

## **Rose Villa Resident Forum**

Tuesday, April 20, 2021

### **Anniversaries- Please congratulate this team member!**

I am so pleased to celebrate **FIVE YEARS** at Rose Villa for

- **Diane Gibson, CFO!**

Please welcome two new **Rose Villa Board members!**

- **Rose Ojeda** – expert in affordable housing, locally based
- **Wade Clowes** – decades as an engineer with HP, last 10 years working as a business coach and strategic advisor

### **Welcome New Residents**

Please welcome **Karon and Tom Gilles**. They will be moving into Pocket Neighborhood Apartment #3006 on May 25. They are coming to us from Los Angeles, and while Portland is very different from LA, Karon's love of sightseeing and Tom's interest in craft beer tastings ensure they will have no shortage of things to do and see here! You will be able to reach them by phone at x3155.

**Linda Stern and her dog, Chloe**, will be moving to Classic Cottage #230 on June 1. Linda is a Portland local who loves reading and nature – two things she'll have ample opportunities to enjoy right here at Rose Villa. Linda will be reachable by phone at x3230.

### **Announcements**

**The Rose Villa Foundation** will again be offering **scholarships** to Rose Villa team members. We are delighted at the success of our three health services members who have put their scholarships to good use this past year: Juan Monje is working toward an AA in General Science at Clark College; Gabriela Navarro used hers toward her BS in Nursing at Warner Pacific; and Rabekka Korman is also on her way to a BS in Nursing at Concordia University St. Paul. If you would like to invest in the Rose Villa team and support the Foundation's Education Assistance Program, donations can be made to the Foundation's Board Designated/Unrestricted Pillar throughout the year. We are choosing the next recipients at the end of April!

## **Award Winning Program**

Each year at the LeadingAge Oregon Spring Conference, an award for the Innovative Program of the Year is handed out. Award recipients are initially nominated by their organization and then voted on by a panel from LeadingAge Oregon.

This year, Rose Villa nominated our Rover Program for the Innovative Program of the Year Award.... And WE WON!

As many of you know and have experienced, “Rover,” the roving bar cart, is a program developed by our Food & Beverage & Marketing Departments. It was designed to maintain the spirit of Rose Villa's weekly Wednesday Happy Hour, which was paused indefinitely due to COVID. Rover is a golf cart that is stocked with cocktails, mocktails, wine, beer, and snacks every Wednesday. Food & Beverage staff traverse the campus neighborhoods, offering an outdoor happy hour experience and an opportunity for residents to safely gather. ROVER is a party on wheels; music plays from a wireless speaker much like an ice cream truck alerting a neighborhood to its presence – except instead of children, it attracts Rose Villa residents looking to imbibe, nibble, and have a good time!

Please join me in congratulating the teams who pull this program off each week and all of you for making it a success!

## **Message from the Green Team**

Jean Lofy, Kristina DeLisle and the Green Team have a progress report to share on enrollment for the clean wind program. Here is some basic information I can share in writing:

We participate in the **Commercial Clean Wind Program**, which is 100% Clean Wind, and costs less than Green Source, which is not 100% renewable. Our program costs \$0.003 per kwh compared to Green Source, which is \$0.008 per kwh.

Our meter usage is evaluated annually in October. At that time, we agree to purchase a percentage of Clean Wind, based on the average kwh of the prior 12 months. The percentage is based on resident participation.

As an example, if our average monthly usage from October 2019 to October 2020 was 10,000 kwh, and we had 50% participation, we would agree to purchase 5,000 kwh hours of Clean Wind per month. In October 2021, when we re-sign our contracts and have our meters re-evaluated, any money collected from residents who opted in after October 2020 will be used to purchase a lump sum of Clean Wind in addition to the participation percentage. So, using the example given, if another 10% of folks joined the program in October 2021, we would agree to purchase the equivalent of 6,000 kwh of Clean Wind, PLUS a lump sum equaling the amount we collected from the additional 10% between 2019 – 2020.

We do not purchase 200 kwh blocks of clean wind. This is incorrect. Everything is based on resident participation.

### **What about solar panels, you may ask?**

Rose Villa is constantly looking for opportunities to further our sustainability efforts. Incorporating solar panels and *passive house* building design into our first zero energy neighborhood (The Oaks) is one example of this. Following the success of the Oaks, we have been able to apply much of what we have learned about sustainable design into our Phase 3 redevelopment, including the Trillium Townhomes neighborhood, our second zero energy neighborhood. A large part of our sustainability strategy is to stay up to speed on current technologies and prepare for technologies that are still emerging, so when the time is right, we will be ready to incorporate them into existing designs to achieve our sustainability goals.

In addition to providing a renewable power source, we are looking at solar energy to potentially increase our resiliency in a power outage through the addition of large storage batteries and switchgear that could immediately redirect resident homes from grid power to battery power in an outage. This emerging technology may not only reduce our reliance on grid power, but also deliver backup power solutions to many of the areas of our campus.

The cost of installing Solar (PV) panels has been in great flux in the last few years due to changes in tariffs, and the decline of both state and federal incentives. The net metering (credit from PGE) from adding solar panels to existing roofs at the current market price of PV panels would put the break-even point for the return on our investment at over 20 years. We are optimistic that the cost of panels will begin to drop, and the availability of battery technology will increase to where further investment in solar panels will provide us with opportunities for increasing sustainability AND resiliency for residents in years to come.

In the meantime, we have incorporated solar panel capabilities into the roof structures of Phase 3 design and will continue to ensure all new construction incorporates provisions for emerging technology as much as possible.

**Virtual Happy Hour with the Board meets DEIA Content Conversations, Thursday, April 29, 4:00-5:30pm.** Grab the beverages and bites of your choice, find yourself a comfortable seat, and join the Rose Villa Board of Directors on Zoom for some conversation! This time, we'll talk about Diversity Equity Inclusion and Accessibility (DEIA). Come ready to share about what you've

been learning, how you've been engaging, and find out how Board members are doing the same.

Residents and staff are invited to spend the evening laughing with **ComedySportz!** Join us **Tuesday, May 4, at 7:00pm!** ComedySportz is improvisational comedy played as a sport. Watch as the Blue and Red Teams square off for family-friendly laughs and points under the command of the all-powerful Referee. Everything they perform is based on audience suggestions, and the fans control the outcome of the match. Want a complimentary fun snack pack to enjoy during the show? Sign up by calling x3289 or on Touchtown no later than Thursday, April 29. Sign up is not required to attend the show, only to receive the snack pack. Snack packs will be put in cubbies on Monday, May 3. Zoom link will be available under Helpful Live Links in the Flyers icon on Touchtown.

**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.

And, just for fun: last week we celebrated National Pet day with staff by putting on a **virtual pet parade**. Staff shared photos of their beloved furry friends and we'd like to share them with you too! Just visit this link: <https://www.youtube.com/watch?v=mXkFPNjh2Xs> or check out our Facebook page to watch the parade.

**The next Resident Forum is scheduled for Tuesday, May 18 at 2:30**

\*\*                    \*\*                    \*\*                    \*\*                    \*\*                    \*\*                    \*\*

## **Q&A**

Q. Changing the menu to only having one entree offering at dinner is **TOTALLY unacceptable!** Please don't comment on the separate 'Harvest to Go' sheet that has the same offerings every day. That may be acceptable for a week, or even two, but not for 3 or 6 months! Regardless, that's not going to substitute for two different entree choices offered daily.

Norine implied in her explanatory email that the menu change was due to budgetary constraints. I and MANY of the other Residents can understand that concept. If so, then increase the charge for the meals. If this cannot be done, then cut somewhere ELSE, but NOT in the budget of the dining services. If they require more money to meet this challenge, so be it. Provide it to them!

A. First, I appreciate your embrace of Food & Beverage and the torpedoes-be-damned approach to problem solving. Thank you for caring about this and speaking out.

The menu changes were enacted one week ago (beginning Sunday, April 11). We held an extra Food Think Tank on Thursday, April 8, to share the changes and explain them with that group of residents (who had a pretty mild response; there was no immediate negative reaction to the change to specials). Norine explained we would be reducing the number of specials per day, but also adding more options to the a la carte Harvest To Go menu.

There are two issues that are at the bottom of this: 1) residents do not spend more than \$130/month, period. This is regardless of how many specials, what kind they are, etc. 2) AND we prepare almost our entire menu from scratch. The more different kinds of things we make, the more ingredients we buy. But there is no more revenue. Residents still spend the exact same amount.

There are not many residents ordering from Harvest Grill *every day* (otherwise, you would be spending more than \$130!). We felt confident, between a daily lunch special, daily dinner special, the daily changing power bowl, and the Harvest To Go menu, that we would have plenty of appealing, high quality, made-from-scratch options for residents to use their dining credit on.

Adding more money to our budget does not solve the issue of experiencing a lot of food waste. The life cycle of a special is essentially whatever we sell on the night of the dish, then anything left goes into the Grab and Go case, and whatever doesn't sell goes into the compost. Throwing food away is really not in line with the values of this community.

And yes, I WILL talk about the Harvest To Go menu – we have added options to it, and it has changed within the span of about a month. We'll continue to monitor sales of specials, and rotate popular items on to the Harvest To Go menu, and I suspect it will happen much more frequently than every three months (probably closer to monthly, with a few items coming off, and a few new ones rotating on).

Since this is kind of a big deal, Norine has put together a more detailed review of our operations and what went into this current change.

Q. Residents at Rose Villa consider ourselves very fortunate to have an excellent library. Materials in the library are heavily used. However, the library is very small. Many good books must be given away to make room for new books. Phase 3 will bring more residents with an increased use of the library.

Has the need to make more space for the library been recognized and discussed?

A. What can be tricky in a small community like ours is to try and replicate larger public resources – without the financial (or tax) base to do it. I am so glad residents value the library, and no, we are not increasing its physical footprint. Thankfully, there is a brand-new library in Milwaukie, which opened in January 2020, which really CAN carry all the books a person might want – either right there or through interlibrary loan. That’s why our resident library committee is so vital. They are constantly refreshing the collection to keep it relevant, while operating under some physical limits. It’s a little like how the Treasure House can’t operate like a superstore Goodwill, but instead, curates the items it chooses to sell, and down-streams the rest for the benefit of our greater community in Clackamas County.