

Rose Villa Resident Forum

Tuesday, February 23, 2021

Employee Anniversaries- Please congratulate these staff members!

1 Year:

- Dale Antonsen, Building Operations Tech II, Building Operations – for SOME reason, he JUST decided to retire but he’s remaining an active employee in an on call capacity so we’ll still see him around filling in now and then
- Mary Dickinson, RN, Madrona Grove – she is ALSO retiring at the end of this month!
- Naa Lamptey, CNA, Avencia
- Nancy Webb, Madrona Grove Cook, F&B

5 Years:

- Jenny Dickow, Dietary Manager, F&B – who cannot join us for this rescheduled meeting today, as she is taking her big nutrition certification test today – that her Foundation Education Grant helped her to achieve!
- Jacque Madruga, Activities and Volunteer Coordinator, Madrona Grove
- Mike Prinkki, Renovations Project Manager, Building Operations
- Rachel Standal, RN, Madrona Grove
- Uva Talavera, Housekeeper, EVS

....annnd 10 YEARS!

- Kathy Martin, CNA, Madrona Grove

The Oaks Net Zero Results

We have some results from the operations of The Oaks. As a reminder, this neighborhood combines energy *efficiency* and energy *generation* (through solar panels) to produce the energy it consumes onsite over a 12-month time period. During the winter months, due to colder temperatures and fewer sun-hours, most Zero Net Energy projects consume more energy than they generate. During the summer months, more energy is generated than consumed - the goal is that over the course of 12 months, the balance is zero or better.

The Oaks Neighborhood at Rose Villa was designed and built as a Zero Net Energy (ZNE) Community and new residents took occupancy in spring 2019.

Data from 2019-2020 shows:

- The Oaks *consumed* the predicted amount of energy: slightly more in 2019 and less in 2020.
- At the same time, the project's solar array *produced* notably more energy in the first 12 months than estimated, by about 13%, and significantly less in 2020, about 30%.
- Upon investigation, the cause for this low production was a faulty inverter, which is a component of the solar photo voltaic system.
- As a result, the project performed zero-net for the first 12-14 months of occupation.
- After the repair of the solar system and considering the initial, higher than estimated production and recent, lower consumption, The Oaks is likely to not only be considered a ZNE project but rather **net-positive**, producing more energy than it consumes.

Q. What action is being taken to assure ongoing performance monitoring of the Net-Zero Energy features of The Oaks?

A. The solar inverter representatives have provided our Facilities department with the ability to actively monitor the inverter health, along with the health of each individual solar panel on the entire Oaks system. Going forward, we will check on these once a week to make sure these components are functioning properly.

RVNews

The RV News is without a resident editor and publisher. The Communications Committee has made an ask for volunteers but nobody is raising their hand. (Maybe you just didn't know.) So, what is the future of the RV News? We need to hear from you. Do you read it? Enjoy it? Or has it run its course and we need something different? Send an email or drop off a note to Tina Moullet!

Announcements

New on Touchtown! Wondering which staff member to call if you have a question? Thanks to a resident request, we now have a "Have a Question?" section under the Staff Directory icon. Click on that section to see who can answer your

question. Not listed? Just call the Receptionists (dial “0” from your landline) and they’ll get you in contact with the correct person.

There is still time to enter the **LeadingAge Oregon Creative Writing & Poetry Contest**. To enter, pick up an entry form at the Resident Services Counter. Return completed entry form and an electronic Word doc (not PDF) of your story or poem to Samantha Kocher at skocher@rosevilla.org. **Submissions are due by Thursday, February 25**. Entries must be original and written at the age of 60 or older, previously unpublished, and be in electronic Word doc form.

2020 Medical Tax Deduction

If you are pursuing this deduction on your 2020 taxes, you can expect to receive information from the Business Office no later than March 1, 2021.

Connections – After every monthly Forum, the Welcoming Committee is hosting a Zoom gathering to help new residents connect with community members and resources. **Join them at 3:30pm today!** This event is open to new residents and all Rose Villains who have lived here for less than 100 years, because your “need to know” never ends! See the Zoom link in the Flyers section of Touchtown and listed in the Daily Activities Update email.

The next Resident Forum is scheduled for Tuesday, March 16 at 2:30

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Q&A

Q1. Have lessons been learned during this last year of the pandemic, as with the fires and our heightened awareness of our frequently poor local air quality, that have caused you and all involved parties (relevant RV staff and the architectural + construction team) to take a hard review of the design and specs for Phase 3 to make sure that what is getting built will allow us to respond to these kinds of events better than other buildings on campus and as well as we can?

If yes - what have you changed?

If not, and presuming the standards and the designs are equal to what we have in other new buildings - why not?

Finally - are there design and or material/system decisions you had already made prior to this past year that the events of this year have reinforced the importance of?

A. Absolutely. Although much of the design for Phase 3 had been firmed up by the beginning of 2020, after COVID and the wildfires we met with our architectural and GC teams to revisit all mechanical systems and many architectural design details in light of new realities. The primary focus was HVAC, control systems and opportunities to incorporate convertible spaces for isolation areas in our new supportive living areas. We were able to increase air filtration in Air Handlers to MERV13, add control systems and a dedicated outdoor air system for controlling room pressurization, and widen access to outdoor areas. In addition, we have made sure that the large air handlers will be able to incorporate emerging infection control technologies like UV and bipolar ionization. We are planning to incorporate touch-free plumbing fixtures and dispensers wherever feasible, and spaces for our staff to safely store PPE. Our goal is to design for the future, so flexible spaces and infrastructure will be key.

Q2. Several residents use the sidewalk that is located on the east side of North Main, Pool, and a Garage buildings. Although there are lights on the North Main and Pool buildings at night, there is only darkness along the Garage. Is it possible to install a motion activated light on the garage end that faces River Road?

A. Great idea! We think small path lights projecting from the planting area towards the East sidewalk would work. Our Grounds team can install and put on photo cells. We will schedule this work to be completed in the next 30 days.

Q3. Recently the ice came crashing down from the metal roof on the CAB during the night! Is there anything that can be done to prevent this in the future? A work order has been issued to repair the gutter and downspout that were torn away by the ice.

A. Although metal roofs offer superior life and low maintenance compared to a conventional roof, this is an unfortunate downside when we get a large winter ice storm. We are aware of the safety risk and are looking into installing snow guard devices that control the sliding of ice and snow from our metal seamless roofs.

Q4. I am worried about broken branches way up high that pose a danger to pedestrians. How will we ever dig out from the storm damage?

A. Josh Pease did a full campus walk last Wednesday and distributed the list of items that we can attend to inhouse to the Grounds team. It will take us some time to get through it all. Our mowing contractor will be helping us out with debris removal and the arborist has been contacted for the items we do not have the capacity to handle inhouse. We are in their queue, but they are all still quite busy with emergency removals. Our Grounds department will prioritize any potential hazard, as applicable, when the arborist is available. If you see something specific that you are worried about, please do not hesitate to let us know through a work order!

Q5. The RV Emergency Response Guide says: "All resident land line phones and internet have battery backup systems to power them for up to two hours." We recently experienced loss of telephone service within minutes of main power outage. How often is performance of the battery backup system verified? What would it cost to upgrade the battery backup for unlimited service protection?

A. The manufacturer claims the batteries can provide backup for "up to" two hours. The battery health in each of the 18 phone network areas across our campus is monitored by DaVinci, our IT partner. When a battery charge gets below 30% or a battery malfunctions, the system sends an email notification to DaVinci and they let us know to change out the battery. Battery life and backup times vary depending on the age of the battery as well as the load on the phone network area supported by the battery. Batteries also provide surge protection for the phone network equipment.

As far as upgrading the capacity, the current back up equipment in each neighborhood IT area has the largest capacity battery that will fit in the equipment rack space. In order to keep phones and Internet operational for say, 24-48 hours, the quantity of battery power required would be very large, and the cost would run approximately \$14,000 -\$16,000 per IT area for a solution similar to a Tesla Powerwall. Our cost would be approximately \$300,000. When you consider that cell phones did not immediately fail, and were able to be re-powered throughout the power outage, we may want to focus on rechargeable power packs for cell phones for each household.

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