

SCHMITT WOODLAND HILLS, INC.

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Introductory Comments

Established in 1964 to serve Richland County and Southwest Wisconsin, Schmitt Woodland Hills is a multi-level retirement community offering 38 independent apartments (RCAC), a 30 bed Community Based Residential Facility (CBRF), 25 bed skilled nursing facility and personal supportive home services and transportation. There are 15 volunteer members of the Board of Directors, including our District Superintendent and the Health and Welfare Committee liaison. The Board oversees the operating budget and guides the operation through annual strategic planning and development of goals.

Schmitt Woodland Hills believes in providing older persons with a continuum of quality services which recognizes and encourages their individuality in lifestyle, interest and ability. Our full and part time staff provides family-like support and care to approximately 90 residents and over 100 people in their own community home. Daily interaction with all residents enhances an already strong feeling of home and community. In addition to staff, dedicated volunteers including are pastors serve residents. There is an open invitation to express one's commitment to ministry through Schmitt Woodland Hills. Each gift, personal talent or skill shared contributes to our Christian environment.

Schmitt Woodland Hills continues to pursue dreams that support our Mission Statement: "Schmitt Woodland Hills and its partners offer a wide range of quality services and facilities through good stewardship and with a Christian philosophy." Our commitment to our mission is affirmed through participation in the Health and Welfare Committee and our "Covenantal Relationship." A part time chaplain is an asset to our staff. We strive to make a "Christian Philosophy" real at Schmitt Woodland Hills.

Highlights and Accomplishments in 2006 and Plans for 2007

1. Over \$230,000 was provided as benevolent care. Donations continue to grow in importance as Medicaid payments languish. Approximately 33 residents receive financial support especially due to Medical Assistance shortfalls. This represents a significant dependence on adequate State reimbursement for quality services.
2. Our Health Center, a Skilled Nursing Facility, received its 8th "cite free" care survey from State compliance surveyors. Only 10% of the State's Nursing Homes received a "cite free" survey in 2006.
3. SWH affirmed our commitment to Quality by enrolling in the nationally recognized "Quality First" program. In addition, SWH staff actively participates in Statewide Quality Improvement Organization, Medastar, programs. The Board has directed enrollment in the "Advancing Excellence" program a national effort that incorporated the best elements of all the initiatives.
4. Our Dietary Manager is committed to maintaining our excellent food service program. In addition, SWH provides a mutually beneficial community program by providing jail meals to Richland County.

5. Our Community Based residential Facility (CBRF), Westview, is surveyed biannually under the new more stringent HSS 83 rules. SWH expects to maintain our “site free” survey record which currently spans six years.
6. We are very proud of our staff and their commitment to our ministry. Our staff turnover rate remains below both, State and National averages.
7. Richland County is the 5th pilot county in the “State Family Care Program.” This presents many opportunities and challenges. As Family Care expands SWH is committed to extending our ministry to our clients living at Schmitt Woodland Hills and in the larger service area. Currently over 100 clients are served by Schmitt Woodland Hills in the community
8. SWH has “partnered” with “Impact 7 Inc.” to build a 19 unit HUD low/moderate income apartments on our site. This project will open up our “backyard” for us to pursue our dreams. The first step, street access, was completed in 2006.
9. As a Medicare and Medicaid certified program, therapy and rehabilitation services are critical. During 2006 over half of our nursing home admissions were discharged home. In 2007 SWH will expand our therapy program and services including new equipment and facilities.
10. Due to good occupancy, SWH experienced a strong 2006 financial year. Sustaining quality services to those in need will require continued good stewardship.
11. Thru refinancing SWH was able to reinvest in our facility. The environmental enhancement project was completed in 2006. Residents are now enjoying a more homelike environment.
12. The Board recognized the need for additional financial resources to support program development and benevolent care. A development department has been established to focus on fundraising, marketing, and public information. A capacity grant from the United Methodist Foundation helped make this initiative possible.
13. SWH along with other providers will continue to struggle with inconsistent social policy, regulations and inadequate reimbursement. In 2007 SWH received less than 1% reimbursement increase for all of our programs. It is not appropriate for society to balance the budget “on the backs” of Mission driven organizations and staff. This story is an important social justice issue.

SWH is grateful for all the support we receive. Whether in prayer, financial gifts or the gift of time (volunteers), SWH is blessed. Serving people through people is our ministry.