

Lopez Housing Options (LOHO)

The Hamlet

THE DREAM BECOMES REALITY

Eighteen years ago, friends gathered around a Lopez kitchen table and dreamed. What if islanders didn't have to move to the mainland when their homes became too much to keep up or because of health changes? What if they could live out their lives right here on the island they love?



2017 Annual Report

Those dreams came true when The Hamlet opened in 2008. It couldn't have happened without the hard work and support of the Lopez community. Now, 10 years later, The Hamlet Cottages and Hamlet House are home to 25 seniors and 3 dogs. Former nurses, doctors, teachers, librarians, architects and fisherman have all moved to this beautiful setting where independence, privacy and connection are valued and honored. Together they form a community with ties to our larger island community.

Mission

The mission of The Hamlet / LOHO is to provide safe, convenient housing on Lopez Island for people 55 and over: an adult family home for six individuals needing 24-hour care and 14 garden cottages for rent to independent seniors. We offer one bedroom cottages at reduced rent for those living on limited incomes.

Vision

We support the wellbeing of all we serve by providing secure, affordable, attractive housing in an inclusive, caring environment.

Values

We act out of a belief that seniors on Lopez Island should not have to leave the community they love as they age; that maintaining connection and relationships benefits everyone through the lifespan.

We believe in a community model where residents' input is valued and integrated into daily decision-making and management.

We commit to supporting residents' efforts to extend their autonomy and independence. We operate a business model based on mutual respect, transparency, fiscal responsibility and service.

We encourage a culture of economic and social diversity where all residents feel honored, welcomed and supported.

THE HAMLET

Hamlet House
273 Village Road
POB 172
Lopez Island, WA 98261
360-468-3800

The Hamlet Cottages
229 Village Road
POB 785
Lopez Island, WA 98261
360-468-2620

H A M L E T H O U S E

HAMLET HOUSE - BACK IN FULL SWING

Occupancy in 2017 was about 95%. The residents continue to enjoy a home-like setting with assistance from our dedicated staff. With an average age of 94, residents are enjoying activities like creaky yoga, community sing-a-longs, walking in the sunshine and visiting with family members. For 10 years now, during times of challenges and stability, Hamlet House has fulfilled its mission to provide compassionate care and assist residents in living life to the fullest while remaining on the island they know and love.

Becky Smith, Hamlet House Manager



Working together, Howard makes the bird houses and friends arrive to paint them.



Celebrating Hollween



ELSIE SILKISS –AT HOME AT HAMLET HOUSE

When Dan passed in 2016, Elsie's life turned upside down. After almost 65 years of marriage, living alone was presenting challenges for her. It had become clear to Jeanna Carter that her mom was not thriving while living on her own. The time had come to find her more support and companionship. Fortunately, Hamlet House was available and Elsie moved in last March. "It made sense for me to move to the Hamlet House and not be living alone." To Jeanna she says, "You told me that you were taking me home and home I am." Knowing that her mom is well cared for, safe and happy gives Jeanna peace of mind. "There is a comfort in knowing that my mother is in such good hands in a home that feels like her own."



Elsie out for walk with Honey and Kathaleen

HAMLET COTTAGES

ANNIE FOX - LOPEZ ISLAND GAL SINCE 1959

When Annie arrived on Lopez Island with her husband Joe and their 4 kids, Fisherman Bay Road was the only paved road on the island. The grocery store/barber shop sat where the Fudge Factory is today. They lived in a small house (now Vortex) in town and paid \$25 a month for rent-outhouse included.

Many years later, Annie lived alone in her Hummel Lake house. Her family became concerned for her wellbeing after a fall and Annie realized she needed to simplify her life. Leaving Lopez was never an option in Annie's mind. Lucky for her, the year was 2007 and the cottages were near completion. In 2008, she became one of the very first residents of a one-bedroom cottage.

Now 90, Annie no longer needs to mow her grass or lay in a cord of firewood to heat her home. She really appreciates how close she is to everything. "I can walk everywhere I need to; the post office, store, clinic. My daughter Jan is just down the street. I'm so happy here I can't imagine living anywhere else".



THE MISSION IN ACTION

2017 was a year of stability for the Hamlet Cottages with 100% occupancy and a growing number of applications from folks who want to live in this beautiful, dynamic and supportive community. This stability allows us to focus on our future needs: to preserve the quality of life here and maintain the infrastructure so we can continue to fulfill our mission to provide independent senior housing (half of which is reduced rent) for many years to come.

I am thankful to be part of this adventure, to witness the embodiment of the dream that began back in 2001. Eighteen cottage residents, living full and active lives here on Lopez, truly reflects our mission in action.
Liz Malinoff, Cottage Manager



THE GATHERING PLACE



The Gathering Place is considered an extension of every Hamlet resident's living room. Our greater Lopez Island community was invited to join us for 27 events in 2017, including art receptions, concerts, educational lectures, gardening workshops and more. Many thanks to all the performers, artists, educators and speakers for sharing their time and talents with all of us. And a big thank you to the residents for laying out the welcome mat!



Left to right; Rick Gadd, Levanne Hendrix, Bill McGown, Marlene Giedd-Clark, Jim Orcutt, Becky Presley. Not shown: Bill White, Cathy Doherty.

MESSAGE FROM JIM ORCUTT, CHAIR, LOHO BOARD

After a few challenging hurdles over the course of the last 10 years, The Hamlet has 'matured' nicely. The landscaping has filled in, residents have added their own personal touches to patios and gardens making each cottage personal and unique. It's true, some of the paint has faded over time but the cottages, the Gathering Place and Hamlet House are all as charming and inviting as ever.

The LOHO Board is looking ahead, planning for what is needed to protect, preserve and sustain the Hamlet for the next decade and beyond. With the revenue support of full occupancy and strong community financial support, we are preparing to tackle the challenges ahead.

We hope you will join us in appreciation for the team of 'dreamers' who worked so hard to put The Hamlet on the literal map of Lopez Island. We wish to express our sincere gratitude to all those who have generously donated time and resources to making this decade the first of many decades to come.

MESSAGE FROM BECKY PRESLEY, VICE-CHAIR, LOHO BOARD

Lopez Island is a small island with a strong sense of community. An incredible number of islanders are actively involved, year after year, in initiatives designed to maintain and improve the quality of life on our island. There is no better example of community generosity than the Hamlet. From the beginning, it was pure and unselfish generosity that gave life to the Hamlet Cottages and Hamlet House.

We have made substantial progress toward financial sustainability, but it is an undeniable fact that we must continue to ask for our community's support. It is costly to provide 24/7 care at Hamlet House and to offer half our cottages at a moderate rate.

Our greatest asset is our facility. The design and construction of the cottages and Hamlet House are exquisite. The dream has been achieved. Now it must be protected and maintained for the future.

In coming months, you will receive information about two initiatives - long term maintenance and the drive to build an endowment in order to put an end to yearly fundraising once and for all. Until the endowment is well funded, we will also continue to ask for your annual operations help. We are deeply grateful for all that has come before; we are compelled by our responsibility to keep The Hamlet strong and safe.

THE HAMLET

Get To Know Us!

In our younger days: nurse, teacher in remote Alaskan villages, architect, Peace Corps Volunteer, horse trainer, professor, social worker, librarian, phone company rep., minister's wife, cost accountant, Boeing manager, teacher, yoga instructor, property manager, bank teller, school superintendent, community organizer, medical school administrator, homemaker, family medicine doctor, owner of forensic business, airbrush artist designing airplane interiors, professional ice skater.

Hamlet residents volunteered: a total of 820 hours in 2017 mentoring youngsters, setting tables for senior lunch, sorting food for Lopez Fresh, building, painting, storytelling, serving on boards, monitoring public lands, teaching art, staffing library desk, serving at fundraisers, Lopez history lectures, and more!

We actively participate with: Grace Church Outreach, Lion's Club, Master Gardeners, Weavers, Thrift Shop, Family Resource Center, Children's Center, Lopez Community Center, Lopez School, Community Church, Chamber of Commerce, Senior Center, LIHHS, Al-anon, Lutheran Church, Lion's Club, Lopez Golf, Lopez Fit, Lopez Village Planning Committee, Lopez Artist Guild, Creaky Yoga, Tai Chi, AA, Lopez Fire Dept.

Altogether, the numbers: 54 children, 97 grandchildren and 37 great grandchildren. More than 300 years living on Lopez full time. 27 family members now living on Lopez.

What we love about living at The Hamlet: wonderful and affordable home, close knit community, close to everything, caring place where we prosper and thrive, friendly neighbors, fun gatherings/parties, place to garden, lovely maintained grounds.

What we love about Lopez Island: the ocean and the forest, kind people live here, great medical care, good weather, friendly and beautiful, gorgeous scenery, sense of community, willing volunteers, people who are creative and committed, many dedicated and focused organizations.

THE HAMLET HOUSE GALA
CELEBRATING THE DREAM
SEPTEMBER 29, 2018

FROM A SHOVEL IN THE DIRT TO A BEAUTIFUL RESIDENTIAL COMMUNITY; A PLACE TO CALL HOME FOR SENIORS ON LOPEZ

Ground Breaking Ceremony, April 2007



Left to Right: Gale McCallum, Gordon Rydberg, Nancy Luebke, Oscar Smaalders, Murray Trelease, Raiti Waerness, Rip Van Camp, Gary Tabisinske, Carolyn Woodbury, Tytti Langford, Ed Gutowski

As we approach the 10-year anniversary of The Hamlet, the residents, Board and staff would like to express our deep appreciation for the wisdom, persistence, vision, and just plain hard work that created this beautiful and dynamic community in the heart of Lopez village.

Thank you!

THE ROAD AHEAD

From ground breaking to thriving community, this journey has been both rewarding and challenging. Not for the faint of heart! Over the course of the last 10 years, the Hamlet has experienced both tremendous successes and critical challenges. Thanks to dedicated volunteers, determined and talented Board members and a generous community, The Hamlet has survived the bumps in the road. Both Hamlet House and the Cottages are currently at full occupancy with folks waiting for the opportunity to call The Hamlet home.

Times are good but challenges continue. Our task is to prepare and plan for our ongoing success and protect this valued community resource.



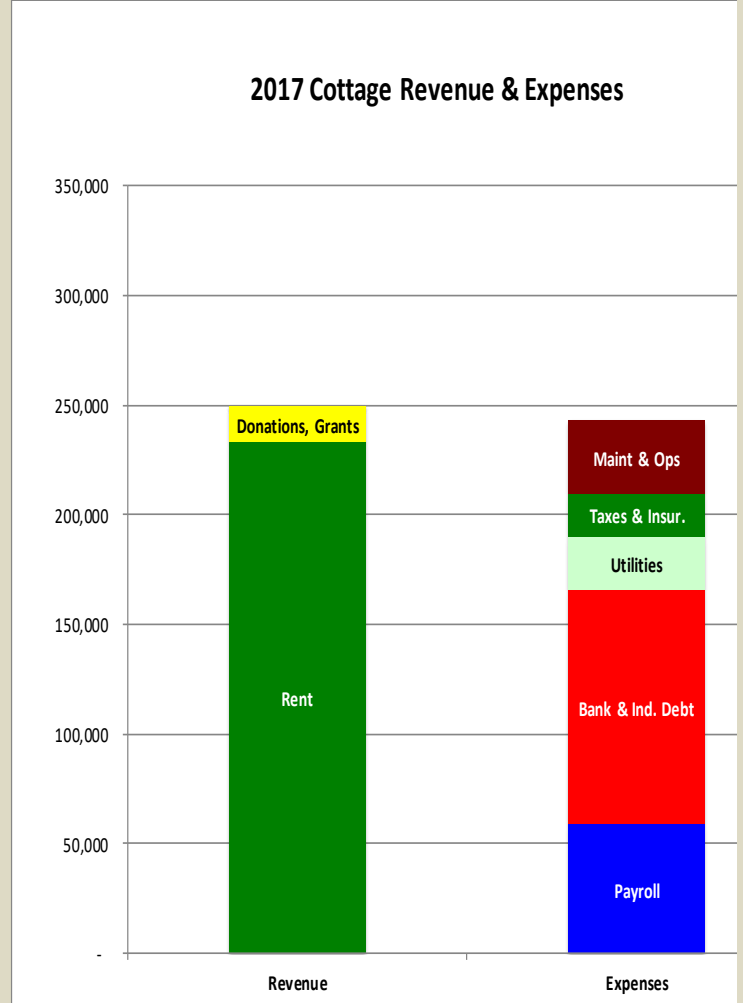
2017 HAMLET FINANCIAL SNAPSHOT

2017 Hamlet House Revenue & Expenses



Hamlet House occupancy was almost 95% in 2017. However, staffing costs were higher than anticipated resulting in a revenue shortfall.

2017 Cottage Revenue & Expenses



Cottages are doing well, with a higher occupancy than forecast and no unexpected cost increases. The year 2017 ended with a small surplus. \$10k was transferred to long term maintenance account.

UNDER ONE UMBRELLA: THE HAMLET

Long Term Maintenance Account

This account was reconfigured to be a shared resource for all The Hamlet, both Cottages and Hamlet House. Prior to 2017, each of the facilities had their own LTM accounts. Now combined into one account, these resources will be available to support and sustain our infrastructure. These funds are reserved for replacing roofs and appliances, large repairs, repainting, etc. As time marches on, this resource will be invaluable for keeping The Hamlet in tip-top shape.

Unrestricted Donation Account

In 2017 the Board voted to create an account for donations that are not specifically designated for either the Cottages or Hamlet House. The unrestricted donation account supports the financial shortfalls for The Hamlet, both Hamlet House and Cottages. In 2017, Hamlet House received a much needed \$20k from this account to support operations. Donations can still be specifically designated to either facility, if desired.