



# Pine Haven

CHRISTIAN COMMUNITIES

**INSPIRED LIVING AS YOU AGE SINCE 1950.**

SHEBOYGAN FALLS & OOSTBURG,  
WISCONSIN



**Rated Five Stars**  
Overall, Quality & Staffing  
by Centers for Medicare & Medicaid  
Services



*Evolving to meet the needs of our seniors.  
Expanding our mission for future generations.*



*"Rise in the presence of the aged, show respect for the elderly and revere your God." – Leviticus 19:32*



In 1950, local area churches joined together to solve an unmet need by creating a Christ-centered, safe haven, offering quality, compassionate care to the elderly. This has always been the guiding mission of Pine Haven Christian Communities.

Governed by a board of directors comprised of 18 local churches, Pine Haven Christian Communities continues to strive to serve the needs of our seniors. Our vision is to provide a range of flexible services and living options tailored to meet the needs of our community.

Over the past century, with medical and technological advances, the number of people aged 85+ has increased 5,500%. According to the Institute on Aging, nearly half of all adults 65+ live alone, and over 91% live with chronic health conditions. Approximately 10% of adults 65+ and 50% of adults 85+ have been diagnosed with dementia – and as life expectancies increase, the need for memory care is expected to grow dramatically.

In other words, the needs of our elders are increasing and changing – and Pine Haven Christian Communities, through God’s guidance and blessing, has grown and adapted to meet those needs.

Through the years, we have expanded from a 12 room nursing home, to a community of three campuses. With our new Haven Drive campus, we now offer outpatient rehabilitation care, 14 rooms for in-patient rehabilitation care, 36 rooms for long term skilled nursing care, 207 rooms for assisted living (including 153 rooms for traditional assisted living and 54 rooms for memory care at all stages of need), and 40 rooms for supported independent living.

Our most recent expansion – our Haven Drive Campus – has created an entire continuum of care all on one campus. It features intimate living spaces and many community spaces for socializing . The whole campus is designed to feel like a residential neighborhood, with smaller households designed like personalized homes as well as a shop, a café, a beauty salon, a chapel and community center, and gardens and walkways surrounding it all.

As you look through this brochure, we hope that you are inspired by God’s faithfulness in caring for His flock. Pine Haven will continue to seek God’s guidance to shape our programs and services for future generations, so that we may fulfill our mission of improving the lives of seniors in our community.

Learn more at our website: [www.pinehaven.org](http://www.pinehaven.org).



# Expanding Our Mission For Future Generations



**Our Mission;** Pine Haven Christian Communities will provide the aging population we serve an environment that is a Christ-centered, safe haven offering quality, compassionate care.

The reason for our expansion matches **Our Four Vision Statements:**

- ***“We are called by God to be of service to others, and in our efforts, we will constantly seek God’s guidance.”***  
The existing nursing home needed updates – the newest section is over 40 years old. To serve our aging population with quality, compassionate care, either renovations or a new building would be needed. Our leadership team sought guidance and direction from God as we reviewed our options.
- ***“We will provide services with Christ-centered love, compassion and excellence and through our efforts, our residents, their families, our staff, and volunteers will feel love, comfort and peace of mind.”***  
The most recent innovation in care models is to move toward a “resident-centered” model of care rather than the traditional “institutional model.” Our Haven Drive campus design will help facilitate this model, so that we can continue to provide superior care to our residents. It will look and feel like a residential neighborhood – a true community. Each household will feature smaller, more intimate spaces, so that it feels like a home, and will have its own entryway/porch. The entire structure will feel like many small buildings – while remaining sheltered for safety. This model of care has already been implemented in our Pine Drive campus and although our Giddings Avenue campus has longer hallways, our staffing team works together toward this model of care.
- ***“We will provide a range of flexible innovative services and living options through our continuum of care that are tailored to meet the needs of individuals within our facilities, churches, and community.”***  
The needs of the aging population in Sheboygan County continue to advance and change. By offering a full continuum of care under one roof, we can better serve our residents. As a resident’s needs progress, they can stay within our familiar care environment. This continuum also better serves married couples with differing needs – one may need memory care or long term care, the other may need minimal support. By providing a wide spectrum of care under one roof, these couples can continue to be together while their care needs are met
- ***“We will manage our resources carefully, allowing us to fulfill our commitment to Christian benevolence, and we will always remember that we serve in Christ’s name.”***  
We conducted an analysis, which clearly demonstrated that building a new structure would be more cost-efficient than renovating existing facilities to provide care levels matching our mission. Further, market analysis indicates that the need for senior living in our area is growing – particularly in terms of memory care. Our expansion will not only provide residents with improved facilities, it will include three new memory care wings, allowing us to assist more people who have memory care needs. Finally, rehabilitation services continue to be in high demand. Our new campus offers both in-patient and out-patient therapy services.

## **Our Core Values**

### **Christian Values:**

*Be good disciples of the Christian principles of love, caring, justice and service to others as found in God’s word so that the business we conduct each day may be pleasing in His sight.*

### **Compassion:**

*Show compassion, as taught by Jesus Christ, in the way that we serve our residents, their families, churches, and our coworkers with kindness and mercy.*

### **Love:**

*Love one another by trusting, forgiving, and being patient and kind as we serve the needs of others.*

### **Respect for the Individual:**

*Show respect for each other by recognizing that we are all created in God’s image and by maintaining relationships based on honesty and the protection of individual privacy.*

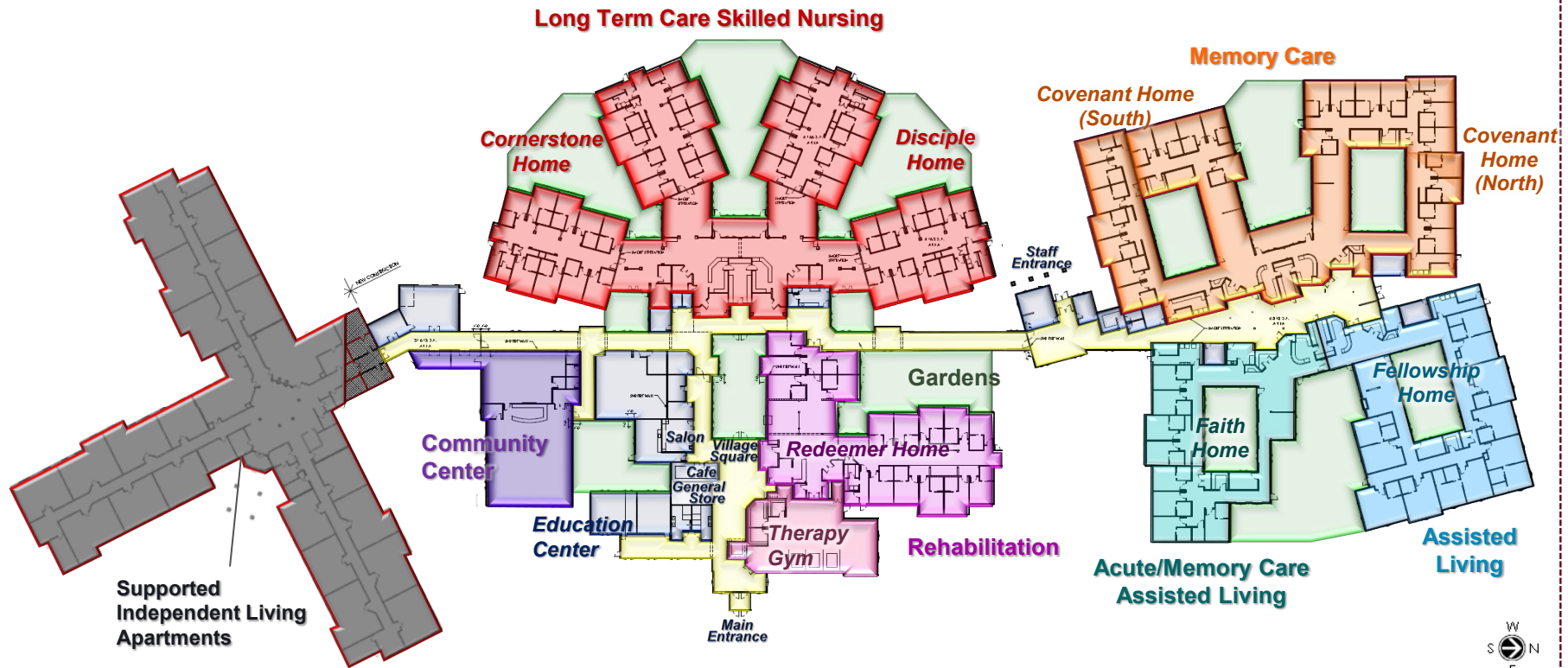
### **Dedication:**

*Commit, with a willing heart, to serve our residents and their families by contributing to the full extent of our gifts and abilities as God has provided.*

### **Quality Care:**

*Provide the highest quality care, by trained professionals, to those entrusted to us in such a manner that they not only know that we care for them but that we care about them.*

# Haven Drive Campus



- Separate exits for staff maintenance usage – The new structures will feature separate exits for the processing of trash and linens, so that households will feel neat and tidy at all times.

- Planned gardens not only include walking paths around the entire campus and ornamental plants for residents to enjoy, but will also include a series of raised beds for residents who wish to grow their own vegetables.

# Benefits The Expansion Will Bring



- **Resident Needs Come First** - Smaller resident wings complement the “resident-centered” model of care that Pine Haven is implementing throughout all communities.
- **Increased Memory Care Capacity** – 32 additional memory care rooms help address the growing need in our community.
- **Enhanced Rehabilitation Services** – State-of-the-art gym and dedicated rehabilitation wing serve not only Pine Haven residents but patients of all ages throughout Sheboygan County.
- **Community of Care** - After construction is completed, the campus will offer a *full continuum of care* under one roof, including:
  - **40 supported independent living apartments (existing)** – full apartments with kitchens and laundry for those who are independent, yet may wish support services such as housecleaning, assistance with medications, or assistance with personal care.
  - **8 assisted living apartments (new)** – full apartments with kitchens, laundry, and levels of care that meet residents’ unique needs, to help maintain the maximum independence possible.
  - **16 memory care assisted living apartments (new)** – Assisted Living in a secured unit with added care and understanding.
  - **8 memory care/high acuity assisted living apartments (new)** – apartments for those with both memory care and physical care needs.
  - **36 long term skilled nursing care apartments (new)** – round-the-clock medical supervision by skilled nurses in an environment that is truly the residents’ home. Residents from our existing nursing home will be moved into these new apartments.
  - **14 rehabilitation skilled nursing care apartments (new)** – short-term apartments for patients recovering from illness or injury while undergoing skilled nursing care.
  - **State-of-the-art therapy gym** – providing inpatient and outpatient rehabilitation services.
  - **Community amenities** such as: a multi-purpose room for community events, village square with café and general store, indoor four-season rooms, outdoor patios, community gardens, and more.
  - **Respite and hospice care** are also available at Pine Haven Christian Communities.
- Should the needs of the community expand and change, Pine Haven Christian Communities intends to grow and adapt, adopting new services as God leads us.





## Memory Care Household features:

- Hallways form a loop, so that residents who wander do not encounter an ending point which can create anxiety
- Interior courtyard gardens residents can enjoy and with which they can interact
- Coded entries for additional safety
- Dedicated staff with longevity, to provide familiarity and comfort for the residents, familiarity and understanding of each resident's unique needs by the staff
- Community features such as:
  - Four seasons room
  - Intimate family and dining room
  - Laundry room dedicated to that household

Memory Care wings are designed to address the unique needs of dementia-care residents.

# The Need For More Memory Care



- The term “memory care” is typically used in place of the medical term “dementia care,” due to a cultural stigma associated with the word “dementia.” We call our dementia care wing “memory care” so that those who can benefit from our services will be more likely to accept the care offered.
- The need for dementia care is expanding rapidly. In 2013, 1 in 3 seniors died with dementia. It is anticipated that the rate of people developing the need for memory care will more than double in the next 40 years.
- Dementia is caused by changes (damage) in the brain, is progressive, cannot be cured, and makes independent life impossible, creating a need for specialized care.
  - All Pine Haven Christian Communities staff undergoes dementia training.
  - Staff working within our memory care homes include nurses who are certified dementia care practitioners.
  - Staff-to-resident ratios are higher in our memory care homes (a minimum of 1-to-8).
  - A nurse is on staff at all times who can serve our memory care homes.
  - We offer directed activity programming to keep residents engaged through mind fitness exercise and cognitive training, including music & memory programs.
- Our expansion will include three new memory care wings – two for stage 2 and stage 3 dementia care, and a separate wing for dementia care residents who also have acute physical care needs. This acute/memory care wing is unique, and will allow residents to stay in specialized memory care assisted living rather than requiring relocation to long term care, so that the dementia care needs stay at the forefront of the care program. We will maintain our existing memory care wing at our Giddings campus for stage 1 dementia care.





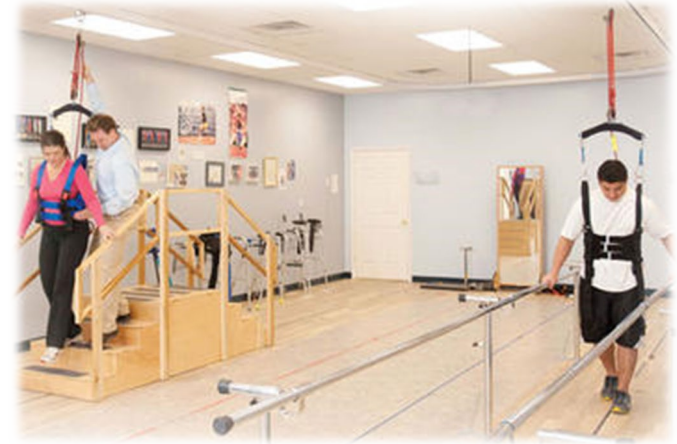


Rehabilitation gym features state-of-the-art equipment for patient and therapist safety.

# Enhanced Rehabilitation Services



- A new rehabilitation wing will be built as part of the expansion.
- The need for rehabilitation often comes unexpectedly. By housing rehabilitation in its own wing, it may encourage those who can benefit from our services to utilize Pine Haven for therapy, regardless of their age.
- This rehabilitation center will offer both inpatient and outpatient short term skilled nursing care for people needing physical, occupational, or speech therapy services.
- The wing will have its own entryway, dining room and social areas, so that it can be viewed as a distinct care center that services all ages of patients and maintains a lively vibrant atmosphere.
- The rehabilitation wing will include a state-of-the-art therapy gym, allowing therapists to provide superior rehabilitative care. The gym will feature a supported ambulation system with overhead track and harness that provides added patient and therapist safety during rehab activities, and works with key equipment:



○Treadmill

○Mat table

○Stairs

○Parallel bars

○Etc.



*Many of our residents do not get outside very often, so we have incorporated high ceilings and open layouts to provide a feeling of space.*



*Because a person aged 90 requires 10 times more light than a person aged 20, we have incorporated windows throughout the expansion, to make the most use of natural light.*

**Separate households, each with their own entryway, give a feeling of neighborhood/community.**



# Household Design, Resident-Centered Care



## *What is “resident-centered” care?*

Traditional care has been provided using an “institutional model” of care. This model functions much like a hospital, with those who are being cared for adjusting their schedule to match that of the staff providing the care. Patients in a hospital rise, eat, sleep, bathe, etc., based on the timing and availability of the staff. Schedules are regimented accordingly. In hospitals, because the stay is typically temporary, those being treated are expected to adapt to the schedule of the hospital. The care is modeled around the needs of the facility.

“Resident-centered” care turns that care pattern around. *This is the resident’s home, and care should be provided based on the resident’s preferences.* It requires a smaller household, so that staff can work together to meet the needs of the residents, pitching in like a family would to make their own household work.

Just as there is not just one way for a family to work – each family does things differently to meet their own unique needs – there is not one correct model. Pine Haven is working to develop a “resident-centered” care model that will work for *our* residents. The development of this model of care is even more important and impactful to our residents and our mission than the construction of our expansion. We take it very seriously and are designating significant resources to ensure that care for our residents continues to provide improved quality of life.

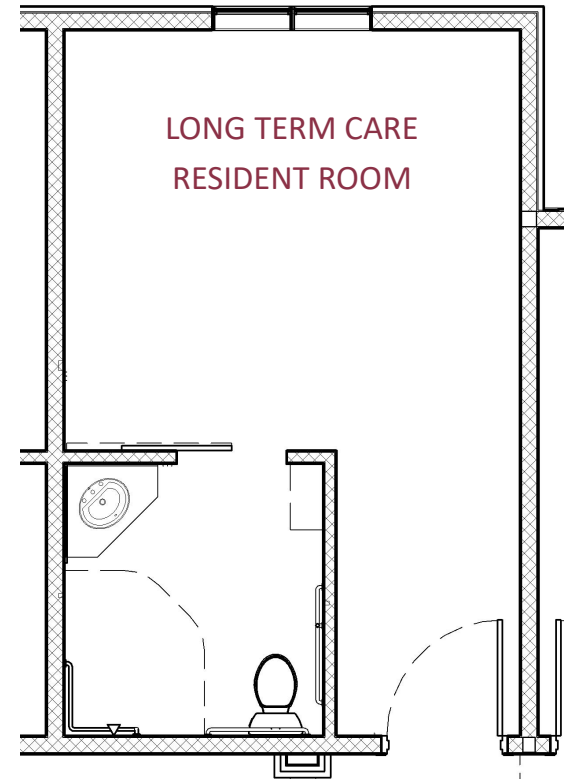
The design of our expansion was created with “resident-centered” care in mind. The structures appear like a residential neighborhood – a place where people *live* – not an institution. Our new building will feature separate, smaller households with approximately 12-18 residents each. Each household will have its own internal entryway/porch and a unique design so that each household feels distinct – the same way each house in a neighborhood has its own look and feel.

Additionally, the architecture uses high ceilings and lots of windows for natural light, giving a feeling of freedom and space to our residents.



*With smaller households, dining and family rooms can be smaller, allowing a cozier, more home-like feel. Kitchen areas include lower counters for those in wheelchairs, so that cooking activities can be enjoyed by all.*

ASSISTED LIVING  
RESIDENT ROOM



- Resident rooms include:
  - European style showers – gently sloped tile leads to drain, no “lips” or edges that could potentially act as a tripping hazard
  - Wide doors, straight-on access to toilets, for ease of use
  - Call system in every room, plus wearable pendants for every resident
  - Utilities, including cable and phone, included in every room
  - Traditional Assisted Living resident rooms are styled like those in our Oostburg campus and include a personal kitchen, with provided appliances, as well as a full meal plan





**ARCHITECT RENDERINGS OF  
FRONT & BACK ENTRANCES**



Donor recognition area  
greet visitors immediately upon  
entering

Architecture and art  
provide reminders  
of our mission

**ENTIRE CAMPUS PLANNED TO PROMOTE A FEELING OF NEIGHBORHOOD & COMMUNITY**

*Includes neighborhood features – such as the Village Square pictured here with a café, salon, and general store.*

*The entire expansion is designed at-grade – with everything at one level, so those with walkers or wheelchairs can get around more easily.*

*Corridors include frequent sitting areas, to encourage residents to actively visit throughout the community.*

**Community Center will include audio-visual equipment used for church services, presentations and concerts.**



Pine Haven Christian Communities' mission is to provide the aging population we serve an environment that is a Christ-centered, safe haven offering quality, compassionate care. We could not be true to our mission without seeking God's guidance in all things. Therefore, an area for praise and worship will always be a part of our plans. To ensure there is space for all residents to attend, chapel services will be held in the Community Room of the new building.

The Community Center will also be used for events and gatherings for Pine Haven residents and the community. We encourage community groups to hold events in our Community Center. We will also intend to hold a series of community education events and concerts within this space. The Community Center has a seating capacity of 316 for concerts and presentations and 240 for dining events.

Pine Haven Christian Communities recognizes the importance of spiritual well-being as well as physical and emotional well being for all our residents. Our onsite chaplain is available for counseling and consultation to any residents. Area church leaders also make regular visits to members of their congregation who live within any Pine Haven campus. Chapel services will be conducted the Community Center, helping to provide a more intimate setting with residents.

**Set in the countryside, surrounded by gardens and nature.**

Gardens are planned to surround the entire expansion for residents' enjoyment. Internal, completely enclosed courtyards provide access to nature to residents with dementia, so that they can enjoy being outdoors without fear of wandering off. Each courtyard will provide sitting areas for residents and their guests.

A series of raised garden beds is also planned, so that residents may plant, raise, and harvest their own vegetables.

A walking path, with seating at regular intervals for rests, will surround the entire building, providing residents a safe path for exercise while they enjoy the beautiful surroundings.





# Additional Questions About The Expansion



## ***How much will this project cost?***

The anticipated total cost for the construction of the new buildings will be \$21 million.

## ***Where is the money for this project coming from?***

Pine Haven Christian Communities is committed to managing resources wisely, as good stewards in Christ's name. Through our calling to serve, we have become known for the quality of care and the compassion we offer in our services. Our reputation has provided us with high census, and allowed us to generate some financial flexibility. As a result, we have been able to obtain a favorable borrowing rate via a government bond to finance this wonderful project.

## ***Are you seeking donations to assist in this project?***

We are seeking donations toward the project, including requesting grants from Sheboygan County foundations, as well as donations from businesses and individuals. If you know of a foundation, business, or individual who may be willing to support our expansion project, please contact Karin Oliver-Kreft, Director of Marketing & Community Outreach at 920-550-5227 or [koliver-kreft@pinehaven.org](mailto:koliver-kreft@pinehaven.org), or donate online at [www.pinehaven.org](http://www.pinehaven.org).

## ***Will you still have a Resident Assistance Fund campaign?***

Yes. Funds for the expansion project will be separate and distinct from our Resident Assistance Fund campaign. Donations to the capital campaign will go directly toward the cost of building and supplying the expansion. Donations to the Resident Assistance Fund will go solely to assist residents of Pine Haven. We will conduct both campaigns simultaneously, and encourage donors to support either fund – or both.

## ***How will this affect resident rates?***

We do not anticipate that this new project will affect existing resident rates. Our planning team has reviewed likely census rates, operational costs, and resident rates prior to making the decision to complete this expansion. We continually review our rates in terms of competitiveness and market need, striving to maintain a rate that is moderate for the market while simultaneously ensuring our superior level of quality, compassionate care. Our room rental rates do vary based on room size and amenities included.

## ***How will this affect the financial stability of Pine Haven?***

Financial planning has played a very significant role as the project was developed. Financial benchmarks were established as thresholds that must be maintained throughout and after completion of the project to ensure that Pine Haven remains a financially solid organization. A strong financial team consisting of Pine Haven staff, investment bankers and industry consultants utilized spreadsheet models to thoroughly study the financial impact of the project. While there is a certain level of risk in any project, we feel very comfortable that we are managing our resources responsibly. The project is financially feasible for Pine Haven to undertake and will strengthen, not weaken, the benevolent mission that our Lord has sustained for over 60 years

## ***What other innovations are Pine Haven Christian Communities pursuing?***

Pine Haven is making the most of innovations in technology to bring a new kitchen service to all its campuses – blast chiller/retherm technology that provides safer, fresher food, with more variety available without an expanded food budget.

Each campus will have kitchens with Retherm ovens (a.k.a. Combi ovens) in place, as well as preparatory and service areas for dining services. However, all the food at all three Pine Haven campuses will be cooked at our Giddings Avenue campus and then blast chilled. This technology seals in the freshness of the food at its peak, chilling or freezing it to its needed storing temperature. The Retherm ovens in each household serving kitchen will be used to take the food back to serving temperature. Individual portions can be selected for serving, allowing us to store many food options, providing greater choice for the residents.

The units work so well that fresh fruit can be blast frozen and stored, then rethermed to a state where the fruit is nearly identical to fresh – a huge difference from regular freezing which results in the fruit losing texture and flavor. We were amazed by how well they work, and invite you to come to our café in the Village Square to taste for yourself.



# Pine Haven Through The Generations



1950 - Reiss estate purchased. Pine Haven Christian Home opens.



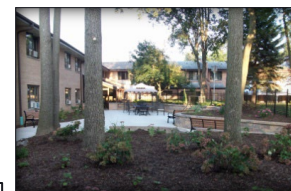
1957 - Construction begins on north wing to create more space.

1968 - 15 room west wing added.

1973 - 20 room south wing and nursing station added



1983 - Major renovations completed



1986 - Construction begins on 51 room north residential center.

1993 - 84 room south residential center added.



2007 - 40 room Prairie Crossing resident apartment complex opens.

2010 - 24 room Oostburg's Pine Drive Campus assisted living opens.



2011 - Covenant Home Assisted Living for Memory Care opens.

2012 - 6 rooms added to Pine Drive Campus.

2014 - Construction begins for Haven Campus' full continuum of care.



2015 - Pine Haven Christian Communities full continuum of care campus opens.



## Giddings Ave. Campus Sheboygan Falls

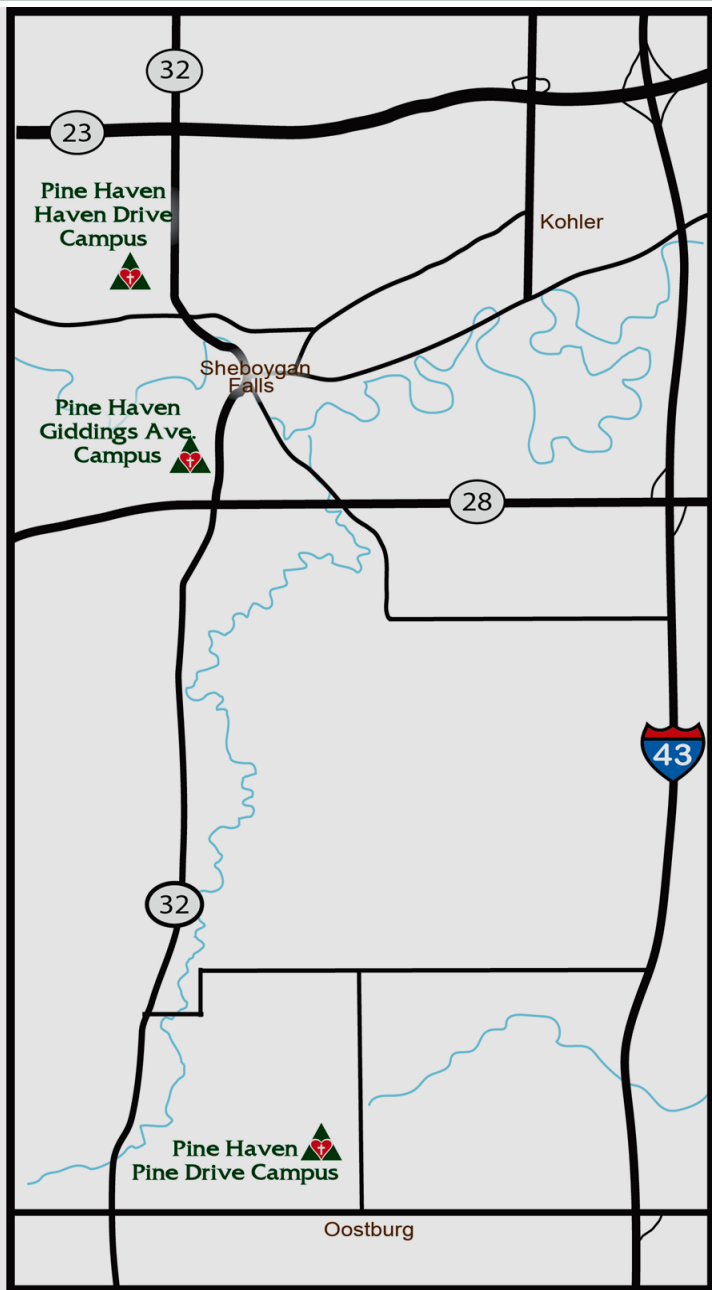
Assisted Living  
Memory Care

## Haven Drive Campus Sheboygan Falls

Supported Independent Living  
Long Term Care  
Assisted Living  
Memory Care  
Rehabilitation

## Pine Drive Campus Oostburg

Assisted Living



*Three campuses serving  
all of Sheboygan County*

### **Haven Drive Campus**

220 Haven Drive, Sheboygan Falls  
920-467-2400

- Supported Independent Living
- Long Term Care
- Assisted Living
- Memory Care
- Rehabilitation

### **Giddings Avenue Campus**

531 Giddings Avenue, Sheboygan Falls  
920-467-2401

- Assisted Living
- Memory Care

### **Pine Drive Campus**

701 Pine Drive, Oostburg  
920-564-6800

- Assisted Living