

WHERE YOUR SUPPORT GOES



Volume 5, Issue 1

Spring 2006

TERWILLIGER PLAZA FOUNDATION

Cornerstone News

Your gift to Terwilliger Plaza Foundation can work for you in different ways. You can give it to the Foundation as an unrestricted gift, in which case the Foundation board will determine its best use for the overall good of the Plaza.

We have two endowment funds that would allow you to add your gift, and from which the Foundation Board only uses the distribution portion, never the corpus of the money.

The **Lesta Hoel Memorial Trust Fund** was established in 1967 to provide financial support to those members who outlive their financial resources so they never have to leave Terwilliger Plaza for monetary reasons. It currently supports, on average, five members each month. A portion of this fund is invested through Oregon Community Foundation and the other portion through private investments. This fund is managed through the Board of Trustees, which are the members of the Plaza board of directors.

Terwilliger Plaza Endowment Fund was originally created in memory of a former member, Inez Martin. This fund is invested in perpetuity, and the earnings are used to respond to grant requests from the Plaza that enhance the quality of life of the residents of Terwilliger Plaza. This fund also includes unrestricted donations designated by the Board to this fund. This Fund is invested through Oregon Community Foundation.

In addition, the Foundation is the beneficiary of two endowment funds established by a member, who wanted to ensure a continual source of income for special projects and Plaza enhancements.

The **Franklin W. White Endowment Funds** were created in 1999 as a lasting legacy for Terwilliger Plaza Foundation. The earnings from the *White Living Trust* are for the development and operations of assisted living quarters and their residents, and the *White Charitable Annuity Trust* is to be used on facility improvements necessary to enhance the quality of retirement living at Terwilliger Plaza, specifically for capital purposes. Funds from these Trusts are invested through Oregon Community Foundation.

The Foundation Board of Directors is responsible for approving grants requests for the above listed funds. These grant requests can come from different departments and committees at Terwilliger Plaza.

You can also designate gifts to a specific **Temporarily Restricted Fund**, like the Art Committee Fund. This allows for future purchases, framing and repairs of artwork. Other funds include the Chapel, Metcalf Makeover, Capital Equipment, and Supported Living Fund for the Metcalf and Terrace residents.

Next time you make a gift, you decide how that money should be used to enhance life for all members at Terwilliger Plaza.

Foundation Board of Directors

Kitty Bassett, President
Brad Mersereau, Vice President
Clifford Droke, Treasurer
Margie Burdick, Secretary
Sally Landauer
Lucy Marlitt
Bill Wilson
Virginia Burgess

Foundation Director: Vivian Cheadle

FOUNDATION SPENDING POLICY

The Foundation has an established Spending Policy, which establishes guidelines to evaluate and prioritize programs and purchases of the Foundation. It specifically guides the operations, and is periodically reviewed and revised.

Funds are not to be used to fund ongoing services or capital expenditures that are essential to the ongoing operations of the Plaza, and that should be supported by the Plaza's operating and capital budgets.

All funds received and invested by the Foundation are held in prudently managed investment accounts in accordance with the TPF investment policy.

The spending rate from all endowment funds will be 5% of the year-end market value averaged over three-year period. Endowment spending may be made from interest, dividends or capital appreciation.

The annual spending plan, established by the TPF Board, will include amounts earmarked for specific major capital or operational improvements, lesser amounts for responding to opportunistic grant requests received throughout the year, and a small fund to be distributed by the Foundation's Executive Director.

Foundation Director's Discretionary Fund:

Allows for personal requests from members, who have a specific need to attend a function, receive a service, or make a personal purchase that their fixed income might not otherwise allow them.

This discretionary fund, determined by the Executive Director, has a maximum per request amount of \$100 and the annual maximum is \$1,000. This fund allows for personal requests from members, who might have a specific need to attend a function, receive a service, or make a personal purchase that their fixed income might not allow them. Requests are kept in the strictest confidence.

Additionally, the TPF Board determined that one percent of contributions and three percent of interest, dividends and net realized gains will be set aside for administrative expenses of the Foundation. However, the Lesta Hoel Fund is specifically excluded from these distributions.

BEQUEST LANGUAGE

If you choose to include Terwilliger Plaza Foundation or the Lesta Hoel Trust Fund as a beneficiary in your estate plans, the following language may be helpful to give your attorney.

I hereby bequeath to Terwilliger Plaza Foundation (or Lesta Hoel Trust Fund), located at 2545 SW Terwilliger Blvd., Portland, OR 97201, with a tax identification number of 93-1062307 (Lesta Hoel's is 93-6071709), _____ (insert your percentage of estate or the actual dollar amount) to be used for general purposes as determined by the Foundation's board of directors (or include a specific fund or purpose).

If you have questions about the types of funds or endowment opportunities, please contact the Foundation office.

Should you make such a bequest in your estate plans, please inform the Foundation Director of your decision. This will allow you to be recognized as a Cornerstone Club member.

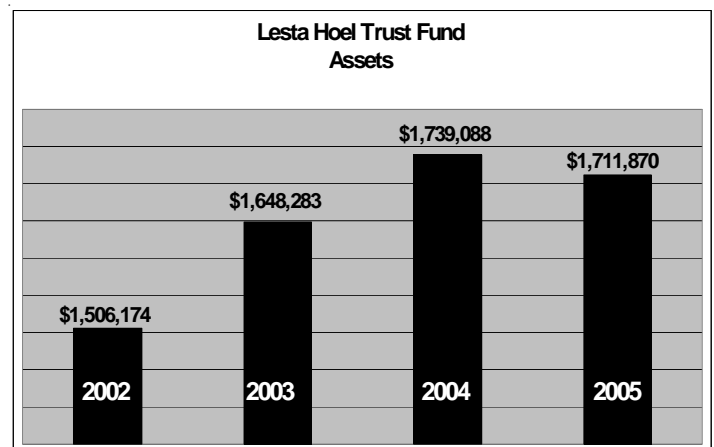
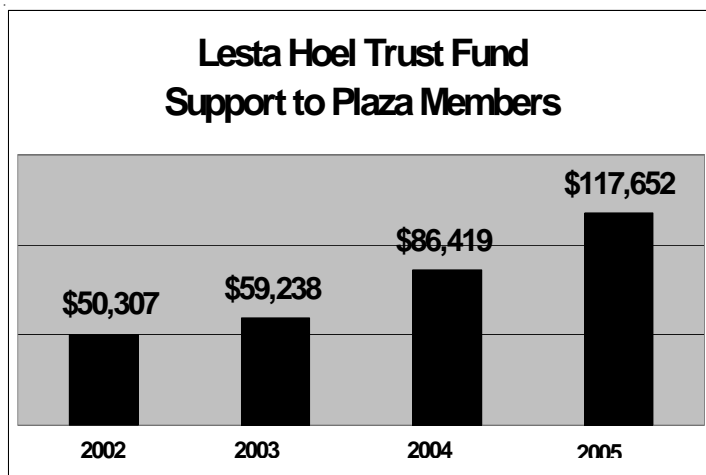
GRANT FULFILLED...



A recent Foundation grant given to Health Services' Fitness Center provided for a new elliptical trainer, which offers members many benefits. It produces minimal impact on knees, hips, and back, while allowing individuals to receive an effective cardiovascular workout. It benefits balance too as elliptical training improves stability of core muscles. The elliptical trainer has become a popular addition to the Terwilliger Plaza Fitness Center.

Terwilliger Plaza Foundation and Lesta Hoel Memorial Trust Fund
Combined Statement of Financial Position
December 31, 2005 and 2004
(unaudited)

	Terwilliger Plaza Foundation	Lesta Hoel Memorial Trust Fund	Terwilliger Plaza Gift Annuities	Total Combined December 31, 2005	Total Combined December 31, 2004
ASSETS					
Cash and Cash Equivalents	86,451	22,507	-	108,958	144,364
Accounts Receivable	345	\$275	-	620	-
Due From Terwilliger Plaza-Gift Annuities	136,690	-	-	136,690	100,616
Investments					
Lesta Hoel Investments-Salomon Smith Barney	-	1,082,882	-	1,082,882	1,066,102
Investments at Smith Barney	240,035	-	-	240,035	212,212
OR Community Foundation-Franklin White SubFund	408,047	606,206	-	1,014,253	938,239
OR Community Foundation-Terwilliger Plaza Endowment	44,516	-	-	44,516	42,068
Gift Annuities	-	-	276,816	276,816	216,462
TOTAL ASSETS	\$916,084	\$1,711,870	\$276,816	\$2,904,770	\$2,720,063
LIABILITIES					
Accounts Payable	275	-	-	275	-
Deferred Revenue-Gift Annuities	136,690	-	-	136,690	100,616
TOTAL LIABILITIES	\$136,965	-	-	\$136,965	\$100,616
NETASSETS					
Unrestricted	132,889	-	-	132,889	90,635
Temporarily Restricted	418,447	225,281	276,816	920,544	838,557
Permanently Restricted	227,783	1,486,589	-	1,714,372	1,690,255
TOTAL NET ASSETS	\$779,119	\$1,711,870	\$276,816	\$2,767,805	\$2,619,447
TOTAL LIABILITIES AND NET ASSETS	\$916,084	\$1,711,870	\$276,816	\$2,904,770	\$2,720,063



Terwilliger Plaza Foundation and Lesta Hoel Memorial Trust Fund
Statement of Activities and Changes in Net Assets
December 31, 2005 and 2004
(unaudited)

	Terwilliger Plaza Foundation	Lesta Hoel Memorial Trust Fund	Terwilliger Plaza Gift Annuities	Total Combined December 31, 2005	Total Combined December 31, 2004
REVENUES, GAINS, AND OTHER SUPPORT					
Gifts and Memorials	33,040	0	92,247	125,287	73,247
Wills / Bequests	860	5,444	-	6,304	-
Matured Gift Annuities	15,718	0	(15,718)	-	-
Sentimental Journey Proceeds	24,460	-	-	24,460	23,236
Spring Fundraiser (Tea/Concert) Proceeds	5,605	-	-	5,605	6,377
Thrift & Gift Proceeds	19,159	-	-	19,159	13,458
Other Fundraising	987	-	-	987	-
Investment Income on long-term investments (net)	41,650	82,822	8,262	132,734	153,733
Canby Village Gain	14,234	-	-	14,234	242,336
Transfer of Designated Funds-Lesta Hoel	(2,360)	2,360	-	-	-
TOTAL REVENUES, GAINS & OTHER SUPPORT	\$153,353	\$90,626	\$84,791	\$328,770	\$512,387
EXPENSES & LOSSES					
Program Expenditures/Grants to Terwilliger Plaza	19,164	-	-	19,164	102,285
Subsidy paid to Terwilliger Plaza from LHMTF	-	117,652	-	117,652	86,419
Annuity Payments to Donors	-	-	24,437	24,437	26,916
Operating Transfer to Terwilliger Plaza	8,653	-	-	8,653	1,128
Administrative Expenses	347	192	-	539	661
Sentimental Journey Expenses	7,370	-	-	7,370	5,835
Spring Fundraiser Expenses	1,931	-	-	1,931	4,101
Other Fundraising Expenses	666	-	-	666	304
TOTAL EXPENSES & LOSSES	\$38,131	\$117,844	\$24,437	\$180,412	\$227,649
Change in Net Assets	\$115,222	(27,218)	\$60,354	\$148,358	\$284,738
Net Assets Beginning of Year	663,897	1,739,088	216,462	2,619,447	2,334,709
Net Assets End of Year	\$779,119	\$1,711,870	\$276,816	\$2,767,805	\$2,619,447



CONTRIBUTORS - GIFTS DECEMBER 1, 2005 - MARCH 15, 2006

Lesta Hoel Memorial Fund & Terwilliger Plaza Foundation

Year-end Holiday Appeal

Memorial Gifts

In Memory of Francis Adams
Margaret Ellyn Lassen

In Memory of Moselle Boldt
Margaret Ellyn Lassen

In Memory of Eleanor Chown
John Anderson
Margaret Ellyn Lassen
Barbara Schwab

In Memory of Robert Ditewig
Shirley Ditewig

In Memory of Wendy Herz
Harley & Ulla Sachs

In Memory of Ethel Lutton
John Anderson
Pat Berg
Frank Chown
Jean Cory
Alfred & Mary Louise Estabrook
Emma B. Henell
Dore Hollander
Margaret Ellyn Lassen
Ninth Floor Members
John & Sharon Pumphrey
Burton & Maxine Selberg
Mary Louise Smith
Tenth Floor Members

In Memory of Virginia Malo
Eighth Floor Members
Sylvia Williams

In Memory of Dora Morrison
Margaret Ellyn Lassen

Gifts In Kind

Anonymous
Noelie Arnoult
Betty Ann Conrad
Alan Goudy
Robert Grimsley
Ruth Hayward
Emma B. Henell
Brad Mersereau
Burton & Maxine Selberg
Yan Slattery

In Memory of Evalena Witter
David Witter

In Memory of Claire Painter
Pat Berg
Fifth Floor

In Memory of Herbert Schwab
John Anderson

In Memory of Tom Williams
Fitness Center Friends
Florence Heim
Emma B. Henell
Robert McFarlane
Richard Robinson
Burton & Maxine Selberg
Robert Swanson
Tenth Floor Members
Sylvia Williams

In Memory of William Wyse
Frank Chown

In Memory of Bob Zeller
Betty Jane Zeller

General Gifts - Terwilliger Plaza Foundation

Brad Mersereau

*In Honor of Eleanor Hunt's 100th
Birthday*
David & Mary Jane Hunt

Memorials

In Memory of Ann Chapman-Andersen
Martha Taylor

In Memory of Eleanor Chown
Barbara Schwab

In Memory of Ethel Lutton
Sylvia Williams

In Memory of Herbert Schwab
Barbara Schwab
Hank & Jo Schwager

In Memory of Tom Williams
Preston & Shirley Phipps
Becky Short

General

Anonymous
Pat Berg
William Burr II
Hazel Delorenzo
Genevieve Goldy
Alan Goudy
Barbara Goy
Lucy Marlitt
Mary Myers
Carl Rosenburg

In Honor of Betty McFarlane
Robert McFarlane

Metcalf Makeover

John Anderson
In Memory of Robert Ditewig
Shirley Ditewig
In Memory of Ethel Lutton
Mary Hroza

Restricted Fund - Sound System

Arthur Balingier
In Memory of Robert Zeller
Betty Jane Zeller

Lesta Hoel Trust Fund

Donald & Edthe Barr
In Memory of Susan West
Douglas & Sue Ann Johnson

Thank You!

*Your support is
greatly appreciated.*

Terwilliger Plaza Foundation

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Portland OR 97201

Phone: 503-299-4221

Fax: 503-299-4803

Email: foundation@terwilligerplaza.com

*Creating a secure future and enhancing
the quality of living for Plaza residents*

FOUNDATION BOARD OF DIRECTORS... WHAT'S INVOLVED

The Foundation Bylaws states the following: the board of directors includes a minimum of five (5) and a maximum of nine (9) representatives, with no fewer than four and not more than six who are members of Terwilliger Plaza. The remainder of directors shall be individuals from the Portland community.

The term of office for directors shall be no more than three years, and no director shall serve more than three consecutive terms. The board staggers the terms to insure continuity. Foundation board members are not paid for their participation, and each member must sign a Conflict of Interest agreement. Officers include a President, Vice President, Secretary and Treasurer, who are voted on annually by the board of directors.

The Foundation Board welcomes suggestions and interest from Plaza members on becoming a member of the board, particularly when there is a vacancy. Currently the board is seeking a member from the Portland community, who might have an interest in serving. The qualifications of a good board member might include experience on other not-for-profit boards, finance, estate law, fundraising and retirement community business experience. If you know of someone, please forward their name to the Foundation Director.

CONGRATULATIONS AND THANK-YOU TO OUR 2006-2007 OFFICERS

Kitty Bassett, President
Brad Mersereau, Vice President
Clifford Droke, Treasurer
Margie Burdick, Secretary

Sally Landauer
Lucy Marlitt
Bill Wilson
Virginia Burgess