

@The Meadows

www.themeadowsofaurora.com

Spring Issue, April 2018

“Spring has sprung at The Meadows ...finally”

Garden Tower Completed

Residents take possession and move in

Project completed under budget and on time

Message from Board President, Simon Frankruyter

I am thankful for the opportunity to use this article to thank our Board as well as the members of the various committees for the tremendous achievement of building our first building known as the Garden Tower and creating the basis for a wonderful community that was so wonderfully described in the latest resident newsletter as a Loving, Caring, Joyful and Christian environment.

It has also become increasingly evident that all these wonderful accomplishments were not of our own making but were guided and directed by the Loving Hands of our Lord and Saviour Jesus Christ.

I for one, continue to be amazed at His guiding Hand in every facet of this project from the purchase of this phenomenal property to its beautifully designed and built

Continued on next page ...see FROM BOARD PRESIDENT

“ I want to make a special point to welcome the residents to the 1B portion of the Garden Tower and trust that you will soon feel a part of this very special community.”

Our 400 William Graham Drive entrance last summer.



FROM BOARD PRESIDENT

Continued from previous page

edifice to house our residents who have provided us with a truly loving and caring community.

I want to make a special point to welcome the residents to the IB portion of the Garden Tower and trust that you will soon feel a part of this very special community. We look forward to your participation in the many and various activities currently in place such as Hymn Sing, Exercise Program, Bible Study, Coffee Social, Ice Cream Social, Cards and Shuffleboard games.

I am also very encouraged by the many resident's involvement within our broader community of Aurora/Newmarket with such things as volunteering at the Mission Store in Newmarket (in which we have as many as 26 of our residents volunteering on a daily and weekly basis) as well as the thrift store in Bradford that supports the King Christian School in Holland Marsh.

Keeping involved in our broader community is a tremendous way to show the Love of our Lord to our community while keeping our residents actively involved in the ever growing needs of our community.

In closing, I would like to take this opportunity to give a shout out to a number of people that have been so key to the various achievements over the past number of months. This will give our members a bit more insight into the workings of the Board and committees and what they are working on to maintain and grow our project to its completion.

The first group that comes to mind is the Construction Committee (who have a separate report in this newsletter) of John Kalsbeek, Tom Hendriks and George Wiggers, who with some key help from our builder Lisgar Construction and architectural services of OCA under the leadership of Milena Belomorska, for all their hard work in having the IB portion of the Garden Tower built on time and within budget, which is very much appreciated.

Also a special thanks to our Long Range Planning Committee led by Al Romkema (who also has a report in this newsletter) and supported by Marg Mount, David Hillier, Milena Belomorska (OCA Architectural Services), Mike Morale (Lisgar Construction) as well as myself and the consultant Heather Janes from Christie Gardens, who have put together a very exciting flag ship building known as the Woodland Towers that will house many of our amenities as well as the Assisted Living and Memory Care Facilities.

Thank you Larry Dekkema and Ruth Street for your help in moving forward with the setting up of a Charitable Foundation which will attempt to provide financial support for those who require the same for moving into Assisted Living or Memory Care.

Our great sales staff team of Lynn Cappon, Edith Dewolde and Nancy Dewolde need to be commended for their work in selling out phase IB of the Garden Tower in record time and now are well on their way to doing the same for Phase 2, now known as the Woodland Towers.

John Kalsbeek and Bill McTavish along with Nataliia of FSR Property Management also need to be recognized for their great work in maintaining our building in first class condition.

I also want to acknowledge the hard work and crucial support offered by our treasurer Art Miedema and our resident accountant Hank Kampen in keeping us on top of our financial position at all times and enabling us to move forward with our financial partners. Their work helps keep the building project on time and within budget.

And most importantly we, as a Board, want to thank our Lord for supporting our project every step of the way assuring us of His support and many Blessings as we develop this exciting project to its full potential.

Sincerely, Simon Frankruyter

Phase I COMPLETION

We are pleased to report that we no longer refer to Phase I as IA and IB. Now that both projects have been completed, all 154 Life Lease owners are now residents, neighbours and hopefully friends all in one beautiful facility.

Phase I has also been given a name. It is called the Garden Tower. We can now also boast about the full complement of amenities for all 154 residents to use for their personal enjoyment. These are a fully equipped gym, a party room that can also be rented for private functions, a games room with billiards, ping pong and shuffleboard, a family room for relaxation, and a craft room library combination.

The other fact that we are very pleased about is that once again this part of the project came in a hair under budget, and a month early. Congratulations to Lisgar Construction for the level of care and delivery of this fine facility. Truly unheard of.

So.....what's next?

We are close to finalizing the specifications, plans, and start date of Phase 2 and as you know, this is the big one. Seven stories that offer a combination of independent living and assisted living and a host of "state-of-the-art" amenities. Please check the website <http://www.themeadowsofaurora.com/> for more details and features that I couldn't begin to describe here. So wish the building committee well as they brush off their safety gear and hard hats once again.

Building Committee

Tom Hendriks, John Kalsbeek,
George Wiggers

“ So.....what's next?
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the specifications, plans,
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Separate Charitable “Foundation” Being Created

At the Annual General Meeting in October, the Board indicated they were investigating the feasibility of changing the corporate status from Non-profit to a Registered Charity. The reason we considered this change was to be able to issue charitable receipts for any donations received. This was in anticipation of seeking donations mostly related to the Assisted Living in the Woodland Towers. We have researched this with lawyers, accountants and other organizations and the Board has now concluded it is better to leave the existing corporate status as is, and to create a separate charitable “Foundation” specifically for this purpose. We are now engaged in setting up a new corporation that will apply for charitable status.

Foundation

Ruth Street and Larry Dekkema, *BOD Meadows*

From the Long Range Planning Committee

Over the past year the Committee has been working with the architect, the general contractor and experienced consultants from Sheppard Village and Christie Gardens to put together the final touches to the Meadows Phase 2 project. The Board has approved the overall plan and we are pleased to report the following accomplishments.

Naming

The Meadows was not envisioned as a commercial enterprise, but rather, an inviting home for aging seniors looking to have fellowship with their faith-based community and a place to age-in-place as their needs change and increase. As a result, we will no longer use "Phase 2" as a reference name. We have moved from calling it "Phase 2" to the more inviting "Woodland Towers" (providing Independent Living), "Sandalwood Terrace" (offering Assisted Living), and "Oakdale Manor" (for Memory Care accommodations). We are also planning and developing the "Bethesda Wellness Centre" and "The Upper Room Restaurant".

Design

Independent Woodland Towers: On floors 3-7 in the East and West Towers, all 110 independent suites have now been fully design finalized and have been offered for life lease since October 2017. Design upgrades, as requested by many members and visitors over the past two years, have also been incorporated into the independent suites at the Woodland Towers. We anticipate that these newly added upgrades will satisfy the members as they look to making The Meadows their next home.

Sandalwood Terrace: The second floor of Woodland Towers will provide 60 Assisted Living suites with a private dining room which will include a solarium overlooking The Meadows' pond to the south. This floor will also include an activity centre and a nursing station for the convenience of the assisted living residents. The suites will be mostly studio type units but will also feature a limited number of 1 bedroom units. With the help of our consultants, this floor will be state-of-the-art and will no doubt become a trusted safe environment for our residents as they age.

Oakdale Manor: On the main floor in the West Tower there will be a place for seniors dealing with cognitive issues. We have designed 20 units in a family-type setting. There will be a private 20-seat dining room, an activity room, a home room lounge, an outdoor private garden for walks and resting. Oakdale Manor will also have a unique home style kitchen to engage residents to participate in meal preparations and/or baking activities. There will also be a nursing station within the unit to serve these residents 24/7. Our consultants have provided much needed and helpful input to ensure the success of this area.

Bethesda Wellness Centre: As part of the main floor, an area will be set aside to provide wellness care to the entire Meadows complex. Tentative offerings will be a hair care shop, small store, dentist office, physiotherapy room, hearing lab, and doctor's office and examination rooms. More is still in the planning stage.

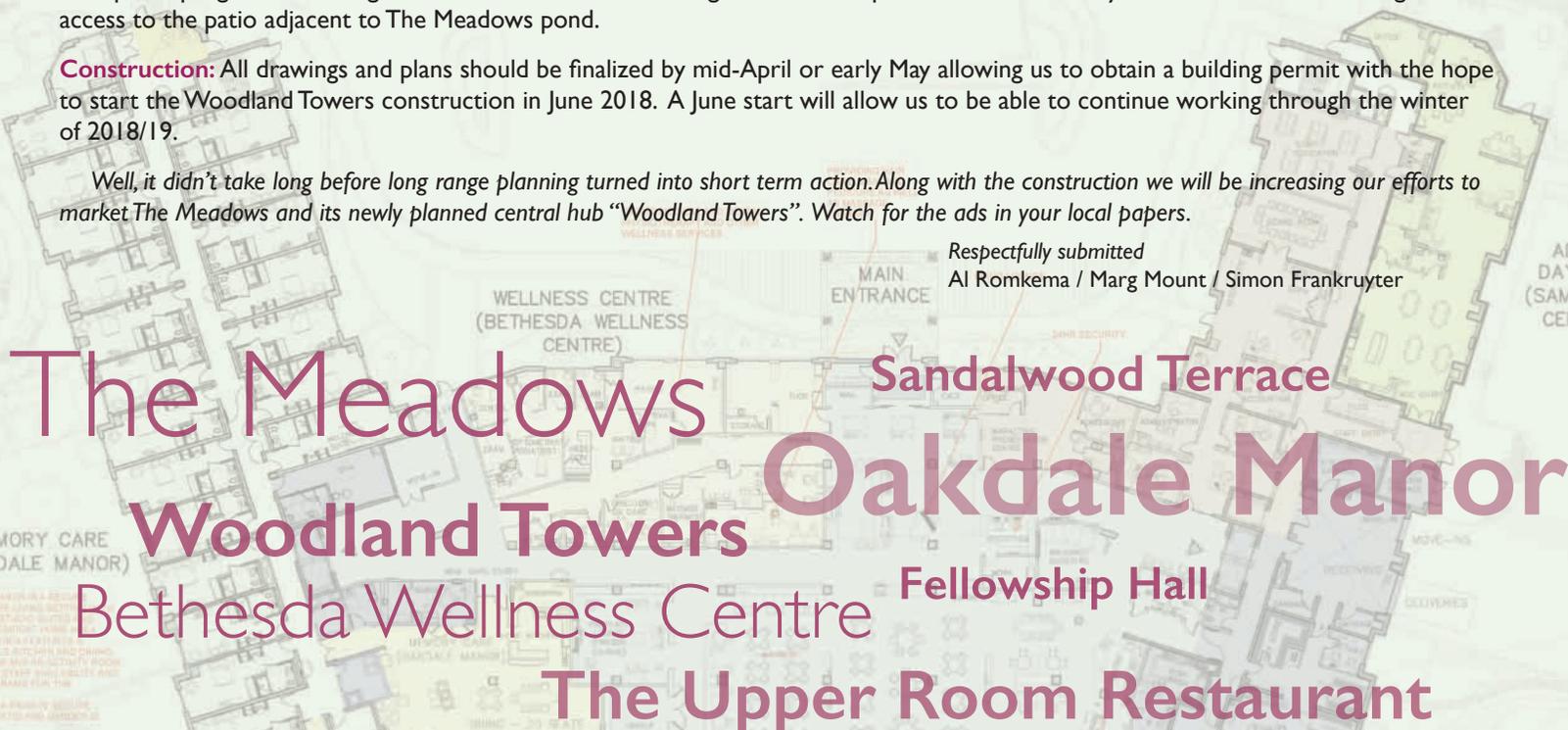
The Upper Room Restaurant: A central restaurant to serve all independent residents of The Meadows is also being built on the main floor of Woodland Towers. It will have a 130-seat capacity with windows overlooking The Meadow's pond to the south. Residents will be able to purchase dining packages to take advantage of the times when making a meal is not an option for them. The kitchen will also prepare food for a main floor bistro and a lower level café lounge on an as-needed and yet to be determined basis.

Fellowship Hall: Woodland Towers lower level will also be home to a fellowship hall, a 240 seat auditorium to be used for meetings and special programs including such events as Christmas dining. The fellowship hall is located directly across from the café lounge with access to the patio adjacent to The Meadows pond.

Construction: All drawings and plans should be finalized by mid-April or early May allowing us to obtain a building permit with the hope to start the Woodland Towers construction in June 2018. A June start will allow us to be able to continue working through the winter of 2018/19.

Well, it didn't take long before long range planning turned into short term action. Along with the construction we will be increasing our efforts to market The Meadows and its newly planned central hub "Woodland Towers". Watch for the ads in your local papers.

Respectfully submitted
Al Romkema / Marg Mount / Simon Frankruyter



The Meadows

Woodland Towers

Bethesda Wellness Centre

The Upper Room Restaurant

Sandalwood Terrace

Oakdale Manor

Fellowship Hall

The Building Management Committee

The Building Management Committee would like to extend a warm welcome to our new residents at The Meadows. Our mission is to make certain that all residents are safe, comfortable and that the building is well maintained for your enjoyment.

To this end we continue to engage the services of a company called First Service Residential (FSR) whose property manager Nataliia Kosovskykh has been doing an excellent job with her assignment at The Meadows.

We would like to point out that the duties of FSR and in particular Nataliia Kosovskykh are multi-tasks. Nataliia prepares the budget and negotiates contracts for day-to-day operations such as cleaning, telecommunications, ground care, odour control, fire protection, HVAC maintenance, elevator maintenance and the list goes on and on. We meet with Nataliia on a monthly basis to receive and review her report and recommendations.

Another very important responsibility for Nataliia is to receive requests for alterations or repairs to your units. Please keep in mind that all such communication must be submitted in writing to her office. Nataliia is in the building Monday, Tuesday and Thursday each week. Her walk-in hours are from 10am to 2pm on each of these days.

Respectfully submitted

William McTavish / John Kalsbeek

**The
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of Aurora

A Christian Seniors Lifestyle Community

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