



WILLAMETTE VIEW  
FOUNDATION



**2019 ANNUAL REPORT**

## Our Mission

The Foundation's Mission is to help qualified residents of the Willamette View Retirement Community maintain their dignity and independence through assistance in satisfying their need for housing and financial security. Aid is provided through resident assistance and financial management programs, educational seminars, financial information services, publications, and grants to Willamette View, Inc. that benefit the community's residents.



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## Willamette View's residents are always an inspiration to me

Volunteerism is at the heart of Willamette View; it has always been that way. Willamette View Foundation has been the fortunate recipient of volunteer efforts in the past when proceeds, from the resident stores and many other activities, were directed to our Resident Assistance Fund. Those volunteers and their efforts helped create the resources that we have preserved and grown to help residents in need of financial assistance.

I hope you enjoy our story about Pat Fisher, Willamette View resident, and volunteer, since 2000. Her recently published books are both fascinating and inspiring to me. What a remarkable life full of adventures, experiences, and opportunities.

Her story is just one of the captivating stories I have heard from residents who lived incredible lives before coming to Willamette View. I have seen them continue to live life to the fullest after choosing Willamette View retirement community as their home. The community offers so many options and opportunities allowing residents to continue to fill the days in meaningful ways. Seeing you spending your time helping each other inspires me to do the same.

Our past and current donors strengthen a legacy of supporting one another. Willamette View Foundation is your safety net for when savings do not quite meet the needs that life throws your way. We have the resources to help you with housing and care costs that are beyond your means without placing a burden on the residents or the operations of Willamette View.



We continue to help residents and we intend to help you if the time comes when you need assistance. That is what we do. We are here to help you.

Warmly,

Diane Wernli  
Executive Director

Willamette View Foundation is a non-profit corporation separate and independent from Willamette View, Inc.



# After 95 years, it would take more than a book to tell the story of Pat Fisher's incredible life

Turns out, it takes two. She recently published her life's memoir, *My Story: Nine Decades, and Counting*, volume I and volume II. It's a meticulously detailed account of her life growing up in Portland, crisscrossing the US with her husband, Bud, and returning home to live at Willamette View.

The story of Mary Patricia Layne Fisher is one filled with love, adventure and American history. And after more than nine decades, she still has the glow and warmth that she carried throughout her life.

Pat has lived at Willamette View since 2000 when she and her husband, moved up from their home in Arizona. Bud and Pat first met at North Portland's Peninsula Grade School in the 1930s.

The decision they made to move to Willamette View was easy because it was a familiar place for Pat. Her mother, Grace B. Layne, moved into the sparkling new Willamette View Manor in 1955 as one of "the founders." Pat visited often. She says she seldom missed Sunday dinner with her mom in the main floor dining room.

Forty-five years later, she and her husband quickly made friends and seemed to participate in every activity and club that existed. She sang in the choir. She volunteered at the Pantry and was named volunteer of the year in 2003. She taught line dancing courses until 2017!

As Pat explains it: "It's a busy place. People don't get bored. They are always coming up with ideas

of things to do. I've been more active here than I was in the years before I got here." And that's saying something.

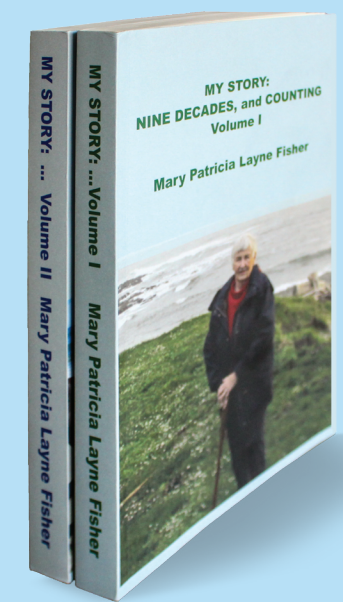
Reading Pat's story is like leafing through American history. She worked at the shipyards in Portland before WWII. She traveled to dozens of Navy bases with her husband, a Naval Academy graduate who became a decorated pilot. She experienced much happiness – and some grief, losing her daughter, Susie, in a car accident in 1981.

Pat worked as a design engineer for several large firms. She moved 44 times and remembers each home, street address and the neighbors. One of those homes was a 200-acre dairy farm near Astoria with 44 guernsey cows and one bull, named Duke.

In 2015, Pat joined the Willamette View Foundation board of directors. She was familiar with the Foundation after her years as the volunteer manager of the Willamette View Pantry – which donated all profits to the Foundation. She always loved the mission of helping residents who exhaust their savings. "That's the thing about this Foundation," she says "They look after people who get into financial trouble."

She has watched families who have been upended by huge medical bills and had nowhere to turn. "Some of my best friends have been in that situation – big health bills. Health care costs can be exorbitant," she says.

Besides her family that now includes 18 great grandchildren, Pat says the Foundation remains one of her top priorities. "I know they (Willamette View Foundation) are helping residents every day," she says. "They have been helping residents for more than 50 years. I will always be passionate about what they do."



## Excerpt from Pat Fisher's memoir "My Story: Nine Decades and Counting"

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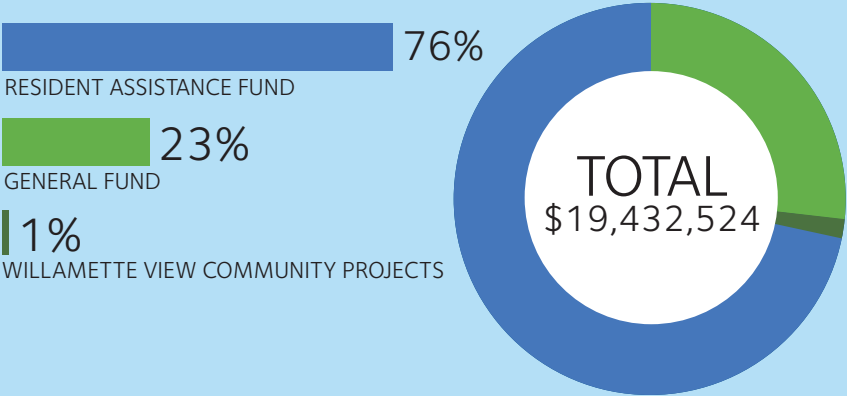
"When September (1957) came, Bud and I heard about a square-dance club at a Grange located on US 101, near the north coast. We both loved to dance and thought we should try this new form. One Saturday evening, we loaded all four kids in the station wagon, and headed for the grange ten miles away. We were told they were just starting a beginners' class, and we were welcome to join in. Murl Peterson, a trawler fisherman by trade, was the "caller." We met him and his lovely wife Bessie. We began with simple steps that night, and gradually learned more and more. We were to have almost 30 years of square dancing in our future."

# Fund Balances and Financial Facts

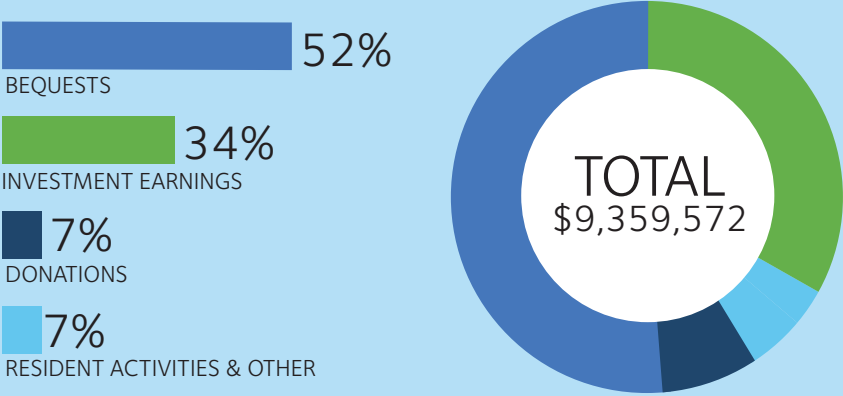
As of December 31, 2019

|   | 2010              | 2011              | 2012              | 2013              | 2014              | 2015              | 2016              | 2017              | 2018               | 2019              |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| Resident Assistance Fund                                      | 9,313,712         | 11,217,507        | 11,857,797        | 12,632,081        | 12,564,161        | 12,164,232        | 12,352,542        | 13,921,069        | 12,659,795         | 14,696,936        |
| General Fund  | 3,241,006         | 2,815,021         | 4,401,046         | 4,301,825         | 4,472,422         | 4,484,537         | 4,623,854         | 4,587,080         | 4,017,964          | 4,490,350         |
| Willamette View Community Projects                            | 41,844            | 39,167            | 41,508            | 257,942           | 267,173           | 223,102           | 227,561           | 254,428           | 205,286            | 245,238           |
| Bus Fund & Other Designations                                 | 74,734            | 6,871             | 9,398             | 8,389             | 6,784             | 0                 | 0                 | 0                 | 0                  | 0                 |
| <b>Total Net Assets Balances</b>                              | <b>12,671,296</b> | <b>14,078,566</b> | <b>16,309,749</b> | <b>17,200,237</b> | <b>17,310,540</b> | <b>16,871,871</b> | <b>17,203,957</b> | <b>18,762,577</b> | <b>16,883,045</b>  | <b>19,432,524</b> |
|   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                   |
| <b>Net Appreciation (decline) in the value of investments</b> | <b>806,220</b>    | <b>(784,430)</b>  | <b>1,205,248</b>  | <b>1,383,885</b>  | <b>31,587</b>     | <b>(190,866)</b>  | <b>699,463</b>    | <b>2,474,334</b>  | <b>(1,384,932)</b> | <b>2,937,444</b>  |
|   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                   |
| Donations   | 131,770           | 37,532            | 141,007           | 204,441           | 91,668            | 34,075            | 7,090             | 14,240            | 3,750              | 6,300             |
| Bequests  | 60,757            | 2,705,777         | 942,232           | 130,376           | 108,083           | 117,689           | 77,819            | 344,127           | 160,705            | 238,277           |
| Resident Activities & Other                                   | 95,721            | 148,125           | 90,553            | 94,719            | 104,370           | 77,348            | 12,721            | 0                 | 0                  | 0                 |
| Investment Earnings   | 326,479           | 343,374           | 467,216           | 275,743           | 361,605           | 578,874           | 383,301           | 250,316           | 191,378            | 14                |
| <b>Total Revenue</b>  | <b>614,727</b>    | <b>3,234,808</b>  | <b>1,641,008</b>  | <b>705,279</b>    | <b>665,726</b>    | <b>807,986</b>    | <b>480,931</b>    | <b>608,683</b>    | <b>355,833</b>     | <b>244,591</b>    |
|   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                   |
| Program Services (including Grants)                           | 527,175           | 855,366           | 560,459           | 1,120,543         | 511,970           | 592,580           | 545,830           | 1,509,347         | 648,858            | 663,925           |
| Management & General  | 125,246           | 105,856           | 114,791           | 142,938           | 127,322           | 330,951           | 398,225           | 147,859           | 104,733            | 95,621            |
| Fundraising   | 18,470            | 18,241            | 18,565            | 17,907            | 18,308            | 9,916             | 2,936             | 2,682             | 3,406              | 9,807             |
| <b>Total Expense by Function</b>                              | <b>670,891</b>    | <b>979,463</b>    | <b>693,815</b>    | <b>1,281,388</b>  | <b>657,600</b>    | <b>933,447</b>    | <b>946,991</b>    | <b>1,659,888</b>  | <b>756,997</b>     | <b>769,353</b>    |
|   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                   |
| <b>Resident Assistance Provided</b>                           | <b>245,921</b>    | <b>221,473</b>    | <b>338,976</b>    | <b>422,494</b>    | <b>265,788</b>    | <b>347,031</b>    | <b>320,099</b>    | <b>272,647</b>    | <b>371,986</b>     | <b>379,129</b>    |

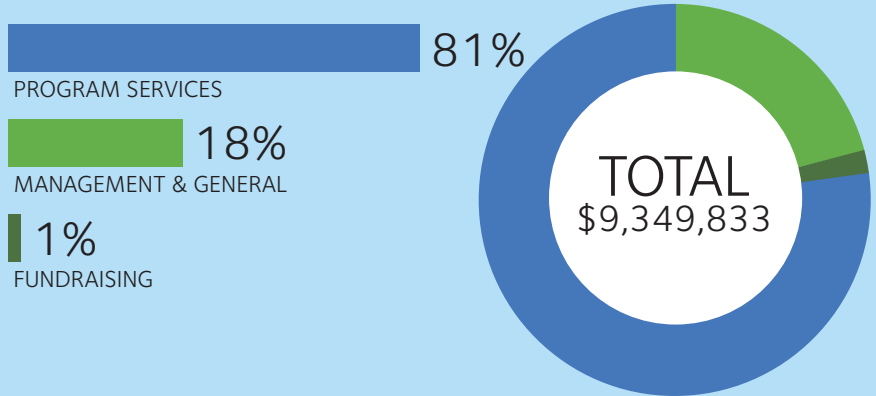
## Fund Balances 12/31/19



## Revenue by Source 2010-2019



## Expense by Function 2010-2019

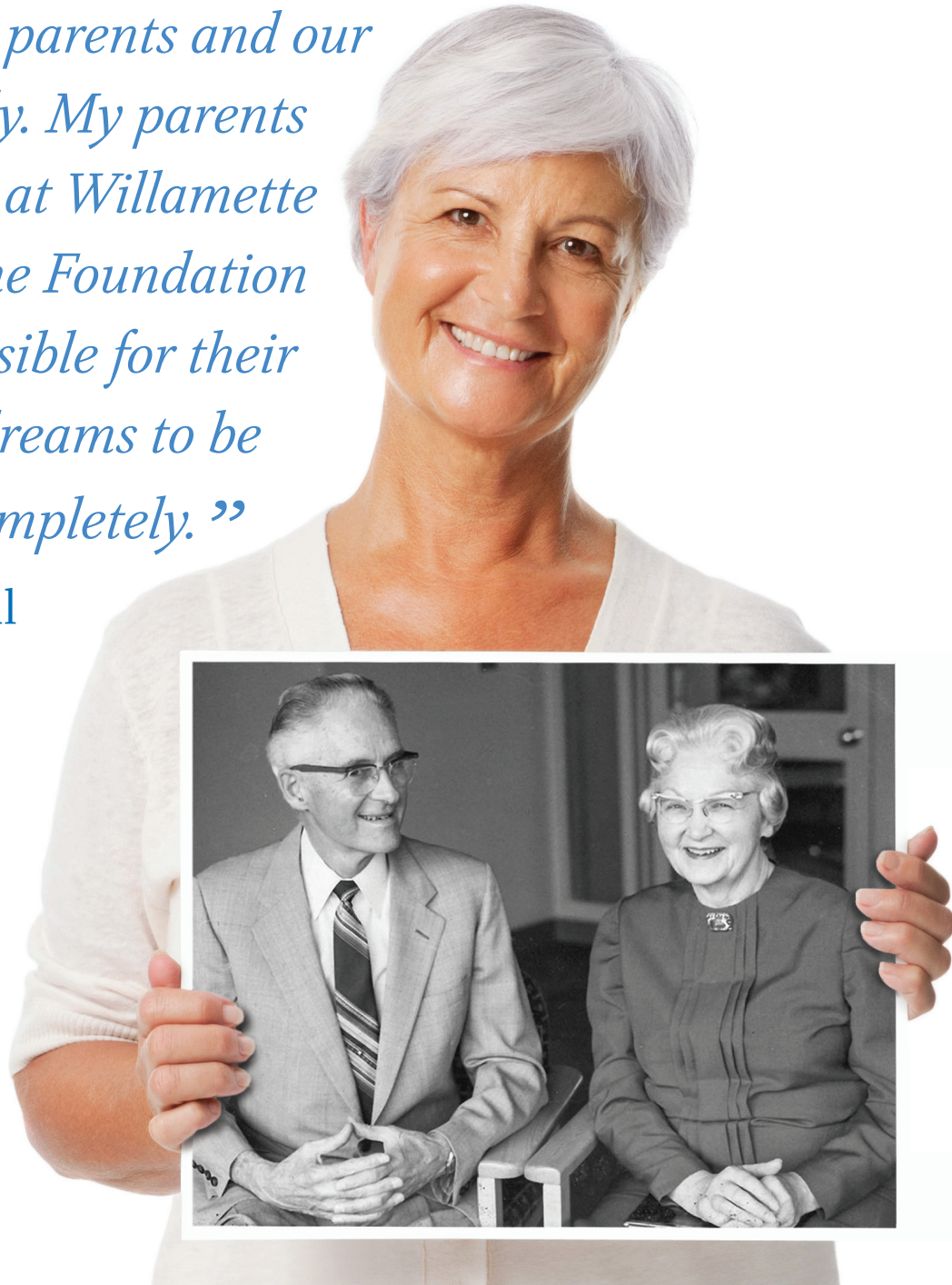


To view our complete 2019 Audit Report go to our website at [willametteviewfoundation.org](http://willametteviewfoundation.org) or give us a call at 971-233-8956.



*“What a magnificent entity  
– an amazing supportive  
base for my parents and our  
whole family. My parents  
loved living at Willamette  
View and the Foundation  
made it possible for their  
plans and dreams to be  
lived out completely.”*

– Marsha Hill



Marsha Hill's parents were 60 years old when they moved into Willamette View. “While they planned and intended for their savings to last their lifetimes, it didn't, and when they needed it, there was Willamette View Foundation to pick up the slack,” Marsha explains with heartfelt gratitude.

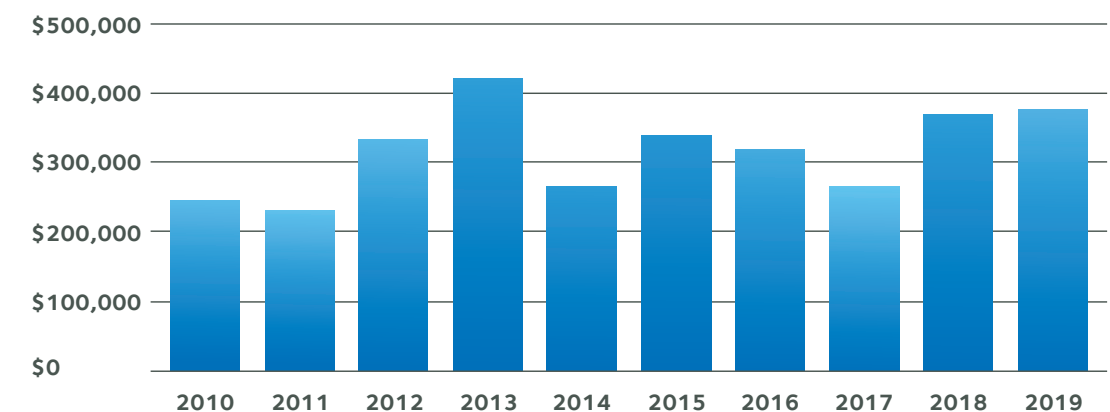
## Financial support for residents: it's at the core of what we do.

Our primary goal is to help residents of Willamette View maintain financial security; to be here to support residents when their resources have been exhausted or when they need help managing the daily tasks surrounding their finances. We can provide this safety net because of the generosity of donors whose intentions have been to support those in need. The Foundation is their legacy; residents who wanted to give for people. Residents have selflessly given for others with no expected benefit for themselves.

Residents turn to the Foundation when they find themselves facing financial challenges. Because this has been a core value of the Willamette View community for so long, the Foundation has accumulated resources that are available for the benefit of current and future residents.

We have been a safety net for residents since 1967. Direct support for residents over the past 10 years has totaled \$3,185,544.

Direct Support to Residents



The Foundation also supports residents who need help managing their day to day bills. We do this at no charge to the residents. The financial resources that allow us to do this come from generous donors over the last five decades.

# Stay safe, we'll still be here when you need us

As we share with you our 2019 Annual Report, I can't help but comment on the effects of the COVID-19 Pandemic. Personal lives have changed with quarantines and social distancing. Volatility in the market has brought financial concerns for the future. I am reminded of why, so long ago, the Willamette View Foundation was created to be a safety-net for residents.

The Board takes the stewardship of the Foundation assets very seriously and has been diligent to protect and preserve our ability to carry out our core purpose, positioning us to face the unknown demands of the future. We are here for residents who need help.

We ended 2019 with favorable market conditions. Our investments were up substantially providing an increase in net assets of \$2.5 million as of December 31st over the previous year-end. The Foundation is set to alleviate financial concerns for residents whose savings have been depleted. We have worked intently to grow our resources, creating reserves that will sustain us far into the future.

The Foundation's [Purpose](#) and [Promise](#) guide us. Our [Position](#) of independence with unique dedication to Willamette View residents, our [Personality](#), and our [Performance](#) strengthen the Willamette View community. We provide help, compassion, peace of mind, and financial assistance that is funded by donors, past and present, who support our mission.



Remember, we all need each other.

Sincerely,  
*Christie L. Geiger*

Christie L. Geiger  
Board President

## Our Purpose

To help residents of Willamette View live worry free about money matters.

## Our Promise

Even if you outlive your resources, you can get help from us.

## Our Position

Independent, enduring, and uniquely dedicated to Willamette View residents.

## Our Personality

Financial assistance is what we do. Empathy and compassion is who we are.

## Our Performance

We measure our services one person at a time. And by strengthening the whole community over time.





## WILLAMETTE VIEW FOUNDATION

### BOARD OF DIRECTORS

**Christie Geiger**  
Board President

**Mike Gallagher**  
Board Vice President

**Ron Gustafson**  
Board Secretary/  
Treasurer

**Carol Cameron**  
Board Member

**Jonathan Enz**  
Board Member

**Pat Fisher**  
Board Member

### EXECUTIVE TEAM

**Diane Wernli**  
Executive Director

**Christy Noble**  
Executive Assistant



Until we can walk together again, please don't hesitate to reach out  
by phone or email – Diane Wernli

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