



*Villa St. Joseph*

A Sponsored Ministry  
of the Sisters of St. Joseph

# A View From

# the Villa

Volume 14, Issue 1

1030 State St. • Baden, Pennsylvania • 15005

Winter 2014

## Villa Honored as a 'Top Workplace' in the Pittsburgh Region

Villa St. Joseph has been selected as one of the 2013 Top Workplaces in the Pittsburgh region. The announcement was made public in a special *Pittsburgh Post-Gazette* section, published on September 26.

The Top Workplaces are determined based on employee feedback from a survey conducted by Workplace Dynamics, LLP, a leading research firm on organizational health and employee engagement.

"It's nice to come to work every day because it feels like you are caring for your extended family," says Laurie Braner, a Certified Nursing Assistant in the Ebsenburg Neighborhood.

Laurie's commitment to person-centered care is typical of the Villa staff – whether providing nursing care, engaging residents in songs, serving a

made-to-order meal or providing rehabilitative services. By working together in a place of healing, employees minister to the unique physical, emotional, spiritual, and social needs of each resident.

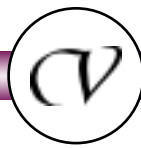
"Our mission of excellence in compassionate care is a hallmark of our staff," says Mary Murray, Executive Director of the Villa. "We are honored and thrilled to be recognized for this distinction and credit our employees for making the Villa a place of healing."



### A Tradition of Cheer

*Villa St. Joseph was aglow during the Christmas season for the annual Light-Up Night. As luminaries flickered in the courtyard, family members and friends joined residents for an evening of holiday music, festive decorations and refreshments. Each neighborhood featured live entertainment, a procession of Christmas carolers and a special visit from Santa Claus.*

*At left, music therapy intern Emily Walsh visits resident Enos Abel and his wife, Irene.*



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## Dear Friends of Villa St. Joseph,



*Mary M. Murray*

We are delighted to announce that Villa St. Joseph services will be expanded when construction begins this spring! Our existing café will be enlarged, and a new area devoted to outpatient rehabilitation services will be constructed on our second floor. This expansion will allow for Villa St. Joseph to broaden its outreach in meeting our mission of "excellence in compassionate care."

In 2013, our Rehabilitation Department provided services to more than 200 outpatients. Based on our research, there is growing demand for outpatient therapy in the local area, and Villa St. Joseph has the experience and expertise to serve this need.

In 2013, Villa St. Joseph provided inpatient rehabilitation services for 238 persons who were successfully able to return to their homes in the community. Many of these persons required rehabilitation as a follow-up to their orthopedic surgery, including hip and knee replacements. The new outpatient therapy area will allow for Villa St. Joseph to provide follow-up outpatient therapy for these persons, but will also expand its reach to include therapy for many more persons with such needs as balance improvement and overall strengthening.

Our café expansion will not only let us serve more persons in our café, but also will provide new common space for all – residents, families and staff alike. This space also will be transformed so that new programs such as wellness education can be offered.

These programs are in the planning stages, and you will hear more about these important new services to broaden our mission outreach in the future! Stay tuned!

With warmest regards,

Mary M. Murray, MPH, NHA  
Executive Director



### Mission Statement

Villa St. Joseph is a place of healing committed to excellence in compassionate care serving the health needs of older adults, as well as those in the wider community in need of our expanding services.

As a sponsored ministry of the Sisters of St. Joseph of Baden, all that we do witnesses to a profound love of God and love of neighbor, without distinction, with deep respect for the sacredness of human life, and the dignity of person.

### For Your Information

The *View from the Villa* is published regularly for residents, families, employees and friends of Villa St. Joseph. Please address all correspondence to:

#### *View from the Villa*

Villa St. Joseph

1030 State Street

Baden, PA 15005-1346

### Letter From a Friend

Our dear sweet papa's (Syl Greco) last year was made all the more enjoyable because of his time at the Villa. You all do wonderful things for all of our loved ones, and my family and I cannot thank all the Villa staff for your kindness and care.

– Pam Gregg

*The Villa St. Joseph family offers sincere thanks and prayers of gratitude to all of our donors who have supported us as “partners in caring.” This 2013 Annual Report edition of “A View from the Villa” recognizes donors who have made charitable gifts to Villa St. Joseph from January 1, 2013, through December 31, 2013.*

*We are blessed by our growing Circle of Friends and their generous capacity for helping us provide compassionate and competent care to residents of all faiths and economic backgrounds. In 2013, we welcomed 307 new residents to Villa St. Joseph, and approximately 62 percent of all residents continue to depend on charitable care and the open-heartedness of others who find joy in giving.*

*We have made every attempt to list our donors accurately. Should you have any corrections, please contact Ray at (724) 869-6321.*



## 2013 Highlights at Villa St. Joseph

- Villa St. Joseph cared for 425 residents while welcoming 307 persons admitted during the year. On any given day approximately 62 percent of our residents' care was funded by Medicaid which does not pay the full cost of their care.
- More than 100 volunteers contributed more than 5,300 hours of loving service.
- Our *Young at Heart* 2013 held at the Hyatt Regency at the Airport raised more than \$80,000 for Benevolent Care and Music Therapy.
- The Rehabilitation Services Department has expanded to serve more short-term residents as well as outpatient individuals. A total of 238 individuals received rehabilitation services that helped them safely return to their homes in 2013. The rehabilitation team also has cared for 204 individuals on an outpatient basis.
- Foundation grants enabled the Villa to re-design three of the Neighborhood nurses' stations, purchase two patient lifts, continue to provide a vibrant music therapy program for our residents, and initiate an art program for residents that takes place twice a month.
- The Villa was selected as a “2013 Top Workplace” based on an employee feedback survey of mid-size companies in the region.
- The Villa greatly improved retention of staff, with a rate of 82 percent, and significantly reduced turnover.
- The Villa achieved a resident satisfaction rate of 94.49 percent in the annual independent Holleran study.

## Villa Responds to Growing Needs of Residents, Staff, Community

As we move in to 2014, several exciting events are unfolding at Villa St. Joseph. We are putting the finishing touches on the renovations of the nursing stations in three Neighborhoods. It now creates a welcoming entry into each Neighborhood with counter levels lowered so the residents and staff members can converse in comfortable surroundings with inviting new colors and cabinets. The Fontbonne Neighborhood will be re-designed with a new location for the nursing staff next to the dining and living areas. That renovation will begin once we have raised the funds through charitable giving.

Certainly a highlight of this past year was the Top Workplace distinction published in *The Pittsburgh Post-Gazette*. This award was initiated by our own staff members who felt so proud of the wonderful work environment that has been created at the Villa. We applaud our staff's efforts in making the Villa a peaceful and loving environment for all our residents.

But progress never stops at the Villa. This spring we will start a building expansion to enlarge our second floor Rehabilitation Services Department. This move will accommodate outpatients, improve our inpatient therapies and expand the level of rehabilitation that we desire to better service our communities. On the

ground floor, we will be expanding the café for an enlarged community wellness program and a more comfortable dining and visiting experience. With the ability to have the space available 24 hours a day, our residents will be able to visit and entertain their friends and relatives in a more welcoming setting.

We already have begun plans for our annual *Young at Heart* event. This evening of dining, entertainment and auctions has been a wonderful blessing to the Villa as it raises funds for Benevolent Care and our music therapy program. This year it will be held on Friday evening, September 19, at the Hyatt Regency at the airport – so mark your calendars!

We are so grateful for the many ways that our growing list of friends and donors - as illustrated in this annual report - have contributed to advancing our mission of excellence in care of our residents. You help Villa St. Joseph continue God's work in the loving tradition of our dear Sisters of St. Joseph.

May this year bring good blessings to all!



*A. Gary Chace  
Board President*



*Thank You ...*  
*Staff of Villa St. Joseph*



*For helping to make the Villa*  
**A TOP WORKPLACE  
and  
A PLACE OF HEALING  
for others**

2013 **VILLA** ST. JOSEPH *Annual Report*



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Up to \$4,999

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 Patrick and Tracey Berckmiller  
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 Berckmiller  
 Clay Beringer, III  
 Nancy L. Beringer  
 Dr. George and Gloria Berry



*Re-designed nurses' station makes for more inviting conversation.*

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 David and Janice Bischof  
 Alfred and Jo Ann Bish  
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Albert P. Dorinsky  
Gerard T. Dorn  
James and Judith Dorsch  
Melissa A. Dreger  
Joseph and Marie Drownowski  
Edward G. Duncan

## Villa St. Joseph Statement of Operations July 1, 2012 – June 30, 2013

### Operating Revenue

|  |                     |
|--|---------------------|
| Net Resident Service revenue.....                              | \$11,510,220        |
| Nursing Home reimbursement .....                               | 1,083,815           |
| Net assets released from restrictions used for operations..... | 120,920             |
| <b>Total</b>   | <b>\$12,714,955</b> |

### Operating Expenditures

|                                     |                     |
|-------------------------------------|---------------------|
| Nursing Care.....                   | \$4,797,025         |
| Resident and general services ..... | 1,547,568           |
| Administration .....                | 1,521,388           |
| Nursing Home Assessment .....       | 1,082,405           |
| Dietary .....                       | 910,816             |
| Interest .....                      | 348,188             |
| Building and maintenance.....       | 555,107             |
| Depreciation and amortization ..... | 633,825             |
| Therapy.....                        | 982,963             |
| <b>Total</b>                        | <b>\$12,379,285</b> |

*\*does not include non-operating revenues which include contributions, investment income and unrealized gain.*



Les Duncan, Regina Patterson,  
Ron Flanders,  
Cindy Whittingham  
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John S. Dunn Family  
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John and Bernadette Gross  
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*The Young at Heart event offers an array of auction baskets.*

Maria C. Javonovich  
Michael and Judith Jayne  
Roman and Dolores Jendrasik  
Leroy and Betty Jenkins  
Joerns Healthcare  
Peter and Mary Johns  
James and Belinda Johnson  
Vivian E. Johnson  
Robert and Monika Jones  
Patricia Joyce  
Merrill and Marliyn Kalish  
Joseph and Frances Kaminski  
Andrew and Mary Kaplan  
Marta Karwoski  
Manuel and Betty Katz  
Frank E. Kaufman  
A. Leonard and Lois Kayafas

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James and Connie Kreshon  
Dr. Martin J. Kreshon, Sr.  
Walter and Henrietta Kretzler  
Clara L. Kristofco  
Valeria J. Krzeminski  
Mary C. Kunsman  
Marian Langer  
Regina E. Larue  
William and Regina LaRue  
James and Marianne LaSalle  
William and Margaret Lash  
William P. Laughlin  
William and Josephine Leaf

— continued on page 10



## The Mission Corner

*Carrying the Traditions of St. Joseph Forward at the Villa*



*Kathleen Washy, left, Archivist for the Sisters of St. Joseph, and Sister Judith Maroni, Director of Mission Integration at the Villa, collaborate on a display that highlighted health care milestones for the Congregation and the Villa. The exhibit was displayed for Villa employees on Mission Day, and later, for Sisters in the Motherhouse.*

What is it to have a community of staff members filled with a sense of mission caring for residents at Villa St. Joseph? It is a wonderful and special blessing for the service and ministry provided to our residents at Villa St. Joseph. Our mission statement describes the Villa as a place of healing. Our commitment is to provide excellence in compassionate care — and all of this as a witness to a profound love of God and love of neighbor without distinction.

This past March 19, we celebrated the Feast of St. Joseph, our patron and protector, with a festive gathering of our staff. There was good food, different breads, and a special Italian pastry called *zeppoles*. Staff was encouraged to wear red in honor of St. Joseph. Now, no one knows when these traditions to honor St. Joseph began, however the root seems to come from an Italian devotion to this saint. We were happy to carry the tradition forward.

At the celebration we distributed the updated mission, values and vision statement. In doing so our staff was asked to think about, and bring to the gathering, one word that described the personal quality they bring to Villa St. Joseph. One-hundred-seventeen words were recorded which were made into “word art.” Working with a designer, the words were captured and embraced in a representation of the Villa logo. This year when we celebrate St. Joseph Day on March 19, we will give a copy of the “word art” to each member of our staff with great gratitude for the many blessings they bring to a healing place called Villa St. Joseph.

— Sister Judith Maroni, *Director of Mission Integration at the Villa*



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2013 **VILLA** ST. JOSEPH *Annual Report*



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Staff members Lynn Jessep, Melissa Angelo, Kathi Sokulski and Sal DiGiacomo celebrate the Villa's 2013 Top Workplace distinction.

## Villa Residents Help the Sewickley Library 'Shine'

Villa residents helped the Sewickley Public Library celebrate its rating as one of the best libraries in the country during a recent art activity.

More than a dozen residents decorated cardboard stars by attaching small scraps of colorful paper. Each resident used several shades in the same color scheme to create a mosaic appearance. The stars will hang above the circulation desk of the library to celebrate its 3-star rating from *Library Journal*.

Janet Huddleston, an art instructor and Friends of the Library board member, began the session with a slideshow about the Sewickley library. She explained the library's recent rating and explained the purpose of



*Janet Huddleston with resident Wanda Egger*



*Villa residents - Sr. Barbara Sandor, Roseann Navratil, Josephine Walton and and Theresa Dennis*

the activity. The decorated stars will add "lots of color and warm the place up," she said.

Library Director Carolyn Toth thanked residents for helping the library celebrate and invited them to visit the library to see their art on display. Villa St. Joseph's unique art programs, offered through partnerships with Sweetwater Center for the Arts and Fine Art Miracles, promote healing, empowerment and an improved quality of life for many residents.

### *In-Kind Donors*

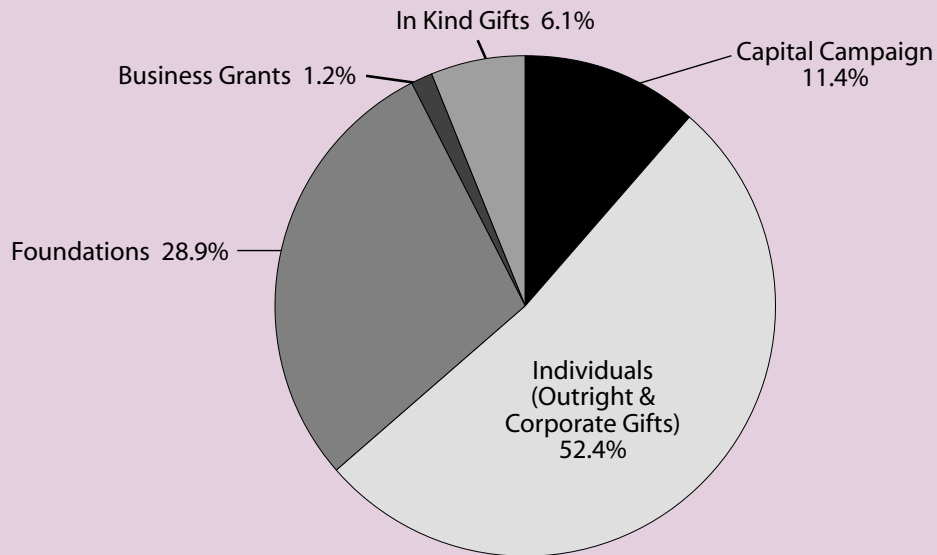
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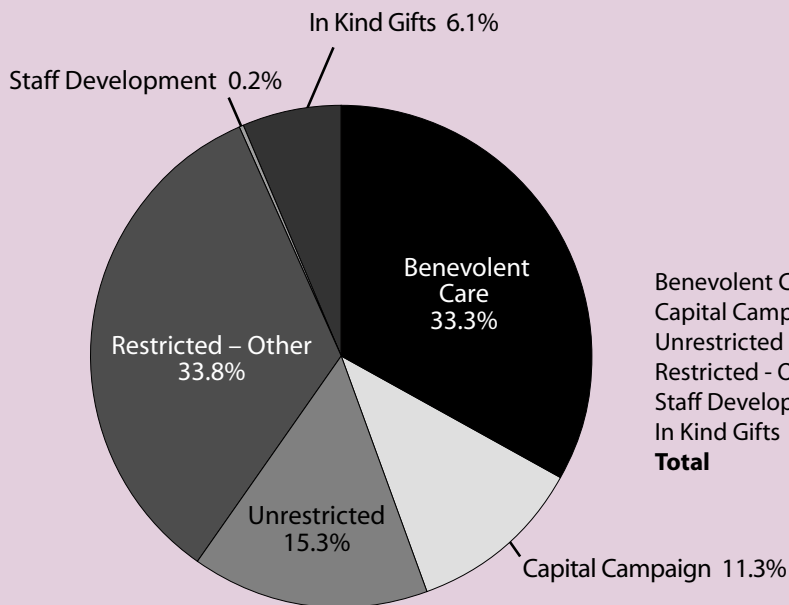
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### Sources of Contributions – July 1, 2012 to June 30, 2013



|  |                     |             |
|--|---------------------|-------------|
| Capital Campaign                           | \$54,990.00         | 11.4%       |
| Individuals (Outright and Corporate Gifts) | \$253,702.68        | 52.4%       |
| Foundations                                | \$140,000.00        | 28.9%       |
| Business Grants                            | \$6,000.00          | 1.2%        |
| In Kind Gifts                              | \$29,569.03         | 6.1%        |
| <b>Total</b>                               | <b>\$484,261.71</b> | <b>100%</b> |

### Uses of Contributions – July 1, 2012 to June 30, 2013



|                    |                     |             |
|--------------------|---------------------|-------------|
| Benevolent Care    | \$161,035.80        | 33.3%       |
| Capital Campaign   | \$54,990.00         | 11.3%       |
| Unrestricted       | \$74,057.10         | 15.3%       |
| Restricted - Other | \$163,489.78        | 33.8%       |
| Staff Development  | \$1,120.00          | 0.2%        |
| In Kind Gifts      | \$29,569.03         | 6.1%        |
| <b>Total</b>       | <b>\$484,261.71</b> | <b>100%</b> |

# Young at Heart

## "Sweet 16" Raises \$80,000

On a "sweet" September evening, 180 friends, supporters and sponsors helped Villa St. Joseph raise \$80,000 for benevolent care and music therapy.

Young at Heart 2013 celebrated the 16th anniversary of Villa St. Joseph with a "Sweet 16" theme.

The gala, chaired by Barbara McBride of Beaver, was held at the Hyatt Regency Pittsburgh International Airport.

The evening began with a cocktail reception featuring music by the Center for Young Musicians, followed by dinner and the presentation of the 2013 Partner in Caring award to Ann and Frank Cahouet of Sewickley. The annual award honors individuals, groups or organizations who help promote the mission of the Villa.



*Barbara McBride, chairwoman of  
Young at Heart*



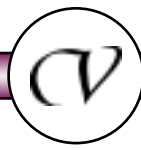
*Students from Center for Young Musicians*



*Guests at an auction table*



*Partner in Caring recipients Frank and Ann Cahouet*



## Help Us Provide for Our Residents Today and Tomorrow

### Donate through the United Way

You can support our Benevolent Care Fund by designating all or part of your United Way contribution to Villa St. Joseph. This fund helps us support care for Villa residents with limited or no financial means. By using one of the following Villa St. Joseph codes, your gift helps us continue to advance our Villa mission of excellence in compassionate care:

- **Code 4916** for the United Way;
- **Code 87806** for federal employees contributing to the Combined Federal Campaign;
- **Code 4611-0031** for State Employees giving to the State Appeal.

### Leave a Legacy

You can leave a legacy of love by making a bequest in your will to Villa St. Joseph. For more information on this and other donor opportunities, please contact Ray.

### Participate in Young at Heart

*Young at Heart 2014* is scheduled for Friday, September 19, at the Hyatt Regency at the Airport. The proceeds from this gala fund-raising event support Benevolent Care and Music Therapy. You can participate in several ways:

- Attend the event
- Consider a program advertisement or sponsorship: Levels range from \$75 to \$10,000
- Be a Young at Heart Friend (\$50), Patron (\$150) or Benefactor (\$300)
- Volunteer to serve on the planning committee.

*For more information, call Ray Niedenberger, Director of Development, at 724-869-6321 or email him at [ray@villastjoseph.org](mailto:ray@villastjoseph.org)*



*Resident Yolanda Spinelli and Brigette Sutton,  
Director of Music Therapy at the Villa*

## Our Wish List

*Won't you help us advance our ministry of care?*

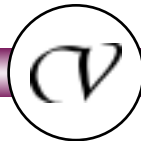
- *Pickup truck in good condition*
- *Video camera for educational training: \$1,279*
- *Art program for Fontbonne residents – first half of 2014: \$500*
- *Art program for Fontbonne residents – second half of 2014: \$500*
- *Microphone for video camera: \$200*
- *Set of six frame drums for music therapy: \$125*
- *Cork bulletin board: \$75*
- *Disco taps for music therapy: \$25*



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### *Letter From a Friend*

It's been a little over a month that my Mom, Helen Jesky, moved from Elmcroft of Chippewa to the Villa from the waiting list. My sister and I were praying so hard she could be nearer to where we live. She has blossomed at the Fontbonne (Neighborhood). The minute you walk in the front door you can feel God's presence. It is so hard to be unable to take care of your own Mom at home, but I have found so much peace knowing how she is cared for. She gets around very well in her wheelchair and has residents with whom she talks . . . She loves to go out in the courtyard. Her room is never cold and she calls it home. I've been there at lunch time and the food looks and smells very appetizing. I cannot express how grateful I am that Mom will spend her remaining days with God at Villa St. Joseph.

– Anna Marie Weber

## SAVE THE DATE

*Young at Heart 2014*

Friday, September 19, 2014

Hyatt Regency  
Pittsburgh International Airport

Join us for an evening  
of fine dining,  
entertainment and auctions!

For more information,  
call Ray Niedenberger,  
Director of Development,  
at 724-869-6321 or email him  
at [ray@villastjoseph.org](mailto:ray@villastjoseph.org).