



20  
22



# Annual REPORT



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## GALLOWAY RIDGE

# Mission & Values

### THE MISSION:

Galloway Ridge exists to inspire meaningful and engaged lives and to assure each resident a superior quality of life and care.

### CORE VALUES:

Galloway Ridge's Core Values Support the Residents' Engagement with the Community.



*caring*

Showing compassion for the well-being of others.



*empowering*

Encouraging and engaging others.



*commitment*

Pledging to give our best effort.



*integrity*

Treating each other with honesty, fairness and sincerity.

## A Note

FROM GALLOWAY RIDGE LEADERSHIP

We have the honor of announcing the 2022 Galloway Ridge Annual Report, and again, we cannot begin to express our appreciation for our exceptional community and staff. 2022 saw most of the world recovering from and adapting to the many impacts of the Covid-19 pandemic, but we embraced the change and emerged as a stronger community. We saw residents again enjoy our dining rooms and engage with our many activities. The transition from seclusion to reemergence was made possible by our dining, healthcare, maintenance, housekeeping, resident enrichment, and administrative staff, who continue to exceed expectations.

In 2022, Galloway Ridge could resume revitalization projects to improve our community, including construction of a new patio off the Lynn Savitzky Library featuring a meditative reflection pool and inviting outdoor fireplace, an expansion of our tranquil walking trails, and the inclusion of a new salon and table tennis area in our beautifully renovated D-wing. We plan to continue in this vein with our dining spaces, so stay tuned to watch the progress as we enter our 18th year as a community.

Last year also saw Galloway Ridge resume its unparalleled status as a leader within the industry. In addition to being recognized as a Great Place to Work for the second year in a row, we received the prestigious award of being named a Top 10 Best Workplace in Aging Services. We were also awarded the ICAA NuStep Beacon Best in Wellness Award as a Top 25 Senior Living Community for our wellness programming. With guidance from our residents, our Leadership Team worked diligently in the past year to create and redefine staffing positions to better serve our community and support each other.

Our holistic approach to improving our community from the ground up is a testament to our mission of inspiring meaningful and engaging lives and assuring each resident a superior quality of life and care. We embrace our core values – Caring, Empowering, Integrity, and Commitment – as keystones in every aspect of goal-setting and implementation to continue to see this community blossom and shine.

If you have any questions about the residents' feelings about and commitment to the Galloway Ridge family and the surrounding community, you can find the answers in the incredibly generous donations to our funds. Together, we raised \$959,698 in 2022 to support our staff's educational goals, increase special program planning, enhance our library, provide assistance to residents in need, and give back to our Chatham County community.

Finally, we want to again thank the many kind donors and diligent staff who make our community strong and connected. Without you, there would be no Galloway Ridge, and we cannot imagine a world without the Galloway Ridge family serving as its heart and soul, at least in this idyllic corner of it. Please enjoy reviewing our annual report, and join us in facing this next year with confidence and enthusiasm for what our Galloway Ridge family can do together.

With our appreciation and many blessings,

**Bob Zimmer**  
Executive Director / CEO

**Kelly Mackay**  
Board President

# MEET OUR *Leadership*

Our Board Members, residents, and Senior Directors dedicate their time and talents to Galloway Ridge and the community at large. We appreciate their leadership and support!

**With this team of difference-makers, countless improvements have been made on campus to better the lives of Galloway Ridge residents and provide a truly remarkable place to live and thrive. These leaders are one of the many aspects of our community that make Galloway Ridge so special.**

## OUR TEAM OF *SENIOR DIRECTORS*

### **BOB ZIMMER**

Executive Director /  
Chief Executive Officer

### **ADAM MELTON**

Associate Executive Director

### **DANA BOYLAN-WALKER**

Senior Director of Finance

### **KIM HUTTER**

Senior Director of  
Human Resources

### **ADRIAN JACKSON**

Senior Director of Facility &  
Technology Operations

### **ARVILLA JOHNSON**

Senior Director of  
Healthcare Services

### **MISSY JOHNSON**

Senior Director of  
Marketing and Sales

## 2022 BOARD MEMBERS

Kelly Mackay - *President*  
Rob Nelson - *Vice President*  
Robbie Cox - *Secretary*  
Edwina Woodbury - *Treasurer*  
Lisa Chapman  
Valerie Crofton-Harris  
Matt Ewend  
Bob Marshall  
David Perry  
Marva Price  
David Rubin  
Jeff Strickler

## 2022 COMMUNITY ENGAGEMENT COMMITTEE

David Perry  
Lisa Chapman  
David Rubin  
Adam Melton  
Kelly Mackay  
Christie Austin  
Dick Chase  
Judy Hallman  
Bob Holton  
Rossie Lindsay  
Becky Spence  
Jack Zollinger  
Joan Zollinger

# *Our 2022* ACCOMPLISHMENTS



### **GALLOWAY RIDGE AT FEARRINGTON CERTIFIED AS A GREAT PLACE TO WORK®**

We are committed to attracting and retaining employees who embrace our core values and we are thrilled to be nationally recognized with this award two years in a row!

### **2022 BEST WORKPLACES IN AGING SERVICES™**

This is Galloway Ridge at Fearington's first time being named to this prestigious list, and we placed in the top ten!. Earning a spot means that Galloway Ridge is one of the best companies to work for in the country.

### **2022 BEST IN WELLNESS**

The ICAA NuStep Beacon and Pinnacle Awards recognize senior living communities, community centers and CEOs that are committed to fostering an environment that embraces wellness as a way of life.

We are honored to receive these awards and very proud of our excellent employees and their efforts to make Galloway Ridge a great place to work for our employees and for our residents to call home.



# Who WE ARE

Redefining retirement  
with vibrancy for an  
*abundant life.*

Galloway Ridge is a Life Plan Community that blends Southern hospitality and worldly sophistication. Our residents enjoy independent living as well as an array of activities and progressive health programs where employees and neighbors alike truly care for one another.



# 2022 BY THE NUMBERS

**458** *residents*  
in our community

**33** *new residents*  
welcomed

**65-102** *resident*  
age range

**81** *average age*  
at move in

**84** *average age*  
of residents

**53** *pets*  
adored by residents

**5,490** *enrichment*  
*activities*  
for our residents

**288** *total number of*  
*employees*

**120** *New*  
*employees*

**19** *Employees*  
*promoted*

**148** *employees*  
*with 2+ years of*  
*service*

# 2022

## FINANCIAL Report

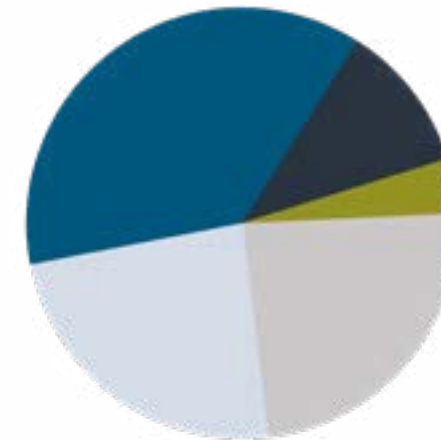
Galloway Ridge had another financially successful year in 2022. While the downturn in the markets resulted in a mostly unrealized loss in investments, day-to-day operations resulted in operating revenues exceeding operating expenses. Overall, we saw a slight \$206,000 increase to our net deficit. Occupancy remained strong at an average of 96% throughout the year. Residents were able to return to their pre-pandemic lifestyles.

2022 AUDIT	
Revenue	\$32,387,293
Expenses	\$32,160,783
Change in Net Assets Without Restriction	\$226,510
Change in Net Assets With Restriction	(\$432,194)
Net Change in Deficit	(\$205,684)
Days Cash on Hand	219
Debt Service Coverage	1.5
Resident Benevolent Care Assistance	\$137,356

DONATIONS BY AREA	
Residents' Benevolent Care Fund	\$ 178,675
Employee Scholarship Fund	\$ 96,800
Special Events Fund	\$ 59,310
Employee Appreciation Fund	\$ 464,178
Library Fund	\$ 35,312
Charitable Fund	\$ 121,066
Alzheimer's Association	\$ 4,357
<b>Total Raised</b>	<b>\$ 959,698</b>

CASH FLOW FROM OPERATIONS	
Entry Fees Received	\$ 10,174,000
Entry Fees Refunded	\$ (4,343,774)
<b>Net Entry Fees Collected</b>	<b>\$ 5,850,226</b>

### EXPENSES



Direct Resident Care	\$ 11,721,852
General Services & Utilities	\$ 7,644,136
Depreciation & Amortization	\$ 3,403,009
Interest Expense	\$ 1,897,611
Administrative, General & Mktg	\$ 7,494,175
<b>Total Expenses</b>	<b>\$ 32,160,783</b>

## GALLOWAY RIDGE AT FEARRINGTON

### REVENUE

Resident Services	\$27,727,021
Healthcare Services	\$4,271,489
Duke Center for Living	\$884,188
COVID-19 Relief Fund	\$11,364
Investment Loss	(\$2,128,555)
Other	\$1,621,786
<b>Total Revenue</b>	<b>\$32,387,293</b>

EXPENSES	PROGRAM SERVICES							
	Salary & Benefits	Med & Personal Care	Food Services	Facility Services	Supplies	Utilities	Administration	Marketing
Direct Resident Care	\$ 11,721,852	\$ 10,601,715	\$ 1,120,137					
General Services & Utilities	\$ 7,644,136		\$ 1,888,956	\$ 1,482,815	\$ 71,440	\$ 812,127	\$ 3,347,175	\$ 41,623
Depreciation & Amortization	\$ 3,403,009						\$ 3,403,009	
Interest Expense	\$ 1,897,611						\$ 1,897,611	
Administrative, General & Mktg	\$ 7,494,175						\$ 6,103,550	\$ 1,390,625
<b>Total Operating Expenses</b>	<b>\$ 32,160,783</b>							



# FUNDS *Breakdown*

## A BRIEF OVERVIEW OF OUR FUNDS

Each of these funds plays a key role in the overall success of Galloway Ridge. With each contribution, we are grateful to know this money is going toward enriching the lives of our residents, employees, and community.

### **Residents Benevolent Care Fund**

Offered to residents who are unable to pay their monthly fees

### **Employee Scholarship Fund**

Used to help recipients pursue degrees, certificates, and other opportunities

### **Special Events Fund**

Finances special events to defray the cost of programs at Galloway Ridge

### **Employee Appreciation Fund**

Provides holiday checks for employees each year

### **Library Fund**

Used to keep books and other collections up to date and to purchase supplies

### **Galloway Ridge Chatham County Charitable Fund**

A way for residents and other donors to support Chatham County agency projects

### **Galloway Ridge, Inc. Fund**

For residents, families, and friends who wish to make an unrestricted donation

### **Alzheimer's Association**

An annual event is hosted to raise funds and awareness for this important cause that impacts many in our community

**\$959,698**

**RAISED IN 2022**

"THE GREATNESS OF A COMMUNITY IS MOST ACCURATELY MEASURED BY THE *compassionate actions* OF ITS MEMBERS."

- CORETTA SCOTT KING







## CHATHAM COUNTY

# Charitable Fund

A way for residents and other donors to support Chatham County agency projects

Established in 2006, the Galloway Ridge Chatham County Charitable Fund supports Chatham County not-for-profits, schools, and government agency projects.

Annually the fund invites eligible groups in Chatham County to apply for community grants, with both well-established and new agencies considered for funding. An effort is made to fund projects in various locations within this large, rural county.

**\$100,000**

Distributed in Grants

**17**

Grants Awarded



**\$1,200**

Jordan-Matthews High School Arts Foundation

**\$2,500**

Chatham Outreach Alliance, Inc. (CORA)

**\$2,500**

George Moses Horton PTSA (formerly) Horton Middle School

**\$5,000**

Hispanic Liaison of Chatham County

**\$2,550**

Chatham Central High School (AVID Program)

**\$3,500**

Fuel Up at Perry Harrison School

**\$3,500**

Chatham County Literacy Council, Inc.

**\$5,000**

Love Chatham

**\$5,000**

Second Bloom of Chatham, Inc.

**\$6,000**

The Learning Trail, Inc.

**\$7,000**

Autism Society of North Carolina

**\$7,000**

Chatham Trades, Inc.

**\$7,000**

El Futuro, Inc.

**\$8,000**

Central Carolina Community College Foundation, Inc.

**\$10,000**

West Chatham Communities D/B/A West Chatham Food Pantry

**\$10,500**

Boys and Girls Club of Central Carolina

**\$11,250**

Chatham Cares Community Pharmacy





## OUR GENEROUS *Donors*

Anne Adams	John & Evelyn Brown	Jim Crescenzi	Dick & Linda Eystone	Bob & Annette Griffith	James Horne, Jr.
Walter Aiello	Vivian Brown & Gloria Weissman	Betty Crook	Lon & Sue Fast	Jean Groom	Tom Howdle
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# OUR GENEROUS *Donors*

Ginny Lentz	Claire Miller	Howard & Edith Resnick	Gail Smith	Joan Watts	
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Tom & Bonnie Ludlow	Davie Nycum	Jane Ross	Paul Stiller & Joan Lipsitz	David & Sandy Wigdor	Employee Scholarships
Doris Luening	Bill & Phyllis Nye	Alexander Ross, Jr.	Joanne Stoller	Gloria Wilkins	Employee Scholarships Donors
Cynthia Lyman	Carol Orringer	David & JoAnn Rubin	Carol Stroud	Sam & Joan Williamson	Davenne Essif
Shirley Lynn	Beth Owens	Darrell Ruffin & Marci White	Carolyn Sturgess	Susan Wisely	Frances Fuller
Daniel & Helen Ma	Anne Packer	Bill Sadler	Marguerite Summers	Edwina Woodbury	Galloway Ridge Employees
Sharon Maggiore & Joan Tenchar	David & Sharon Perry	Jan & Anne Sassaman	Bill Sunda	Don Wylie	Carol Gillham's Birthday
Stan Mandel	Larry & Flo Phillips	John Sawyer	Arnold & Diana Thackray	James Wynkoop	Gene & Holly Hafer
Diane Manning	Kathleen Pierce	Becky Sbrollini	Ene Marie Thomsen	Eilean Yates	Clark & Karen Havighurst
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Bob Marshall	Sherman Poultney & JoAnn Overton	Al & Madeline Schalk	Dody Tredinnick	Grant & Elora Young	David Klapper
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Suzanne Maughan	Stewart & Forrest Priddy	Brenda Schoonover	Ron & Ana Tuckman	Michael & Jean Zbailey	Julia Marden
Bob Maurer	David & Susan Puett	John & Pam Shangler	Bren Ungerland	Len Zeller & Peg Duffy	Jim May
John & Shelia May	Joan Ramirez	Earl & Margot Sharp	Ed & Nedra VanGombos	Alan & Lynn Zempel	Jennie Minor
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Jim McGrath	Robyn Ratliff	Bunny Shillito	John & Karen Vernon	Jack & Joan Zollinger	Bill Sadler
Lee McLean	Mary Raymond	Walter Shur	Dorothy Voyta		Jan & Anne Sassaman
Beverlee McNeil	Jerry & Gretchen Redden	Winifred Simmons	Susan Waldron		Becky Spence's Birthday
George & Jan Meinig	Dennis & Debbie Reid	Ellen Singer	Maggie Walker		Ed & Becky Spence
Dick Merwarth	Zollene Reissner	Amber Smith	Harry & Barbara Walsh	<b>IN HONOR OF</b>	Spring Fling Band



# OUR GENEROUS *Donors*

Terry Parsons  
The Dalldorf Family - Grandchildren  
Lori Thomas  
Gloria Wilkins  
Sam & Joan Williamson

Donald Hoskins  
Ann Humber  
Khalid Ishaq  
Angelo Juffras  
Helen Knapp  
Helen Kotscher's brother, Bill  
Dick Kuhn  
Jack Lott  
Cynthia Lyman  
Beverlee McNeil  
Ralph Meyer (Leah Austin's Brother)

Hugh Mitchell Chapin  
Farrel & Welsh Potts  
Welsh Potts  
Joan Ramirez  
Joanne Richard  
Linda Rimer  
Rose Safhay  
Camilla Saravalli  
Karen Sbrollini Heilman  
Bob Simmons  
Robert Simmons  
Philip Stadter  
Peter Thormann  
Eva Tracy  
Mary Louise Webb  
Susie Weller  
Robert Wilkins

## 2022 CORPORATE DONORS

Brown Brothers Harriman Trust  
Farrel F. Potts Living Trust  
Hamilton Point Investment Advisors, LLC  
Lilly Endowment, Inc.  
TIAA  
Triangle Community Foundation, Inc.  
W.K. Kellogg Foundation  
Walker Lambe, PLLC  
Weaver Cooke Construction  
Womble Bond Dickinson, LLP

## LEGACY TREE DONORS

Phil & Ann Alderks  
Bill & Mary Jo Allen  
Leah Austin  
Mort & Evelyn Barrow  
Bryan & Marilyn Bernart  
Bill & Judy Bond  
Armand & Muriel Burgun\*  
Susan Calman  
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Hugh & Beverly Chapin\*  
Henry & Bev Chase  
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Jim & Nancy Cochran  
Ned & Jeanne Cooper\*  
Fred & Lucy Cornett\*  
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Rich Cox & Jim May

Robbie Cox & Julia Wood  
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Bob & Sandy Holton\*  
Michael & Caroline Hornblow  
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H.G. Jones  
Barry & Anne Kane  
David & Theresa Kao  
Mary Kerrigan  
Stan & Joan Lettas  
Miles & Nancy Lovelace  
Cleaton & Rossie Lindsey

David & Doris Luening  
Daniel & Helen Ma  
Robert & Angela McCoy  
Sue McCutcheon  
John McLendon  
Jack & Beverlee McNeil  
Bob & Davie Nycum & Family\*  
Bill & Phyllis Nye\*  
Charlie & Ginny Pearce\*  
Skip Pohl & Bonnie Helms  
Farrel & Welshie Potts  
Jeanne Riddle  
Jan & Anne Sassaman  
Lynn Savitzky\*  
Bill Schwab  
Walter & Ruth Shur\*  
Peter & Roz Smith  
George & Elizabeth Steele\*  
John & Evelyn Stell  
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Alex & Susie Weller\*  
Michael Wilkins & Sheila Duignan\*

Sam & Joan Williamson\*  
Ralph & Virginia Young\*  
Claude & Betty Jean Young  
John & Linda Zaremba\*  
Jack & Joan Zollinger\*

\*CHARTER MEMBERS



**“Alone, we can do so little;  
*together, we can do so much.*”**

**HELEN KELLER**





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www.gallowayridge.com | (919) 545-2215