



DUNWOODY
VILLAGE

2014 ANNUAL REPORT

DUNWOODY VILLAGE:

Make It Yours.

About Dunwoody Village

① Community

Dunwoody Village
3500 West Chester Pike
Newtown Square, PA 19073-4168

② Licensed Provider

Dunwoody Village
3500 West Chester Pike
Newtown Square, PA 19073-4168

③ To Discuss Admissions Call or Write:

Elaine Kaiser
Director of Marketing and Admissions
Dunwoody Village
3500 West Chester Pike
Newtown Square, PA 19073-4168
610-359-4400 or 1-800-DUNWOODY
e-mail: marketing@dunwoody.org
web site: www.dunwoody.org
Hearing and Speech impaired may reach us via the
PA Relay Center: 1-800-654-5984

④ Community Description

The community is located in a suburban setting on 83 acres and contains a three-story apartment building with studio, junior, one and two bedroom apartments, one-story country houses with one and two bedrooms, and one-story country houses with two bedrooms and a den. There are 81 private Personal Care rooms and 81 private Skilled Nursing rooms on the campus. The community is masonry construction with heated and enclosed walkways. Common areas include an auditorium, board room, several dining areas, arts and crafts room, library, a swimming pool and Jacuzzi, fitness center, club room, computer station, woodworking shop, gift shop, hair salon, bank, and game room.

⑤ Minimum Age for Admission

The minimum age for admission is 60.

⑥ Affiliates

Dunwoody Village does not have any affiliation with any religious, charitable or other not-for-profit organizations except for Dunwoody Homecare (d.b.a. Dunwoody Home Care) a private duty companion services provider. Dunwoody Village is the sole member of Dunwoody Homecare. Both organizations are Pennsylvania not-for-profit corporations and tax exempt under IRS Code 501 (c) (3).

⑦ The Current Resident Population

The current resident population is 420.

⑧ Sample 2015 Fees

One-bedroom apartment: *(Non-refundable option)*

	<i>Single</i>	<i>Double</i>
Entrance Fee	\$150,000	\$165,000
Monthly Fee	\$ 3,180	\$ 5,450

One-bedroom apartment: *(50% Refundable option)*

	<i>Single</i>	<i>Double</i>
Entrance Fee	\$225,000	\$247,500
Monthly Fee	\$ 3,180	\$ 5,450

Investment Consultant

Dunwoody employs The Vanguard Group Inc. as the investment consultant who recommends investment managers.

The Vanguard Group is a family of more than 180 member mutual funds with more than \$3 trillion in assets under administration.

Disclosure Statement

The issuance of a certificate of authority by the Insurance Department of Pennsylvania does not constitute that Department's approval, recommendation or endorsement of the universal care facility, nor is it evidence of, nor does it attest to, the accuracy or completeness of the information set forth in this disclosure statement. The Springton Lake Village disclosure statement and fee schedule are located in the *Services for Non-Residents* section.

Statement of Intentions

1. To carry out our mission in ways that are always ethical and in the expressed spirit of our stated mission.
2. To create an atmosphere of caring that treats all residents in a dignified manner respecting individuality, privacy and personal choices.
3. To create health and wellness programs that serve residents along the full continuum of care.
4. To support a quality management program that identifies, develops and implements on-going performance improvement projects.
5. To cultivate teamwork in providing distinctive high quality services.
6. To provide a homelike and welcoming environment that is safe and secure.
7. To support our mission in a cost-efficient and effective manner.
8. To provide charitable Personal Care services to a limited number of qualified individuals, in keeping with the vision of our founder, William Hood Dunwoody.
9. To promote and develop strong community affiliations through residents, employees, and Trustees.
10. To create an atmosphere of growth and opportunity in order to attract and maintain employees who are committed to our Core Values of Teamwork, Respect, Integrity, Compassion and Quality.
11. To provide education and training for staff, residents and Trustees aimed at broadening knowledge related to the needs of Seniors.
12. To maintain an open door policy that encourages open channels of communication among all levels of employees, residents, families and Trustees.
13. To embrace the efficiencies and quality of life advantages delivered by new technologies.
14. To advocate for Seniors with law makers and regulators.



The LeadingAge Quality First Elements of Quality

Dunwoody Village participates in the LeadingAge Quality First program, which helps organizations to achieve excellence in aging services and earn public trust. By endorsing the Quality First principles, Dunwoody pledges to work in partnership with consumers and the government to create an environment of high-quality care and service.

The ten elements of quality are:

- Commitment
- Governance and Accountability
- Leading-Edge Care and Services
- Community Involvement
- Continuous Quality Improvement
- Human Resources Development
- Consumer-Friendly Information
- Consumer Participation
- Research Findings and Education
- Public Trust and Consumer Confidence



Your home. Your food. Your passions. Your

Dunwoody Village may be a shared address but there's no one true Dunwoody experience. That's because Dunwoody residents come to this Continuing Care Retirement Community (CCRC) with a host of tastes, preferences and personal histories, all of which inform the way they will live here.





friends. Your life. Make Dunwoody yours.



Whether it's the new resident designing a customized home, the current resident starting a club to pursue her passion for flower arranging, or the couple making their way into the city on weekends for their favorite concerts, Dunwoody offers a multitude of choices, and a million different ways to express yourself.



LETTER FROM
CHAIRMAN OF THE BOARD

Patrick Burke

Over the last few months I have had the privilege of visiting several retirement communities in the area. The purpose of these visits was to network with other leaders in the CCRC field and see firsthand both what they do well and what Dunwoody could learn from them.

Although I was impressed with many of the communities I visited, I was surprised by the tremendous range of services, options, and costs involved, and how challenging it must be for prospective residents to weigh all of these factors when making a decision. What was most striking, however, was that each retirement community has its own unique and essential culture that strikes an emotional chord with visitors and which no brochure or website can accurately capture. Some felt very welcoming, while others felt cold and uninviting.

Dunwoody, of course, fits into the former category. In the eight years I have served on Dunwoody's board, everyone from the staff to the residents to my fellow board members, has been incredibly kind and sociable. I knew I was not alone in this opinion, but I was pleased when it was recently validated: A new member of the board reported that what inspired him to join was Dunwoody's warm, friendly atmosphere.

Another quality that sets Dunwoody apart from other communities is the staff and residents' willingness to get involved, either by serving on one of our committees, supporting our broader community, or just by providing timely feedback on what we could do better. This feedback has led directly to the implementation of several

important initiatives over the last few years, including hallway enhancement and the installation of a community-wide generator.

In my tour of other communities I observed a trend toward larger independent living units, and Dunwoody is keeping pace. In 2014, we broke ground on the Penrose Carriage Homes, meeting the demand for more spacious quarters. Penrose is an important project that will expand our community and provide additional resources to fund future initiatives, many of which came directly from residents. We currently have deposits on approximately 40% of these units, a remarkable figure given the lack of a model to help prospective residents visualize their new homes.

Finally, I noticed that there are a number of retirement communities in the area that are struggling financially due to declining occupancy rates, outdated facilities, and deferred maintenance expenses finally catching up with them.

Dunwoody, on the other hand, is expanding its community, while maintaining and enhancing the strong brand we enjoy in the Main Line area. Yet even while these changes occur, our formula for success is unchanged: Maintain a strong culture that will attract the best staff and residents in the industry. Our success is a direct reflection of our people and their commitment to serving each other and our community at large. Even as we grow and add services and amenities, the fundamental reason why people choose Dunwoody—our heart—remains the same.

LETTER FROM PRESIDENT
OF THE RESIDENTS' ASSOCIATION

Anatole Bredikin



I'll be honest. Before I moved to Dunwoody I feared that life in a CCRC might mean losing my freedom. I wanted to be in control of my life. We moved here anyway because intellectually it was the prudent thing to do. However, during the first couple of years I continued to focus on life outside of Dunwoody, and because of that I was somewhat disconnected from my new community.

That all changed when Sal Caltabiano enlisted me into getting involved with the Entertainment Committee, where I kept the schedule of events and arranged programs. In response to an appeal from *Inside Dunwoody*, I wrote a short piece about my first day in a one-room schoolhouse as a newly arrived nine-year-old immigrant in shorts and a beret, not knowing a word of English. From there my list of activities grew, and so did my feeling of usefulness. Suddenly, I realized that I wasn't just rocking in a rocking chair. I was doing something constructive, making Dunwoody just a little bit better.

Then, last year, I was elected president of the Residents' Association. We, the officers, meet informally with CEO Sherry Smyth once a month. We exchange ideas; we express our needs and desires. Sometimes Sherry asks us to do something, other times we ask for her to act on something. And these requests are often quite substantial—they involve real, tangible changes to our daily lives.

I've learned that we do have a considerable amount of influence in our lives here at Dunwoody, which in fact provides us with considerably more opportunity for shaping our lives than do other CCRCs. To me, this is one of the best and most unique features of Dunwoody.

So, I appeal to all of you to get involved, and especially newer residents. If you like living here, help preserve the conditions that make Dunwoody what it is, or even better, improve them further. Attend the Volunteer Fair. Learn what committees do. Sign up for one or two that interest you. But even if you don't feel that you are quite ready yet, come by anyway just to learn what makes Dunwoody such a great place—and we are all working together to keep it that way.

Elaine Kaiser, Director of Marketing at Dunwoody Village, meets with Diane and Chuck Ladner to review design selections for their Penrose Carriage Home. Granite countertops are a standard feature of the high-end finishes available to residents.



Nancy Morrison, Marketing, meets with Jim and Barbara Beach in the Design Showroom to review flooring selections. During construction, the Design Showroom offers prospective residents a way to begin to visualize their new home.



Designing the Future.

CHUCK AND DIANE LADNER

Charles “Chuck” Ladner has been part of Dunwoody for decades, serving as its board chairman for two terms, and helping bring about some of the most exciting changes to the community over that time span. But now, as of the past year, he can finally enjoy the spoils of his hard work—as a Dunwoody resident.

Chuck and his wife Diane moved to a Country House last year while waiting for their new Penrose Carriage Home to be constructed. “My wife is almost 76 and I am 77 and we saw this as the right time to make the move,” Chuck says. “We were particularly inspired by Penrose, and knew the opportunity to buy a carriage home would be limited, so we wanted to jump in on the ground floor, so to speak.”

They plan to move to Penrose in late summer/early fall. It’s an exciting time as they make plans for customizing and personalizing their design. The Ladners have chosen a two-story model, to which they are adding an elevator. “It meant taking up some of the space that the first floor powder room would use but while we don’t need an elevator right now we wanted to keep an eye on the future,” Chuck says. They’re opting to devote the rest of the space to a larger first floor closet and have chosen to install hardwood flooring throughout the house to showcase their Oriental rugs.

The two-bedroom home features a two-car garage and 3800 square feet of living space, including two bedrooms, 2½ baths, a dramatically expansive living room with high tray ceilings, a designer kitchen, a den, and a covered deck.

The last few months have been a taste of the days to come—and a very good one at that. As the Ladners settle in to life at Dunwoody, they’ve been impressed by its welcoming environment, something Chuck couldn’t have fully anticipated even after his years on the board. “I was focused all that time on numbers and the fiduciary aspects of the community but I never truly understood what it was like to live here,” he says. “It’s just delightful. It reminds me of a college, because it’s very social and everything is taken care of, from the housekeeping to the wonderful meals in the dining room to the array of opportunities to get involved.”

Chuck and Diane are eagerly anticipating the coming years in their new home with their new lifestyle of comfort and ease. They say they are sure Dunwoody is the perfect fit. “We couldn’t have chosen a more pleasant place to call our own.”

She Made it Hers.

VIRGINIA PRICE

In a Village of talented residents, Virginia “Ginny” Price stands out in the field of visual arts. Ginny moved to Dunwoody from Wayne nine years ago after visiting a friend living here. “I saw how friendly and convenient it was, with a great swimming pool, and I knew it was the right place for me,” she says. An interior designer by trade, she set about customizing her one-bedroom apartment right away with old family pieces, contemporary things and by expanding her patio to include a cutting garden. But she’s also helped others. Over the years, Ginny has drawn from her professional experience to consult on Dunwoody’s design projects such as new lobby furniture and art selection. With a reputation as an advisor in things visual, she’s drawn in-house “clients” who want assistance with their own homes, whether it’s floorplans, furniture placement or color schemes. Ginny’s apartment is in a newly renovated hallway, and her seasonal floral arrangements at her doorway are a source of pleasure for all who travel that corridor.

Ginny is an active sustainer in the Junior League of Philadelphia, manages the holiday decoration booth at the Dunwoody Bazaar, and works on committees for Dunwoody’s gardens and lobby flowers, all of which have led to lasting friendships and the opportunity to make her own imprint on the community. “I’ve always been interested in trying to make things attractive, improving everyday living,” she says. “And I’ve been happy to do that here at Dunwoody.”

Resident Ginny Price brings her own personal flair to the newly renovated hallways of Dunwoody Village. She combines unique furniture with seasonal floral displays to enhance the wide hallways.





Fran and Bruce Northrup (center) worked closely with Rumford and Rumford Contractors to customize their Country House.

(Left) Fran, Bruce, and their dog Friday look forward to their new life at Dunwoody Village.

A Home of Their Own.

BRUCE AND FRAN NORTHRUP

It was a health issue this past year that prompted Bruce and Fran Northrup to decide to move to Dunwoody Village. “We knew that eventually we were going to need some support,” Fran says. “Dunwoody showed us so much respect during the admissions process that the choice for us was clear. This was where we wanted to be.”

As the day of their upcoming move approaches, the couple has come to view this major life change as a sparkly new adventure. The vision for their Dunwoody home has begun to crystallize. In fact, the ability to customize it to their tastes was a huge draw. “We loved that we could have the freedom of a Country House and that we could actually adapt it to our lifestyle,” Fran says.

For several months, Fran, the chair of the Philadelphia Flower Show—clearly used to managing projects on major scale—has overseen the renovations of their new home. The footprint of the property will remain the same, but the living space is being expanded and reworked. “Our country house had two atria. As an avid gardener I was concerned about the microclimate within the small gardens, so I thought I could make better use of the space year-round by enclosing them,” she says. “One will be a sitting room next to our bedroom and we’re adding skylights to increase the natural light. The other will be an extension of the kitchen with a big picture window overlooking a hillside. This atrium will be my work area for flower arranging.”

The Northrups are adding paint and wallpaper, drawing from the vibrant color schemes in their previous home, and turning the second bedroom into a den. “You can be really creative as you transform your living space, and you can bring in the expertise of design professionals to explore the possibilities for your home,” she says.

When it came time to work on the kitchen, Fran opted, on a whim, to save the tiles from the kitchen backsplash installed by the previous resident—a quirky mixture of cats, children and flowers. She discovered, once the contractor removed them, that they were indeed valuable Minton tiles from England! The floral tiles are now installed in her work area, a perfect thematic fit to the room. “There’s something very inspiring about that to me—the continuity of these tiles and the sense that my passions can live here, too.”

As the weather warms up, Fran is planning to meet with Dunwoody’s landscape team to design a shade garden for the hillside outside her window. “Maybe camellia or azaleas—I’d definitely like to see a bird bath and some feeders because it’s a real focal point,” she says. She’s also planning to lead demonstrations in floral design for her fellow Dunwoody neighbors and start a club of sorts. “Flowers always make me happy!”

As the abstract idea of moving somewhere new becomes more vividly drawn, the Northrups can’t wait to get started. “It’s been very exciting to watch it all take shape and imagine this next phase of our lives here at Dunwoody.”

Active Days, Relaxing

LARRY AND LIBBY PETHICK

Staying active has always been a priority for Larry Pethick and his wife Libby, so when the couple moved into Dunwoody Village in 2014, they were especially mindful of its fitness facilities and the vitality they saw in its residents. “We first heard of Dunwoody when a family friend moved here in 1975,” Larry says. “She was a strong, independent woman who stayed active, swimming regularly and driving herself places for years. We saw her through all levels of care as she lived to be nearly 100 years old.”

Now that they've settled in, Larry has convenient access to activities he's always enjoyed—namely, exercise, swimming and kayaking. “When the weather is good, I expect to get out in my kayak for a local trip to the Schuylkill River to or the Lehigh Gorge for a whitewater run,” Larry says. “I also like to work out several times a week. While I still go to the Upper Main Line Y in Berwyn, having the pool and gym on site is definitely attractive for us, as we tend to make exercise routines part of our weekly schedule.

Libby takes advantage of Dunwoody's roster of fitness classes, continues her volunteer activities at the Jenkins Arboretum and has taken on several projects for the Dunwoody Library. With Dunwoody's expansive grounds, extensive corridors and a conveniently located shopping center close at hand, there are many options for daily sojourns and changes of scenery.

Larry, a former software engineer, has also gotten involved in the operation of the audiovisual equipment in the auditorium and with the internal TV station, Channel 14, which, he says, harkens back to his time working at a college radio station 60 years ago. “The technology has changed, of course, but it's not all that different in the end.”

Together, they like to go into the city for Philadelphia Orchestra concerts, either taking the train, or now riding the Dunwoody bus. In addition, Dunwoody entertainment provides many free concerts of live and recorded music onsite. “We really enjoy music and Dunwoody makes it easy to pursue that interest,” Libby says.

As the Pethicks become more established in the community, their goal is to stay active and take advantage of everything Dunwoody has to offer, while following their own interests. “Dunwoody has been great for us, and we will keep doing what we love as long as possible, expecting that to be extended by the lifestyle and care provided at Dunwoody.

Nights.



New resident and outdoor enthusiast Larry Pethick prepares for a day of kayaking with a little assistance from his wife Libby.

(Right) Larry Pethick hits the white water on the Youghiogheny River.





Susan Bell (left) works with physical therapist Jen Felten on improving balance.



Rehabilitation Manager Alok Anand stands in front of the pool that is used by Rehab patients for aquatic therapy.



Andrew Goshert, Marketing Coordinator for Rehabilitation Services, focuses on ensuring that rehabilitation patients have a positive experience.

Moving Forward.

Healing from injury or illness should be a personalized, individualized process, and Dunwoody's rehabilitation program is designed to meet clients' and residents' unique needs. The onsite experience begins with a warm hello. "Individuals are greeted at the front door as soon as they arrive," says Andrew Goshert, Marketing Coordinator for Rehabilitation Services. "We want them to feel right at home." In fact, they are encouraged to come as they are. "You can literally show up to therapy in your pajamas," says Rehabilitation Manager Alok Anand. "We want people to be comfortable."

Time is of the essence in rehabilitation, and Dunwoody's services are available seven days a week, 365 days a year. "If you come to us on a Friday you don't need to wait until Monday to start therapy," says Andrew. "We evaluate you right away and get you into sessions as soon as possible."

With all rehabilitation services delivered one-on-one, Dunwoody assures clients of an ongoing individualized care experience. "We have a wide range of expertise and skills here, and patients start with an individual plan of care that addresses their own needs," says Alok. The patient-centered approach is holistic as Dunwoody's therapists and specialists coordinate with all of the physicians on the individual's care team, with doctors' appointments provided onsite where possible.

That coordination demands a proactive commitment to keeping everyone in the loop. "We are truly focused on customer service," says Andrew. "Our therapists and nurses do a fantastic job of communicating with clients about every stage of the process." The personal approach also applies to dietary and housekeeping needs whether they're dictated by health reasons or personal taste.

Dunwoody's rehabilitation services include physical therapy, occupational and speech therapy. Aquatic therapy can assist with balance, fall prevention, increasing flexibility and regaining strength through low-impact exercise.

It's not just during therapy—Dunwoody's brand of personal care carries all the way through discharge. An individual home safety evaluation by a licensed therapist is provided to ensure a safe and confident return to home. It's a way of making sure clients still feel taken care of even after their treatment is complete, says Alok. "Our job is to help you make progress and we want to be here for you every step of the way."

Cuisine for Every Taste.

Dunwoody's new Executive Chef Jamie Campbell is accustomed to catering to big groups of people with varying tastes and dietary needs. "I come from country clubs which are very service oriented," he says. "At a country club, if your members are not happy, you're gone pretty quickly."

With that background Jamie understands the importance of providing choices. In his short tenure, he has already started a pasta bar, a made-to-order omelet station and a burrito bar in the buffet-style Lincoln Dining Room. There's been a hot dog night (for baseball fans) and a stir-fry night (with vegetarians in mind). In fact, at one elegant dinner that featured Hungarian goulash, salmon Wellington and roast duck, residents actually complained that there were *too many* tempting options. "They said, 'we can't possibly eat all of this,'" Jamie says. "I laughed and told them I'm here to give them choices."

Formal dinners with table service are offered in the Terrace Dining Room. Jamie is looking forward to adding starters like hummus and crudités to Terrace tables and introducing other culinary innovations from his kitchen.

All pastries are made in house, with a wide array of desserts. Holidays and International Festivals, feature themed meals—a cookout for Fourth of July; seafood gumbo and oyster po boy salad for a Mardi Gras celebration; and a romantic dinner for Valentine's Day. "To-go" meals are a dining alternative and Dining Services will cater dinner parties for residents in their homes. Residents are invited to share their own recipes with the kitchen. Jamie is looking forward to trying one resident's recipe for a cold parsley soup this summer.

With the medical staff consulting on dietary needs such as diabetic-friendly and gluten-free fare, Jamie's kitchen can accommodate a wide array of special requests. "We're seeing more vegetarians so I always offer a vegetarian option, whether it's a Portobello mushroom with white bean cassoulet or stuffed chayote," he says.

For Jamie, who actually began his career at Dunwoody and came back in 2014, the goal is always to keep a Zagat-worthy rating. "I want residents to be happy, and I want them to come talk to me or email me with their suggestions. I'm here to please."



Dunwoody residents enjoy a wide variety of mealtime options.

(Left) Executive Chef Jamie Campbell treats Villagers like country club members, accommodating every taste and dietary preference.





Director of Housekeeping Glenn Stephenson shares a moment with resident Ann Vaughan. Dunwoody's residents are pleased with the Housekeeping Department's decision to use only nontoxic chemicals in their homes.

Inset: Ann greets Deb Hudman, a member of Dunwoody's Housekeeping team, who provides weekly cleaning services for all Dunwoody residents.

Clean and Green.

Dunwoody Village has always been concerned about sustainability and protecting a healthy living environment for its residents. That concern extends to the Housekeeping Department, which has been promoting several initiatives to keep the community safe, sound and truly clean.

One of the most important changes over the past few years has been limiting the use of chemicals. By adopting one multiuse “green” cleaner, Director of Housekeeping Glenn Stephenson has been able to eliminate 14 other products from his supply closet. “We are now using EnvirOx, which is a hydrogen peroxide-based cleaner that works very well. People tend to think of green cleaners as being less effective but that’s definitely not the case with this product. We have two different solutions, one for lighter cleaning and one for deeper jobs like carpets and we’re very happy with the results.”

Glenn has been working to reduce water usage in the laundry by reprogramming washing machines to improve efficiency. The housekeeping team also reuses old linens for cleaning rags. “It has been very beneficial to not use paper towels,” he says. “Linens are generally very expensive and getting more so, so this cuts down on cost and also environmental waste.” To reduce the waste associated with disposable mop heads, Glenn uses a microfiber mopping system.

Dunwoody’s extensive resident trash recycling program includes cardboard, office paper, newspaper, aluminum, glass and plastic. “Recycling is very important to many of our residents, and we try to support that practice as much as possible,” Glenn says. “We also recycle all the cardboard packaging that comes into the community with our supply deliveries and return it in bales—as many as 12 bales a week.”

Moving forward, Glenn expects to keep looking for ways to improve housekeeping’s footprint by introducing new green processes and products. “There’s always more we can be doing because we all want to keep our community nice for everyone.”

Dunwoody Faces.

Today's Dunwoody is characterized not only by its residents but also by its administration, including the Board of Trustees and the Residents Association, who help us better serve our residents and carry out our mission.

■ OUR MISSION

Dunwoody Village is a not-for-profit organization that provides residential services and amenities, and healthcare-related services to age-qualified individuals. Our mission is to provide an environment that is safe and secure, promotes quality of life, dignity, respect and compassionate care for all residents.

■ OUR VISION

is for Dunwoody Village to be the community of choice for residents, their families and employees.



Our 2014 Residents' Association Executive Committee members proudly welcome you.

Pictured from top left: (L-R) Top row: Tom Devlin, Second Vice President; Jim Smith, Treasurer; Doug Curley, Assistant Treasurer; Kitty Stokes, Member-at-Large. **Middle row:** Andy Bredikin, President; Ellen Jackson, Recording Secretary; Carolyn Raymond, Corresponding Secretary. **Bottom row:** Norma Winther, Member-at-Large; Bob Haley, Member-at-Large; Pat McCarter, First Vice President.

2014 Officers



Patrick J. Burke
Chairman



Sherry L. Smyth
President / CEO



Peter E. Bort, JD



Anatole Bredikin
*2014 President of the
Residents' Association*



Michael J. Buongiorno



Eugene Capaldi, Ph.D.



Edward Chiosso



Jane Gulick, Ph.D.



Caswell F. Holloway, III



Edgar R. Kunz, D.D.S.
Secretary



Charles Ladner



John W. Lear
Second Vice Chairman



Timothy Malarkey



Charles Rammel



Robert E. Schulz



Mary Anne M. Stetzer



Elizabeth K. Unger
First Vice Chairman



Massy Williams, CFA

and Board of Trustees

Peter E. Bort, JD

Bort Law
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Anatole Bredikin**2014 President of the
Residents' Association**

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Secretary**

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Chairmen Emeriti

Joseph Neff Ewing, Jr.

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Patricia P. McCarter

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Trustees Emeriti

Sara Spedden Senior

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Merion, PA 19066

Henderson Supplee, III

180 Highland Lane
Bryn Mawr, PA 19010

❖ *The Dunwoody Board
and Officers of the
Corporation have no
equity or beneficial
interest in the Corporation.*

❖ *No professional service,
firm, association, trust,
partnership or corporation
provides goods, leases, or
services to the facility in
which a board member or
officer has any equity or
beneficial interest.*

Services for

You don't have to live at Dunwoody Village to take advantage of our Five-Star rated health care. Programs for non-residents include the following:



Five-Star Rated Healthcare



Short-Term Rehabilitation

Dunwoody Village's Short-Term Rehabilitation services are designed for patients recovering from joint replacement, cardiac surgery, stroke and other conditions, easing the transition between hospital and home. Our 41-private-room program includes occupational, physical and speech therapy, as well as nutrition management, recreation and Skilled Nursing care. For more information on Short-Term Rehabilitation Services, contact us at (610) 723-4787.

Skilled Nursing/Personal Care/Memory Support

Dunwoody Village's Care Center provides Skilled Nursing Care, Personal Care and Memory Support (for patients with Alzheimer's and Dementia). For more information on Skilled Nursing, Personal Care and Memory Support, contact us at (610) 723-4787.

Dunwoody Homecare

Dunwoody Homecare is a proud subsidiary of Dunwoody Village. We have been providing non-skilled homecare services to the Greater Delaware Valley for over sixteen years. When the ordinary tasks of everyday living become more difficult, we offer individualized care that allows you to safely enjoy the comfort of home, in whichever place you call home. Whether it is a temporary or long-term solution, Dunwoody Homecare can alleviate this stress and enhance the quality of your life, your health and your happiness. Our services also allow family members respite from the day to day responsibilities of caring for loved ones. Our close affiliation with Dunwoody Village gives our

Non-Residents

caregivers access to a wealth of hands-on training, experience, knowledge and continuing education which enables them to provide the quality care you deserve. Dunwoody Homecare is here to accommodate your changing needs. For more information on Dunwoody Homecare, contact us at (610) 359-4503 or visit our website at www.dunwoodyhomecare.org.

Springton Lake

Since November, 2003, Dunwoody Village has offered a Long Term Care Service Program to residents of Springton Lake Village ("Springton"), a housing community for individuals over the age of 62, located nearby in Media, Pennsylvania. Residents of Springton who elect to participate in the Long Term Care Service Program have access to Dunwoody's Nursing and Personal Care services on a priority basis before individuals who do not reside at Dunwoody Village. The Residents of Springton who elect to participate in the program are required to pay monthly fees and certain additional fees on admission to the Health Care Center operated by Dunwoody Village. Springton participants also have access to companion services provided by Dunwoody Homecare, a subsidiary of Dunwoody Village.

Residents of Springton have to meet certain financial and health eligibility requirements in order to participate in the Long Term Care Service Program. The fees charged to participants will be in an amount sufficient to ensure that the program is financially self-sufficient. The amount of the fees charged to participants has been established in reliance on the opinion of an actuary. Dunwoody Village residents will continue to have priority access to the Dunwoody Village Care Center over the Springton residents who participate in the Long Term Care Service Program. Dunwoody Village is responsible for the maintenance, operation, financial solvency and liabilities which may arise from the Long Term Care Service Program. Dunwoody Village believes that it has adequate insurance to cover any potential liabilities and sufficient financial resources to cover any operational losses, which losses are not anticipated, which may arise from the Long Term Care Service Program.

Financial Provisions

Participant will be responsible to pay Community a Monthly Fee of \$516.60 in advance each month. In the event of a Co-Participant, a second person fee of \$178.50 shall also be paid in addition to the Monthly Fee. Statements will be issued monthly and will contain applicable Monthly Fee, Second Person Fee when necessary and all other miscellaneous charges incurred by Participant.

The Following additional fees associated with in-patient care are broken down as follows:

Years	Payment by Participant	Daily Rate Credit
0 to 5 years	95% of Daily Rate	5% of Daily Rate
5+ to 10 years	75% of Daily Rate	25% of Daily Rate
After 10 years	0% of Daily Rate	100% of Daily Rate

(As of January 1, 2015, the daily rates start at \$225 for Personal Care and \$352 for Skilled Nursing care, both subject to future increases.)



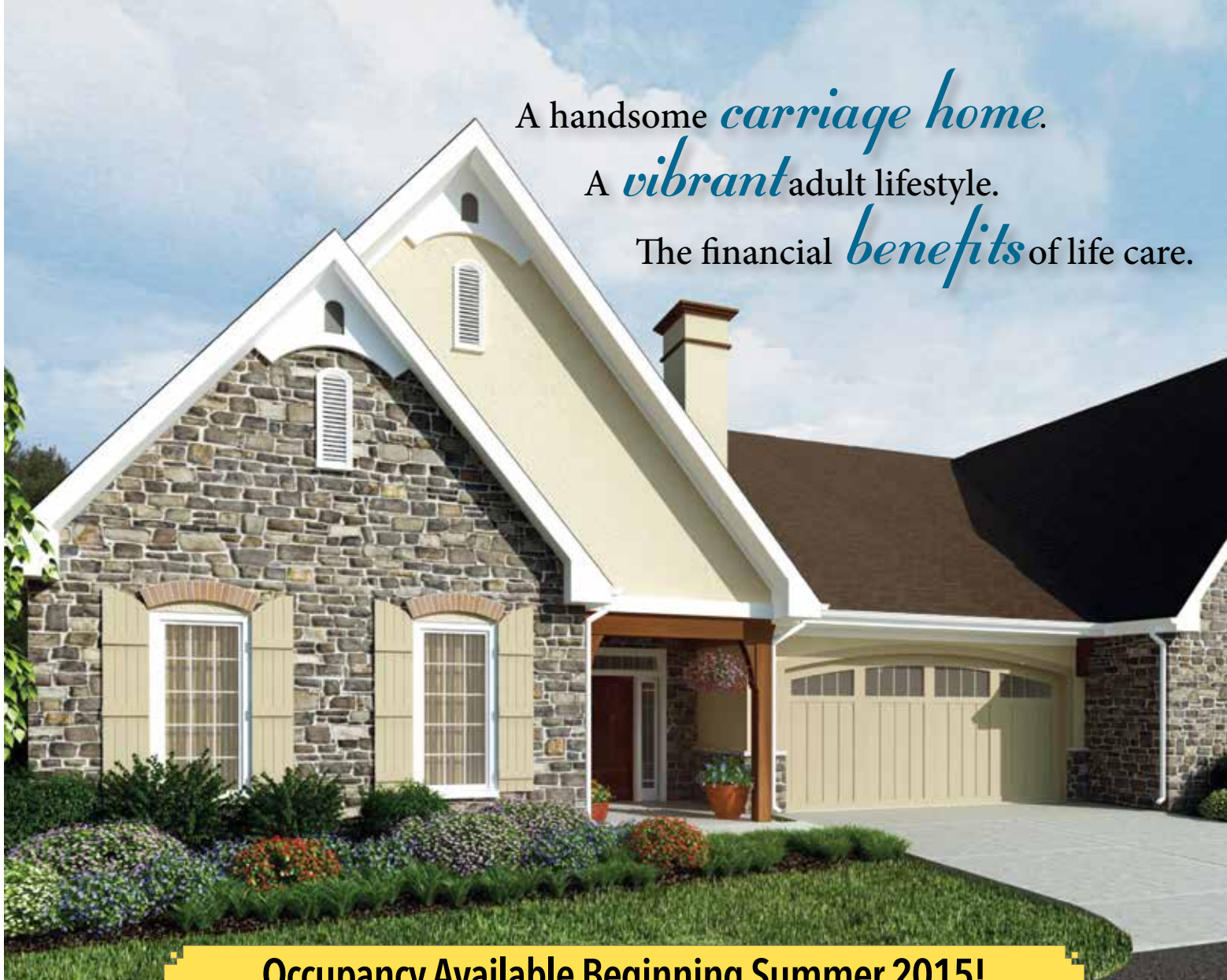
Audited Consolidated *Financial Statements* And Other Financial Information

***Years ended
December 31,
2014 and 2013
with Report of
Independent
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2014 DISCLOSURE STATEMENT AND ANNUAL REPORT

Dunwoody Village is a not-for-profit Continuing Care Retirement Community. The community has 168 apartments and 65 country houses clustered on a beautiful 83 acre tract of fields, woods, lawns and gardens in the center of Newtown Square, Pennsylvania. There are 81 private Personal Care rooms and 81 private Skilled Nursing rooms in the Care Center. Amenities include fully enclosed and heated walkways, two dining rooms, casual dining and “take-out” meals, lounges, an auditorium, a library, a board room, a swimming pool, a fitness center, a gift shop, a game room, a wood shop, a club room, a craft room, a bank, a hair salon, weekly housekeeping and linen service, transportation, door-to-door mail delivery, and an all-campus generator.



A handsome *carriage home*.

A *vibrant* adult lifestyle.

The financial *benefits* of life care.

Occupancy Available Beginning Summer 2015!

Introducing *Penrose Carriage Homes* at Dunwoody Village.

If the constant stream of referrals from our residents tells us anything, it's that Dunwoody Village is an exceptional place to live. But we're never content to rest on our laurels. We have recently selected 14 acres of our land to be the site for 40 new twin-style homes, each featuring two-car garages, great rooms, dens, and open kitchens — as well as gas fireplaces and terraces.

Offering beautiful views, these spacious homes — ranging from 2,105 to 3,960 sq. ft.—will feature plenty of windows to welcome the natural light and peaceful surroundings. And as with all our residential living spaces, the one-time entrance fee includes our Continuing Care promise—that residents who require more assistance can transfer seamlessly between all styles of living that we offer.

- ◆ Stucco and stone finishes
- ◆ Homes with no basement:
Choose from 3 different floor plans
- ◆ Homes with a walk-out basement:
Choose from 2 different floor plans
- ◆ High-vaulted ceilings
- ◆ Great Room
- ◆ Custom kitchens
- ◆ Two bedrooms, 2.5 baths
- ◆ Gas stoves and fireplaces
- ◆ Covered patio or deck
- ◆ Two-car garages

Call us at (610) 359-4438 to learn more. Location choices will be determined on a first-come, first-served basis.



A Non-Denominational,
Not-for-Profit
Continuing Care
Retirement Community

 **Pet Friendly**

3500 West Chester Pike • Newtown Square, PA 19073 • 1-800-DUNWOODY • www.dunwoody.org



LeadingAge PA
an association of not-for-profit senior services

