LEED® Gold Building Certification Celebrated

Landis Homes recently celebrated the LEED® Gold certification received for its new expansion on the south part of its 114-acre campus. Established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI), LEED is the nation’s preeminent program for the design, construction and operation of high performance green buildings. There are currently only a handful of LEED Gold structures in Lancaster County.

“Buildings are a prime example of how human systems integrate with natural systems,” said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. “The Landis Homes project efficiently uses our natural resources and makes an immediate, positive impact on our planet, which will tremendously benefit future generations.”

“We are grateful to learn of this certification,” said Linford Good, Vice President of Planning and Marketing, “The effort to create efficient cottage and hybrid homes and use natural resources wisely is important to us. It speaks to our guiding value of stewardship in all aspects of our community. We are also grateful for the expertise of our partners in this project; Landscape Architecture/Land Planning - RGS Associates, Architecture/Interior Design - RLPS Architects and General Contractor - Benchmark Construction.”

This project achieved LEED Gold certification for energy performance, water efficiency, low-emitting materials, recycled content as well as incorporating a variety of other sustainable strategies. By using less energy and water, LEED certified buildings save money for families, businesses and taxpayers; reduce greenhouse gas emissions; and contribute to a healthier environment for residents, workers and the larger community.

Continued on Page 2
Strong & Vital in Uncertain Times

The strong storms held off until the auction had ended on Sept. 15th, the day of the 40th Fellowship Day. I am grateful for the many ways team members, residents and family, board members, auxiliary and other volunteers create something so alive and vibrant. It is one of the ways I know Landis Homes is truly “strong and vital.”

We are also very excited about other work happening at Landis Homes. Our most recent phase of South Campus cottages are nearly completed and most are already spoken for by future residents. The South Campus was also awarded a LEED Gold Certification, only the third commercial building project to gain this status in Lancaster County. Our guiding value of stewardship is also supporting our work to restore the floodplains going through our property. Not only will this keep sediment from reaching the Chesapeake Bay, it will help us manage the storm water generated on our campus more ecologically.

The broader Landis Communities is moving forward in several ways as well. September 25th saw 170 people gather at The Ware Center in Downtown Lancaster for the Annual Board Dinner. Lancaster mayor Rick Gray was the featured speaker and shared his passion for the city as well as his excitement about the coming of Steeple View Lofts to the downtown. Construction is on schedule and we plan for new residents to be moving in by May 1, 2013.

The final steps are being taken so Landis Communities and Welsh Mountain Home can finalize their affiliation. This looks to be in place by November. In addition, we are working with Welsh Mountain Home on their Low Income Housing Tax Credit project submission in line with our commitment to growing housing opportunities for people from a wide variety of economic situations.

As I look back over the past months, I am struck by the generosity of Landis Homes supporters. This year, the Landis Homes Fellowship Day raised more than $82,000 for the Caring Fund, and the Landis Homes Auxiliary Chicken BBQ raised $11,500 of which up to $10,000 was designated for the Forward in Faith Endowment for Lifelong Learning. We know in these sometimes uncertain conditions, there are many calls on your financial resources. We do not take lightly the trust you have placed in us. Thank you!

Larry Zook, CEO
lzook@landishomes.org

LEED® Gold Building Certification Celebrated, Continued from Page 1

Project Features Contributing to LEED Certification

- Optimize Energy Performance - Geothermal mechanical system and other measures exceeded 45% energy cost savings compared to baseline building
- Water Efficiency - Ultra low-flow fixtures and rainwater harvesting
- Indoor Environmental Quality – Thermal comfort (high performance windows and increased insulation) and low-emitting materials (adhesives, paints, carpet)
- Sustainable Site – Open space (woodland, floodplain) and groundwater recharge and filtration systems to manage storm water (rain gardens, porous paving)

Several already constructed South Campus homes are available for occupancy before winter. And more homes will be available as future phases are reserved and constructed. More information can be found at: www.landishomes.org or call Sarah Short at 717.581.3935.
Looking Forward to our 50th

Fall of 1962

by Larry Zook, President/CEO

As introduced in the last Horizons, this column highlights what was happening 50 years ago in the journey leading to the founding of Landis Homes. As we reflect on our beginnings, we are especially indebted to A. Grace Wenger, author of the history of our first 30 years from 1964-1994, and who passed away at Landis Homes on September 5, 2012 at the age of 93.

In August 1962, the choice was made to locate the newly envisioned “retirement home” on the Clayton Landis farm in Manheim Township. The Retirement Home Development Planning Committee, appointed by Eastern Mennonite Board of Missions, with staff support from Orie O. Miller and Ira J. Buckwalter, also both members of the Planning Committee, then moved ahead.

Two smaller groups, Finance and Costing Committee and Building Planning Committee, were formed and began meeting in September. It was in these meetings the name “Landis Homes” was first used. Four “assumed general principles” guided their work.

1. “The Landis Homes facility is to be planned for Mennonite retirees and older citizens for their remaining years”
2. “The facility is to be developed on a self-liquidating, self-support basis--with income through or from designated gifts to the advantage of senior church workers or needed charity subsidies.”
3. “The rate and fee structure is to provide for maximum flexibility of use and to include provision for 26 year capital amortization.”
4. “This is recognized as a new service area frontier, and so allowance for and assumption of needed experimentation and cumulative experience especially needs to be assumed.”

Developing a retirement community different than already existed in the Lancaster area brought with it some risk. Careful planning and visits to other groups, including Calvary Fellowship Home, Mennonite Home, Brethren Village and Welsh Mountain Home helped solidify planning.

The Building Planning Committee engaged Abram and Clyde Horst to assist with planning the new home. Clyde, along with architect Gordon Woodland of Lancaster, offered drawings of Unit A, one of the original buildings to be built. Today it is known as Aspen. (see illustration with this column).

We are grateful for the ways God worked through all those involved in starting Landis Homes. We continue seeking God’s direction as we work to maintain the strength and vitality of Landis Homes Retirement Community while exploring new areas of affordable living and providing services at home, supported by creative partnerships.

More happenings from 50 years ago on the President’s Blog at www.landishomes.org

Helping Those with Memory Loss

Raising Funds & Awareness

Thanks to all who supported the team at Walk to End Alzheimer’s on a September Saturday in Long’s Park, Lancaster. The Landis Homes team this fall raised $1,700 to help end Alzheimer’s. Since 1999 Landis Homes teams at the annual Memory Walk have raised a total of $28,685 for the Alzheimer’s Association.

Team Members at the 2012 Walk are pictured front row: Susan Paul, Rylee Diffenderfer, and Judy Zdancewicz. Back row: Dan Rice, Anna Rice, holding Adalyn Rice, Christy Carpenter, Steph Hoffman, Linford Good, Carol Burkholder and Jan Bobin.
40th Fellowship Day
By Alonna Gautsche Sprunger,
Director of Gift Planning Services

The 40th Fellowship Day, with Chicken BBQ, Children’s Activities and Benefit Auction, on September 8th started with a humid morning moving to a sunny noon time and ended with a 3:00 p.m. blast of wind and rain. Fortunately everyone took cover and most stayed dry. Although the Benefit Auction was over, the Chicken BBQ was cut short.

The Landis Homes Auxiliary Chicken BBQ net proceeds are $11,500 of which up to $10,000 was designated for the Forward in Faith Endowment Fund for Lifelong Learning. The Benefit Auction’s net proceeds of $82,000 which supports the Caring Fund which supports the benevolent ministry of Landis Homes.

Thank you to the wonderful support of residents, families, team members, sponsors, volunteers and over 500 registered bidders who help to create this fun day of fellowship filled with purpose.

Students from Linden Hall provided face painting for many young visitors.

A tractor waits to be auctioned off to one of over 500 registered bidders.

All ages enjoyed the barrel trains and other rides.

Chicken is barbequed for the 40th year in a row.

Storm clouds gather in the afternoon when most events are over.
Floodplain Restoration Underway

By Linford Good, VP of Marketing & Planning

In August earthmoving equipment started removing sediments and fill that built-up over many years in the stream and floodplain that runs through campus. Removing the sediments provides several benefits.

1. About three feet of sediments containing nitrogen and phosphorous collected in the floodplain. Removing the sediments also removes the pollutants that are trapped in it.

2. High stream banks eroded away when storm water filled the channel. Removing sediments stabilizes the stream so storm water no longer erodes away the banks. Eroding stream banks placed sediments containing nutrients in the waterway. In high concentrations this sediment contributes to pollution in the Chesapeake Bay.

3. A wider, flatter floodplain improves water quality by creating a highly vegetated wetland to filter sediments and pollutants. It also provides additional flood flow storage and infiltration opportunities.

4. Improves natural habitat along reach of stream, both in-stream and along the riparian stream corridor.

As earthmoving finishes in October the planting of trees, shrubs and plugs of grasses, rushes and sedges begins. There will be 51 native species trees, 675 shrubs and 25,600 plugs planted, some this Fall, others in the Spring of 2013. Partners on the project include LandStudies of Lititz, design and construction management, B. R. Kreider of Manheim, excavation, and RGS Associates of Brownstown, land planning.

Three First Place Awards

Landis Homes was named a favorite by Lancaster Newspaper readers in three categories this year in the Reader’s Choice Awards. Annually local readers select their favorite local businesses and service providers in many categories, including dining, apparel, leisure, financial, educational, medical and home improvement.

Voters who participated in the Readers Choice Awards chose Landis Homes as a favorite Assisted Living Facility, Retirement Community and Home Health Care Agency. This is the second year in a row Landis Homes was voted favorite in all three categories.

Another Landis Homes partner with a center on campus, Hildebrandt Learning Centers, was selected as favorite child day care. And PNC Bank, which has a branch on campus, was also named as the favorite local bank.

Landis Homes Reader’s Choice Awards 2003-2012


Favorite Child Care (Hildebrandt Learning Centers): 2012, 2011, 2010

Favorite Bank Teller (Bonnie Kauffman, Landis Homes branch): 2012, 2008 (runner-up)
**Gift Wrapping a Deed**

*by John R. Buckwalter, Planned Giving Counselor*

A Landis Homes resident couple owned an investment property which they no longer needed after they sold their business. At this stage of their lives they had no interest in renting it and needing to be concerned with maintenance, tenant problems, etc. They were contemplating a sale of this highly appreciated asset and had a goal of benefiting the Landis Homes Caring Endowment Fund with sale proceeds.

They learned the following about the benefits and opportunities of a charitable dimension in this transaction by utilizing a Charitable Remainder Trust:

- Deeding the property into the trust prior to signing any options or sale agreements would legally avoid tax on capital gain. (This year the rate is 15%, in 2013 the rate will be 20%.)
- They would qualify for a charitable income tax deduction represented as a percentage of the gift value as determined by a qualified appraisal.
- The trustee would sell the property without a capital gain tax liability and save them the time and effort of these negotiations.
- The trustee would invest the net sale proceeds according to ethical investment guidelines they supported.
- Although they would be giving their asset to charity, they would receive quarterly payments from the trust for their lifetimes.
- After the demise of the last surviving spouse, trust residue would be transferred to the Landis Homes Caring Endowment Fund, a cause they chose because they believed in its purpose.

After considering the above benefits and opportunities, these folks followed through with a full value real estate gift into a Charitable Remainder Trust and had no regrets. After the demise of the last surviving spouse, Landis Homes gratefully received trust residue into the Caring Endowment Fund. We sincerely appreciate the commitment these folks had to bless others in the Landis Homes family.

Through careful deed language in a real estate charitable gift transaction, the full value of the property or a partial value can be transferred. The tax benefits are calculated accordingly.

In the Gift Planning office 717-509-5490, I am available to discuss your questions about real estate gift transactions, charitable remainder trusts and a wide range of planned giving options. (Please consult with Landis Homes before beginning the process of Gift Wrapping a Deed.)

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**Art Reception Opens in November**

The Landis Homes fall art show will feature the works of Anna Smith, a watercolor artist from Lititz. The exhibit will feature works that demonstrate Anna’s deep appreciation for nature’s beauty expressed in her realistic paintings.

Dramatic color and detail bring the subjects she paints to life. In some of her works she also uses a bit of nostalgia to portray subject matter from days gone by, eliciting pleasant memories from the past.

Anna earned her art education degree at Mansfield University, and has taught both publically and privately. She taught art at both West Shore and Warwick school districts. She has exhibited in galleries and shows throughout Pennsylvania. She also extends her creativity to her work in floral design.

The opening reception, on Monday, November 12 will be held in the Harvest View Galleries from 6:30 – 8:30 p.m. For more information call 717-381-3550 or visit www.landishomes.org. All are welcome to the exhibit that will continue through January 2013.
**Nov. 12**
Artist Reception
Watercolors
Anna Smith
Harvest View Galleries
6:30-8:30 p.m.

**November 16**
Nursing Graduation
Eastern Mennonite University
West Bethany Chapel
7:00 p.m.

**Nov. 19**
Parkinson’s Support Group
“Exercise and Nutrition for Persons with Parkinson’s”
Bob Dressler, Wellness Coordinator
Westview Community Room
7:00 p.m.
717-509-5494

**Nov. 20**
Thanksgiving Service
With Landis Homes Chorus
West Bethany
7:00 p.m.

**November 27**
Memory Loss Support Group
Warwick Room
7:00 p.m.
717-581-3939

**December 6**
Christmas Program
GrandPals from Hinkletown
Mennonite School
West Bethany Chapel
10:00 a.m.

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**November 27**
9:00 a.m. – Noon

**Christmas Bazaar**

Homemade Goodies & Poinsettias
Foyer of Harvest View & Dogwood Commons

Proceeds Benefit the Caring Fund

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**Ad: Adult Day Services at Landis Homes**

Come for the Day!

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**Landis at Home**

Serving You at Home

717-509-5800 • www.landisathome.org
"Sooner Rather than Later"

“We did a lot of online research and chose Landis Homes. It has been a blessing to be in this caring community. We have been warmly welcomed here and it has truly felt like home from ‘Day One.’ We are so glad we moved in sooner rather than later.”

— Fred and Judy Sargent

Now Accepting Deposits on New Homes!

Call for an appointment 717-581-3935

www.landishomes.org

Photo: Larry Lefever Photography