



The ORANJ TREE

ISSUE No. 22

SUMMER ISSUE

JULY 2008

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

●**Give This Some Thought!** I was pleased to learn, through feedback from many ORANJ members, that the program for the Spring Meeting was so well received by our members. There is no doubt that the environment is a topic on the minds of most people today and we must all make a serious commitment to protecting our resources and the earth upon which we live. Toward that end, I am still earnestly looking for someone to fill a new standing committee position that I would like to see created in ORANJ to foster resource conservation and environmental protection. Several CCRCs in ORANJ have active committees overseeing and promoting good practices in this discipline. An active ORANJ committee would be available to encourage the formation of new committees on CCRC campuses where they do not exist and be available to help fledgling groups get off on the right foot. Please contact me if you have any interest in helping to create a standing committee in ORANJ for environmental and resource conservation.

●**New Health Care Committee Chairperson** The Executive Committee recently appointed Netty Lowenstein, a resident at Stonebridge at Montgomery, as the Chairperson of the ORANJ Health Care Committee, replacing Trudy Brown of Meadow Lakes. Trudy will remain on the committee as the Recording Secretary. On behalf of the membership of ORANJ, I wish to thank Netty for stepping forward and accepting this position and Trudy Brown for the years she has given to the committee.

●**Resident Director Appointments** I have been receiving information through several sources that many campuses are well underway in their process to place a resident on their board of trustees. Many have already done so, and I compliment the Resident Associations who have fulfilled their responsibility and the Boards that have stepped forward and completed the selection process efficiently and effectively. I continue to receive positive comments from both resident leadership and operational management that indicate clearly that these partnerships are win-win situations.

●**Mark your Calendars** The Fall General Meeting of ORANJ will be held on October 15, 2008 at Arbor Glen in Bridgewater. The Executive Committee is attempting to identify potential speakers who will bring timely information to the membership at this meeting. If someone has a message we should share, please let me know. Some great programs are being presented at CCRCs across the state that could and should be shared with our colleagues across the state. Our plenary meetings offer just such a platform for sharing the great information that is available to seniors across the state.

Gary A. Baldwin, *President*

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

~ Summer 2008 ~

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Skillman
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Whiting
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Marlton
Winchester Gardens
Maplewood

Another Successful Year at ORANJ

*Gary Baldwin
President, ORANJ
Seabrook Village
Tinton Falls, NJ*

It's been a busy year. With the Governor signing P.L. 1986 before the year was out, we completed a lengthy legislative project, one that required more than four years of sustained effort, mandating that residents in continuing care retirement communities have a voice in their governance. This major achievement can be attributed in large part to members of the New Jersey legislature who supported our bills, including Senators Karcher and Dancer and Assemblymen Panter and Conners. Our thanks go also to the many residents of CCRCs throughout the state who attended legislative sessions when the bills were discussed and supported the legislative endeavors. New Jersey Governor Jon Corzine accepted the invitation extended by Gary Baldwin, President of ORANJ, to conduct a public bill signing ceremony at Seabrook Village, a continuing care retirement community in Tinton Falls, NJ, which is home to over 1500 seniors. The ceremony on October 22, 2007, was attended by delegations from other CCRCs around the state and witnessed by over 250 seniors who packed the auditorium to enjoy this historic moment.

As a result we have several new mandates in NJ. Probably the most important is the requirement that all CCRCs in NJ include at least one resident as a full voting member of the Board of Trustees. In addition, the law requires that when the Board of Trustees (or their designated representative) meet with residents or their representatives in required quarterly meetings, the designated Board representative shall not be the CEO of the CCRC or other staff member. Finally, the law requires that Boards of Directors, or their representative, discuss with representatives of the residents any proposed action that might significantly affect the well-being of the residents or the financial stability of the facility BEFORE taking the proposed action.

After the governor's signing ceremony, ORANJ lost no time in planning and executing

an educational program for residents of CCRCs who are being charged with nominating residents to serve on the Board of Trustees and for preparing nominees for their new responsibilities. Two well-attended seminar/workshops were conducted in February, one in the northern part of the state and one in the southern region. As a basis for the discussion, a team of five members, Wink Livengood of Fellowship Village, Charles Germany of Winchester Gardens, Jack Cunningham of Seabrook Village, Ed House of Medford Leas and Gary Baldwin of Seabrook Village, prepared an excellent handout containing a succinct summary of necessary information. We hear that some CCRC boards have already made their selection of a resident trustee. We wish them well.

The other major accomplishment of the past year was the completion and distribution of a *CCRC Finance Guidebook* by the members of the ORANJ Finance Committee under the leadership of Harry Mann and Ed House. The guidebook was generated primarily for use by resident members of CCRC finance committees to answer the question "Is your CCRC in good health - financially?" In simple terms, the guidebook provides information on what a CCRC needs in order to attain long-term financial stability, on how to dig useful information out of your CCRC's financial statements, and on what a CCRC resident's financial rights and protections are under the law. In addition to helping the reader interpret financial statements, the *Guidebook* provides information on CCRC contracts and Federal and State regulations related to CCRC finances. The ORANJ Finance Committee has distributed the guidebook widely and has offered seminars throughout the state on how to use this tool productively.

Finally, ORANJ has begun a new agenda in dealing with conservation and environmental issues. One of the main speakers at the Fall Plenary Meeting last October was Candace Ashmum, a private consultant to the State of NJ on environmental matters. Both speakers for the Spring Plenary Meeting dealt with issues related to conservation and sustainability. Randall Solomon, of the Planning and Public Policy

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School at Rutgers University, talked about sustainability, globally and nationally. His presentation was complemented by former Maplewood, NJ, Mayor Fred Profeta who talked about the specific experience of Maplewood in developing a sustainable community. Our hope is to encourage CCRC residents to actively join the movement and support the larger sense of sustainable communities in the municipality or township where they live. One of our major objectives for 2008 is to establish in ORANJ a standing environmental conservation committee to deal with these issues. A search for an appropriate chairman is under way.

2008 Spring Meeting of ORANJ Devoted to Environmental Issues

*Ellen Handler
Winchester Gardens
Maplewood, NJ*

The first semi-annual ORANJ meeting took place on April 16th at Medford Leas. After a brief business meeting, the morning was devoted to a presentation by Randall Solomon. Founder and Executive Director of NJ Sustainable State Institute, a Rutgers University think tank devoted to strategies to enhance sustainability in New Jersey. "Sustainability" or "Sustainable Development" means protecting the resources and systems that support us today so that they will be available to future generations.

Mr. Solomon pointed out that we have finite resources, (i.e. air and water) and that we need to live within these limits. Our consumption of these resources can be defined as our "ecological footprint." Thus, Princeton's ecological footprint requires an area 61 times the size of Princeton itself. The footprint reflects not only the number of acres needed to sustain a person but also the number of acres lost by the trash generated by each of us. Therefore, we lose 4,000 acres of open space daily, in part because each person produces 90,000 pounds of trash in his lifetime.

Even though the U.S. has not signed the Kyoto Protocol, many of the cities have designed their own plans to deal with global warming. Among the strategies are efforts to decrease pollution by

encouraging people to move more closely together and to increase the amount of open space. With higher population density public transportation becomes economically viable, and pollution due to car travel decreases. Another set of strategies is the adoption of green building practices, which may be expensive in the near term.

Mr. Solomon emphasized that it will be important to engage all sectors of society to bring about environmentally friendly changes in practice, including the public and private sector, the schools, etc. But if we neglect such efforts we can expect catastrophic results from global warming. As an example, he pointed out that if average high temperatures in NJ were to rise 15 degrees we could expect significantly less rain and the earth would become too warm to soak in whatever rain there is. To avoid such a disaster, NJ must mandate energy-efficient practices, increase the amount of biomass used for fuel, and levy a carbon tax. He suggested as a target for NJ that 22% of our energy needs will be satisfied from renewable sources by 2021.

To help communities measure their effectiveness in combating global warming, his institute has developed a set of measurable goals, indicators and actions. However, he pointed out that one of the problems with design of energy policy is that actions leading to desired outcomes can also have unintended negative consequences. For instance, Brazil gets 50% of its fuel from biofuels, but this decreases the food supply available to the population.

The afternoon presentation was made by Fred Profeta, a former mayor of Maplewood, NJ, and currently the Deputy Mayor of Maplewood for the Environment. As he put it, "For me, the environment is the number one issue." But he was optimistic that American ingenuity that was able to put a man on the moon will also be able to tamp down the "doomsday scenario" of the environmental movement.

He pointed out that Maplewood (known as a "green" community) and has made great strides in that direction. It has been expensive but it has earned Maplewood a significant dividend. According to the realtors, residential properties in Maplewood have maintained their value despite the drop elsewhere.

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He described the new police station as the first public green building in NJ. It has solar panels on the roof which, together with its tinted windows, reduces electricity consumption by 20%. The building also has sensors which turn on the lights and reduces the amount of CO₂ when additional people enter the room. The savings from these strategies more than pay for the extra investments.

In addition, Mr. Profeta has persuaded the community to commit to hybrid cars and he hopes that the entire municipal fleet will be green by 2015. Also, the community has instituted jitney service for commuters during rush hours, which, they calculate, will take 300 cars off the roads.

Mr. Profeta pointed out that we cannot yet evaluate all the effects of global warming. For instance, what will happen to our local trees and plants that cannot migrate north when local temperatures rise? What will happen to the ski industry in VT and NH when the snow disappears?

On the other hand, we can try to buy local products to reduce emissions from trucks that transport goods, thus benefiting local producers. We can encourage the use of fluorescent light bulbs instead of incandescent, build bike paths and place racks where they will provide an incentive to use bicycles instead of automobiles. We can also plant trees, a good CO₂ sink and forbid the destruction of trees above a certain height unless they are dead.

One of the main ways to encourage "green" is to develop the tool kits, such as new books in the "Dummies" series, e.g., "Environment for Dummies," help to establish criteria to measure whether efforts have been successful, and provide incentives to encourage effective strategies. As Mr. Profeta said, "This is our job. Can we do it? Sure, but we need everyone to get aboard."



Energy Solutions

*Randy Hobler & Joan Hicks
Stonebridge
Skillman, NJ*

Rising energy costs have Stonebridge administrators thinking seriously about ways to use sources from Mother Nature. Several ideas put forward included the installation of solar panels on all the Stonebridge roofs. Stonebridge residents, alarmed by their ever-increasing bills, kept pressure on Montgomery Township Committee to present their solution. Electric bills are expected to rise \$11 to \$18 a month for each household. At Monday's meeting, about 20 residents spoke for almost two hours to urge the committee to move ahead with its proposal. Township attorney Tim Klein said, "If you were doing it for something like a municipal park, I could understand, but my position is you need site approval."

This was forthcoming. Plans to build the first wind farm in Montgomery County cleared a regulatory hurdle when Green Acres review found it would post no major ecological risks. Residents are all too familiar with the winds sweeping down from the Sourland Mountains. This source could easily be harnessed. The \$1 billion Green Wind Project would spread 30 wind turbines over the acreage behind Stonebridge. Joe Smithers, a Stonebridge resident, spearheaded the effort but some residents tried to block the plan. Mrs. Jean Perks complained, "The turbines would present health risks, look unsightly, drag down the property values and spoil my field view!" Herb Hinkle, a member of the Township Committee, was surprised by the neighbors' concerns over the site. "We've been trying very hard to do our best to resolve these concerns." Deputy Mayor Geraldine Gross said she hoped a resolution would be reached that was acceptable to all parties.

The issues, while not finalized, (with an unprecedented agreement between Montgomery Township and the Stonebridge officials) will let the plan go forward. The benefits of generating electricity far outweigh the other concerns. An

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added attraction will be that the turning blades of the turbines may knock out low-flying Canada geese. Although farmers will lose some land, it will still be possible to plant soybeans and corn in neat rows between the turbines. Bill "Suds" Ballantine, a descendant of the famous Ballantine beer family and a former occupant of the 1860 House, has offered to pay farmers for their lost revenue. Let the turbines go up and the costs come down.

Commendations go to the "Save the Planet" Committee for coming up with another plan to economize. Towels and sheets will be washed once a month and, while the staff is on a retreat, we will have girls and boys from the Chambersburg Reform School tend to our cleaning needs. It is our duty to help others less fortunate. There will also be a reduction in our monthly bills, as heat is lowered. Don't put those woollies away, as wearing them will save you money and make you proud to be "green." ESC (Energy Saving Citizens) emblems will be distributed and we will be proud to wear them on our sweaters. Even Wal-Mart has offered us a catering service to cut food costs. Hurrah for the "Green"!

ORANJ's Go Green

*Gwen Crawley
Medford Leas
Medford, NJ*

A number of ORANJ CCRCs report that they are taking issues of global warming and greenhouse gas seriously! A letter sent out last July found that seven had initiatives ranging from providing CFL light bulbs to residents, to giving advice on how to better control heating and cooling, as well as to reduce the use of water and promote recycling of bottles, cans, cardboard and paper. Six CCRCs have committees working on various ecological issues.

Arbor Glen and Medford Leas have worked with management to conduct energy audits. Navesink used the Monmouth County Friends of Clearwater to supply a list of "Suggestions for Saving Energy." They also wrote to the Mayor

of Redbank and Presbyterian Homes urging their participation in energy conservation.

Cedar Crest, Evergreens, Harrogate, Medford Leas and Navesink Harbor have either given or sold CFL bulbs at reduced prices and urged their use in the common areas of their complexes.

Medford Leas prints an energy tip in each of its monthly newsletters and gives energy information at its monthly residents' meetings. Several are using posters to provide information in eye-pleasing ways.

Seabrook sends volunteers into residents' homes at their request to show them how to best manage their heating and cooling systems.

Showings of the Al Gore film, *An Inconvenient Truth*, and lectures by environmentalists from the local, state and national levels appear to be well attended. When New Jersey was working on environmental legislation last year, information about its provisions and how to contact legislatures was made available for those interested in contacting state representatives.

The plan is to make e-mail and snail mail addresses available to ORANJ member committees so they can contact individuals and exchange ideas to work toward saving our world for our grandchildren.

Cedar Crest Resident's Woodworking Skills Create Smiles For Children

*Tony Ciavolella, Public Relations Manager
Cedar Crest Village
Pompton Plains, NJ*

Roy Kay has always had a knack when it came to working with wood or other materials. He had to, otherwise the home he built for himself and his wife 50 years ago would not have lasted.

Mr. Kay sold his home and moved to Cedar Crest and, although he no longer needs to make repairs to his new home, he still finds that urge to remain active and to work with wood. "I've always worked with wood in some way and I don't think I'll ever stop," said Mr. Kay. "My dad was in the hardware business and that's where I learned to do many things. That's where

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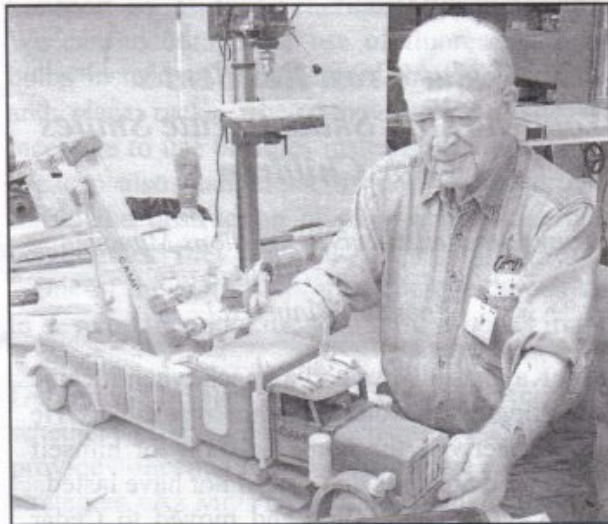
I learned that I liked to do things with my hands."

In his spare time, Mr. Kay can be found whittling away his time, cutting, drilling and sanding in the Cedar Crest woodshop. His specialty? Toys. He has created approximately 500 handmade toys in his lifetime – from rocking horses to cars, puppets to giant dominos, and even a two and a half foot wrecker made of mahogany and walnut.

"This is my pride and joy," said Mr. Kay of his replica wrecker. "I used 50 photographs of wreckers to get a good sense of how to create one and all told, it took me one year to create and finish it."

Mr. Kay began creating toys as a way to give his grandchildren something to play with and then for them to hand down through the family as they got older. However, at the urging of a friend in St. Louis, MO, many toys that he created were sent down to a children's hospital. He has also created sets of large dominos for children at St. Joseph's Hospital and Medical Center in Paterson.

Another project that Mr. Kay is involved in,



along with fellow woodworkers at Cedar Crest, is cutting masonite boards, which are used as the base for "lapdesks." The lapdesks are given to children with cancer who are confined to beds in various pediatric oncology hospital facilities throughout New Jersey. The desks provide a comfortable desk top that they can use to write or draw upon. Some of the medical facilities that receive the lap desks include St. Joseph's,

Hackensack University Medical Center, and Morristown Memorial Hospital.

There are currently 50 members in the Cedar Crest woodshop. Last month, Mr. Kay and some members hosted woodworkers from Ann's Choice, a sister Erickson retirement community located in Bucks County, Pennsylvania. Mr. Kay gave a tour of the woodshop and showed the men some of his own special woodworking techniques.

Why does Mr. Kay love wood so much? Because it represents an escape. "This is my joy," said Mr. Kay while standing in the woodshop. "I can get lost in here sometimes, and I don't mean literally. Sometimes I'll spend up to six hours in here without even knowing it."

Mr. Kay actively looks at non-wood items and tries to visualize whether or not they would be a good wooden toy or not. He has bought these items to use as a model, or he'll simply take a photograph.

In addition to woodworking, Mr. Kay collects coins, is an avid golfer, and has even parachuted and flown planes. "I have a lot to be thankful for," he said. And as for that home that Mr. Kay built more than five decades ago, it's still intact.

Applewood Estates

*Paulette Robischon
Applewood Estates
Freehold, NJ*

The expansion project at Applewood Estates, an 18-year old CCRC in Freehold, is complete! The work started with the construction of an additional 50-apartment, 3-story wing and 20 cottages. Then the rear promenade was built with a beautiful indoor, sun-lit lap swimming pool and Jacuzzi, exercise room, gym, beauty salon and massage room. A new performing arts center and expanded dining room overlook a garden and patio with chairs and tables with umbrellas.

The second major portion of the project rehabilitated and expanded the front promenade. Here are located the bistro, lounge with fireplace and billiard table. Also, a new postal area, computer room, administration offices and chapel. In this expanded area are also found the

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bank, ATM, general store, conference rooms, activities director's office, craft room, game room, exhibit cases, library with fireplace, bus waiting room and reception area. One enters the building via the vestibule and reception area in a sun-lit rotunda. Connecting the front and rear promenades is a large rotunda with seating areas.

Two new wings were added: one for the memory unit and one to enlarge the assisted living unit. At the same time the existing assisted living wing and the health care unit were refurbished. The clinic and the physical therapy department were enlarged and a new employee lounge was added. All of the features thus far mentioned are accessible from indoors from all residential areas except for the cottages.

The new façade of the building is starkly different from the old. A columned, roofed veranda lies across the front. Benches on the veranda make for comfortable outdoor seating. The entire property has been newly landscaped. An attractive new Applewood sign is seen from Gully Road. One enters the property along a tree, shrub, and flower lined drive to the portico. The magnificent Bradford pear trees of old are gone, but the new plantings surrounding the flagpoles and driveways are flourishing. As this is written, the dogwoods are in bloom, the azaleas are bright, the lawns are green, and all looks lovely. We're glad the project is finished; but it was well worth the minor inconveniences during the 2-year construction period. We're looking good. Come see us!

Elaine Schuman is an ORANJ

*Views from the Bridge
May 2008 Stonebridge Newsletter
Skillman, NJ*

This is a juicy question. Did you know that you are a part of an ORANJ too? It stands for Organization of Residents Associations of New Jersey and there are twenty-three CCRCs involved. You are familiar with Meadow Lakes and Monroe Village but other CCRCs include Harrogate, Seabrook, Cedar Crest, Basking Ridge and 17 more with lovely names.

- The ORANJ mission statement states that it exists for the purpose of supporting,

empowering, and bettering the life of senior citizens in New Jersey. Aren't we lucky! It accomplishes this mission by:

- Sharing experiences among members.
- Resourcing learning and education.
- Monitoring legislation and advocacy.
- Promotes cooperation between health care staff and residents.

Much of the valuable work of ORANJ is done through standing committees; in communications, finance, health care; and legislative action, and advocacy. They meet as a whole, quarterly at various CCRCs.

Elaine Schuman, who is our representative for legislation, is well qualified since she was a former lobbyist for the State Department of Transportation and former Director of Consumer Affairs for Mercer County. Stonebridge Resident President Ann Johnston, math expert, represents finance and Gladys Keidel, RN, with a doctorate in nursing education, is on the health committee. ORANJ keeps up to date on taxes and health issues and initiates legislation that will speak as one voice to the politicians in Trenton. A five-year effort with the State legislature was to get representation on the Board of Directors of Presbyterian Homes Inc. The startled legislators heard the ORANJ representatives cheer with delight when it finally passed. Currently ORANJ is working on relief for veterans on taxes and transportation needs.

Gladys, Ann and Elaine are in constant motion all over New Jersey attending meetings of their various committees. Elaine "is impressed with the caliber of the people servicing ORANJ and how much we learn from one another." She is surprised that the older communities still have the same complaints as the newer CCRCs. Guess which? Parking and food.

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Visit The ORANJ website at:

<http://www.oranjccrc.org>

Spring 2008 Resident Occupancy Report

Member Association CCRCs	Independent Living			Assisted Living			Skilled Nursing/Long Term Care			2008 Fees (Percentage)		
	Add'l Units	Present Units	No. of Res.	Add'l Units	Present Units	No. of Res.	Add'l Units	Present Units	No. of Res.	IL (Effective dates vary)	AL	LTC
Applewood Estates	70	310	264		50	24		60	59	5.00	5.00	5.00
Arbor Glen		202	219		35	31		59	55	2.00	Not Reported	5.00
Bristol Glen		88	100		40	42		60	57	3.75*	4.5*	6.5*
Cadbury		138	143	46	66	56		120	120	4.90	Not Reported	4.90
Cedar Crest		1,508	1,579	50	28	31	9	104	90	2.30	5.00	4.90
Crane's Mill		206	252		60	57		66	64	4.25	Not Reported	Not Reported
Crestwood Manor		339	401	48	32	31		64	61	4.00	4.00	6.00
The Evergreens		191	220		40	33		60	58	6.70	6.70	6.70
Fellowship Village		257	310		81	70		54	50	5.30	4.75	3.00
The Fountains Cedar Pk		260	210		59	58		60	53	4.00	4.00	4.00
Franciscan Oaks		286	286		33	32		79	74	5.00	5.00	5.00
Fritz Reuter Altenheim		59	57		91	92		59	38	5.00	10.00	10.00
Harrigate		275	297	46	0	0	-36	68	68	6.00	6.00	6.00
House of Good Shepherd		56	48		64	56		60	55	4.00	4.00	4.00
Lions Gate		164	198		70	48		78		5.90	5.00	5.00
Meadow Lakes	60	259	265		44	33		60	57	5.00	5.00	5.00
Medford Leas		450	554		61	57		67	35	4.50	4.50	4.50
Monroe Village		286	315		28	30		60	60	5.00	5.00	5.00
Navesink Harbor	60	110	61		14	14		43	29	5.50	5.50	5.50
Seabrook	386	1,091	1,315	8	41	94	4	82	85	2.30	5.00	5.00
Stonebridge at Montgomery		211	270		60	60		40	39	5.50	6.00	6.00
The Pines at Whiting		232	235		86	82		66	63	4.50	5.00	4.00
Wiley Mission		137	130		48	43		67	67	3.50	5.00	5.50
Winchester Gardens		202	246		115	99		0	0	5.25	5.25	0.00
Totals:	576	7,317	7,975	198	1,246	1,173	-23	1,536	1,337	4.58	5.29	5.01

Notes:
* denotes last year's data

Grand Totals
Present Units: 10,099
Present Residents: 10,485
Additional Units Planned: 751