



# **2015 Annual Report**



**Reedley**

**559-638-9226**

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

## Corporation Members and Friends

2015 was a good year for Sierra View Homes Retirement Community. While every year presents a new set of challenges, many positive things continue to take place at Sierra View. A big thank you goes out to the Board of Directors, Executive Director Vito Genna, and the entire Sierra View staff for their hard work and dedication. The residents and staff appreciate the important contributions of the Sierra View Homes Auxiliary under the leadership of Irvin Isaak.

The overall census for the year was 97% with independent living being 100% full and we continue to have a waiting list. The skilled nursing care center, assisted living and Marden's Place continue to maintain close to full census. This year a resident's survey was sent out to all residents. High satisfaction scores were given for the quality and friendly service at all levels, 98% of the residents would recommend Sierra View to others in all service areas.

### Capital improvements for 2015 include:

- An addition to the business office providing a new office for the Associate Executive Director.
- A beautiful red van with wheelchair capability was purchased. The auxiliary helped with that purchase.
- More night cameras were purchased to replace older models and some new light fixtures were added.
- A new freezer was purchased for the kitchen store room .
- Our Sierra View Brochure was revised in the spring and was well received.
- The public restrooms in assisted living were upgraded.
- Patio areas by the bocce court and east garden were replanted and improved.

As we close the book on 2015, I would like to give special thanks to board member Lilian Dueck who is going off the board after serving a three-year term. I also thank the entire staff for the loving care they provide for all the residents. It is that kind of attitude, respect, and care for all of our residents that make Sierra View the special place that it is.

Chuck Bohn, Board Chairman



## Sierra View Homes Board of Directors

Chuck Bohn, Chair

Dick Peterson, Vice Chair

Edward Boldt, Chief Financial Officer

Louise Auernheimer, Publicity

Dorothy Boldt, Secretary, Irvin Isaak, Auxiliary

Lillian Dueck, Larry Harder, Ted Loewen

Members at Large



## **Onward**

At Sierra View Retirement Community, we are blessed each day with the opportunity to meet, care for and celebrate the lives of our residents, staff and family members and volunteers. We are keenly aware that it is the personal touch that matters the most, and we strive to live our values effectively and carry out our Sierra View mission by holding fast to our Guiding Principles,

**Respect each other's individuality:** Although there has to be some conformity for order and decorum, we continue to cater to each resident's wishes and needs by including residents and family in care planning and providing a voice through various family and Resident Council Meetings.

**Be good stewards in the use of Resources:** Sierra View uses the buying powers through a large purchasing group with severe discounting. We are conservative with resources by utilizing solar power and LED lighting. Staff is encouraged to look for ways Sierra View Homes can conserve resources. This attention to detail in turn allows us to keep our resident rates lower.

**Employ committed and engaged staff members:** New employees are given extensive orientation and training. In all categories, we have increased in-service training and education of staff to empower each person to feel confident, competent and comfortable with their tasks. Both internal and external means of education, as well as mentoring, are utilized to enhance quality of care.

**Provide warmth of friendship:** Our activities all across the campus encourage and solicit cooperative, joyful exchange among residents and staff. Employees are encouraged to take the time to have a personal relationship with the residents and their families. Hiring and training practices instill this courteous and respectful attitude in our staff.

**Christian Ministry:** The Christian tradition continues throughout the organization. The board provides the leadership in ensuring that the gospel message is brought forward through deed and Word. Our chaplain keeps the Word alive with Bible studies, Sunday worship and visiting.

So you see, by following our guiding principles, we have built on the infrastructure that will carry Sierra View long into the future. We will continue to lean on our Guiding Principles to enhance the lives of residents, staff and the greater community. We are thankful for God's blessings each day and thank you for entrusting us with this wonderful mission.

Vito Genna, Executive Director

Ro Linscheid, Assoc. Executive Director

## **Sierra View Homes 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



**Vito Genna , Executive Director**

**Ro Linscheid, Associate Executive Director**

**Janice Gray, Comptroller**

### **Associations**

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

## 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. Twelve employees were recognized and received pins for their years of service:

### 5 Years of Service

Barbara Alatorre, RN	Epi Moran, LVN
Harvey Filarca, RN	Yazmin Diaz, CNA
Justina Perez, Housekeeping	Mairsa Sapp, PCG
Pattie Ceballos, Dietary Aid	Joshua Tromborg, Maintenance

### 10 Years of Service

Gloria Hurtado, LVN

### 15 Years of Service

Dinora Negrete, CNA

### Management Team:

Vito J. Genna, Executive Director/CEO

Ro Linscheid, Associate Executive Director

Estella Pena, R.N. Director of Nursing

Janice Gray, Comptroller

Nancy Petinak, SNF Activities/Social Services

Brenda Soares, Dining Services

Joyce Gregory, R.N. Director Staff Development

John Long, Plant Operations

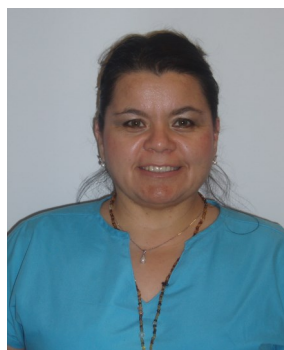
Donna Friedenbergl, R.N. Residential Care

Jenny Penner, Campus Activities

Janet Habegger, M.D. Medical Director

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

Nancy Petinak, Activities Director/Social Services	<b>40 years</b>
Virginia Cruz, Certified Nurse Assistant	<b>37 years</b>
Escolastica Andres, Certified Nurse Assistant	<b>35 years</b>
Carmen Echeveste, Prep Cook	<b>29years</b>
Estella Pena, R.N., Director of Nursing	<b>29 years</b>
Irene Botello, Housekeeper	<b>28 years</b>
Teresa Jimenez, Licensed Vocational Nurse	<b>24 years</b>
Judy Stater, Dietary Aide	<b>24 years</b>
Minerva Rodriguez, Dietary Cooks	<b>24 years</b>





## **RESIDENT PROFILE**

During all of 2015 we were able to maintain a steady census throughout our community; we continue to maintain a waiting list for the Terraces and Garden apartments. Residents see us at the Sierra View Homes Life Plan Community

### **Sierra View Residences**

A total of 16 apartments changed hands through the course of the year. Eleven apartments in the Terraces changed renters and 5 Garden apartments had new renters in 2015. In total, Sierra View Homes has 115 apartments ranging from 479 sq. ft. studio apartments to 1196 two-bedroom, two-bathroom apartments. On December 31, 2015, we had 132 residents living in the 115 apartments. There were 91 females and 41 males and, of the 132 residents there are 22 couples.



## **Residential Care/Assisted Living**

In the Residential Care Facility, 18 large rooms were rented as a single, 8 large rooms were shared and all 23 single rooms were rented. On the last day of the year we had 49 rooms, with one large room open in Residential Care, occupied with 43 females and 15 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 2015. We had 48 people from our Care Center going home or back to their residential apartment throughout the year.





## Sierra View Auxiliary Board

### 2015 Members

President – Irvin Isaak

Vice President – Joyce Klippenstein

Secretary – Martha Zimmerman

Treasurer – Stella Bohn

Membership – Melva Ewy

Publicity – Yvonne Turner

Parliamentarian – Sandra Reimer

Members at Large – Joann Kalafut, Lillian Dueck, Denny Mason



*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*

## Financial Health

Operating net revenue was weakened by a low State funded Medi-Cal rate and the sequestration discounting of the Federal Medicare Fund. Sierra View Homes Retirement Community continues to be in a strong financial position with substantial cash to exceed the ratio of 1.5 as the requirement of our municipal bonds. The partial financial statement as audited by Jeffery Carter, CPA and reviewed by the Board of Directors demonstrates a successful operation year with a full census and the careful use of resources. This audit is a consolidated report for all three service lines Nursing Care, Residential/Marden's Place and the Sierra View Residences.



### Strategic Planning Committee

Dorothy Boldt

Vito Genna

Judy Warkentin

Dick Peterson

Joleen Siebert

Donna Friedenberg

Ro Linscheid

Chuck Bohn (not pictured)

Irvin Isaak (not pictured)

Lillian Dueck (not pictured)

## Statement of Activities and Changes in Net Assets

### ASSETS

#### Current assets:

Cash	1,335,029
Accounts receivable, net of \$88,126 allowance for doubtful collections	819,466
Prepaid expenses	40,560
Marketable short-term investments	917,960
Restricted assets, certificate debt trust agreement (for use in paying current principal and interest on certificate debt)	300,096
<b>Total current assets</b>	<b>3,413,111</b>

#### Property and equipment:

Land, buildings, and improvements	19,499,588
Equipment, furniture, and fixtures	2,155,403
Transportation equipment	131,665
Less accumulated depreciation	(7,257,998)
<b>Total property and equipment</b>	<b>14,528,658</b>

#### Other assets:

Restricted assets, certificate debt trust government (reserve account)	866,710
Investments in captive insurance companies	122,084
Debt issue costs	985,439
<b>Total other assets</b>	<b>1,974,233</b>

**Total assets** **\$19,916,002**

### LIABILITIES AND NET ASSETS

#### Current liabilities:

Accounts payable	249,261
Wages and related benefits payable	319,395
Interest payable	193,942
Current portion of long-term debt	323,453
<b>Total current liabilities</b>	<b>1,086,051</b>

#### Long-term liabilities:

Other accrued liabilities	4,675
Deferred revenue from advance care fees	170,425
Long-term debt:	
Certificate debt (net of discount of \$55,937 and current portion of \$280,000)	11,809,063
California Health Facilities Financing Authority (net of \$43,453 current portion)	411,028
<b>Total Long-term liabilities</b>	<b>12,395,191</b>

**Total liabilities** **13,481,242**

**Net assets: Unrestricted** **6,434,760**

**Total Liabilities and net assets** **\$19,916,002**

#### Unrestricted revenue:

Skilled nursing services (self-pay \$1,307,602; third-party payers (\$3,200,113))	4,507,715
Less provision for doubtful collection of accounts receivable	(138,683)
Net skilled nursing services after provision for doubtful collections	4,369,032
Residential care services and housing revenue	3,189,909
Other operating revenue	53,131
Investment income (including realized and unrealized losses of \$49,953)	(18,717)
Charitable contributions	77,350
<b>Total unrestricted revenue</b>	<b>7,670,705</b>

#### Unrestricted expenses:

Nursing services	3,406,921
Dietary services	794,095
Administration	653,850
Operation and maintenance	597,053
Housekeeping, laundry, and linen	341,559
Activities and social services	193,245
Education	53,248
Depreciation (\$666,780) and amortization	707,213
Interest	559,688
Insurance and property taxes	160,930
<b>Total unrestricted expenses</b>	<b>7,507,802</b>

**Increase in net assets** **162,903**

**Beginning net assets** **6,271,857**

**Ending net assets** **\$6,434,760**

#### 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, 2015. A copy of 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. Sierra View residents benefit also from donations made directly to the Auxiliary.

### Thank you for your generous spirit of giving:

Ernesto and Norma Endres	Pat Arnold
Larry Ayers	The David Boldt Family
Harley and Maria Buller	Jean Clemens
Katherine Dettweiler	Shirley Edwards
Ken Enns	Robert and Ruth Enns
Arnold and Melva Ewy	Jeannette Fraley
Barbara Franks	Jim and Mary Gaede
Vito and Adriana Genna	Janice Gray
Marianna Habegger	Larry and Gail Harder
Helene Highman	Harriet Ichiyama
Kiwanis Club of Reedley Sunrise	David and Carol Krehbiel
Joanne Laemmlen	Allen and Georgia Linscheid
Jerry and Ro Linscheid	Ted and Frances Loewen
Evelyn Nelson	Vern and Judy Warkentin
Marsha Okada	Estella Pena
Doris Reimer	Sierra View Auxiliary
Lois Strole	Ken and Josie Tsuboi
United Methodist Fellowship Church	

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:**

Kaz Yoshimoto  
Linda Ewy  
Arnold and Melva Ewy

Johnnie Carter  
Jeff Carter

Wilma Suderman  
Bill and Carol Peters  
Sam and Marvis Bergen  
Herbert and Laverne Richert  
Bob Suderman  
Harold and Pat Enns  
Louise Olinger  
Frieda Walls  
Vern and Judy Warkentin  
Arnold and Melva Ewy  
Lloyd Dry  
Robert and Kathy Huebert  
Jerry and Ro Linscheid

Miyoko Kunishige  
Mas Kunishige

Mary Oneill  
Lorraine Hansen

Marty Penner  
James and Laverna Shaw  
George and Inge Nord  
Lois McNeill  
James and Rosemarie Ridderhoff  
Wendell and Marlys Sheriff  
Geoffrey and Verda Deckert  
Marilyn Helburg

Frank Riffel  
Frank Riffel Estate

Michi Ikeda  
Emmett and Dorothea Sparks





Scott Preheim

Dorothy Kohfeld  
Wayne Wagner



Jess Preheim

Emmett Sparks  
Dorothy Kohfeld  
Arnold and Melva Ewy  
Richard Bins  
John Rogalsky  
Evelyn Lau  
Carol Just  
Ted and Frances Loewen  
Cathy Ratmeyer  
Don Ens  
Allen Linscheid  
Lillian Dueck  
Jack and June Biggus  
Vern and Judy Warkentin  
Robert and Kathy Huebert  
Ruby Arnst  
Klassen and Associates  
Jerry and Ro Linscheid  
Phyllis Mattingly  
Kristy Preheim  
Gordon and Yvonne Turner  
Wayne Wagner  
Ethel Harder  
Wendal and Aleta Rempel

Viola Boldt

Martha Thiesen  
Patty Thiesen  
Eileen Skogsberg  
Katherine Huebert  
Barbara Buller

Gus Penner

Ed and Marjorie Ratzlaff  
LaVada Brandt  
Ethel Harder  
Lillian Dueck  
Arnold and Melva Ewy  
Doris Siebert  
Ted and Frances Loewen  
Wayne and Martha Zimmerman  
Barbara Fox  
Allen and Georgia Linscheid  
James and Susan Hansen  
Bev Phillips  
MaryBeth Janzen  
Cathy Ratmeyer  
Merle and Florence Siebert  
Charles Freeman  
Ro Linscheid  
Vern and Judy Warkentin  
Mary Butts  
Donna Friedenberg  
Wendal and Aleta Rempel  
Doris Reimer  
Ed Boldt  
Herbert Penner

Pete Isaac

Ron and Crystal Rogalsky  
Don Ens  
Doris Siebert  
Joann Brandt  
Betty Isaac  
Frieda Walls  
Annie Sawatzky  
Don Braun  
Bob Suderman  
Olga Brandt



Thetus Kennedy

Ron and Crystal Rogalsky

John Miller

Ethel Harder  
Jerry and Ro Linscheid  
Wayne and Martha Zimmerman  
Doris Reimer  
Wendal and Aleta Rempel

Mel Salwasser

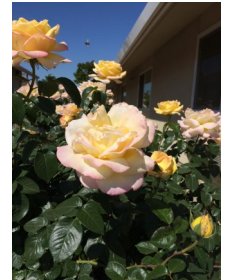
Ed and Marjorie Ratzlaff  
Dennis Salwasser

Jay Huckabay

Doris Reimer  
Emmett and Dorothea Sparks

June Araki

Linda Ewy  
Willene Yoshimoto  
Arnold and Melva Ewy



Wes Jost

Arpha MacIntyre

Martha Carter

Jeffrey Carter and relatives  
Jerry and Ro Linscheid  
Jerome and Judy Bartel  
Theodore and Mary Horner

Ann Plitt

Arnold and Melva Ewy

Coi Ransome

Arnold and Melva Ewy

Calvina Henson

James and Marla Woodcock  
Connie Drumm

Corinna Ruth

Arnold and Melva Ewy

Ralph Pfof

Dave Coles



