



# 2013 Annual Report



Reedley

559-638-9226

[www.sierraview.org](http://www.sierraview.org)

### Dear Friends,

The year 2013 will be remembered as a year of transitional growth with the expanded business model of the Continuing Care Retirement Community (CCRC). Sierra View Homes Retirement Community is widely recognized as an outstanding full service, affordable retirement option that celebrates and enhances the lives of each resident and staff member. The CCRC application was approved by the California Department of Social Services in Sacramento with a view toward enhancing our services and reducing existing tax liabilities. The addition of the CCRC program further enhances our mission statement: *To maintain the quality and enjoyment of the lives we serve through the Christian ministry of healing, hospitality, and community created and maintained within the tradition of the First Mennonite Church of Reedley.*

**Marden's Place**, in its third year of operation, has proven to be a valuable addition to our organization as a safe, nurturing home where residents feel accepted and where their physical, social and emotional needs are met.

**Sierra View Terraces** has proven to be an outstanding senior housing value. Residents' acceptance and comments of their living experience continue to be positive and enthusiastic, and we have a waiting list. Capital improvements for 2013 include a wide range of significant upgrades:

- New carpet tiles in the hallways of the Care Center.
- 67 KW Solar system meets the electric power requirements of Marden's Place and the multipurpose building #10.
- 57 New dining room chairs for the Kings Canyon Room.
- New HVAC wall units installed in Assisted Living area.
- Additional video surveillance camera systems improved campus security coverage.
- Installed upgraded phone system and computer software.
- Signage installed to assist visitors navigating our campus.
- The purchase of a frozen yogurt/soft serve machine.

Further implementation the outward appearance of Sierra View's campus has always been a priority for our organization, both for the benefit of the residents as well as the marketability of our facility. We contracted with master gardener, **Lyn Berry**, to provide guidance and oversight for one staff member assigned to maintaining the grounds. In addition, Lyn works with Karen Peterson and other volunteers to provide a long term vision for the beautification and maintenance of our numerous flower beds, trees, shrubs and newly introduced seasonal vegetable gardens. Congratulations to Lyn and Karen for their enthusiasm and progress.

A plan to strengthen our management depth at Sierra View has been initiated by enrolling Ro Linscheid, currently responsible for admissions and marketing, in a 20 hour per week/50 week management training program that will be completed in May 2014. This training program will qualify Ro to take state and federal licensing exams that certify her in administrative duties.

I would like to recognize and thank the Board of Directors, Executive Director Vito Genna, and the entire Sierra View staff for the dedication and wisdom shown in dealing with the challenging issue of the Affordable Care Act and other new state and federal regulations.

I look forward to working with all of you as we continue to provide our Sierra View community with the highest level of service and value available anywhere.

**Robert Mason-Board Chair**



### Sierra View Homes Board of Directors

Bob Mason, Chair

Chuck Bohn, Vice Chair

Edward Bolt, Chief Financial Officer

John Rogalsky, Secretary, Ted Lowen

Jorge Romero, Louise Auernheimer

Lillian Dueck, Dick Peterson



### ***Forward***

I am thankful to all our residents, family members, employees, friends and supporters who have demonstrated faith in our mission, and the legacy inspired by our founding members. Your support brings unique opportunities to the Sierra View Homes campus. Your continued commitment ensures that Sierra View is synonymous with quality care and services, sound buildings, and creating the best possible living experience. You move us ***Forward***.

2013 has been significant for Sierra View Homes Retirement Community. The Terraces, offering lovely and spacious accommodations were filled and we now have a waiting list. Thirteen percent of our monthly electrical bill has been eliminated as we invested in solar energy. With the assistance of the CCRC Task Force (that included residents Joe Halpen and Lillian Dueck), Sierra View Homes became the second retirement community in the state to achieve continuing care retirement status with an unlicensed independent apartment section. Becoming this type of Continuing Care Retirement Community allows Sierra View Homes to offer continuing care to all our independent residents without costly entrance fees. As they were given the choice, 95% of our residents chose to be included in the CCRC. And so you move us ***Forward***.

With your support, resident cooperation, and by managing our resources well, we were able to go through the year without any rate increases. More than 250 residents have come from near and far to call Sierra View their “home.” Our 13-acre campus also includes 135 staff members and many volunteers. Volunteers share their time and talents to the benefit of many and enrich the fellowship and “friendship” experience. You move us ***Forward***.

#### **Associations:**

Leading Age California  
Peach Church Risk Retention Group  
California Long Term Care Medicine  
Mennonite Health Services Alliance  
California Assisted Living Assoc.  
Reedley Greater Chamber of Commerce  
California Association Health Facilities

The 2013 fiscal year experience has been blessed with growth, and enriched by the addition of each new resident, staff member, and volunteer. As we move ***Forward*** together in 2014, Sierra View will work on its distinction as a caring and friendly place to live, invest in and strengthen its infrastructure, enhance its living experience, utilize our resources efficiently and wisely, and continue to tell our story. Let’s move ***Forward***.

***Vito J. Genna***, Executive Director/CEO



#### **Vision Statement:**

To be an outstanding full-service retirement community that celebrates and enhances the life of each resident and staff member, and that reflects Christ’s message of hope and friendship

#### **Guiding Principles:**

Respect each other’s individuality.  
Be good stewards in the use of resources.  
Employ committed, engaged staff members.  
Provide warmth of friendship.  
Be a Christian Ministry

## RECOGNIZING OUTSTANDING COMMITMENT

The commitment of staff is evident as we continue with a high retention rate. Management staff members and most licensed nursing staff have been with us for more than five years. Fifteen employees were recognized and received pins for their years of service:

### 5 Years of Service

Mindi Funes, CNA	Juanita Saucedo, CNA
Macaria Paderno, CNA	Lorraine Arvizo, CNA
Dean Esquibel, CNA	Rocio Naranjo, CNA/Activities
Randy Miller, Maintenance	
Holly Kanawyer, Medical Records	
Christopher Lopez, Dietary Supervisor	
Marcie Morales, PCA	
Adoracion Viloria, PCA	

### 10 Years of Service

Marcela Cuevas, CAN

### 15 Years of Service

Juana Duarte, RNA

## Management Team:

Vito J. Genna, Executive Director/CEO  
Estella Pena, R.N. Director of Nursing  
Janice Gray, Controller  
Nancy Petinak, SNF Activities/Social Services  
Christopher Lopez, Dining Services  
Ro Linscheid, Admissions/Marketing  
John Long, Plant Operations  
Donna Friedenberg, R.N. Residential Care  
Joyce Gregory, R.N. DSD  
Jenny Penner, Campus Activities  
Medical Director, Janet Habegger, M.D.

There are six active members of the **Circle of Silver Stars**, employees who have served our residents for twenty-five years or more:

Nancy Petinak, Activities Director/Social Services	<b>38 years</b>
Virginia Cruz, Certified Nurse Assistant	<b>35 years</b>
Escolastica Andres, Certified Nurse Assistant	<b>33 years</b>
Carmen Echeveste, Prep Cook	<b>26 years</b>
Estella Pena, R.N., Director of Nursing	<b>26 years</b>
Irene Botello, Housekeeper	<b>25 years</b>



## **RESIDENT PROFILE**

During the last half of 2013 we were able to maintain a steady census throughout our community; we are now maintaining a waiting list for all service areas and apartments.

### **Retirement Living Apartments**

A total of 14 apartments changed hands through the course of the year. Six apartments in the Terraces changed renters and eight Garden apartments had new renters in 2013. In total, Sierra View Homes has 115 apartments ranging from 479 sq. ft. studio apartments to 1196 two-bedroom, two-bathrooms apartments. On December 31, 2013, we had 139 residents living in the 115 apartments. There were 97 females and 42 males and, of the 139 residents there are 21 couples.



### **Residential Care/Assisted Living**

In the Residential Care Facility, 20 large rooms were rented as a single, 7 large rooms were shared and all 24 single rooms were rented. Marden's Place had every room occupied and also had a waiting list at the conclusion of 2013. On the last day of the year we had every room in the Sierra View Homes Residential Care occupied with 46 females and 12 men.



### **Nursing Care Center**

Our Care Center provides ongoing care for people who need 24-hour, 7-days a week care. We also provide Medicare-A rehabilitation for success in returning to prior level of function following a surgery, fracture, and/or other issues that can debilitate a person. We have been fortunate to maintain a 97% census throughout 2013. We had 47 people, from our Care Center, going home or to a lower level of care like Residential Care throughout the year.





## **Sierra View Auxiliary Board**

### **2013 Members**

Irvin Isaak-President  
Joyce Klippenstein, Vice President  
Sandra Reimer, Treasure  
Marty Zimmerman, Secretary  
Yvonne Turner, Publicity  
Arnold Ewy, Parliamentarian  
Melva Ewy, Membership  
Lillian Dueck, Member-At-Large  
Joanne Kalafut, Member-At-Large  
Katharine Dettweiler, Member-At-Large



## **Financial Health**

This past year continues a trend of growth and ongoing financial preparation for the future. For the period ending December 31, 2013, our financial performance produced a gain of \$239,907. This gain includes contributions and realized investment income, as well as expenses of \$85,000 to obtain CCRC status. The partial financial statement as audited by Jeffrey Carter, CPA and reviewed by the Audit Committee and Board of Directors, demonstrates a good operating year with full census and good use of resources, despite financial angst caused by the Medicare and Medi-Cal rate reductions.



### **Strategic Planning Committee**

Dorothy Boldt	Donna Freidenberg
Vito Genna	Ro Linscheid
Judy Warkentin	Chuck Bohn
Dick Peterson	Wayne Zimmerman
Joleen Seibert	

## ASSETS

### Current assets:

Cash	\$1,421,449
Accounts receivable, net of \$104,418 allowance for doubtful collections	556,978
Prepaid expenses	8,263
Marketable short-term investments	824,814
Restricted assets, certificate debt trust agreement (for use in paying current principal and interest on certificate debt)	287,186
<b>Total current assets</b>	<b>3,098,690</b>

### Property and equipment:

Land, buildings, and improvements	18,597,997
Equipment, furniture, and fixtures	1,918,730
Transportation equipment	84,225
Construction in progress (solar system)	156,000
Less accumulated depreciation	(5,983,276)
<b>Total property and equipment</b>	<b>14,773,676</b>

### Other assets:

Restricted assets, certificate debt trust agreement (reserve account)	868,740
Investments in captive insurance companies	110,899
Debt issue costs	1,066,305
<b>Total other assets</b>	<b>2,045,944</b>

<b>Total assets</b>	<b>\$19,918,310</b>
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## LIABILITIES and NET ASSETS

### Current liabilities:

Accounts payable	\$146,982
Wages and related benefits payable	230,928
Interest payable	198,124
Current portion of long-term debt	310,721
<b>Total current liabilities</b>	<b>886,755</b>

### Long-term liabilities:

Other accrued liabilities	9,710
Deferred revenue from non-refundable advance care fees	98,289
Long-term debt:	
Certificate debt (net of discount of \$60,457 and current portion of \$270,000)	12,359,543
California Health Facilities Financing Authority (net of \$40,721 current portion)	503,606
<b>Total long-term liabilities</b>	<b>12,971,148</b>

<b>Total liabilities</b>	<b>13,857,903</b>
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<b>Net assets: Unrestricted</b>	<b>6,060,407</b>
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<b>Total liabilities and net assets</b>	<b>\$19,918,310</b>
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### Unrestricted revenue:

Skilled nursing services (self-pay \$1,359,298; third-party payors \$3,105,510)	\$4,464,808
Less provision for doubtful collection of accounts receivable	(150,362)
Net skilled nursing services after provision for doubtful collections	4,314,446
Residential care services and housing revenue	2,939,136
Other operating revenue	92,536
Investment income (including realized and unrealized gains of \$83,150)	113,038
Charitable contributions	75,199
<b>Total unrestricted revenue</b>	<b>7,534,355</b>

### Unrestricted expenses:

Nursing services	3,107,124
Dietary services	797,622
Administration (including \$85,331 for CCRC organization and startup fees)	635,687
Operation and maintenance	580,646
Housekeeping, laundry, and linen	246,623
Activities and social services	195,934
Education	46,661
Depreciation (\$610,551) and amortization	650,984
Interest	616,919
State regulatory department licenses and fees	292,548
Insurance and property taxes	123,700
<b>Total unrestricted expenses</b>	<b>7,294,448</b>

<b>Increase in net assets</b>	<b>239,907</b>
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<b>Beginning net assets</b>	<b>5,820,500</b>
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<b>Ending net assets</b>	<b>\$6,060,407</b>
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**Sierra View Homes Retirement Community is a non-profit community benefit corporation.** It has no paid shareholders and the Board of Directors is voluntary. All proceeds are reinvested into Sierra View Homes' infrastructure and for the benefit of the residents we serve. Sierra View Homes is authorized by the authority of the Internal Revenue Service Code Section 501(c)(3).

On this page you will find the **Balance Sheet and Statement of Activities and Changes in Net Assets** of the audited Financial Statements for the period ending December 31, 2013. The complete Financial Statements, including narratives, may be requested from the office.

## THE SPIRIT OF GIVING

Time, treasure and talent are ways that you can give to Sierra View Homes Retirement Community. Volunteers, both individuals and groups, are always welcome. By giving your time to our residents, you allow them to have additional personal time talking to and interacting with people. Monetary donations allow us to enhance the lives of our residents. We are grateful for memorial donations given in memory of residents who have touched your life; planned giving, such as estate bequeaths and annuities; and donations of cash for either daily support of our mission or for a restricted reason such as the building fund.

Thank you for your generous spirit of giving:

Ann Allison	Pat Arnold
Edward and Barbara Boldt	Harley and Maria Buller
Virginia Cruz	Shirley Edwards
Bob and Ruth Enns	Vernon and Doris Flaming
Derold and Barbara Franks	Vito and Adriana Genna
Janice Gray	Marianna Habegger
Henry Haney	Ethel Harder
Larry and Gail Harder	Gary and Helene Highman
Irvin and Bernice Isaak	Jim and Julie Ishimaru
Waneta Jost	David and Carol Krehbiel
Jerry and Ro Linscheid	Jim and Donna McBrien
Joseph and Lora Monge	Edra Parmenter
Estella Pena	Dick and Karen Peterson
Irvin Regier	Sierra View Homes Auxiliary
Nathan and Laurie Tatum	

Contributions to the **Memorial Fund** can be given or made in memory of a friend or loved one. Memorial contributions received during the year were **IN MEMORY OF** by the contributor:

### Marian Adams

Laverne Youngberg  
Charlotte Fabritz

### Carl and Mildred Pankratz

Sharon Perez

### Shirley Fortner

The Golden Agers  
Edwin and Marjorie Ratzlaff

### Herb and Elsie Lichti

Ted and Fran Loewen

### Lawrence Arnst

Dalla Thurlow  
Lorraine Hansen  
Calvin Keiser  
Joyce Schornick  
MaryAnn and Tom Ziegler  
Tim Smith  
Doris Smith  
Carolyn Bland  
DeWayne and Lois De Moss  
Sandra Nelson  
Marjorie Packer  
Marian Adams  
Donald and Evelyn Workman  
Ken and Jan Enns  
Ken Pedersen  
Patricia Dolin

### Frank Arnold

Arnold and Dorathea Sparks  
Ann Allison  
Jerry and Ro Linscheid  
The Golden Agers  
Dorothy Kohfeld

### Erna Regier

RMBC Chapter 4 Sunday School Class

### Jay Friedenber

Ted and Fran Loewen  
Patricia Robinson  
Paul and Cheryl Cereghino  
Henry and Kathryn Rogalsky  
Art and Joanne Hofer  
Fred and Donnette Fillmore  
Virgil and Nancy Goossen  
Madie Butts  
Vern and Judy Warkentin  
Tom and Andrea Suttles  
Kevin and Connie Enns-Rempel  
Ruth Enns  
James Kemp

### Christie Brady

Madie Butts

### George Katsuki

Patrick and Janet Mullen

### Mildred Rowland

Anne Grover  
Bonnie Terkelsen

### Cleo Shumaker

Anne Novotny  
Lorraine Hansen  
Gregory and M. Kay Boyajian  
Edmor and Thelma Friesen

### Pasquale Villani

Anthony and Maria Villani  
Sebastine & Filomeno Rocco  
Michelina Villani  
Concetta and Raymond Falci  
Giuseppe and Pasqualina  
Anthony and Maria Villani



*Be imitators of God, therefore, as dearly loved children and live a life as Christ loved us and gave himself up for us as a fragrant offering and sacrifice to God.*

*Ephesians 5:1-2*



**Lucille Hahto**

Gary and Sandra Detelich  
 David and Carol Krehbiel  
 Richard and Anna Thompson  
 Gary Nelson  
 Kaye and Gary Kozuki  
 Evelyn Whiting  
 Steven and Tammy Stassi  
 Glenn and Tania Cox  
 Lisa and Thomas Morgan  
 Clinton and Donna Henley

**Clayton Auernheimer**

Louise Auernheimer

**Filomeno Cruz**

Ro Linscheid

**Elizabeth Holcroft**

Evelyn Nelson

**Edna Kangas**

Gary and Sandra Detelich

**Albert Lepp**

Sam and Marvis Bergen

**Kathrine Pedersen**

Norman Fries  
 O.E. and Eloise Atchley  
 Don and Margie Hamburger  
 Lee and Kim Henriksen  
 Don and Evelyn Workman  
 The Pedersen Family Trust  
 Robert and Kathleen Krucker  
 Don and Christie Pettitt

**George Sawatzky**

Gertrude Wolford  
 Larry and Karen Jost  
 Mountain View Fruit Sales  
 Pastor Dennis and Connie Fast  
 Edwin and Sandra Greene  
 Gertrude Lehman  
 Robert and Elsie Stomberg  
 Darlene Schroeder  
 Doris Isaak Siebert  
 Helen Pauls  
 Herk and Lu Klassen  
 Scott and Mary LaBotz  
 Martha Thiesen  
 Frank and Ruth Rogalsky  
 David and Lydia Bergen  
 Sam and Marvis Bergen  
 Ken and Patty Thiesen  
 Stan and Ann Isaac  
 Loren and Barbara Buller  
 Kingsburg Insurance Agency  
 Dr. Jacob and Ruth Friesen  
 LaVada Brandt  
 The Golden Agers  
 Lillian Dueck  
 Dexter and Diana Ibara  
 Edwin and Marjorie Ratzlaff  
 Pastor Ray and Bonnie O'Neil

**Kit Sugai**

The Golden Agers  
 Barbara Sugai  
 Edwin and Marjorie Ratzlaff

**Clara Unruh**

Jean Unruh

**Chester Thompson**

Arnold and Dorathea Sparks  
 The Golden Agers  
 Wanda Goossen  
 Norine Lambdin  
 Gordon and Yvonne Turner

**Stanford Mullen**

Patrick and Janet Mullen

**Vera Unruh**

Pat Unruh  
 June Gill  
 Evelyn Nelson  
 LaVada Brandt  
 Doris Siebert  
 Doug and Crystal Beckenhauer  
 Sam and Marvis Bergen  
 Wilma Patzkowski  
 Gary Unruh  
 Mary Ann Friesen  
 Frank and Ruth Rogalsky  
 Eldon and Joann Loewen  
 Edwin and Marjorie Ratzlaff

**Edith Sorensen**

Evelyn Whiting  
 Jean Clark  
 Evelyn Nelson  
 Dale and Janice Sorensen  
 Bonnie and Lennart Kullberg  
 Gregory and Karen Musson  
 Betty Pedersen  
 Bonnie Terkelsen  
 Pat and Lynette Brietigam  
 Jim, Dennis and Pam Foley

**Corrine Krehbiel**

Ethel Harder  
 Ted and Fran Loewen  
 Bill Beal  
 Jerry and Ro Linscheid  
 Vern and Judy Warkentin  
 Bruce McElhoo and Betty Moore  
 Corrin Family Trust  
 Dorothy Kohfeld  
 Allen and Georgia Linscheid  
 Mary Beth and Michael Janzen  
 Paul and Corinna Ruth  
 Wendell and Aleta Rempel  
 Lillian Dueck  
 Murray and Erin Stevens  
 Cathy Ratmeyer  
 Gordon and Yvonne Turner  
 Barbara Sugai  
 Barbara Jo Harding  
 John and Connie Krahn  
 Arnold and Melva Ewy  
 Wayne and Martha Zimmerman

**Robert Preheim**

Kenne Preheim  
 Kristy Preheim





