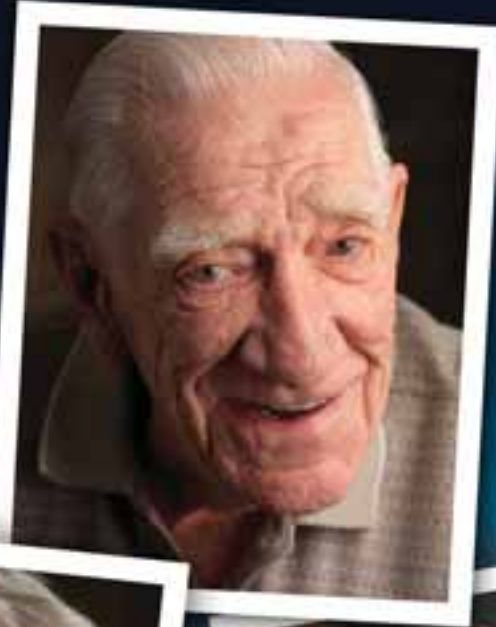
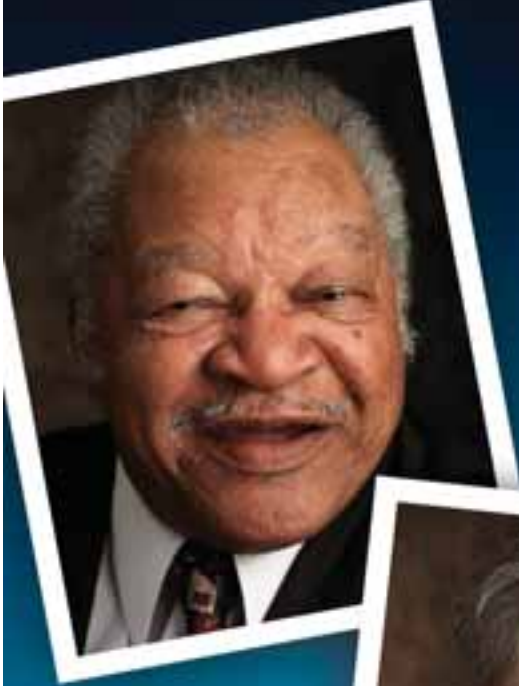


*the greatest* GENERATION



Presbyterian  
Villages

OF MICHIGAN

*2007 annual report*



**Mission Statement**

The Mission of Presbyterian Villages of Michigan, guided by our Christian heritage, is to serve older adults of all faiths and to create new possibilities for quality senior living.



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**DEAR FRIENDS AND SUPPORTERS,**

Presbyterian Villages of Michigan (PVM) has provided quality residential living and supportive services for seniors since 1945 – back when today’s seniors were making their mark as members of *Our Greatest Generation*. Guided by our Christian heritage, we strive to provide older adults of all faiths with quality residential settings and services that honor their dignity while meeting comprehensive needs. We continue to create new ways for seniors to obtain the care, comfort and support they deserve in our Senior Living Communities and through our community-based programs.

We invite you to become better acquainted with PVM and the work of the PVM Foundation through this annual report. It chronicles many exciting developments during 2007, including key performance improvements in quality, service, compliance, advocacy and financial results.

***Highlights of our annual report include:***

- ❖ Inspiring stories from residents who belong to *Our Greatest Generation*
- ❖ Major accomplishments of our organization and PVM Foundation
- ❖ Award-winning people, programs and collaborations
- ❖ A financial update
- ❖ Donor recognition
- ❖ An introduction to our boards, executive and administrative staff
- ❖ Contact information for PVM’s Senior Living Communities
- ❖ Motivational quotes by our dedicated staff of servant leaders
- ❖ Photographs that showcase the meaningful work that PVM does everyday across Michigan.

While PVM and PVM Foundation are actively engaged in implementing our 2008 strategic objectives, we are also developing goals for the next three years: 2009 – 2011. We invite your input and suggestions as we plan innovative ways to address the future needs of seniors. To stay abreast of our services and follow new developments, please visit our website at [www.pvm.org](http://www.pvm.org). The website is easy to navigate and regularly updated for your convenience.

Our progress in implementing new strategies requires your continued personal and professional support and ongoing financial contributions. We appreciate your interest and involvement in helping PVM reach its vision: to become the premier leader and organizational resource for older adults in Michigan.



*Henry Johnson*

**HENRY JOHNSON**  
*Chair, Board of Directors*  
Presbyterian Villages of Michigan  
[hjohnson@pvmgov.org](mailto:hjohnson@pvmgov.org)



*Roger L. Myers*

**ROGER L. MYERS**  
*President and Chief Executive Officer*  
Presbyterian Villages of Michigan  
[rmyers@pvm.org](mailto:rmyers@pvm.org)



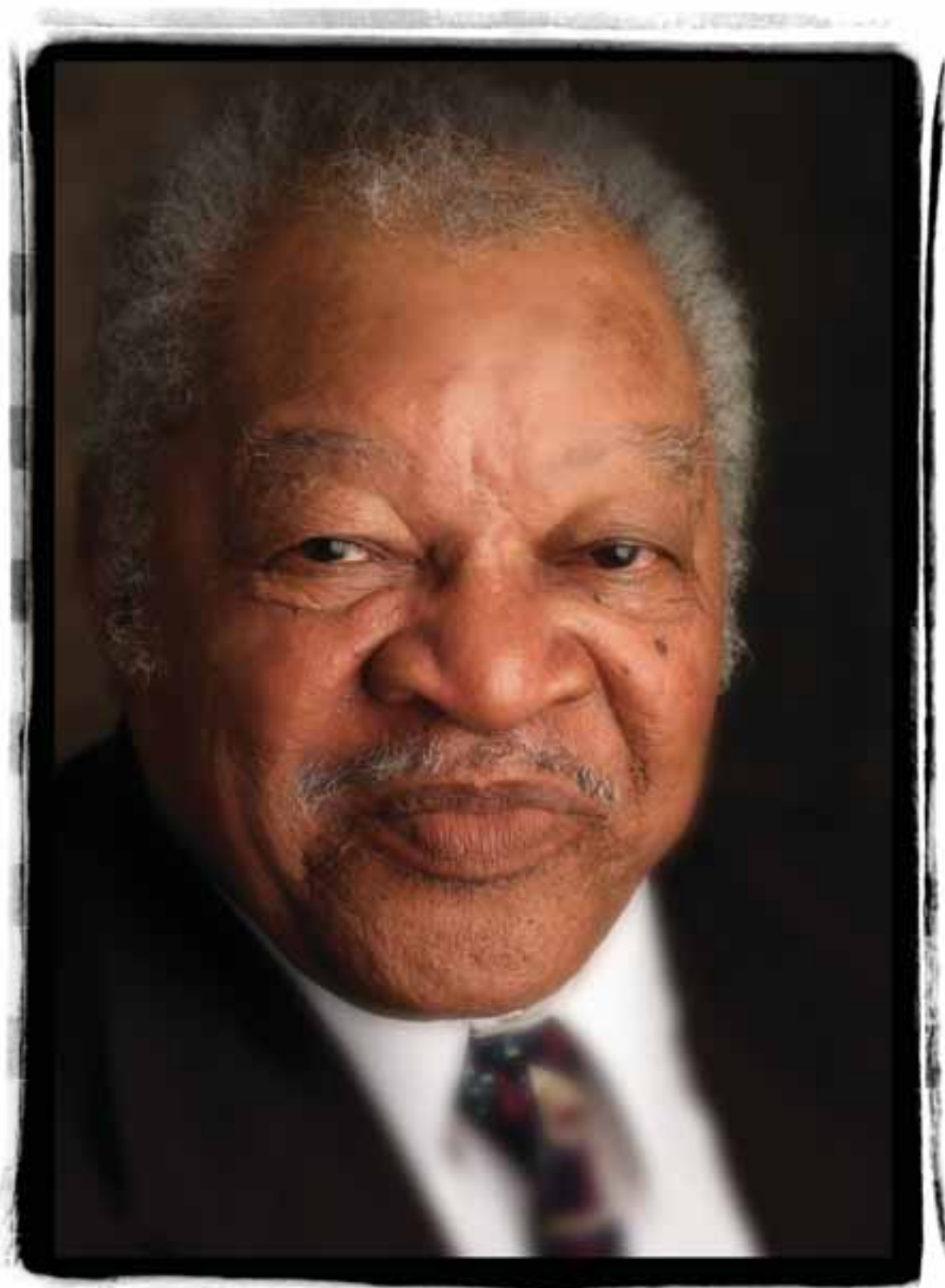
*Robert V. Peterson*

**ROBERT V. PETERSON**  
*Chair, Board of Directors*  
Presbyterian Villages of Michigan Foundation  
[rpeterson@dickinson-wright.com](mailto:rpeterson@dickinson-wright.com)



*Melinda Conway Callahan*

**MELINDA CONWAY CALLAHAN**  
*President*  
Presbyterian Villages of Michigan Foundation  
[mcallahan@pvm.org](mailto:mcallahan@pvm.org)



JEFFERSON SAMUELS, *Back home in Paradise Valley*



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Despite an active lifestyle that took Jefferson (Jeff) Samuels from Detroit to Missouri, California and Texas, he's now within blocks of the neighborhood that he grew up in – the Brewster-Douglas projects. At 71, Jeff likes the freedom of living at The Village of Brush Park Manor Paradise Valley, located a few blocks from Comerica Park and close to his friends and to the community that he loves.

<JEFFERSON SAMUELS, age 7

Jeff still maintains the drive and enthusiasm that enabled him to transcend a seemingly hopeless childhood and young adulthood to a life of wealth. He has had an incredible life, especially considering the odds. When he was 10, he went to Alabama to attend his father's funeral. While standing in line at a movie theater, a Caucasian man spat on his new shoes (acquired from Goodwill), and told him to go to the line in the back of the theater. The outrage and humiliation that Jeff felt has never left him. To this day, he will not set foot in Alabama. In retrospect, it was another log on the fire of his passion to prosper.

And, prosper he has. A 1954 graduate of Miller High School in Detroit, he went into the Army at age 18 and was stationed in Missouri and California learning how to build bridges and other duties of a combat engineer. During that time, he married Leona, and they had a son, Anthony, and a daughter, Nikki.

When he and his family returned to Detroit, he couldn't get a job because of the economy. So, he trained to become a barber. For 10 years, he co-owned the J & J Barber and Beauty Shop at Livernois and Fullerton.

One day, when business was slow, he read a magazine article about the blazing success of McDonald's. He knew that that was his ticket to big money and took a gamble by plunking down \$4 on a racehorse at Detroit Raceway, winning \$18,000. With his earnings, he formed a partnership with other black businessmen to buy the first minority-owned McDonald's in Michigan in 1969. It was located at Connor and Mack, across from a Chrysler plant, fueling its success. Profits from the first restaurant were used to open a second, and eventually the partners owned five locations in Detroit.

When Jeff sold his stake, he moved to Houston and opened his own McDonald's franchise. The theme, not surprisingly, was racehorses, with his losing tickets embedded in the tabletops. He also bought a nightclub and invested in a Houston racetrack, but that investment went sour. Jeff painfully admits: win some, lose some. But he also notes, "You have to be a good loser to be a good winner."

Jeff lifted up others through his mentorship, generosity and by partnering with other entrepreneurs. At the height of his prosperity, he had responsibility for 600 employees.

He has an easy charm that draws people in. A simple nod of his head, making an introduction, giving a pat on the back or a compliment shows others that he thinks they are special.

His most valued accomplishments are, "my beautiful wife and two children." In 1992, Jeff's wife had a stroke and without medical insurance, he spent most of his earnings on caring for her until she passed away. Now, only his daughter is living, but he is also blessed with three grandchildren, whom he adores.

In 2005, he packed his belongings and returned to his home in Paradise Valley and lives at The Village of Brush Park Manor Paradise Valley. He is very involved with the community and is a member of the Hastings Street Society, a community group that seeks to preserve the history of Detroit's original black neighborhoods.

There's much more to tell about Jeff. If you find yourself in his neighborhood, pull up a chair and he'll regale you with tales from his colorful past.



GLORIA STOKES, *Engaging woman shares secret to happiness*



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Gloria Stokes is a woman who – given the right opportunities – could have been an elected official. As it was, she has served her family, her community and her country. At present, she represents her apartment complex on The Village of Oakland Woods board.

<GLORIA STOKES, age 17

Family first. That's truly her motto. She married Douglas Stokes, her high school sweetheart, in 1946, and they had four children. Gloria divorced when the two younger children were teens. To earn a living, she worked as an executive secretary at a law firm and later for a state senator. She served as president of the Oakland County Legal Secretaries, an affiliate of the state and national associations. She considered becoming a lawyer, but realized that going to law school while raising her children would have been too much. Yet, politics remains a passion.

Her children call daily and cover everything from their job interests and her health to who should be the next president. She keeps her mind sharp by reading, with favorite authors being John Grisham (no surprise there) and Rosamunde Pilcher. She loves to knit and has painted some beautiful landscapes. She appreciates music, especially opera and classical. An avid social dancer, she fondly recalls dancing under the stars with Douglas to the sounds of the Big Bands at Eastwood Gardens in Detroit.

Educated at St. Francis de Sales, from first grade through 12th, she was one of four responsible teens chosen to work on a top-secret project for the war effort during World War II. For about a year or so, these high school girls would go to an undisclosed location to trim, fold and file blueprints of planes for General Motors.

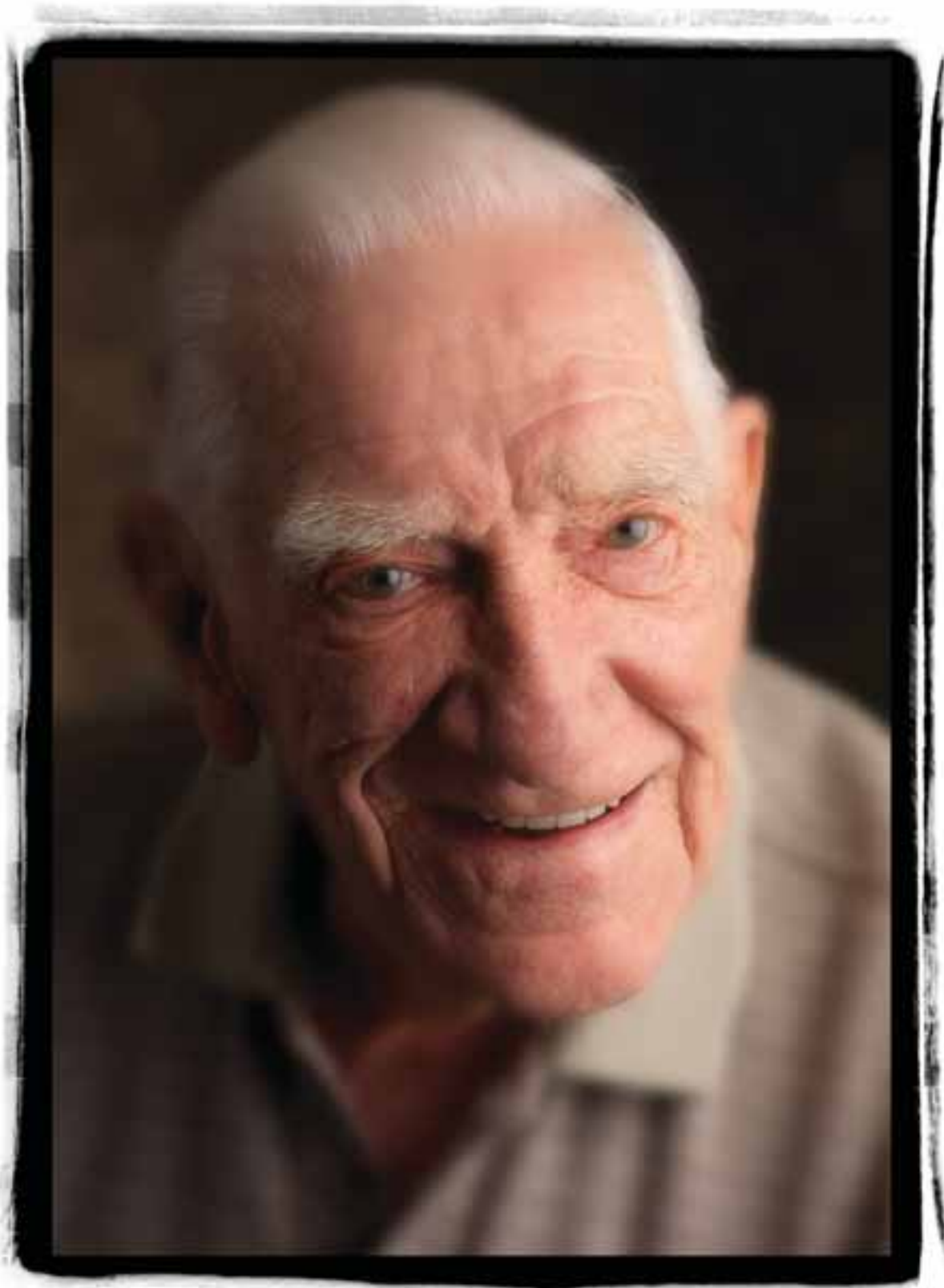
"I felt like I was doing something for my country," she said. "Back then, all the automakers made plane parts."

"It was a very patriotic time. But, war is a terrible time. We were very worried about those we knew who were serving overseas."

She recalled that each street had a volunteer warden who would don a white cap and walk the neighborhood at night to make sure all drapes were drawn and lights were off in case of an air raid. Other indelible memories were holding paper drives, knitting sweaters under her mother's direction, and rationing gasoline, tin foil, and more. Everyone had to conserve.

Fast forward to the present, Gloria is happy to be living at The Village of Oakland Woods in a safe community with her peers. Her garden style apartment has its own private entrance and patio, and provides ample space to visit with friends and family. Once a knee injury heals, Gloria can stroll on the nature trails at the Village. She has fond memories of traveling with her family and taking vacations in national parks as a child – and hopes to take a train trip into the Canadian Rockies, the home of her parents.

Among Gloria's secrets to happiness are maintaining a strong faith, the wisdom that "money isn't everything," working at an occupation that you enjoy, and the belief that people matter, not material things.



ROBERT "RED" LEPPING, *Let's play ball!*



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A beautiful family of nine kids, marital love, and a thrilling stint as a baseball pitcher are the essence of the fulfilling life of Robert “Red” Lepping.

<ROBERT LEPPING, age 21

The 84-year-old resident of The Villa at The Village of Redford counts his many blessings. His 48-year marriage to Mary produced a family of five girls and four boys, now ranging in age from 42 to 64. (Sadly, Mary is deceased.) He has 11 grandchildren and eight great-grandchildren. He is now married to Dorothy, or “Dot,” his wife of 12 years.

Red copes with the vestiges of a stroke suffered in 2001, which caused macular degeneration – a blindness that robs central vision. He gets along well by seeing peripherally, but misses driving a car and golfing. He’s a true gentleman, one who helps women with their coats and knows that a compliment and kind word can make one’s day.

Red had a grand-slam introduction to the sports world. While at St. Theresa High School in Detroit, he perfected his pitching by traveling with a select group of teen players to Toledo, Ohio. There, they played against the Mud Hens, a minor league team. One newspaper headline quipped, “The Hens Teach the Chicks.”

During his late teens, Red was a star pitcher with the American Legion Alger’s team. Later, he would cap that experience by coaching an American Legion team of his own. Those teams helped pave the way for today’s professional teams.

Red was drafted at age 21 to serve in World War II. In 1943, he was headed out with an anti-aircraft unit when an officer asked him, “Do you want to go overseas or play baseball?” The answer was easy: “Play ball.” He then switched to the 248th Battalion at Camp Hann in California, where he worked as a supply sergeant and played baseball to entertain the troops. Red’s stature as an undefeated pitcher made road trips even more exciting.

Red married while enlisted. When his war service ended, he was recruited to play with the Boston Red Sox. He left after four difficult months, and regretted not having gone to college. Back in Detroit, Red worked for 26 years as a supervisor at the Uniroyal plant to support his growing family. He prides himself on raising his kids successfully. He believes many kids today lack discipline, and notes that kids do better when two parents are partners in their children’s upbringing.

Life for Red now revolves around going out with his buddies, meeting family members for outings and meals, and attending events at the Knights of Columbus and other clubs. The Lepping clan gets together annually to celebrate the holidays. At the helm is a fine man who has led a great life and continues to share it with others.



STELLA PRYBYLA, *We're in the Army now!*



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Entering her ninth decade of life, Stella Prybyla still seeks out activities and friends. Those are the two mainstays of a happy life for this resident of The Village of Rosebush Manor. While she maintains her own apartment in The Village, she relies on her niece, who lives nearby, to take her to doctors' appointments and attend to other needs.

<STELLA PRYBYLA, *age 22*

Stella has outlived her two brothers and never married. Yet, far from being lonely, Stella makes an effort to meet people and get involved in activities. She advises others her age to do the same - she believes it keeps one engaged in life.

Stella was born in Hamtramck on June 7, 1918. Her parents were born in Ukraine, and they instilled much of that culture in their children. Stella belonged to the Ukrainian American Center, where she learned to sing and dance in that Central European style. One of her favorite childhood memories was serving people who attended dinners there.

She had many interests in her younger years, including swimming and dancing. When she first learned to swim, she recalled that she was taught how to do it without going near the water. Once the students were deemed "graduates", they were able to go into the water to test their skills. She had successfully mastered the breast stroke, side stroke, crawl and back stroke.

After graduating from high school, Stella attended Detroit Commercial College and the Business Institute in Detroit. Her career centered on being a secretary - a common, demanding occupation for women in the 1930s. If she had been born today, she could very well have been a successful business owner.

She was always motivated to seek new challenges. As a member of the YWCA, she recalled when a young woman came into that center wearing a uniform of the U.S. Army. She was fascinated and wanted to join the Army too. She enlisted in her early 20s, around 1940. She spent four years in the Womens

Army and Auxiliary Corps (WAAC) and the next 20 years in the Army Reserves. She remained in the U.S., mostly in the South and acquired a Southern accent. She worked briefly as an Army recruiter before finding a niche as a secretary, taking dictation, typing and filing reports.

In those days, the Army offices also employed local residents. Stella quickly made friends with the girls who worked in the office, even though enlisted women tended to socialize among themselves. As a result of her friendships with these "outsiders," she was often invited to dinner at their homes and enjoyed spending time with them.

When she left the Army, she worked as a secretary at private companies, mostly in manufacturing. While with the Army Reserves, she spent two weeks of each year at an Army training camp. It was a difficult time, because it meant she had to forgo a vacation for many years.

She traveled extensively and lived for several months and years at a time in Montgomery; Atlanta; Nashville; Tokyo; Beirut; Alaska; and on the west coast. During some of those stints, she found herself back in Army offices, working as a civilian.

The days of travel, excitement and work have given way to quieter times. Now, she enjoys listening to opera and takes part in all the activities at The Village of Rosebush Manor: bingo, exercise sessions and classes. While she's nearing 90 years old, she remains young at heart while maintaining her busy schedule of activities.



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## Presbyterian Villages of Michigan Accomplishments

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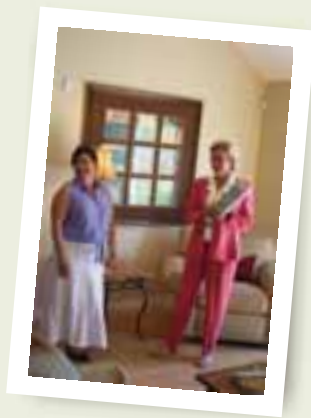
PVM served over 3,500 seniors - those residing in PVM Senior Living Communities and in neighboring communities.

The Village of Oakman Manor, located in Detroit, was fully leased in 66 days - a new PVM record.



*Mr. Dan Hale, The Village of Oakman Manor's first resident, cuts the ribbon at the grand opening ceremony.*

AARP of Michigan, Port of Old Mission Associates, Inc., and PVM collaborated to build the Livable Lifestyles model home in Traverse City, Michigan. The home features a senior friendly design that integrates adaptable and accessible elements of universal design with enabling technologies to provide seniors with greater comfort and safety.



*Sally Erickson Bornschein of Port of Old Mission gives Governor Granholm a tour of the Livable Lifestyle Home.*

The Village of Redford began a unique partnership with Henry Ford Health System (HFHS) to implement a Program for the All Inclusive Care of the Elderly, also known as PACE. PVM and HFHS are one of only two organizations in Michigan to have PACE programs. The program will enable PVM to provide assisted living housing to many frail seniors who belong to the health system's Center for Senior Independence (CSI), but couldn't otherwise afford to live at a PVM Senior Living Community.

PVM joined with 11,000 other nursing homes in a first-time national effort known as Advancing Excellence in Nursing Homes, which seeks to improve quality through measurable clinical and process goals.

PVM secured \$3,510,300 in capital advance funding for The Village of Spring Meadows II, located in Blackman Township approved by the U.S. Department of Housing and Urban Development.

The Enhance Fitness program was created under the *Bloom!* Wellness umbrella. It is the first program nationally that utilizes Title V funding to recruit and retain both Village and community residents to become instructors in CPR and life safety, senior fitness and the Enhance Fitness program. The funding will pay them a minimum wage, and cover the cost of instruction materials, certification and training.

The Villages located in Harbor Springs (Hillside and Perry Farm) approved various organizational changes to become more closely connected with PVM. These enhanced mutual commitments assure a long-term relationship that will be beneficial to all involved, while also strengthening PVM's strategic presence in northern Michigan. As a result of these revised corporate associations, Hillside Apartments and Perry Farm Village are now more formally part of the broader statewide family of PVM villages.



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## Presbyterian Villages of Michigan Recognition

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PVM received the *Hobart Jackson Cultural Diversity Award* at the American Association of Homes and Services for the Aging (AAHSA) Conference. The award recognizes an individual or organization that has brought about positive change through a significant commitment to cultural diversity and inclusion. PVM received the award for its commitment to the City of Detroit by opening five senior living communities in ten years with a sixth Village to open in 2009. PVM has invested more than \$55 million in senior living communities in Detroit with funding from multiple sources, including the U.S. Department of Housing and Urban Development, Michigan State Housing Development Authority, City of Detroit, Wayne County, and through fundraising efforts of the PVM Foundation.



*Alma Ballard, Chair of 2007 AAHSA Nominating and Awards committee, Tom Slemmer, AAHSA Board Chair, with Jannie Scott, Regional Vice President for PVM and Administrator for The Village of Brush Park Manor Paradise Valley, and Rev. Dr. Lawrence Glenn, Sr., Board Member for The Village of Harmony Manor.*

The *Catherine Hunt Award* was presented to PVM at The Elder Law of Michigan Conference for PVM's commitment to better long-term care in nursing homes.

PVM received the *Diversity Champions Award* from Corp! Magazine at Michigan's Salute to Diversity Awards Breakfast.

PVM received the *Employer of the Year Award* from Goodwill Industries of Greater Detroit.

PVM received three of the nine awards presented by the Michigan Association of Homes and Services for the Aging (MAHSA). *Individual Volunteer of the Year Awards* were presented to Doris Horton, a resident at The Village of Redford, and Trumain Lawshea, a volunteer at The Village of Westland. David Miller, regional vice president and executive director at The Village of East Harbor, received the *Shining Star Award*.



*Emma Williams, Dr. William Thomas, Angela Evans and Mariellen Davis.*

The Green Houses® at The Village of Redford campus were selected by the Council of Michigan Foundations at its 35th Annual Conference as a place that is Transforming Michigan in leading, innovating and collaborating.

PVM residents, Mary Keebler and Waneta Hawes, were honored as Distinguished Volunteers for their exceptional efforts to PVM Foundation by The Greater Detroit Chapter of the Association of Fundraising Professionals at its annual *National Philanthropy Day®* Recognition Dinner in November 2007. Both are residents at The Village of East Harbor in Chesterfield.



*Distinguished Volunteers Mary Keebler and Waneta Hawes with PVM Foundation President Melinda Conway Callahan (far right) and Director of Major and Planned Gifts, Paul Miller.*



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DEAR SUPPORTERS,

We are pleased to report that PVM's system-wide financial performance demonstrated marked improvement in 2007. Attention to leadership, employee and resident satisfaction, marketing and community outreach, and execution of action plans to achieve operating expectations contributed to this improved financial performance.

Given the current real estate conditions in Michigan and the tightening credit conditions nationally, our concentration on improved operating performance serves PVM well. It helps PVM moderate resident rate increases, stay competitive with employee compensation, fulfill our commitment to benevolence support (\$1.3 million or 3.2% of revenues in 2007) and access to capital financing necessary to continue PVM's growth.

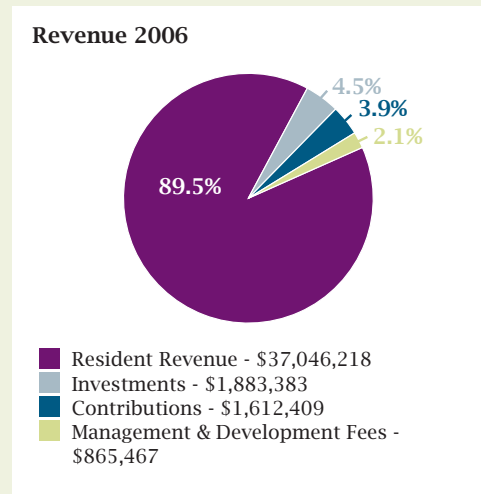
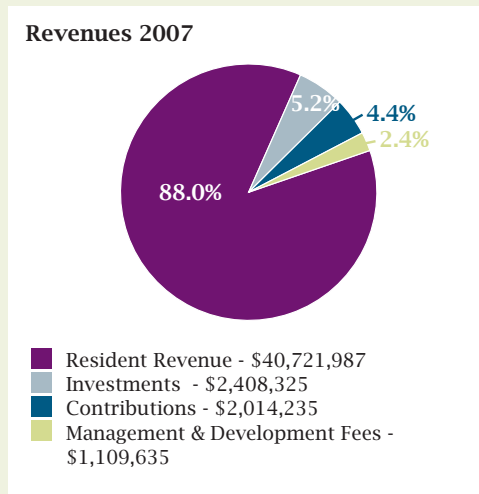
In recent years, PVM has accessed capital financing through limited partner equity, HUD capital advances and grants, Michigan State Housing Development Authority and local bank debt, and philanthropic sources. Innovative financing arrangements that reduce interest costs have allowed PVM to grow its assets from \$86 million in 2002 to over \$185 million in 2007 while serving persons of all financial means. PVM is one of the fastest growing senior living organizations in the United States, serving over 3,500 older adults annually.

Our associates, volunteers, partners, collaborators, and donors work together to ensure a financially strong and transparent PVM that is poised to continue its achievements in providing the best in quality senior living and services, including the compassion of our associates and volunteers based on PVM's Christian heritage. We commit to a continuous effort in performance improvements to retain your trust and engagement in PVM's mission.

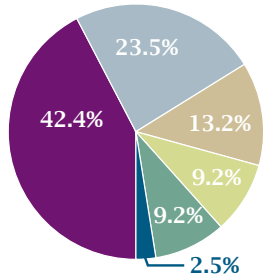
**JAMES S. GOMPERS**  
*Board Vice Chair of Finance*

**BRIAN W. CARNAGHI**  
*Executive Vice President of Planning & Finance  
and Board Treasurer*

**OPERATING SUMMARY**

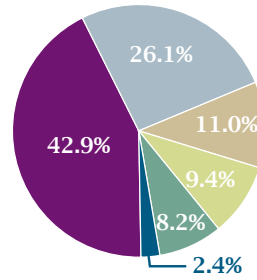


### Expenses 2007



- Wages & Benefits - \$21,219,362
- Other - \$11,743,885
- Depreciation - \$6,579,362
- Interest - \$4,578,831
- Maintenance & Utilities - \$4,589,013
- Insurance - \$1,242,040

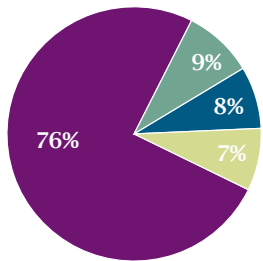
### Expenses 2006



- Wages & Benefits - \$20,084,525
- Other - \$12,227,742
- Depreciation - \$5,144,626
- Interest - \$4,478,831
- Maintenance & Utilities - \$3,812,895
- Insurance - \$1,110,235

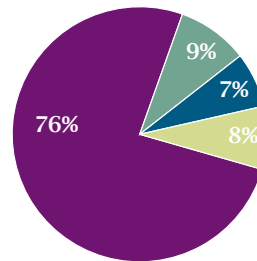
## FINANCIAL POSITION

### Assets 2007 = \$185,198,183



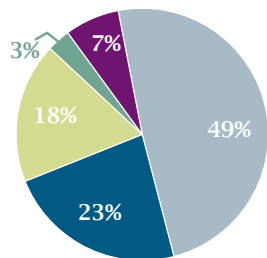
- Property, Plant & Equipment - \$141,569,295
- Restricted Cash & Investments - \$17,103,940
- Unrestricted Cash & Investments - \$14,401,282
- Receivables & Other - \$12,123,666

### Assets 2006 = \$176,037,270



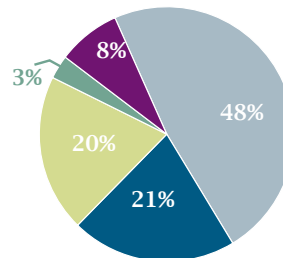
- Property, Plant & Equipment - \$134,002,376
- Restricted Cash & Investments - \$15,179,143
- Unrestricted Cash & Investments - \$13,467,769
- Receivables & Other - \$13,387,982

### Liabilities and Net Assets 2007



- Payables & Other - \$13,432,559
- Current & Long Term Debt - \$89,349,269
- HUD 202 Capital Advances - \$43,050,290
- Net Assets Unrestricted - \$33,514,434
- Net Assets Restricted - \$5,851,631

### Liabilities and Net Assets 2006



- Payables & Other - \$13,734,311
- Current & Long Term Debt - \$84,850,077
- HUD 202 Capital Advances - \$37,360,692
- Net Assets Unrestricted - \$34,699,068
- Net Assets Restricted - \$5,393,122



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## PVM Foundation Accomplishments for 2007

2007 was another successful fundraising year for Presbyterian Villages of Michigan Foundation. The generosity of our donors was outstanding and we were able to bring in over \$2.9 million through gifts and investments, as well as over \$54,000 in in-kind gifts to our events and Villages! PVM Board members system-wide contributed more than \$189,000 toward this total. The following are some highlights of how your gifts made a difference:

- ❖ \$450,708 in benevolence care that supports our residents who have outlived their resources.
- ❖ \$58,000 in matching monies, which leveraged gifts to raise over \$93,000, and brought 412 new donors to the PVM Family.
- ❖ \$40,000 toward The Village of Redford Green Houses® operating support.
- ❖ Over \$60,000 toward the *Bloom!* Wellness programs, equipment and events.
- ❖ \$25,631 in system-wide technology support.

The Village of Holly Woodlands was awarded a \$60,000 grant from The United Way for Southeastern Michigan's Community Capital Resources toward improving energy efficiencies.

The PVM Foundation completed the New Way to Age Campaign raising \$2.6 million for the Green Houses® and successfully met the Kresge Foundation Challenge Grant.

Major donors from the New Way to Age Campaign and their guests were invited to spend an evening of food and fun at the Tiger Club at Comerica Park, to celebrate the completion of the campaign and to be recognized for their significant commitments to the Green House Campaign. The game was the history-making no-hitter pitched by Justin Verlander against the Milwaukee Brewers. This was the first Tiger's no-hitter at home since 1954!



The PVM Foundation secured a \$70,000 grant toward the *Bloom!* Wellness programs at The Village of Holly Woodlands and all five of the Detroit Villages from The Community Foundation for Southeast Michigan.

PVM Foundation is pleased to have secured \$90,000 worth of new Charitable Gift Annuities. These planned gifts will assist PVM in serving seniors of tomorrow.

The Village of East Harbor has a vision of building a chapel on their campus, and that dream is becoming a reality. Residents, employees, board and community members have formed a Chapel Committee to help get the job done and they continue to work towards their goal of raising over \$1.6 million to build the chapel. Presently, the Chapel Committee has raised over \$300,000 toward their goal.

PVM Foundation introduced two new websites for everyone to have the opportunity to get involved, PVMGIFTS.org and PVMFTRAVEL.org. PVMFTRAVEL.org offers competitive rates for your online travel needs and more, with a portion of each booking donated to the PVM Foundation to support our mission. PVMGIFTS.org provides weekly updates from the Nation's Capitol, finance updates, donor gift stories and a Savvy Senior Section, touching on topics relevant to the senior population.

These are just a few of the many projects, programs and enhancements that give our residents security, comfort, and keep them active and engaged with life. Thank you again, to those who made all of this and so much more possible for our residents. If you are interested in learning more about these programs or making a gift to PVM Foundation, please contact the PVM Foundation office at 248.281.2040.



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## *It's a Wonderful Life* Golf and Gala Raise More Than \$145,000 for Seniors

The Presbyterian Villages of Michigan Foundation hosted two successful events under the theme: *It's A Wonderful Life!* - an inaugural golf outing and fourth annual gala - to give back to seniors who have given society so much during their younger years.

*It's A Wonderful Life* Golf and Gala events netted \$145,000 to support programs and services for seniors who reside in PVM Senior Living Communities and in the greater community. The PVM Foundation will apply the proceeds to the PVM Fund, which supports the greatest needs of our seniors including technology, transportation, safety and security, wellness and many other life enhancing programs.

### **Village Trendsetter/Birdie Golf & Gala Sponsors**

Dickinson Wright, PLLC  
e-TelRx Pharmacy Services  
Great Lakes Capital Fund

### **Birdie Golf Sponsors**

C & H Fire Protection  
Capmark Finance, Inc.  
The Damone Group  
Homewood Press  
Hospice of Michigan  
Regal Floor Covering, Inc.  
RehabCare

### **Village Trendsetter Gala Sponsors**

ALM Technologies  
Dykema Gossett, PLLC  
Giffels-Webster Engineers, Inc.  
Michigan State Housing  
Development Authority  
Teoma Systems

### **Village Table/Par Golf & Gala Sponsors**

Aileron Ltd.  
Rick & Melinda Callahan  
Fusco, Shaffer & Pappas, Inc.  
Gompers, Couillard & Wolfe  
Jermor Plumbing & Heating, Inc.  
JPMorgan Chase Bank  
Kitch, Drutchas, Wagner,  
Valitutti & Sherbrook  
Roger & Tammy Myers  
Perkins Eastman  
Dick & Phyllis Rabbideau  
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### **Cocktail Hour Golf Sponsors**



### **Cocktail Hour Gala Sponsors**





the greatest GENERATION

## "It's a Wonderful Life" Golf & Gala Sponsors

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## Mark your calendars!

The second annual golf outing will be on July 21, 2008 at Plum Hollow Country Club in Southfield and the fifth annual *It's A Wonderful Life!* gala on November 14, 2008 at the Motor City Casino Hotel in Detroit. For more information, please call 248.281.2040.



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## Presbyterian Villages of Michigan Foundation Investments & Stewardship

The Foundation Board of Directors have the critical responsibility of overseeing PVM Foundation's assets. Thoughtful stewardship is important in ensuring PVM's commitment to seniors of today and in the future. The primary investment objective is the preservation of capital, liquidity and total return. The Foundation Board is responsible for all aspects of investment activities, including: investment policy, asset allocation, risk management and investment performance review.

The Foundation Board works with Eagle Capital Management, William Blair & Co., Calamos Investments, Wentworth, Hauser & Violich, JP Morgan Chase and Brandywine Global Investments. The Board also retains an investment consultant that provides analytical studies, asset allocation modeling, manager searches and compiles performance data.

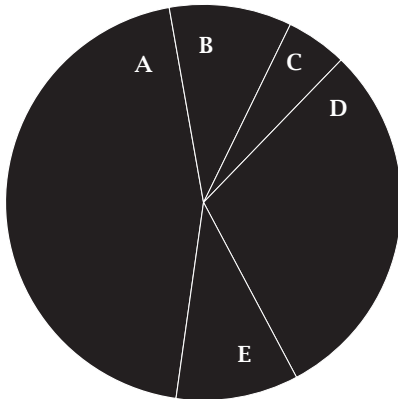
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### Investment Performance

	INCEPTION- TO-DATE	3 YEAR	4 YEAR	5 YEAR	10 YEAR
PVM Foundation	10.04%	9.48%	8.88%	10.75%	9.40%
Benchmark	8.44%	6.76%	7.11%	9.02%	6.43%

---

### Asset Allocation Target



Each year the Board reviews the asset allocation mix which currently is as follows:

- A. Large-cap Equities (45%)
  - B. Convertible Securities (10%)
  - C. International Equity (5%)
  - D. US Fixed Income of an Intermediate Duration (30%)
  - E. International Fixed Income (10%)
-



## Building for Today's and Tomorrow's Generations

In keeping with our mission of providing quality and affordable services, care and housing, PVM's Facilities Advancement Department is leading the effort to develop and implement new housing options for seniors across the state. Here's an update of new and planned PVM communities.

The Village of Hampton Meadows, located in the heart of Hampton Township near Bay City, is open for business and taking applications. Construction was completed in spring 2008 on the Victorian-inspired, two-story building, which is a joint mission of Lutheran Homes of Michigan and PVM. The community is funded through a grant from the U.S. Department of Housing and Urban Development (HUD) and features 50 one-bedroom apartments, a community room, spacious wellness center, TV and game room, library and computer rooms, common laundry rooms and lounge areas.



*The Village of Hampton Meadows*

The Village of Mill Creek, located in Battle Creek, will be open for business when construction of this three-story building is completed in July 2008. The community, which is funded through a grant from HUD, has 44 one-bedroom apartments and offers residents a community room, wellness area, mini-theatre, common laundry rooms and lounge areas all under one roof!



*The Village of Mill Creek*

The Village of Spring Meadows II, in Blackman Township near Jackson, will soon begin construction with a projected groundbreaking ceremony in fall 2008. This newest PVM community is funded through a \$3.5 million grant from HUD and will offer 39 one-bedroom apartments and a variety of common areas and amenities. Site plan approval and other development tasks are under way.

The Village of East Harbor, in Chesterfield Township, began expansion construction in April 2008. The project will add Harbor Pointe cottages homes and The St. Clair condominiums, along with a new fitness center and dining venue on the scenic, 44-acre site. The Harbor Pointe cottage homes, situated in triplex and duplex designs, have eight different floor plans ranging from 1,800 to more than 2,600 square feet. The St. Clair condominiums offer eight different floor plans ranging from 870 to nearly 1,500 square feet as well as several common areas. Future residents are able to customize interior design details, such as carpeting, cabinetry, countertops and tile to meet individual taste and desire. When this multi-year project is complete, both the cottages and condominiums will offer an aquatics center with indoor heated pool, the *Bloom!* Wellness program, a luxury movie theater, Bayside Café, Grand Harbor restaurant for fine dining, a library, terrace, courtyards and garden areas.



*The Harbor Pointe Cottage Homes*



*The St. Clair Condominiums*

The Alpena Pines at Alpena Village is ahead of the construction schedule, slated to open in July 2008. The two-story building, funded through the Michigan State Housing Development Authority in partnership with the National Equity Fund, will offer 48 apartments in a variety of floor plans including one bedroom, one bath and two bedrooms, two baths as well as a variety of common areas and amenities. Alpena Pines is a joint mission of Lutheran Homes of Michigan and PVM.



*Alpena Pines at Alpena Village*

The Alpena Village condominiums, which include The Cottages and The Willows, began construction in spring 2008. The Cottages are roomy condominiums with floor plans that range from one bedroom and one bath, to three bedrooms and two baths. Most cottages are duplexes, while some will be in triplex or four-unit layouts. A two-car private garage with overhead storage is standard with all cottages. The Willows are suite-style condominiums that offer one-bedroom, one-bath or a two-bedroom, one-bath floor plans. Each Willow condominium will be linked to the community center via climate-controlled, enclosed walkways. An optional reserved one-car parking space is available in a heated, shared garage area. Alpena Village is a joint mission of Lutheran Homes of Michigan, Timm Development and PVM.

The Village of St. Martha's, located next to the historic St. Martha's Episcopal Church in Detroit, is scheduled to break ground in summer 2008. The new three-story PVM community is funded through a grant from HUD and will offer 45 one-bedroom apartments, a community room, spacious wellness center, TV and game room, library and computer rooms and common laundry and lounge areas. The Village of St. Martha's is a joint mission of St. Luke's/Canterbury Health Care Inc. and PVM.



*The Village of St. Martha's*

In addition to the projects listed above, PVM's Facilities Advancement Department is continually evaluating and exploring new possibilities for quality senior living across the state. To share a new idea or to learn more about the Facilities Advancement Department's efforts, please contact Anthony Barker at 248.281.2025.



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PHPV= Porter Hills Presbyterian  
Villages

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“I enjoy working at PVM because of the passion and dedication the employees have for serving seniors of all faiths and the commitment they have for improving their quality of life.”

TRACY QUIGG

*Administrator*

*The Village of Gibraltar Manor*

---

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---

“One of the things the community should know about PVM is that the organization has never lost its focus on why we are here. The mission, the vision is never lost. It's what we do, it's who we are.”

LINDA WILCOX  
*Administrator*  
*The Village of Harmony Manor*

---

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JFDC = Joint Fraternal  
Development Corporation  
BPDC = Brush Park Development  
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LHM = Lutheran Homes of Michigan



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MBPC = Michigan Black  
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---

“One of my fondest  
memories of working at  
PVM is in 1989 when I  
hosted a resident picnic  
in my back yard for  
more than 80 residents.”

PATRICIA PIKE  
*Administrator*  
*The Village of East Harbor*

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Jannie Scott  
Mary Simpson

---

“I serve at PVM because  
I believe senior adults  
deserve a safe and  
supportive environment  
in which to live – and  
PVM helps make that  
happen across the state.”

DON HOUSE  
*Director of Finance*  
*Corporate Office*

---

**Governing Boards and Executive Staff**

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“One great thing that the community should know about PVM is that when PVM moves into a neighborhood, great things happen. Good looking buildings go up, landscapes appear, happy seniors move in, and a number of valuable programs are offered to them. The entire area is enhanced by the positive energy that abounds at PVM sites.”

LIZ KASPEREK  
*Accounting Manager  
Corporate Office*

---

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Mack Mayfield (LCOOS)  
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LCOOS = Lutheran Church of Our Saviour  
LHM = Lutheran Homes of Michigan

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“I serve at PVM because I remember the kindness shown to my mother when she lived at The Village of East Harbor, and want to contribute with the same passion to other precious older adults in memory of mom.”

MAUREEN CHABOT  
*Service Coordinator  
The Village of Warren Glenn*

---

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## Governing Boards And Executive Staff

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“I enjoy working at PVM because it incorporates a family environment with the residents and my co-workers. We work as a team to ensure above and beyond service for our residents.”

KENYATTA JONES  
*Certified Nursing Assistant*  
*The Village of Redford*

---

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Michael Morrison (PVM)

Roger L. Myers (PVM)

Jannie Scott (PVM)

Charles C. Smith (JFDC)

JFDC = Joint Fraternal

Development Corporation

BPDC = Brush Park Development Corporation

---

“One great thing that the community should know about PVM is the kindness and thoughtfulness. When I had a house fire, I didn't know what I was going to do because I lost everything. PVM got together and gave me donations, gift cards, and time off to get myself together. When they did that, I knew that there were still kind people in this world.”

SHEILA COTTINGHAM  
*Certified Nursing Assistant*  
*The Village of Redford*

---

## Clarence D. Sterling Society

### *Commemorating a Lifetime of Compassion*

Presbyterian Villages of Michigan Foundation's new Recognition Circles honor the cumulative contributions by a donor over time. When a donor's total irrevocable giving reaches \$50,000 to \$500,000 or above (not including special event participation or in-kind gifts), this donor becomes a member. Donors must continue their lifetime of giving with an annual contribution to the PVM Fund to retain membership status. The Presbyterian Villages of Michigan Foundation is deeply grateful to the members of the Clarence D. Sterling Society whose commitment and generosity enables Presbyterian Villages of Michigan to reach new heights in senior living and care. We are pleased to announce our founding members of this prestigious group.

#### **1945 Founders Circle \$500,000+**

United Way for Southeastern  
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#### **Chairman's Circle \$250,000-\$499,999**

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Foundation

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## Calvin Society

### *Commemorating Loyalty Through Planned Giving*

The Calvin Society of Presbyterian Villages of Michigan Foundation was established to honor all donors who have made a planned or deferred gift to support Presbyterian Villages of Michigan Foundation. Presbyterian Villages of Michigan Foundation is deeply grateful to the Calvin Society members whose generosity and foresight will allow Presbyterian Villages of Michigan to reach new heights in senior living and care for years to come. **Bolded names represent new members or new planned gifts in 2007.**

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“At PVM I have the unique opportunity to put my skills to use and be creative. To help build a community that is both safe and enjoyable for the residents and a place where they feel truly at home.”

---

ERNST RUSCHE  
*Maintenance Supervisor  
The Village of Hillside and  
Perry Farm Village*

---

## Annual Giving Clubs

### *Commemorating Giving Throughout the Year*

Presbyterian Villages of Michigan Foundation recognizes that every year many devoted individuals and organizations contribute to our mission. We are pleased to honor individuals and organizations giving in a single year. Those individuals with an \* represent a gift that was entirely or partially a multi-year pledge payment committed from prior years.

### **Village Benefactor \$100,000 +**

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“I love being of service  
to the dear residents  
who live in our  
community, and remind  
me everyday that no act  
of kindness is wasted.”

LORI SEAMAN  
*Administrative Assistant*  
*The Village of Westland*

---

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Thank you to the following donors who have given of their items or services to Presbyterian Villages of Michigan in 2007.

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+ = Deceased

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"I serve at PVM because  
I believe that The  
Creator has placed me  
here to do his will and  
to work towards the  
enhancement of seniors'  
lives."

JANELLE HENDERSON  
*Administrator*  
*The Village of Bethany Manor*

---

### **Memorial Giving**

The following represents gifts  
made to Presbyterian Villages of  
Michigan Foundation in 2007.

#### ***In Memory of. . .***

##### **William & Ada Adams**

Mr. Mark Lezotte &  
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**"I enjoy working at PVM  
because I like interacting  
with the employees and  
residents and the  
appreciation they show  
for the work that I do."**

RACHELLE MELDAU  
*Maintenance Technician  
The Village of Gibraltar Manor*

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difference I can make  
in senior lives. There are  
many who are lonely and  
just need someone to  
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to be able to do that.”

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“I enjoy working at PVM because as a non-profit organization we are true to our mission of serving seniors of all faiths. I believe this compassion towards seniors is what allows us to work as a team where there are no ‘I’s’ included.”

VALERIE D. STOKES  
*Executive Assistant  
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JEANNE COLE  
*Administrator  
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(opens 2008)

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269.962.0605  
(opens 2008)

### **Bay City**

**The Village of Hampton Meadows**  
700 Pine Road  
Bay City, Michigan 48708-9178  
989.892.1912  
(opens 2008)

### **Chesterfield**

**The Village of East Harbor**  
33875 Kiely Drive  
Chesterfield, Michigan 48047-3604  
586.725.6030

### **Clinton Township**

**The Village of Peace Manor**  
17275 Fifteen Mile Road  
Clinton Township, Michigan  
48035-6208  
586.790.4500

### **Detroit**

**The Village of Bethany Manor**  
8737 14th Street  
Detroit, Michigan 48206-2203  
313.894.0430

### **The Village of Brush Park Manor Paradise Valley**

2900 Brush Street  
Detroit, Michigan 48201-3104  
313.832.9922

### **The Village of Harmony Manor**

15050 Birwood Street  
Detroit, Michigan 48238-1604  
313.934.4000

### **The Village of Oakman Manor**

14000 Woodrow Wilson  
Detroit, Michigan 48238-2963  
313.831.8103

### **The Village of St. Martha's**

15875 Joy Road  
Detroit, Michigan 48228-2984  
248.281.2026  
(opens 2008)

### **The Village of Woodbridge Manor**

1300 Martin Luther King Jr. Blvd.  
Detroit, Michigan 48201-2951  
313.494.9000

### **Fort Gratiot Township**

**The Village of Lake Huron Woods**  
5221 Lakeshore Road  
Ft. Gratiot Township, Michigan  
48059-3122  
810.385.9516

### **Gibraltar**

**The Village of Gibraltar Manor**  
14486 Middle Gibraltar Road  
Gibraltar, Michigan 48173-9711  
734.676.4802

### **Holly**

**The Village of Holly Woodlands**  
3325 Grange Hall Road  
Holly, Michigan 48442-1003  
248.634.0592

### **Harbor Springs**

**The Village of Hillside**  
311 West Main Street  
Harbor Springs, Michigan  
49740-1444  
231.526.7108

### **Perry Farm Village**

4241 Village Circle Drive  
Harbor Springs, Michigan  
49740-9040  
231.526.1500

### **Jackson**

**The Village of Spring Meadows**  
3501 Cherry Blossom Drive  
Jackson, Michigan 49201-8612  
517.788.6679

### **Pontiac**

**The Village of Oakland Woods**  
420 South Opdyke Road  
Pontiac, Michigan 48341-3145  
248.334.4379

### **Redford**

**The Village of Redford**  
25330 West Six Mile Road  
Redford, Michigan 48240-2105  
313.531.6874

### **Rosebush**

**The Village of Rosebush Manor**  
4210 East Rosebush Road  
Rosebush, Michigan 48878-8751  
989.433.0150

### **Warren**

**The Village of Warren Glenn**  
2950 East Twelve Mile Road  
Warren, Michigan 48092-2420  
586.751.5090

### **Westland**

**The Village of Our Saviour's Manor**  
29495 Annapolis Road  
Westland, Michigan 48186-5599  
734.595.4663

### **The Village of Westland**

32001 Cherry Hill Road  
Westland, Michigan 48186-7902  
734.728.5222

### **Home Care**

**Western Wayne County,  
Eastern Washtenaw County, and  
Downriver**

**Savior's Grace Home Care**  
28910 Plymouth Road  
Livonia, Michigan 48150-2337  
734.425.0541



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Fax 248.281.2080  
[www.pvmgifts.org](http://www.pvmgifts.org)



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