



LPK Town Meeting Notes
April 8, 2026 at 3:30 PM
3rd Floor Conexion

Staff Attendance	Ben Smith, Evon Bergey, Denise Rossi, Michele Sipel, Dot Hartman, Richelle Kegarise, Megan Heinly, Ed Kaminski, Fran Rodriguiz, Linda Lownsberry
Excused	Jim Riley, Larry Zook, Larry Guengerich, Corey Hamilton, Beth Trout, Josie Pruitt
# of Residents	32
Invited Guest:	Bethany Smith

1. **Welcome:** Ben welcomed and thanked everyone for coming. He announced Dot's retirement at the end of June. Then, he introduced Richelle Kegarise who will be taking Dot's place as the Director of Operations.
2. **Landis Communities Update:** Evon Bergey presented the tree structure of Landis Communities and pointed out the newest addition of 6th and Cornerstone, an affordable housing community in Reading. She next discussed the final vision and commitment pillars that Larry Zook had started last fall. (hand-outs were distributed)
3. **LPK Community Updates:** Ben Smith
 - a. Resident Council Members Ben announced the names of the Members and their role for the Community. Please feel free to reach out to any of them if you have questions, concerns or ideas you want to bring to management's attention. Below is the list of council members:
 - i. 2nd Floor – Kevin Kautz- kevin642@gmail.com
 - ii. 3rd Floor – Kat Tellier- ketellier@gmail.com
 - iii. 4th Floor – Del Glick- delglick@yahoo.com
 - iv. 5th Floor – Andy Berfond- aberfond@comcast.net
 - v. 6th Floor – Irma Bushong- 87strongestavenger@gmail.com
 - b. Completed Projects:
 - i. Floor replacements
 - ii. Handicap openers on package room doors

- c. Upcoming Projects:
 - i. Window film installation on 6th floor is slated for July; the film is designed to help reduce glare and control temperature
 - ii. Hallway/common area carpet cleanings currently underway through the end of May. Thank you Jeff for the work you do.
- d. Recycling Reminder: Thank you to Pat, Carla, Sue and others for the display on our first floor. This display and these flyers are to help increase our recycling compliance.
Please note recycled items should not be bagged and then placed in recycle containers. Empty the bag into the container.
- e. There are flyers on the table about a Personal Care open house at Landis Communities. All residents are invited. The open house is at 2PM on April 28th. Landis Quality Living residents have priority to Personal Care at Landis Homes.
- f. Residents are encouraged to use ACH for rent payments. Please see Ben or Denise if you are interested or need help setting this up.
- g. Looking to establish a welcome committee for new residents. Would need about an hour of your time. Please reach out to Ben and Denise if you are interested (Angie, Wendy, and Theresa volunteered at the meeting)
- h. **Downtowners Update:** Meagan Heinly
Megan introduced herself. She is the new Executive Director of the Lancaster Downtowners, a membership-based not-for-profit organization. There are over 20 LPK members. The group is designed to help members age in place. They will provide/coordinate activities, interest groups, volunteers, and help each other to name a few. Megan is in the office on Tuesdays and Thursdays which is located on the 1st floor of Steeple View.
- i. **Landis at Home Updates:** Michele Sipel
 - i. Michele Sipel introduced a new bookkeeping service offer by Landis at Home. Services such as helping to organize your finances, setting up electronic billing, or organizing your bills will be available to you. Anne Conway, a retired CPA and Controller at another CCRC will lead the group. Reach out to Landis at Home at (717) 509-5800 for questions.
 - ii. Michele distributed a survey for residents to complete describing different programs of interest you might want to know more about. She introduced Bethany Smith, who will develop the programs based on responses.
- j. **Questions and Comments:**
 - Thanks, Ben, for the newsletter. Can residents submit ideas? Yes-and he plans to distribute it monthly so please reach out with topics by the 25th of each month.
 - Concern was raised about the film to be installed on the windows on the 6th floor. Would it be too dark up there after it is done? Residents enjoyed the sunshine in the Fiesta Room on cold winter days. Ben will look at other variations in the shades of color.

- Jim installed door kick stop on the trash room doors.
- Reminder that the trash pails outside that door leading to the garage are for small, bagged items, larger bags should be placed down the garbage chutes on your floor or in the green dumpster. Ben will put up a reminder sign about this.
- ** Carts** Please return them when you are finished so other residents can use them. Thank you Ben for corralling the carts and keeping them neat.
- Thank you for letting us use the Conexion room for our exercise group.
- Can you ask if we can use the Union Community parking lot on the weekends?