



luminest
community development

WAYNE GARDENS



January 2023

Wayne Gardens Welcomes New Property

Manager



Susan (Susie) Lenfestey joins Luminest as the new property manager for Valley Terrace and Wayne Gardens Court. Susie brings with her years of management experience! You can reach Susie at slenfestey@luminest.org or at the regular Wayne Gardens management extension of 111. If you see Susie don't hesitate to say hello!

What's Inside

Wayne Gardens Events

Birthdays

Resources

Notices & Closures

Dates to Remember & Contact Info

Word Puzzle



Wayne Gardens Events

Fresh Express



Fresh Express is a food program that is offered through Central PA Food Bank. This is an in person food selection event held at the Valley Terrace Community Center on usually the last Tuesday of the month. **January is returning to the last Tuesday of the month which is January 31st.** Residents bring bags/carts and make food selections from items provided by the Central PA Foodbank. Usually there is a protein, eggs, fresh produce and dry goods. If you are new to Fresh Express and would like to enroll contact Lydia.

We often have a few leftovers from Fresh Express. These we put in the Wayne Garden's Community room. They are for residents to take who can use, especially residents who have trouble getting to Fresh Express, carrying items back or had a scheduling conflict.

Senior boxes (CSFP & Eldershare) with additional shelf-stable items are also available for those who meet eligibility income levels You must enroll ahead of time for these programs and commit to picking up your box every month. If interested schedule a time with Lydia to enroll.



Horizon Planning Session at Wayne Gardens

Wed February 22nd at 10am

Come to the community room for a brief introduction to Horizon Planning (also known as 5 wishes). Horizon Planning is making health care plans for the future to ensure that YOU get the medical care that YOU want, even when doctors and family members are making the decisions for you.

Individual appointments can be made after this session to explain, review and discuss your final wishes more in depth.

Please sign up on sheets on corkboards by Fri Feb 17th



BINGO

BINGO: Thursday, February 2nd @ 2pm

Please sign up by Friday, January 20th.

Per resident request this BINGO will be for gift bags only. Next month we will play for gift cards. You are welcome to bring a gift bag with a prize of minor value but it is not required.



Free Meals Brought To You by Restoration Church and Be The Village

A white oval plate with a blue double-line border, filled with fried chicken pieces, a portion of mashed potatoes, and a serving of yellow corn kernels. The plate is set on a dark wooden surface.



Appointments for Rent Rebate Assistance

Need help completing your forms?

Ashley, the WellSpan Community Health Worker, will be on site February 22nd to assist you.

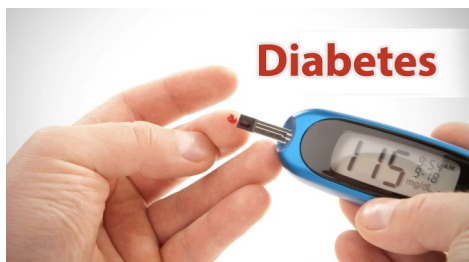
You must sign up for an appointment time by calling Lydia at 717-977-3900 ext 112. **Please sign up by Friday February 17th.**

Please bring **proof of income** and **landlord rent certificate** form completed by Susie (management). If you need a rent certificate to give to Susie to complete please contact Lydia after January 19th when they become available.

Ashley will be meeting people at the Valley Terrace community center (where we have Fresh Express). If you unable physically to make it to the community center tell Lydia when you schedule and other accommodations can be arranged. See page 9 of this newsletter if you would like to learn more about what a Rent Rebate is.

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Martha Swope Presentation on Diabetes



Mobile psychiatric nurse Martha Swope will be back at the Wayne Gardens Community room on Wednesday, February 15th to present on diabetes.

Sorry We Missed You! Happy Belated birthday to our December birthdays!

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Verda Martin, 12/4;

Marge Porteus, 12/7;

Patti Kirkner 12/8

Roy Martin 12/8

Mary Florence, 12/14;

Don Smith, Sr., 12/18;



Happy January Birthdays!

Ronnie Rivers prefers not to have the exact day
published but has a January birthday!

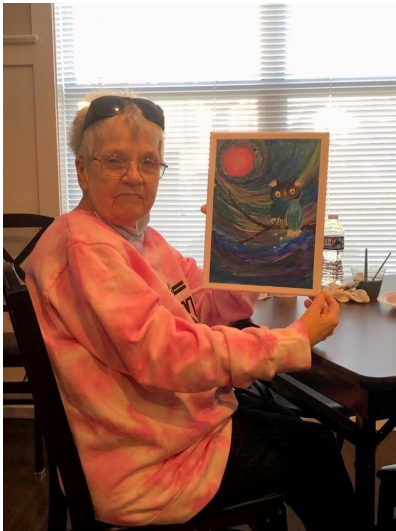
Events Recap

Wayne Gardens Paint & Sip

Wayne Gardens residents had a chance to get creative during our November Paint & Sip. We had a variety of beverages including

Warm mulled cider and mocktail ingredients. The instructor was local artist Terri who works at the Waynesboro library and was able to also share with residents some of the upcoming library programs. Most of us painted owls but we even had a cat & a horse!

We hope to invite Terri back in the future for another paint event



Wayne Gardens Holiday Meal

Blue Heron catered our holiday meal this year with ham, mashed potatoes and delicious green beans! To round off the meal residents enjoyed cupcakes and cookies from Paul's Market!



Resources & Info

What is a PA Rent Rebate?

Rent rebates are a reimbursement up to \$650 issue by the government for the previous year. Claims are scheduled to open on January 19th.

Applications will become available then. Lydia can provide you one upon request. They are also sometimes available in senior centers and banks and often mailed to you if you sent one in last year.

There is a portion of the application that the renter fills out and a portion that the landlord (Susie) will complete. Eligibility Requirements are below

Income

- Income is 15,000 or below. Please note: **Only half of Social Security, SSI & Railroad Retirement is included as income.** *For example, if your income consists of 30,000 from social security only half would count (15,000) and you would still meet income eligibility.* In addition to income you must meet another requirement listed below.

PLUS

- Were 65 or older as of Dec. 31st 2022
- You were a widow or widower during all or part of the claim year and must have been 50 years or older as of Dec. 31
- You were permanently disabled during all or part of the claim year, 18 years or older during the claim year and were unable to work because of a medically determined physical or mental disability



LIHEAP Heating Assistance Open

LIHEAP is a federally funded program administered by DHS that provides assistance for home heating bills, so low-income Pennsylvanians can stay warm and safe during the winter months.

LIHEAP is distributed directly to a household's utility company or home heating fuel provider in the form of a grant, so the individual or households do not have to repay assistance.

Maximum income levels to qualify are 20,385 for 1 person household, 27,465 for 2 people There are two initial ways to apply for LIHEAP*

Online: Apply for benefits online using COMPASS, the online tool for Pennsylvanians to apply for health and human service programs and manage benefit information. You will need an email address.

By paper: You can download a paper application, print it, fill it out, and return it to your local county assistance office which for Franklin County is:

Franklin County Assistance Office

620 Norland Avenue

Chambersburg, PA 17201

Your SSC Lydia can provide you with an application and help you apply. Call her at 717-977-3900 ext 112 to schedule an appointment.

Notices

Maintenance Time of Entry of Premises

Maintenance is able to enter units as early as 8am for work orders, inspections or other issues. This is an earlier time than it had been to ensure that all maintenance issues can be addressed in a timely manner.



Wellspan Community Health Worker Meeting By Appointment

Ashley Corradino, the Wellspan Community Health Worker that was on-site is going remote due to lack of utilization. If you need help with communicating with your doctor over appointments, test results, concerns and other matters Ashley can assist. Ashley can also help with filling out applications for assistance. **You can reach Ashley at 717-264-0081.**



Wayne Gardens Maintenance Changes

Greg has worked at Wayne Gardens in maintenance since it was built and gotten to know many residents here very well. With that in mind we want to share that Greg's last day is going to be January 24th. He is moving on to a new job opportunity in a different field. We will miss Greg but wish him well in his new venture. Luminest will be hiring for another maintenance person but in the meantime Steve and Chambersburg maintenance staff may be seen around the property more frequently.



Office Closure:

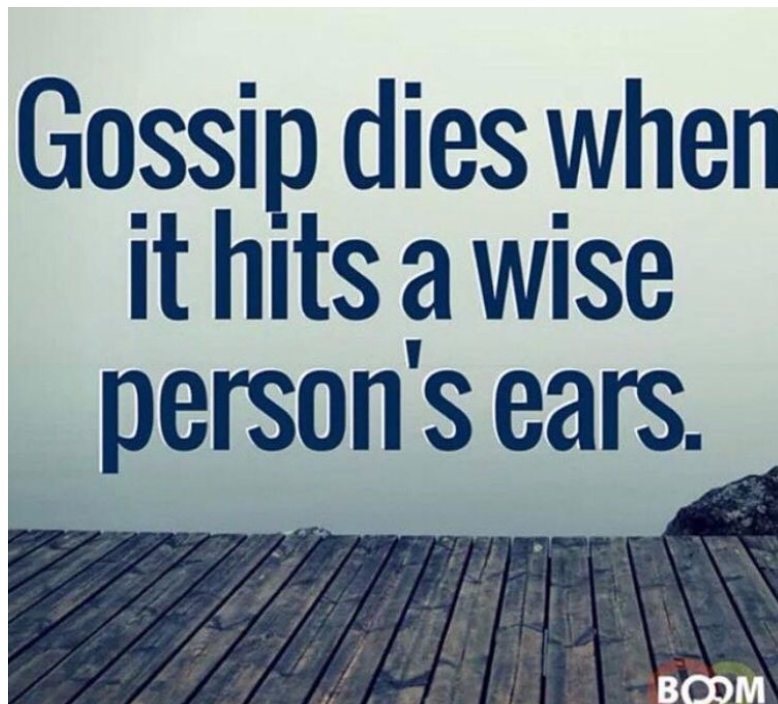
All Luminest offices will be closed on Monday, January 16th for Martin Luther King Day.



Health Reminder

If you test covid positive please quarantine as much as you possibly can to avoid spreading covid to other Wayne Gardens residents. If you need to go into the halls while covid positive please wear a mask and maintain space between you and other people.

Management still appreciates being told so that they know not to schedule appointments with you or send maintenance into your unit while you are positive. Thank you





Maintenance calls—

When calling in a work order, please speak clearly/slowly and provide: name, address (development name), and issue. Maintenance will usually only return your call if it is an emergency work order call made after hours—however, if your phone blocks unknown calls they will not be able to reach you if they have questions. Please remove this feature after calling in your workorder particularly if it is after hours. Please be aware that usually maintenance does not return calls for work orders that are non-emergency nor for emergency calls during regular hours unless they need more information. They do return calls for emergency after hour work orders.

Examples of emergencies are (but not limited to):

Plumbing leaks which could flood the unit or cause damage; Electrical hazards; No heat; Clogged toilet or clogged tub, if on a weekend and have no second tub and/or toilet; and completely clogged kitchen sink.

All other work orders will be handled as time permits. Changing light bulbs, etc. is not considered an emergency—no power or flooding is

Dates to Remember

01/30 Restoration Church Meals

01/31 Fresh Express

02/2 BINGO

02/15 Diabetes Presentation

02/22 Horizon Planning Presentation

02/22 Onsite Rent Rebate Appointments

Contact Information:

Call 717-977-3900

Susan Lenfestey (Management) Ext 111 or email at llenfestey@luminest.org

Lydia Frech (Supportive Services) Ext 112 or email at lfrech@luminest.org



When mailing payments please use our office address:

Luminest

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Chambersburg, PA 17201

717-977-3900

www.luminest.org