



WILLAMETTE VIEW  
FOUNDATION



**ANNUAL  
REPORT  
2021**

## OUR MISSION

The Willamette View 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.

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

## IN THESE TIMES OF UNCERTAINTY, YOU CAN COUNT ON US.

It was in September 2001, right before 9/11, that I began my relationship with Willamette View residents. Taking my first steps onto the campus, I felt the compassion and caring for others that speaks to the core of Willamette View residents. That culture is what has built the Willamette View Foundation reserves. Residents are the core of our mission.

When I started at Willamette View Foundation our net assets totaled almost \$10 million. Now our net assets total over \$22 million. During the past 20 years, we received \$10.8 million in contributions and bequests. Through 2015, the resident stores and other resident activities contributed \$1.1 million for our Resident Assistance Fund. We gave back to the Willamette View community with \$7 million in direct resident financial assistance, helped 86 residents manage tasks related to finances, and funded \$3 million in grants to Willamette View, Inc. for campus projects.

The growth of Willamette View Foundation and our ability to help residents is the result of the dedication and commitment of past and current residents; their belief in our mission and willingness to support each other. It's people caring for people. It's residents helping residents. It's support you can count on.

It is an honor to know and help residents. Being a part of the Willamette View community has been inspiring and rewarding. I look forward to serving the community for many more years to come.

We are helping residents when they need us. It's something you can always count on.

Gratefully,



Diane Wernli  
Executive Director



## WILLAMETTE VIEW RESIDENTS SHOW OUR NEWEST BOARD MEMBER THE WAY

**Rosemary Quast** has trekked the Swiss Alps, fished the rivers of eastern Montana, and worked as a school nurse in Alaska. At 100 years old, she has earned the right to offer this simple advice to new Willamette View Foundation board members: “Watch the investments. Keep tabs on the money.”

Her advice is music to the ears of the Foundation’s newest board member, **Greg Dufault**, a longtime investment advisor. Dufault wants to use his expertise to solidify funds to better withstand market fluctuations and be available forever.

“I know what financial security means to people,” he says. “They don’t want to worry. They don’t want to think about money.”

You don’t have to look far to find Willamette View residents who enthusiastically nod in agreement.

**Robert C. Moore** – better known as R.C.A. – says that when he and his wife moved to Willamette View in 2011, the sense of financial security made possible by the Willamette View Foundation was central to their decision and he wants board members to know that.

“It’s why we have peace of mind,” he says. “If things go gunny-bag on me, my expenses will be covered, I’ve got a strong safety net.”

**Karron Cook** – a Willamette View resident for five years -- echoes that sentiment. Her advice to our new board member?

“Just remember that residents are first in line and that we all need to know there’s a backup plan if anything goes wrong.”



They help me keep track of my finances. Having them there is a wonderful feeling.”  
Rosemary Quast, Willamette View resident since 2006



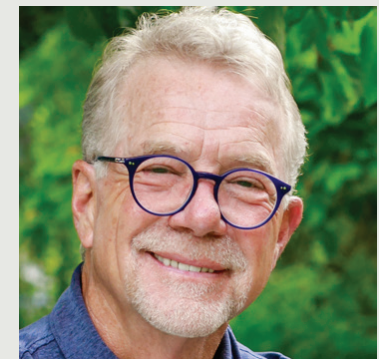
In a community, if you need something, there’s someone who says yes. And this is what the Willamette View Foundation does.”  
R.C.A. Moore, Willamette View resident since 2011



Heaven forbid, if I couldn’t afford to pay medical bills, or whatever, it’s nice to know they have a backup plan.”  
Karron Cook, Willamette View resident since 2017



When I saw this Foundation’s mission and how it gives residents peace of mind – that just sang to me. I knew I could help.”  
Greg Dufault, Willamette View Foundation Board Member



# FUND BALANCES AND FINANCIAL FACTS

AS OF DECEMBER 31, 2021

	2015	2016	2017	2018	2019	2020	2021
Resident Assistance Fund	12,164,232	12,352,542	13,921,069	12,659,795	14,696,936	17,238,782	18,844,412
General Fund	4,484,537	4,623,854	4,587,080	4,017,964	4,490,350	4,989,579	5,146,424
Willamette View Community Projects	223,102	227,561	254,428	205,286	245,238	254,125	275,310
<b>Total Net Assets Balances</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>22,482,486</b>	<b>24,266,146</b>

<b>Resident Assistance Provided</b>	<b>347,031</b>	<b>320,099</b>	<b>272,647</b>	<b>371,986</b>	<b>379,129</b>	<b>126,852</b>	<b>161,856</b>
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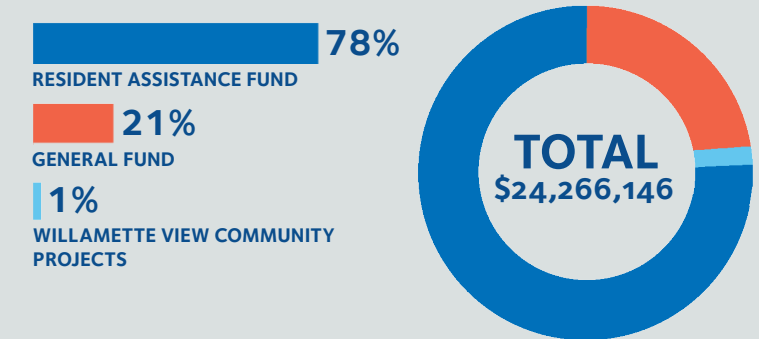
<b>Net Appreciation (decline) in the value of investments (190,866)</b>	<b>699,463</b>	<b>2,474,334</b>	<b>(1,384,932)</b>	<b>2,937,444</b>	<b>3,421,436</b>	<b>2,193,115</b>
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Donations	34,075	7,090	14,240	3,750	6,300	7,100	2,254
Bequests	117,689	77,819	344,127	160,705	238,277	123,116	91,027
Resident Activities & Other	77,348	12,721	0	0	0	0	0
<b>Total Contributions</b>	<b>229,112</b>	<b>97,630</b>	<b>358,367</b>	<b>164,455</b>	<b>244,577</b>	<b>130,216</b>	<b>93,281</b>

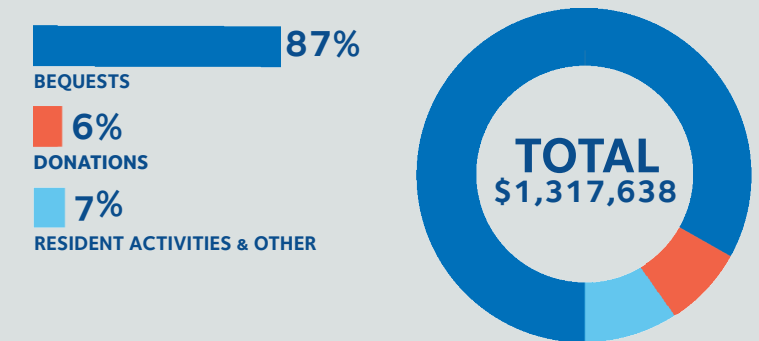
Program Services (including Grants)	592,580	545,830	1,509,347	648,858	663,925	427,430	458,534
Management & General	330,951	398,225	147,859	104,733	95,621	89,081	100,366
Fundraising	9,916	2,936	2,682	3,406	9,807	10,386	10,261
<b>Total Expense by Function</b>	<b>933,447</b>	<b>946,991</b>	<b>1,659,888</b>	<b>756,997</b>	<b>769,353</b>	<b>526,897</b>	<b>569,161</b>

To view our complete 2021 Audit Report go to our website at [willametteviewfoundation.org](http://willametteviewfoundation.org) or give us a call at 971-233-8956.

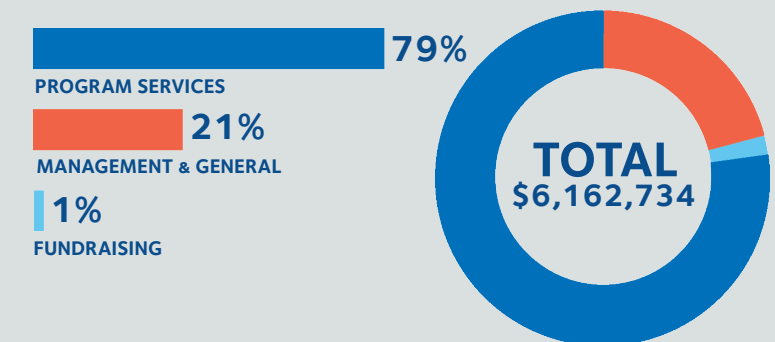
## FUND BALANCES 12/31/21



## CONTRIBUTIONS BY SOURCE 2015-2021



## EXPENSE BY FUNCTION 2015-2021



## YOU CAN'T PUT A PRICE TAG ON PEACE OF MIND... AND WE DON'T

The residents of Willamette View have been given a wonderful gift to ensure their peace of mind as they age into an uncertain future. You can't put a price tag on peace of mind, but this is the essence of what the Willamette View Foundation offers residents. The goal of the Foundation is to remove financial concerns from the future. The tradition of looking out for each other is not new.

Many residents have been comforted by the helping hands of Willamette View Foundation. This Foundation was specifically created to help residents and now stands strong with \$22 million in assets. These funds ensure that those who follow can enjoy life without the worry of outliving their assets. We have funds that are available for financial assistance at no cost to the community. We're preserving them for your peace of mind. It's that simple. We're here for you.

The tradition of looking out for each other started way back in 1967. Since then, the Willamette View Foundation has distributed millions of dollars for residents who need assistance and comfort. They counted on us; you can too.

## WE'LL EVEN MANAGE YOUR MONTHLY BILL PAY AT NO COST

Willamette View Foundation also supports residents who need help managing their day-to-day bills. If your bills, financial documents, and taxes are stacking up and overwhelming you, let the Foundation help. We do this for residents free of charge. The financial resources that help us provide this service come from generous donors over the last five decades.



Sometimes the greatest benefit the Willamette View Foundation provides is felt by people who don't live at Willamette View. They are the families of residents who are spread out all over the country. We hear from them often. Many express their relief and comfort knowing that their parents, or siblings, or friends, are protected from financial problems.



**If the Foundation didn't exist, the lives of everyone in our family would have been so changed. When my parents moved into Willamette View, they knew the Willamette View Foundation was a big part of the stability of their future and aging. Through the years we all commented often how secure each of us felt, knowing that Willamette View Foundation was there, a real presence and security for our future."**

Willamette View Resident Family Member



**Willamette View Foundation has helped us with paperwork, expenses, and has been there if we had any questions about the financial problems that we faced, and they were a support system when the stress started getting more than we could handle."**

Willamette View Resident Family Member



# OUR LONGEVITY IS A PART OF OUR SUCCESS AND IT HELPS ENSURE OUR FUTURE

Dear Friends,

It has been my privilege and honor to be associated with the Willamette View Foundation in various capacities for more than 20 years. First as a financial advisor to a significant number of residents followed by election to the investment committee and now the newest Board Member to the Foundation.

As a committee member I helped usher in a best practices review of the management of our funds. It resulted in the hiring of Angeles Investment Advisors who earned our services by demonstrating extensive experience and expertise relating to endowment funds. Their long-term view of our funds they so astutely manage on our behalf has paid handsome dividends and it managed the volatile markets we now experience.

The mission of the Foundation is to provide a safety net for current and future residents in the event of an unforeseen financial setback. To date the Foundation has provided over \$10,000,000 in needed assistance to residents. Given the uncertainty of the economy and the possibility of a recession, I think it is vitally important that the adherence to policy expectations and our fiduciary responsibility are consistent. In the final analysis it is our duty to ensure that each resident has the peace of mind knowing that should the need arise, the Foundation stands ready to support.



We are grateful to past and current donors of Willamette View Foundation for their generosity and shared commitment to those we serve.

Sincerely,

A handwritten signature in blue ink that reads "Greg".

Greg Dufault  
Board Member and Investment Committee Member

## 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

**Greg Dufault**  
Board Member

**Elise Meyers**  
Board Member

## EXECUTIVE TEAM

**Diane Wernli**  
Executive Director

**Christy Noble**  
Business Operations  
Manager



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