

***The History of
The Cadbury at Lewes
Resident Association
(CALRA) &
The Moorings at Lewes
Resident Association
(TMALRA)***

Second Edition

September 1, 2019

Foreword & Acknowledgements

This history of the resident association known originally as The Cadbury at Lewes Resident Association (CALRA) and later as The Moorings at Lewes Resident Association (TMALRA) was created at a time when we have the good fortune to have some of the original Charter residents still living here and able to contribute knowledgably to it. We want to acknowledge the contributions of some of those residents to its content and historical accuracy, notably:

Bill Gehron

Kathy Holstrom

Dean Hoover

Sharon Hoover

Nancy Krail

Adele Trout

Ron Trupp

Mildred Wiedmann

This document will by its nature be an evolutionary one, added to by future generations of The Moorings' residents.

If anyone notices any errors in this history or has any information they would like to have added, please pass that on to the undersigned.

Gil Kaufman

The History of CALRA & TMALRA

Table of Contents

Introduction and Scope4

Early Formation of Cadbury at Lewes4

Quaker Guidance5

Resident Association Established5

Officers of CALRA & TMALRA7

Membership in the Resident Association7

Committees & Committee Chairs8

Employee Appreciation9

Newsletter9

The Chorus10

The Buy-the-Sea Gift Shop10

CALRA/TMALRA Display Case11

Library11

Wood Shop12

Financial Working Group12

Resident Membership on Management Committees13

THE HISTORY OF THE CADBURY AT LEWES & THE MOORINGS AT LEWES RESIDENT ASSOCIATION (CALRA & TMALRA)

Introduction and Scope

This document describes the history and workings of the resident association established when the continuing care retirement community (CCRC) known as Cadbury at Lewes was formed in 2005. It includes as well the time in 2017 when this CCRC became affiliated with Springpoint Senior Living, Inc. and changed its name to The Moorings at Lewes. During the early period, the resident association was known as CALRA, and since the affiliation up through this writing, it is known as TMALRA.

Early Formation of Cadbury at Lewes

In 1997 an unsuccessful first attempt at creating Cadbury at Lewes was on Beebe Hospital Property located on New Road near the University of Delaware College of Marine Studies. That fell through, but with guidance from Lingo-Townsend realtors, Cadbury Senior Services purchased 35 acres of property off Kings Highway at Gills Neck Road from Lowder Mitchell owner of Zwaanendael Farms. In 1997, the first Cadbury Marketing office was located on Savannah Road at Second Street.

On April 6, 2004, Sussex County Council approved Cadbury Senior Services' request to build a Continuing Care Retirement Community. Ground Breaking Day was November 1st, 2005. Approximately 151 prospective residents attended along with State officials and local dignitaries. Delaware Secretary of State Harriet Smith Windsor was a featured speaker.



*Ground-breaking Day for Cadbury at Lewes
The first CALRA Members are included in this group*

As construction began and cottages were completed, residents were invited to occupy them starting in mid-May 2007. Apartments were completed and the first residents of the Community Building were invited in in mid-July of that year. During the period before Dining Services and the Chart Room were operational, residents dined together as guests of Cadbury at “La Rosa Negra” located on Savannah Road. Residents were not charged for meals until September. The Chart Room opened around August of 2007 after which residents were charged for meals.

Much later, in about 2016, Cadbury purchased an additional five acres as a buffer against commercial construction beginning along Kings Highway. No specific plans to develop these additional acres have yet been formulated.

Quaker Guidance

One facet of the culture established at the outset of Cadbury’s formation was that decisions would be guided by Quaker principles, referred to as Quaker guidance. Cadbury was not intended to be a Quaker facility but it was thought that Quaker philosophy would govern to some degree. This was an important factor for some of the residents who joined Cadbury during its first ten years.

A general understanding was that Cadbury at Lewes was envisioned and planned by a committee made up mostly of Quakers. Several still reside in the area. Cadbury belonged to Friends Services for the Aging (FSA), and Neil Holzman was the official liaison. Cadbury obtained its insurance and other financial services through FSA, which provided very reasonable rates because of its fine reputation. It probably was responsible for the Quaker education that was provided for the staff and may have been responsible for other things as well. When prospective residents researched Quaker CCRCs online, Cadbury was the first one mentioned.

Over the years, this Quaker-based influence seems to have diminished, though it is still recognized as part of Cadbury’s history. Meetings are still opened with a moment of silence and decisions are usually made based upon reaching a consensus, both elements of Quaker philosophy. With the advent of the affiliation with Springpoint Senior Living, the focus given Quaker guidance has diminished further and it is not currently mentioned in promotional literature except as a historical footnote.

Resident Association Established

The CCRC known as Cadbury at Lewes began to receive cottage residents in May of 2007 and apartment residents in July of that year. In late 2007, the early residents of Cadbury at Lewes recognized the need to establish an organization composed solely of residents and managed by residents, viz. a resident association. An organizational meeting was held on September 28th, 2007; those present were Bob and Ellane Hein (the first residents to move into Cadbury), Dick and Barbara Cleaveland,

Joseph DeMul, Bill Gehron, Kathy Holstrom, Lois Nickerson, Nancy Krail, Diantha Pack, Howard Parker, Jeanne Sparks, Ray Tompkins, and Jeanne Wampler. The initial officers are noted in the next section. In the last quarter of the year, the group drafted bylaws, nominated officers and directors, and established several committees.



*Ellane and Bob Hein, the first residents to move into Cadbury.
Bob was also the first CALRA president.*

The first meeting of the Cadbury at Lewes Residents Association was held on November 19, 2007. Four committees reported (Library (Mildred Wiedmann), Landscaping (Lois Nickerson), Membership (Dick Cleaveland), and Nominating (Barbara Cleaveland). At the December 17th meeting of all residents, the new Bylaws of the Cadbury at Lewes Resident Association (CALRA) were adopted.

In October of 2017, Cadbury at Lewes became affiliated with Springpoint Senior Living, Inc. located in Wall Township, NJ. As a result of the sale of the Cadbury name to another organization, a name change was required and Cadbury at Lewes was renamed The Moorings at Lewes. As a logical follow-on to this, the name of the local resident association was changed to The Moorings at Lewes Resident Association (TMALRA).

Officers of CALRA & TMALRA

The initial officers of the Cadbury at Lewes Resident Association serving in 2007 and 2008 were as follows:

President: Robert Hein

Vice President: Barbara Cleaveland

Secretary: Jeanne Sparks

Treasurer: Nancy Krail

Corresponding Secretary: Vi Cribb

Area Representatives were as follows:

Cottages: Adele Hudson & Lois Nickerson

East Wing: Bill Gehron & Kathy Holstrom

West Wing: Ted Barnett & Bill Peterson

In 2009, the list of officers and Board of Directors was expanded and some new officers and representatives were elected, as follows:

President: Barbara Cleaveland

Vice President: Bill Gehron

Secretary: Pat O'Hanlon

Treasurer: Diantha Pack

Assistant Treasurer: Pat Johnson

Corresponding Secretary: Adele Hudson

Past President: Bob Hein

Also in 2009, it was made clear that Area Representatives were a part of the CALRA Board of Directors and some changes in those names were made

Cottages: Woody Seamone & Lois Nickerson

East Wing: Jeanne Sparks & Kathy Holstrom

West Wing: Howard Parker & Ed Carter

Health Care: Penn Guenveur

A listing of the officers and Board of Directors for subsequent years is presented in Table 1. Note that in 2017 committee chairs were made members of the board of Directors.

Membership in the Resident Association

When CALRA was first formed, all residents were able to join the resident association by the payment of dues of a certain minimum value, about \$16.00 per person per year. In about 2013 a decision was made by the Board of Directors that all

residents would be considered members of the resident association whether they provided funds or not, and the term “dues” would no longer be used. Contributions to the resident association treasury are welcomed and many residents have continued to contribute much more than the minimum suggested.

Committees & Committee Chairs

The first official list of standing committees was established at the January 2008 meeting of the CALRA Board, as follows, with their appointed chairpersons:

*Activities: Ruth Barnett
Christmas Bonus: Adele Hudson
Dining: Joseph DeMul
Gift Shop: Joan Thorsen
Landscaping: Lois Nickerson
Library: Mildred Wiedmann
Membership: Dick Cleaveland
Newsletter: Pat O’Hanlon
Program: Sharon Hoover
Nominating: Barbara Cleaveland (established later)*

The list of committees was gradually expanded over the years. Included in Table 1 is a list of the major committees and their chairs.

There was some evolution in the names and functions on the CALRA committees. The “Christmas Bonus” Committee was very quickly renamed “Employee Appreciation” and given a clear focus to make sure the funds given to the staff members near Christmas each year were designated a gift and were not taxable to the employee.

The Landscaping Committee was phased out as Lois Nickerson felt the committee was no longer needed once management took effective control of the landscaping.

The Membership Committee’s mission shifted over the years more strongly to building and maintaining of the CALRA/TMALRA website, which was handled entirely by chairman Dick Cleaveland. In 2016 the original website was phased out and a new one was built by Fine Line Inc. and its maintenance was website was taken on by the then newly formed Communications Committee. The Communications Committee had been added in 2016, with Woody Seamone and later Sara (Sallie) Corbishley as chair. The Newsletter activity was also incorporated into the Communications Committee.

It is fair to say that these Committees have played and will continue to play an important role in enhancing the vitality of the CALRA/TMALRA community. Some like the Newsletter, Gift Shop, Library, and Wood Shop keep important social functions up and running. Others like Activities and Program provide and encourage residents to participate in an amazing variety of social and educational events. The Dining Committee serves as a watchdog and an important interface with Cadbury/The Moorings management, providing resident desires and concerns to the Dining Services leadership. These Committees are a vital part of CALRA/TMALRA resident life.

It is also fair to note that outside these committees and, in some cases, in concert with them important changes in the availability of social functions have been added. Important examples are the outdoor and indoor shuffleboard courts. The former was encouraged by a large group of resident spearheaded by Ron Trupp in getting management to contribute more than three quarters of the cost of installation of the outdoor court. Bill Dunn later made a significant contribution of the total cost of the indoor court and encouraged management to make the space available for it. Other examples include getting the campus smoke-free and adding the availability of alcoholic beverages in public places. These improvements and a number of others too numerous to mention are examples where various groups of residents working outside but in concert with the Committees listed above make things happen.

Employee Appreciation

The Employee Appreciation Program was begun in 2008. It started off and has continued to operate totally independently of Cadbury/The Moorings management and the decisions related to its operation have remained with CALRA/TMALRA.

In this program, each year contributions are solicited from residents for financial gifts to be provided to all non-management (hourly) staff in appreciation for the many things they do for the residents during the course of each year. The funds are given as gifts and are therefore judged to be nontaxable to the staff members.

Newsletter

The first issue of the "CALRA Free Press" Volume 1, number 1, was published in September 2008. Pat O'Hanlon was the Editor, and remained editor until 2016. Sara (Sallie) Corbishley took on that responsibility at that time, and Pat O'Hanlon became Editor Emeritus. Prior to the first publication of the CALRA Free Press, periodic news items had been published by Cadbury staff to answer resident questions. This newsletter has served as a vital communication channel for all residents.

Since the affiliation with Springpoint Senior Living, Inc. in 2017, the newsletter has been known as “The Moorings at Lewes Free Press.”

The Chorus

While not a part of any of the standing committees, the Cadbury Chorus, now known as the Moorings Chorus, has been an integral part of life at our CCRC since near its beginning. With Carol Bishop as a leader as well as a strong voice, the chorus has flourished and regularly gives at least two concerts each year.

The Buy-the-Sea Gift Shop

Early in the life of Cadbury at Lewes, the Buy-the-Sea Gift Shop was created to serve residents, staff, and visitors. It has been managed and run entirely by CALRA/TMALRA resident volunteers. For residents it made available a few of the basic needs for toiletries, greeting cards, and a continuous supply of candy and ice cream. For staff, it has been a source not only of candy and ice cream, but also reasonably priced jewelry and things for the home. For visitors, it provides mementos of CALRA/TMALRA as well as all of the above.



The products sold by the Gift Shop are a combination of donations from residents and their families and food, greeting cards, and toiletries purchased from local stores.

The donations are usually priced at thrift shop levels and the purchased goods only at modest levels to provide small profits. All of the net profits earned by the Gift Shop go into the resident association treasury to support our activity programs.

CALRA/TMALRA Library

As people moved into Cadbury they all seemed to bring along with them books that didn't fit in their new residence and thus many were donated to what would become the "Cadbury Library". A large existing room was located and some bookcases were provided for this purpose. By August of 2007, the CEO, Vic Amey, asked Mildred Wiedmann (a former librarian), to organize the books and establish a library. Many other early residents helped organize the mass of books that were donated

The first Library Committee meeting, with Mildred selected as chairperson, and composed of about 9 people, was held in late October of 2007. A questionnaire was sent to residents to determine their desires for the library. Through the years several more bookcases have been added and there is now an extension of the library in the Quiet Room to house the extensive collection of religious volumes. In addition, the Library Committee serves the Assisted Living and Health Care residents via a book cart. Mildred remained chairperson until 2018 when Judy Burgess joined her as co-chair, and now, in 2019, Judy is chair person.

Probably 99.5 % of the books along with all of the magazines also donated are from donations of the residents. From time to time a few large-print books have been purchased. More recently, donated music CDs and DVDs have also been added to the Library.

CALRA/TMALRA Display Case

Don Wiedmann and Gil Kaufman brought with them to Cadbury at Lewes a number of collections, such as philatelic history, and they recognized that a number of other residents had interesting collections too. The value of a CALRA display case which would allow residents to display their collections was recognized, and plans were laid out for one. Gil Kaufman sketched out the broad design of the display case, in particular assuring that wheelchair residents would be able to see the contents as readily as ambulatory residents. Dean Hoover, one of the Wood Shop artisans, created the display case that stands in the lobby today. Under the guidance of Kaufman and Wiedmann and later Tom Lord, there has been a new resident display every month since it was started in late 2010.

Wood Shop

It is common for CCRCs to have a Wood Shop and The Moorings is no exception. After Cadbury at Lewes opened in 2007, residents Dean Hoover, Ron Trupp, and Gary Showers met with the Executive Director, Carol Holzman to discuss plans for a wood shop. The room assigned for the shop was then being used for temporary storage, so the first order of business was to clear the room. Dean Hoover brought with him to Cadbury several pieces of large equipment: a planer, jointer, belt sander, band saw, lathe, drill press, router table, router, and compound miter saw. Cadbury agreed to provide a dust collector, scroll saw, and air compressor. Dean, Gary and Ron, agreed to furnish many small hand tools and cordless power tools.

To ready the shop for actual use, Dean, Gary and Ron installed the duct system for dust collection in the ceiling with connections to each piece of large equipment. The first item built was a large work bench. An early project the shop accepted was the construction of about 10 cedar benches for use at various places around the campus.

Over the years, many items of fine furniture have been built to serve Cadbury/The Moorings, including the grandfather clock and display case in the lobby area, several book cases for the Library and Quiet Room, the cabinet to house the TV equipment in the Welcome Room, and the aquarium in Skilled Nursing. These particular items demonstrate the capability and skill of our resident carpentry experts. These residents working in the Wood Shop have also completed many smaller projects for other residents in Independent Living and Assisted Living, and continue to do so as requests are made.

The Wood Shop is now firmly established and provides a facility for residents to continue to enjoy their hobby of working with wood to build or repair items for themselves and for other residents, and also to provide various services to The Moorings.

Financial Working Group

In about 2010, Don Burgess and Gil Kaufman recognized that there were some financial considerations that needed attention from residents, such as the refund feature of many contracts with particular relation to cottages which clearly were selling more slowly than cottages. This led them to form a small informal working group that gradually grew to about five members. Gil Kaufman chaired the group until 2017 when the informal group was more formally established as the Financial Working Group, and Jack Chapin assumed the chair which he retains at the time of this writing. The Financial Working Group meets with the executive director of The Moorings at Lewes, Carol Holzman, and David Woodward and Garrett Midgett of Springpoint Senior Living

headquarters quarterly to review the organization's finances. It also meets on an as-needed basis with Springpoint management to discuss unresolved financial issues.

Residents other than Burgess, Kaufman, and Chapin who have been active at some stage of this group's history include Joe Boyle, Bill Gehron, Jane Lord, Jim McMullen and Tom Reed.

Resident Representatives on Management Committees

One way in which residents work together with Cadbury/The Moorings management is through resident representation on their committees. Representatives from the resident body were appointed starting in 2008 to serve on four Cadbury management committees. These representatives provide management with input in the four important areas listed below with some of the early representatives to those committees:

Buildings & Property – Dean Hoover, Gary Showers

Resident Life – Bill Peterson, Lois Wills

Diversity – no record

Safety – Gary Showers

In addition one resident representative was appointed to the Cadbury at Lewes Board of Directors. Residents serving all or part of the three-year term in that capacity during the Cadbury at Lewes years were: Bill Peterson, Gil Kaufman, Bill Gehron, and Curt Christensen.

After the affiliation with Springpoint Senior Living, a Moorings at Lewes Board of Trustees (BOT) was formed with two resident representative trustees, Gil Kaufman and Curt Christensen. In 2019, this BOT was incorporated into the Springpoint Board of Trustees, with Gil Kaufman as Trustee and Curt Christensen in an advisory capacity.