE OF LOVE AND CARE

The community love and care is evidenced in one of the realities of Green House® experience: the loss of a housemate. When an Elder in a Green House® passes away, the depth of grief is profound among both house staff and residents. Londonderry Village observes a longer mourning period out of respect for the way these people have mattered deeply to each other.

FAMILY ATMOSPHERE

The Green House® model is so much more than a building. The dynamic relationships found within are strengthened daily in this real home environment. When family and friends visit, they are welcomed with the ring of the front doorbell and sit around the family table for meals with the Elders.

A PLACE TO FLOURISH

Green Houses include and feature open floor plans including a kitchen with residential (not industrial) appliances, dining room, and living room with hearth, private bedrooms with private bath, spa room and a screened patio leading to an outdoor landscaped courtyard. This truly creates a home that builds community.



HOMEMADE AND PERSONALIZED

The smell of cookies baking and coffee permeates the living and kitchen space and draws residents to gather around the family table. Studies have shown that, unlike in traditional nursing care, Elders living in Green Houses don't lose their appetites and therefore don't risk their health with dangerous weight loss.



OUTDOOR LIVING

The two new Green Houses will have a shared courtyard between them to further increase community socialization. This easily-accessed, beautiful outside patio has stylish border fencing for security and includes water features, colorful plants and a fire pit.

ADDING *LIFE* TO YEARS

PRIVATE AND QUIET RETREAT

Each Elder enjoys a private and expansive bedroom, a spacious bathroom with wheelchair-accessible European showers. A continuous lift system for Elders with mobility needs is standard.

BEAUTY AND WELLNESS

Time spent at the beauty salon will help the resident feel and look their best. The spa provides haircare and aqua therapy to improve circulation and comfort.



BENEVOLENT CARE FOR TODAY, FOR TOMORROW

A CARING PLEDGE FROM A GROWING COMMUNITY



**RHONA
STONEBACK**

*Campaign Vice Chair &
Londonderry Village resident*

“Londonderry Village has never had to ask a resident to leave because of lack of personal financial resources. I am proud to support the tradition of the Good Samaritan Fund that helps to make this possible.”

“My four siblings and I were all taught from a young age the importance of tithing a tenth of our resources—or more if able—so that others in need would also have resources. I can honor the Lord by fulfilling the responsibility to help others in my community. I choose to support Londonderry Village’s Good Samaritan Fund because this is my home, and I can make a positive difference right here at home.”



**JUNE
HOSTETTER**

Londonderry Village resident

It's not *like* a home...it is home.



WILL YOU HELP PEOPLE

FLLOURISH?

Only with generous donors like you can we realize the future of care for more residents of Londonderry Village through this **\$2.5 million campaign**. Please join us as we use the Green House® model to change lives for the better and create a home environment where Elders thrive and flourish.

Cost to build two additional Green House® homes is **\$6.7 million**. In addition, Londonderry Village remains dedicated to keeping our promise of providing high quality health care to Elders who, through no fault of their own, have exhausted their personal financial resource. As a result, we also seek to increase our current and permanent benevolent care funding. You can make an outright gift, long-term pledge or a planned gift.

PHILANTHROPY

This \$2.1 million capital campaign includes funding for Green House construction costs and benevolent care funding.



**BANK
FINANCING**

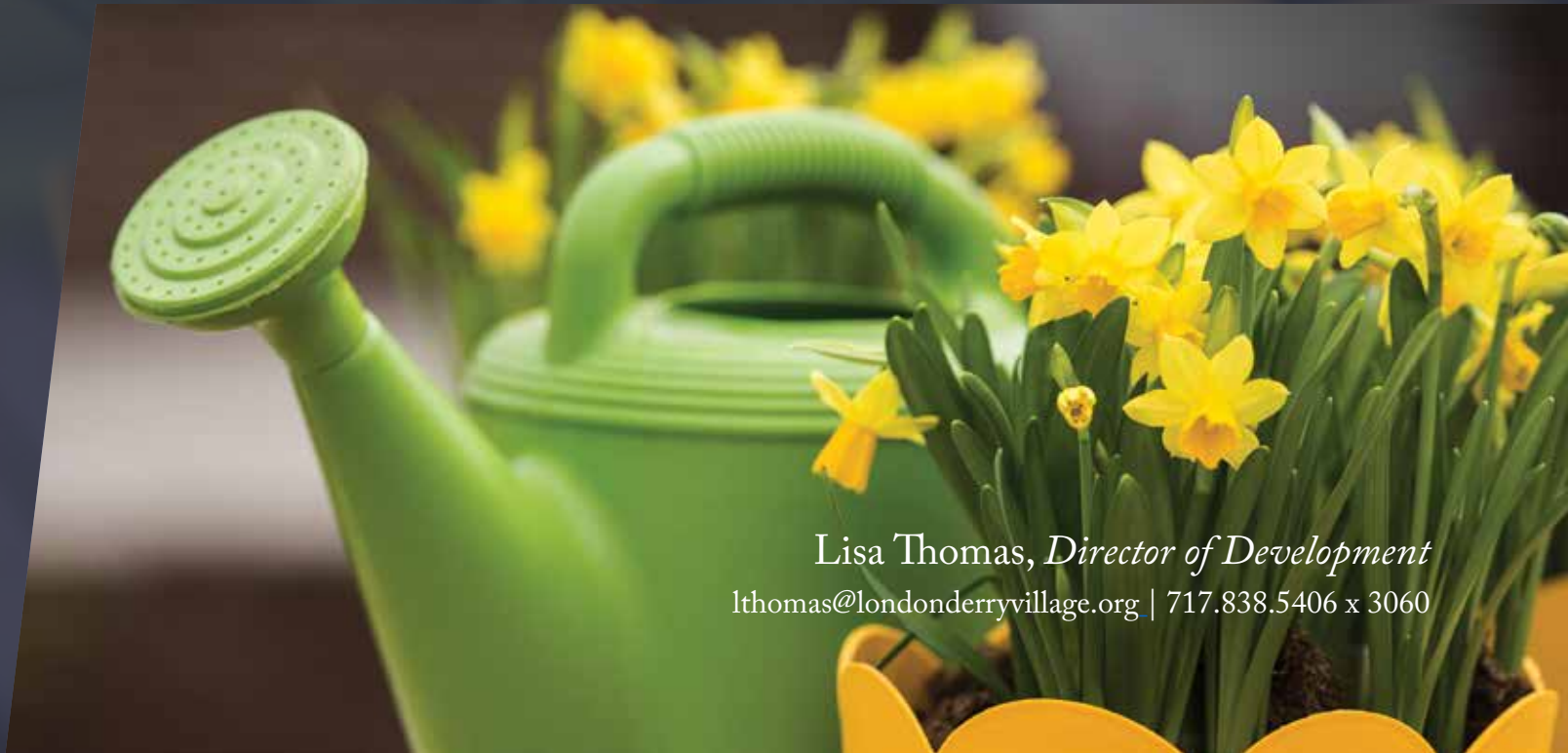
RESERVES

YOUR PARTNERSHIP IS NEEDED TO RAISE \$2.5 MILLION

EVERY CONTRIBUTION IS AN ACT OF CARE

# Gifts	Amount of Gift	Amount in Category	Cumulative Total	% of Goal
1	500,000	500,000	500,000	24
1	250,000	250,000	750,000	36
3	100,000	300,000	1,050,000	50
6	50,000	300,000	1,350,000	64
12	25,000	300,000	1,650,000	79
20	10,000	200,000	1,850,000	88
30	5,000	150,000	2,000,000	95
70	1,000	70,000	2,070,000	99
Many	<1,000	40,000	2,100,000	100

Gifts of all sizes and types are needed to complete this campaign. We are pleased to partner with you at any level, whether via cash gifts, appreciated assets, stock, real estate or a legacy gift such as a new or increased planned gift.



Lisa Thomas, *Director of Development*
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FLOURISH

A CAMPAIGN TO EXPAND GREEN HOUSE® CARE
AND GROW THE BENEVOLENT FUND



Londonderry Village

A COMMUNITY ROOTED IN BRETHREN VALUES

OUR MISSION

An outreach ministry of the Church of the Brethren, Londonderry Village is committed to providing independent living housing, high-quality health care, and supportive services for elderly persons in an attitude of love and servanthood.

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