

# 2025 Annual Report

## *The Hamlet* *Lopez Housing Options (LHO)*



*Hamlet Cottage residents and their dogs pose for a fall photo.*

### **An Update from Barbara Orcutt, Board Chair**

I am filled with deep gratitude for the generosity, partnership, and steadfast support that has continued to sustain our mission throughout this year. Together, we have reached several important milestones that strengthen our ability to serve the Lopez Island community.

First, I am happy to announce that we have successfully completed our capital campaign to fully fund the \$300,000 Long-Term Maintenance Fund. This accomplishment ensures that we can proactively care for our facilities and preserve them for the future. We extend wholehearted gratitude to every donor who made this possible, with special appreciation to Rip Van Camp, whose remarkable \$100,000 matching gift helped kick-start the campaign. Each contribution that was made helps safeguard the future of The Hamlet.

Thanks to the combined efforts of our Give Lopez donors, the Lopez Thrift Shop, and a Lopez Island Home and Hospice Support small safety grant, we were able to begin replacing our aging asphalt sidewalk with a durable concrete walkway. This improvement greatly enhances safety and accessibility for residents and visitors.

We are additionally deeply grateful to the Lopez Island Hospital District for committing to reimburse The Hamlet up to \$50,000 for Hamlet House operating shortfall. This support allows us to offer two Medicaid beds, which is an essential service that provides residents with access to affordable, 24-hour care close to home.

We have been very successful in achieving our current strategic plan goals, so we have again partnered with 501 Commons to refresh and update this plan. This new roadmap reflects our growth, emerging needs, and the changing landscape of community care on Lopez. It will guide our decisions and priorities as we continue to work with our community to build a strong, sustainable future.



*Resident Emma and caregiver Emma go for a walk on the new concrete walkway.*

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*Nancy visits with Meadow, Barb Brock's sweet therapy dog.*



*Hamlet House residents play their favorite game, "balloon toss."*

## Joy in Daily Life at Hamlet House

At Hamlet House, we believe that a home is more than just a place to live. It's a place to feel safe, comfortable, and respected. That's why we take pride in tailoring our activities to match the interests, abilities, and personalities of our residents. By listening closely and adapting as needs and preferences evolve, we aim to make each day meaningful, engaging, and full of connection.

Our latest addition to the daily routine has been a gentle exercise program designed to keep residents active and energized. A clear favorite has emerged: the balloon toss! It's a simple, joyful way for residents to move, laugh, and connect with one another. For those who prefer a different pace, options abound. Residents can take a one-on-one walk with a caregiver, join an exercise class at Lopez Fit, or follow along with an online fitness session from the Hamlet House living room.

Beyond physical well-being, we're also focused on nurturing social connections and community. This spring, we introduced monthly family brunches, inviting residents' loved ones to gather once a month for a relaxed Sunday meal together. The laughter and conversation that fill the dining room during these brunches remind us just how important these shared moments are.

We've also been delighted to welcome Barb Brock and her therapy dog, Meadow, for visits when they are on island. Meadow's sweet, gentle, affectionate nature never fails to bring smiles, and when Barb plays hymns on the piano, residents appear particularly relaxed and sometimes even join in song. It's a lovely reminder of the joy that music and companionship bring to our home.

At Hamlet House, each activity, visit, and shared meal reflects our belief that small, thoughtful touches make a big difference in daily life. By staying attuned to our residents' preferences, we strive to ensure that everyone feels seen, supported, and at home.



*Mike, the newest Hamlet House resident, enjoys helping with meal prep.*

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*Nancy enjoys a sweet moment outside her cottage with her daughter, Emma, and her grandson, Greg.*

## Nancy Ewert Joins the Hamlet Community

In June, the Cottages welcomed a familiar face to the neighborhood: Nancy Ewert. Her deep roots and decades of contribution to Lopez make her a treasured addition to our community.

Nancy first arrived on Lopez in 1988, joining her soon-to-be husband, Greg, on a small, undeveloped five-acre piece of land. Together, they transformed that land into their home. They built a large, beautiful house, raised three children, and nurtured friendships that have lasted nearly four decades. After Greg's passing in 2012, Nancy continued to care for the house and land by herself.

With her background in social work, Nancy naturally gravitated to volunteer roles. Over the years, she has given her time and energy to many beloved Lopez organizations, including the Lopez Community Land Trust, Lopez School, Lopez Children's Center, Lopez Island Family Resource Center, Lopez Island Home and Hospice Support, and the Lopez Island Historical Society. These days, you'll most often find Nancy volunteering with the Food Share program, a role she treasures and plans to continue "until they kick me out," she says with her characteristic humor.

Family remains at the center of Nancy's life. Her three children have grown and ventured into the wider world, but Lopez continues to draw them back. Her daughters, Lilly and Clara, visit whenever they can from Portland and New York City, and her eldest, Emma, with her husband Mike, moved back to the island several years ago. The family expanded a year ago with the arrival of her grandson, Greg, who is the light of Nancy's life and can be frequently seen around the Hamlet.

Nancy also shares her days with Bella, her 10-year-old English Lab who was adopted from a service dog program. Bella is a sweet, well-mannered companion, whose transition to Lopez Village life has been blissful with all of the new smells and frequent greetings from Cottage neighbors.

A lover of both adventure and home, Nancy has traveled widely and still hopes for more journeys ahead. Yet she finds equal joy in tending flowers, sewing, creating, and cooking good food.

Since joining the Hamlet Cottages community, Nancy has enjoyed reconnecting with old friends, as well as making new ones. This is a place where her long history of friendship and community spirit will surely continue to thrive!

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The Hamlet is a residential community in the heart of Lopez Village for people age 55 and older, offering affordable housing for Lopez residents and their loved ones in a diverse, safe, and welcoming environment.

## Staff

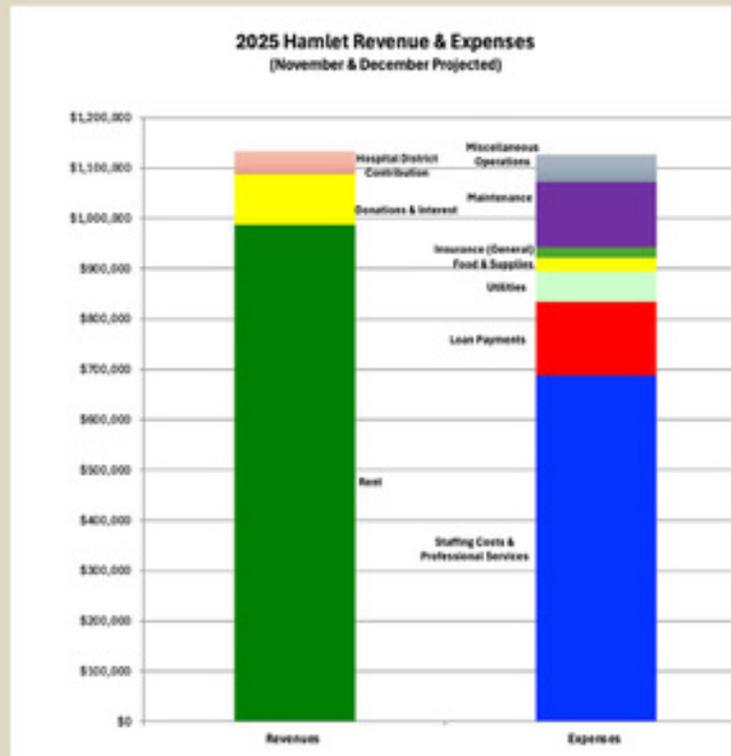
Heather Harrison,  
Exec. Director  
Amy (Jenison) Hatchel,  
Hamlet House Director  
Ani Sanburn-Bill,  
Resident Manager  
Barb Hatchel, Caregiver  
Bill Hatchel, Caregiver  
Emma Hatchel, Caregiver  
Maria Velazquez, Caregiver  
Marta Gresham, Caregiver  
Masako Kikuchi, Caregiver  
Sam Johnson, Caregiver  
Sherlin Colon Clavel, Caregiver



Hamlet staff pose in front of Hamlet House. (Not pictured: Emma & Barb Hatchel)

## Board Members

Barbara Orcutt, Chair  
Shannon Wilbur,  
Vice Chair  
Mary Ann Cameron,  
Secretary/Treasurer  
June Coover  
Karen Johnson  
Kip Greenthal  
Polly Ham



Curious to learn more about our financials?

Check them out by using this QR code:



Or by visiting:  
[lopezhamlet.com/2025-financials/](https://lopezhamlet.com/2025-financials/)

Please note that depreciation has not yet been accounted for on the financials. Last year, it was approx. \$32,000 for Hamlet House and \$93,000 for LOHO.

Hamlet Cottages, 229 Village Rd / PO Box 785, Lopez Island, WA 98261, 360-468-2620  
Hamlet House, 273 Village Rd / PO Box 172, Lopez Island, WA 98261, 360-468-3800

# 2025 Annual Report

## *With Gratitude to Our Donors*

We are deeply grateful for your generous support of The Hamlet. Your contributions make it possible for us to provide essential senior housing and caregiving services on Lopez. Thanks to you, we successfully completed our \$300,000 Long-Term Maintenance Campaign earlier this year. With the guidance of our Investment & Finance Committee and trusted advisors, we continue to strengthen our funds to ensure long-term sustainability. Your commitment is helping secure the future of Hamlet House and the Hamlet Cottages, safeguarding vital services for Lopez seniors for many years to come.

We gratefully acknowledge our donors as of October 2025 for their support:

Adams, Steve & Laura	Hayward, Debbie & Maxine Bronstein	Prem
Anonymous	Hempton, Cate & Gordon	Rabel, William & Wendy
Arps, Heather	Henriksen, Paul & Christa Campbell	Richardson, Bruce & Mindy
Berger, Albert & Marilyn	Higgins, Taya	Riggins, Virginia
Black, Inez	Hiller, Henryk & Melora	Rogers, Jane & Pat
Bonelli, Sharon E.	Hughes, Lawrence P.	Roser, Ellie
Bookman, Charles	Jacobs, Kathie Epidendio	Scherer, William J.
Cameron, Mary Ann & Cliff	Jeppsen, V.M.	Shuh, Bette
Carr, Rick & Elizabeth Suden	Johnson, Karen & Bill	Simpson, Elizabeth & Henning Sehmsdorf
Chao, Rebecca & Gene	Jones, Pamela	Slattery, Nancy
Clark, Tim	Kerlin, Christine	Steinman, Lesley
Coover, June & Merv	Kikuchi, Masako	Stiger, Mary
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Dickson, Randall	Lovejoy, Holly	Thomas, Jim & Colleen
DiGiorgio, Thomas & Lisa	Martin, Kiki & Wayne	Trelease, Murray & Mariette
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Floodeen, Linda	Means, Peggy & John Polstra	Ward, Jane
Fortin, Brigitte	Mickle, Wendy	Wardell, Lois & Bob
Gagnon, Kay	Moody, David & Marcie	Whetten, John & Carol
Giedd-Clark, Marlene	Muckle, Susan	Wilbur, Steve & Shannon
Gilbert, Karen & Marty Clark	Neilsen, Fred & Catherine Mecray	Willemsen, Coen & Yahanni
Goldsmith, Todd	Nelson, Joseph	Zapalac, Beverly
Graville, Iris	Olson, Corky & San	
Greenthal, Kip & Stanley	Orcutt, Barbara & Jim	<b>In Honor Of:</b>
Grimes, Karen & Spud	Osterberg, Ann Schroeder	Nancy Fay
Ham, Margaret (Polly)	Petersen, Lars	Polly Ham
Harrison, Heather & Robert	Petersen, Karen	All Hamlet staff & board members
Hatchel, Amy	Phillips, Ted	The Hamlet residents
Hawley, Joan	Potter, Elizabeth H.	

*(Continued on other side)*

## *Thank You!*

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## *With Gratitude to Our Donors & Volunteers*

*(Continued from other side)*

### **In Memory Of:**

Marge Stensrud  
Steve Horn

### **Organizations:**

501 Commons  
All Islands Home Inspections  
Lopez Island Friends Meeting  
L.I. Home & Hospice Support  
Lopez Island Hospital District  
Lopez Thrift Shop



### **Many thanks to our incredible volunteers:**

- \* Rebecca Chao for her finance support & knowledge of Hamlet history.
- \* Peggy Means for fundraising, strategic planning, & finance support.
- \* Cottage Committee members: Ann Grech, Beth St. George, Marlene Giedd-Clark, & Mary Ann Cameron.
- \* Finance & Investment Committee members: Bruce Creps, John Bredeson, Mary Ann Cameron, & Peggy Means.
- \* Fundraising Committee members: Kip Greenthal, Pamela McCabe, & Randall Dickson. Special thanks to Sandy Melzer, Joan Wellman, & Jill Sheley for advising on fundraising.
- \* Governance Committee members: Barbara Orcutt, Gretchen Wing, & Shannon Wilbur.
- \* Hamlet House Committee members: Cathy Doherty, Dianne Dyer, Heather Arps, Kai Sanburn, Karen Gilbert, & Robin VanHynning.
- \* Rip Van Camp and 501 Commons (including our consultant, Charlie Bookman) for their expertise in Board development.
- \* Housing Lopez friends, including Angie Lausch, Anna Erickson, Bill Johnson, and Wes Bryant for sharing their housing expertise.
- \* Lopez Island Home and Hospice Support for connecting with individual residents and sharing durable medical equipment.
- \* Rick Carr, Elizabeth Suden, and Cliff & Mary Ann Cameron for hosting dinners for the Cottage residents.
- \* Merv Coover for help with interior painting and other important tasks.
- \* Wendy McClure for writing articles for our newsletters.
- \* Barb Brock, Ann Palmer, Becky Johnson, Gretchen Wing, Stanley Greenthal, Susie McDonald, and musicians from NYC's Weill Cornell Music and Medicine Initiative for sharing their music.
- \* Fertile Ground gardeners and local artists for sharing their Whimsical Birds display in the Gathering Place.
- \* Kendra Lewis for her visits with the kindergarteners class.
- \* Debbie Collins for offering a variety of art workshops to the residents.
- \* The Master Gardeners of SJC for hosting Gardening Happy Hours.
- \* Wendy Lustbader for providing her author talk at a reduced rate.

...And a huge thanks to the many additional community members who offered their services and support in a myriad of ways!

## *Thank You!*