



The Laurel

A JEWEL IN THE WOODS

Tucked away in the rolling hills of Lebanon County is the quaint village of Cornwall, home of Cornwall Manor Retirement Community. Formerly known as the Buckingham Estate, this parcel was purchased in 1949 by a group of United Methodist Church members as a home for their retired ministers. Originally 11 residents lived in the 29-room Buckingham Mansion that was built in the late 1700's. In 1997 Beers & Hoffman assisted Cornwall Manor in the renovation of this stately mansion, designing seven residential apartments along with a music room and a reading room. Mrs. Margaret McMurry, a Mansion resident, chose the third floor tower apartment *"because it had lots of windows with spiral stairs up to the lookout tower where I would eat my meals while enjoying the beautiful view."* She also noted that *"all the apartments in the Mansion are unique with something special about each one."*

Cornwall Manor has grown to a 500-resident, non-profit, continuing care retirement community. They offer a full range of housing and healthcare options. In addition, there is a vast array of cultural and social activities available for all residents. The retired Rev. Dick Watt and his wife June shared that *"Cornwall Manor has met and exceeded our expectations. There are so many opportunities for attending concerts, lecture series, swimming classes, a friendly game of bridge or pinochle, even sporting events, that you couldn't possibly participate in everything."*

Currently Cornwall Manor is expanding their neighborhood to include "The Woods at Cornwall Manor" which is located on 100 acres of tree filled property adjoining the existing campus.

The Woods will feature 188 new cottages with a choice of five different floor plans. These single or duplex cottages are available with two or three bedrooms, as well as one or two car garages. Other options include a central vacuum system, a heated garage or a gas fireplace. Most will offer cathedral ceilings in the living room and eat-in kitchens with plenty of counter and storage space. These roomy floor plans range in size from 1,400 square feet to just over 1,800 square feet.

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Success in architecture is not the design of one facility built many times, but rather the design of many facilities built one at a time.

A Jewel in the Woods (Cont'd)

Much thought went into the design of these cottages in an effort to capture the distinctive architecture of the Cornwall area. The entrance to The Woods is adjacent to what was once the old miners village called Bird Coleman. The exterior cottage designs include limestone, sandstone and brownstone along with roof elements that reflect the unique history of this charming locale, truly a jewel in the woods on the Cornwall Manor campus.

The first residents of Phase I, the retired Rev. Clarence and Pauline Uhlrich, moved in this past April. Mrs. Uhlrich says their cottage *"is better than what we had perceived from the model cottage. The vaulted ceiling and open floor plan gives a feeling of spaciousness. It's also really nice having the optional sunroom and deck."*

The Woods will be completed in three phases over the next six years. Woodland Contractors, Inc. from Lebanon is the general contractor for this project.



The Conifer



Main Entrance

Center for Health at Garden Spot Village

The residents of Garden Spot Village Retirement Community in New Holland are reaping the benefits from a state-of-the-art health center right in their own back yard.

The Center for Health at Garden Spot Village, which opened in the Fall of 2004, is a 33,350 square foot medical center that is operated by the Ephrata Community Hospital. This facility features a therapy pool complete with a handicap lift, imaging and rehab services, laboratory services as well as shared physician's offices. It also includes a retail center for medical equipment and supplies.

The attractive stone and dryvit exterior was designed to compliment the existing buildings on the campus. This project was completed in conjunction with Horst Construction and Diversified Design.



Therapy Pool



Retail Center

Wellness Center at Luther Acres

Likewise, the residents of Luther Acres Retirement Community in Lititz are now able to enjoy their own up-to-date exercise facility. This 9,960 square foot building offers a workout room with treadmills, stationary bicycles and free weights. It also includes a full size swimming pool, a whirlpool and locker rooms along with a room designated for aerobic exercise.

This project was also completed in the Fall of 2004. Benchmark Construction was the general contractor.



Main Entrance



Exercise Pool

Q & A

Steve Hassinger of Cornwall Manor shares his thoughts on Senior Care Living — Today's Trends, Tomorrow's Challenges

Steve Hassinger, President of Cornwall Manor, has been involved with providing senior care living for over 29 years. We recently asked Steve to share his thoughts on current trends and concerns of retirement living.

Q. As the "baby boomer, choice-driven generation" closes in on retirement age, what way do you see this changing the culture of senior living?

A. The short answer is more, more, more - me, me, me. The "baby boomer" will want more choices and more of everything, if their pocketbooks can afford it. The net worth of boomers will range from low to high income and assets - all seeking value and uniqueness. This means various market niches, not one size fits all. Providing individualized programming and services that are stimulating,

interesting and engaging will also be important. They will want definite options about their living facilities, programs, and services and will demand input.

What does this mean for owners and managers? Be flexible, be creative and provide value for each niche of the market. It will be important to listen to our future customers and ask questions. Understanding your market area is critical. Be cautious about generalizations of the boomer profile.

Q. Do you see a growing trend in home health care?

A. I do not see aging-in-place or continuance of taking services to the customers' home going away anytime soon. I think home health care, personal services and community service programs will



only continue to grow. This is what the customers want and this is the direction of government funding (whether it is more cost effective or not).

Q. What are your thoughts on integration with the community and intergenerational programs?

A. I think the more retirement and long term care facilities can link, collaborate, and integrate with community and intergenerational programs the higher level of lifestyle satisfaction. Integration provides a dynamic environment that is stimulating, connected and balanced. Colleges, schools, day care centers, churches, libraries, shopping centers and social organizations provide an environment that motivates retirees, nurtures self-worth and gives retirees a sense of vitality.

Q. What would you identify as one of the biggest challenges facing senior care health providers?

A. Three challenges come to mind:

1. Who will be tomorrow's caregivers for the bulk of boomers over the next 35 years? Will there be enough caring hearts and helping hands?
2. How will our country finance retirement and long term care needs for the baby boomers?
3. Can our industry tolerate continual increased regulations?

Cornwall Manor, a non-profit retirement community, founded in 1949, offers a full scope of housing and healthcare options for retirement living in Lebanon County, Pennsylvania.

THE LEBANON MARKET BUILDING

ACT II



Bill Kolovani and his daughter Angie, life long residents of Lebanon, could be called visionaries. Currently they are breathing life, once again, into the Lebanon Market Building located on South 8th Street.

This impressive structure, built in 1892, was once filled with retail standholders on the main level and an upper level vaudeville theatre. Although an art gallery and custom frame shop will replace the vaudeville venue, the main level will again feature a variety of stands ready to provide fresh merchandise and aromas that only a farmers market can offer. These aromas will also be enhanced by a restaurant on the third floor. Nikos, named after the owner's father, promises fine dining that will turn an ordinary night out into a memorable experience.

Many of the wonderful interior details will be salvaged allowing you to step back in time as you enter. The original beadboard ceiling and exposed brick walls, along with large intricate recessed panel columns will be refurbished to maintain the rich ambiance from that era. This exciting project will serve as the keystone for bringing renewed vitality to the center of Lebanon. Treat yourself to a visit when it's completed in the Spring of 2006.



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INOPERATION

The Medical Pavilion at Heart of Lancaster

Lititz, PA

A 41,000 sq. ft. Medical Office Building with 9 Suites
adjacent to the new Heart of Lancaster Regional Medical Center
Completed In January 2004



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