



APRIL 2022

Green Hills Retirement Community  
Ames, Iowa

The Chimes newsletter is for Green Hills residents to inform one another about current trends and offerings in our community.

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## **GHRA President's Message**

Developing the Fiscal Year 2023 Budget for the Green Hills RA and HCC Corporation is in progress. Kat and Jessica are busy determining how to cover costs in the respective corporations. They are considering requests from various committees. The Finance Committee also reviews these requests along with the proposed budget, to suggest priorities and make recommendations to the Board for their consideration. Major input to the Finance Committee comes from both the Compensation and the Capital Planning Committees. Many other committees also provide input for financial needs. The HCC Board considers the HCC budget separately from the RA budget (which the RA board considers). The needs are included in our 5-year Strategic Plan. Priorities are established each year as the budgets are developed. Our LCS Management Team, Finance Committee and Boards strive to make Green Hills the "Best It Can Be" within our resources and to be competitive within the market place.

Based on our known needs, the FY2023 budgets will increase more than usual for three reasons. They are inflation, wages and benefits, and maintenance, repair, replacement or renovation.

Inflation year-to-year is now 7.9% and expected to go higher. This means everything we purchase such as food, supplies, insurance, utilities etc. is going to have higher costs. The budgets have to accommodate the increases due to this inflation factor.

Wages and benefits will increase due to inflation and the fact that we have to remain competitive in the Green Hills market area. Michelle, our Human Resources Director, and the Compensation Committee compare current GH starting salaries with several entities in the local and broader source areas to recommend competitive FY2023 starting

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salaries for GH. In addition, to avoid wage compression, our longer term employees need increases over and above any inflation increases. Merit increases must also be considered.

Maintenance, repair, replacement or renovation needs are significant. With a 38-year old community, we have a considerable number of maintenance issues that need to be resolved sooner rather than later. Roofs need to be replaced, driveways and sidewalks need repair, sunrooms need repair or renovation, windows and siding in townhomes need to be replaced. The Oaks sanitary lines, windows and hallways need renovation. We also need a new skid loader for the Grounds and Maintenance Departments. These are just a few of the more expensive items that are needed.

All together, we have about \$1.2 million of maintenance, repair, replacement or renovation items in the RA budget for FY2023. Currently we collect only \$0.87 million annually for such needs. Our reserve funds are mostly restricted, and unavailable for use, because they are being used for loan collateral on the Amenities addition loan and the loan used for road repair, new salon, and Oaks windows. Our monthly fees will have to increase to cover the FY2023 maintenance, repair, replacement and renovation issues. If we do not respond to these issues now, it will cost us more in the future when least expected. An example is the repair work suddenly required on the Oaks garage during the last two years.

The needs in the HCC are similar in that their fees have to be increased to cover their costs, to pay fair and competitive wages/benefits, and to provide appropriate repair, maintenance, replacement or renovation. The HCC is scheduled to renovate one of the spas according to our current needs and in accordance with the 5-year Strategic Plan.

There are many other needs in our 5-year Strategic Plan that we must address. These include renovation of the kitchen and dining area in both the RA and the HCC. Additional renovation is needed in the HCC. Additional building space is needed for our grounds equipment.

The above paragraphs will give you some idea of our needs and why your monthly fees will increase. Josh and Selena gave a very good explanation of the plans for the coming months for Capital Planning (including Maintenance) and Grounds, respectively, on Monday, March 14th (you have each been provided with a digital copy of this presentation). These items are included in our 5-year Strategic Plan and are considered high priority items. Next month, after the budgets are more complete, and reviewed by both the Finance Committee and respective Boards, more information on the budget and what your monthly fee increases are likely to be will be presented. In the meantime please help Green Hills be the "Best It Can Be".

Thank you for your attention to this message. Please contact me if you have questions.

—Jerry Hall 3-14-22

## Coming soon: GH Elections



This familiar Uncle is encouraging all of us to participate in the nomination & election procedures for our GH Board Directors and our Advisory Council. Your candidate nominations and subsequent votes are **important!**

## What a sad time for the Art Gallery Committee

David Gradwohl was an important part of our committee for many years. I especially appreciated his efforts to make our shows featuring art from our residents' collections a reality and success.

David was an expert on art by indigenous peoples of our world and was our mentor in curating art for our upcoming show. We will dedicate our April gallery show "Honoring the Art of Indigenous People of the World" to David's memory.

—Rae Reilly  
Art Gallery Committee Chairman

### The Green Hills Chimes

#### **Publisher:**

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#### **Submissions Deadline:**

15<sup>th</sup> of each month.  
(No January Chimes)

Do you know someone  
at Green Hills who is ill,  
in the hospital, or has  
lost a loved one in their  
immediate family?

Whoooo —  
you gonna call?



The Friendship  
Committee Co-Chairs:  
Paula Toms x5141  
Anne Durland x5398

### The Friendship Committee

Please call the following committee members if there are occasions when a contact should be made to recognize illnesses and deaths:

#### **Contacts for April 2022:**

Apts: Arlene Boyington, X5114  
Town Homes: Betty Kinzler, 515-231-8501



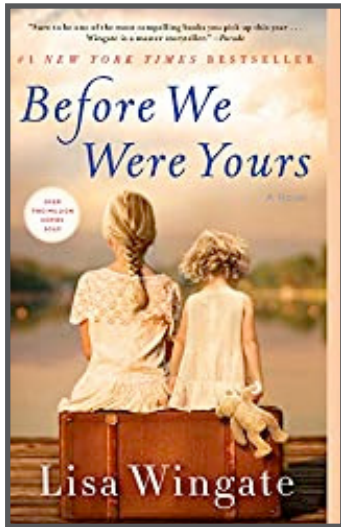
**New Books in our Green Hills Library**  
on the countertop by the windows

<b>AUTHOR</b>	<b>TITLE</b>	<b>CATEGORY</b>
Baldacci, David	<i>The Escape</i>	Fiction
Fox, Michael J.	<i>No Time Like the Future: An Optimist Considers Mortality</i>	Biography
Greene, Grace	<i>Beach Rental</i>	Fiction—large print
Greene, Grace	<i>Beach Walk: An Emerald Isle, NC Christmas Novella</i>	Fiction—large print
Greene, Grace	<i>Beach Winds: Emerald Isle, NC, Novel #2</i>	Fiction—large print
Kidd, Sue Monk	<i>The Invention of Wings: A Novel</i>	Fiction
Smith, Alexander McCall	<i>The Joy and Light Bus Company: The New No. 1 Ladies' Detective Agency Novel</i>	Fiction
Steinbeck, John	<i>The Grapes of Wrath</i>	Fiction

## BOOK REVIEW

### Before We Were Yours

By Lisa Wingate



This story is based on fact but told as fiction, but still happened often during the early 30's. It details the devastation that struck one family but are actions that literally hit many other families over a long period from the early 30's to the 60's. In this story the husband and father took his wife, who was expecting twins in a high-risk pregnancy, to the hospital to give birth. They left their four other children alone on their shanty boat home on the Mississippi River. Several hours later, police stormed the boat and removed the children. They were taken to the Memphis, Tennessee Children's Home. The children were told their parents would soon come to get them. It never happened.

The public officials were in collusion with the children's home. While at the Home, the children were badly mistreated. One of them was murdered by the staff. The remaining children in this family were blond, beautiful, and healthy, and they were adopted into wealthy families all over the country for exorbitant fees. In almost all cases of the children in the home, the parents were tricked into signing papers giving their children away.

The father and his wife were told their newborn twins had died in birth. They had not. The children in this family were adopted one at a time to the horror of the oldest daughter (12 years old) who had been told by her dad to take care of her siblings.

The story is told in two different periods: the time of the children's kidnapping, and years later in a family where one of the girls had been adopted during the earlier period. This family was a wealthy family and politically connected. Because of a chance encounter, a daughter began investigating the history of her family and the events that had occurred during the earlier time period. The story is based on an actual children's home, The Tennessee Children's Home, where the scandal of stolen children was exposed, and where its director, Georgia Tann, actually existed.

—Joyce Mercier

## Astrophotography from Green Hills: More stunning photos by Allen Trenkle

The winter months in the northern hemisphere provide an opportunity for viewing several constellations with bright stars while high in the early night sky. Other astrological events, such as eclipse of sun or moon or alignment of planets close together, occur infrequently in the night sky and are not associated with time of the year. These photographs were taken with a camera mounted on a tripod and attached to a telephoto lens with a filter to reduce city light pollution.

Photograph **A** showing a conjunction of the moon, Venus (near the top of the photo) and Mars (between Venus and the moon) was taken before sunrise on March 27 from the parking area near the south intersection of Hamilton Drive and Green Hills Drive. A conjunction is when two planets or other celestial objects become aligned in close proximity in the sky.



Photograph **B** showing The Pleiades, a group of seven bright stars located in the constellation of Taurus, was taken about 9:15 pm, February 26 outside the front door of 2223 Hamilton Drive. The Pleiades, a cluster of many stars, is often referred to as “The Seven Sisters” (the brightest stars). This is one of the star clusters nearest to earth, and is visible to the naked eye in a dark sky.



Photograph **C** showing the Nebula within the sword in the constellation of Orion was taken about 8:30 pm on March 1 outside the front door of 2223 Hamilton Drive. A Nebula is a giant intercellular cloud of dust and gas. Most nebulae are associated with stars and illuminated by starlight.



## Ames Public Library Schedule

The Ames Public Library will be delivering books to the Green Hills Library on the 4th Thursday of each month beginning on Thursday March 24th. All of the APL books that have been checked out by residents need to be returned by two days prior to the pick-up and delivery date. For example the two days prior to the March delivery date would be Tuesday March 22nd. In April the new books will be delivered on April 28th so the books that were delivered in March need to be returned to the Green Hills Library by April 26th so they can be bagged up and returned to the APL when the new books are delivered.

If there is a certain book or author a resident would like to have delivered by the Ames Public Library just tell a member of the Library Committee (those names are found on page 12 in the residents phone book) and we will pass that information on to the APL. They are always happy to fill requests.

—Anne Almquist, Library Committee

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## Shining Star Program Shows Appreciation for Staff

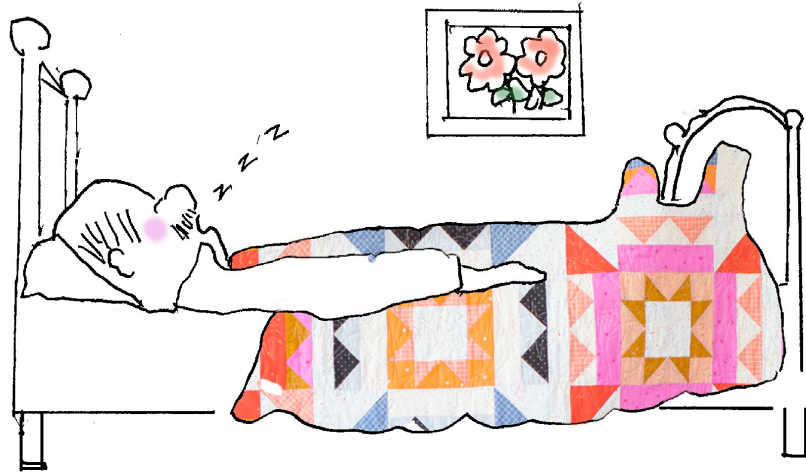
This program started as a way for staff to show appreciation for one another. Now residents can take part too. To show appreciation for a staff member who has been helpful, has gone above and beyond, you can nominate that employee for a Shining Star. Staff members who receive a Shining Star receive points to spend on a staff website.

The short Shining Star nomination forms are in the Library on the shelf by the windows. Place completed forms in the basket. You can include your name or remain anonymous. The Shining Star forms are displayed on a wall in the Staff Break Room.

Try out this easy way to show how and why you appreciate our staff.



Ed's  
Cartoon  
Corner



Resident pays a heavy price for choosing to ignore the change from Standard to Daylight Savings time...



He misses his coffee group's first annual Spring Gala of complimentary Danish pastries.