



# Annual Fund Drive

November 2017

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Dear Friend of Park House,

We are happy to tell you that the renovations we have been talking to you about for the past several years are nearing completion. You can read more about this on page 3. To celebrate this exciting news, you are all invited to our Open House on December 9, so you can see how we have been able to upgrade and modernize our century old home to allow us to sustain the building for many years to come.

Park House is many things to many people, including a community center and an historical landmark, but above all it is home to up to 16 residents seeking out companionship, assistance, and community. Residents of Park House are as diverse as all of our community's citizens. Some live on fixed incomes while others are more financially comfortable; some are healthy and vibrant while others are more physically limited.

Park House has maintained its commitment to provide affordable housing to seniors in our community for the past 26 years. As the cost of practically everything increases each year, the staff and Board of Trustees at Park House continue their commitment of keeping costs at a level community members can afford. To honor our commitment to the community, fundraising has typically covered the cost of \$300 per month per resident. The organization relies on grants, fundraising events and your generous contributions to cover expenses while remaining affordable. This is where you come in!

Your contribution helps provide our residents with nutritious meals, a warm and welcoming environment and above all the comfort and peace of mind that comes from knowing they have a safe and secure place to call home. Thank you for considering a contribution to our annual campaign.

Sincerely,

Madeline Benson  
Board President

Juli Reiderer  
Executive Director

*P.S. Please give as generously as you are able – your contribution is tax deductible. Donations can also be made through our website, [www.parkhousevt.org](http://www.parkhousevt.org).*

# Open House

Saturday, December 9, 2017 – 1-3PM

Please join us for refreshments and tours of our new spaces.



Renovation Work to Date Made Possible by:  
**3E Thermal**

**Federal Home Loan Bank Affordable Housing  
Program (Sponsored by Lake Sunapee Bank)**

**Housing Ministries of New England**

**Vermont Center for Independent Living**

**Vermont Community Development Program**

**(Sponsored by the Town of Rochester)**

**Vermont Downtown Tax Credit**

**Vermont Housing & Conservation Board**

## **Thankful**

Kindness of friends so appreciated

Baking us cupcakes

Gathering treasures to be donated

Flowers from gardens blooming on our table

Lending a leaf rake

Preparing a meal when you are able

Neighbors and visitors give our lives cheer

Relieving heartache

Sweet friends we will always hold dear.

*-anonymous*

Often our newsletters will list individuals who have contributed to the well-being of our residents with food, flowers, produce from gardens, entertainment, errands; the list goes on and on. This year, throughout our construction, We fear more than ever that we would omit caring individuals that have leant a hand. In the interest of not slighting anyone, we decided not to include a detailed list of supporters this year.

Thank you from the bottoms of our hearts to everyone who has contributed to the warm, welcoming environment our residents hold dear. Our nine Trustees and six staff members could not have pulled off a major occupied renovation without help from the whole community. Nor could we complete all the little details that go into our on-going operations.

Thank you, all of you! Please enjoy a safe, joyous and peaceful holiday season and transition into a wonderful 2018!

## Construction, Construction and More Construction

We first mentioned our intention to renovate Park House in our 2014 newsletter. At that time, we were looking into securing planning funds to help with developing a plan to modernize our facility by increasing energy efficiency and assessing long term needs of the building. In 2015 we were one step closer. Having been awarded a feasibility grant from Vermont Housing and Conservation Board and a planning grant from Vermont Community Development Fund sponsored by the Town of Rochester, we were underway with an architect and consultant hired to help prepare a scope of work, identify funding sources, and prepare applications.



Last year, we reported on the success of our grant and fundraising efforts and unveiled our finalized renovation plans that included improving energy efficiency, adding a sprinkler system, making building code improvements, and updating the elevator and alarm system. In addition to these “mechanical” improvements, we included plans to add private bathrooms to most of our rooms, replace windows, add heat pumps to residents’ rooms, and to upgrade the kitchen. We were so pleased that our successful funding partnerships allowed us to make vital improvements in our century old home as well as make upgrades to improve the level of comfort, privacy, and enjoyment of our residents.

As we report on the achievements of the past year, we are now thrilled to say that construction is nearing completion! Safety standards have been raised with a new fire alarm system and sprinklers throughout the facility, and energy efficiency has been improved as planned with new insulation, windows and heating systems. This will sustain the building for many years to come.

Residents that have moved around the building to accommodate construction schedules are moved back into their newly renovated rooms and are enjoying their new ADA accessible bathrooms, freshly painted walls, easily operated and insulated windows, and heat pumps that allow them to set the temperature in their rooms how they like. We’ve renovated laundry rooms and even added a laundry room on the third floor! We are putting the finishing touches on our new kitchen that has included new flooring, cabinetry, appliances and a commercial hood.

The remainder of the living areas have also really come together and will benefit along with the rest of the building with new insulation and windows, including a complete renovation of the second floor living room.



As one would expect when renovating a century old building, we have run into multiple hurdles along the way, from mildly inconvenient to threatening the entire project. Park House staff, contractors, volunteers and residents worked through issues patiently showing great understanding and flexibility in trying times. We would like to thank everyone that lent a helping hand through this process and look forward to celebrating the completion of this long endeavor with the community.



*Park House  
16 Park Row, #4  
Rochester, VT 05767*

