

Annual Report

Fiscal Year
2024-2025



Caring for an Aging Community: Homes, Work, and Support at Camphill

Dear Friends of Camphill Village Copake and Camphill Ghent,

Over the past year, both Camphill Village Copake and Camphill Ghent have continued to make meaningful progress as we work to meet the evolving needs of our communities. At the heart of this work is Camphill's life-sharing model, where people with developmental disabilities and those who support them live and work together in community. As many of you know, our population is aging, and one of our central priorities is ensuring that individuals can continue to live in community with dignity, purpose, and appropriate care as their needs change.

One important milestone this year is that we are nearing completion of the new Healing Plant Garden facility, which will replace our largest historic workspace — the well-loved Red Barn. For many years, members of the garden crew have processed herbs and remedies in this special building. The Red Barn is one of the original structures on our land, transferred with the purchase of our farm in 1961, and it has played an important role in the life of the Village for decades.

The new Healing Plant Garden facility will allow this important therapeutic and vocational work to continue in a modern, accessible workspace designed to support villagers and coworkers for many years to come, while honoring the legacy of the Red Barn that served the community so well.

We are also pleased to report that the Board has approved construction of our 23rd life-sharing home at Camphill Village Copake, the new Newton Dee Care House. This home will provide an important setting for

villagers whose care needs have increased but who remain deeply connected to the Camphill Copake community. The Newton Dee Care House represents another step in our commitment to supporting aging in place whenever possible within the life-sharing model that is so central to Camphill.

At the same time, the cost of care in Newton Dee House will be significantly higher than in our traditional working houses, yet it does not come with additional state funding. This reality makes community support and philanthropy especially important as we expand our ability to care for aging residents.

Even with the addition of Newton Dee House, our need to care for an aging population will not yet be fully met. We are therefore continuing to consider an expansion of the Adult Home at Camphill Ghent, which would include 12 Medicaid-funded beds. Even after accounting for Medicaid funding for those residents, the expansion could generate up to \$700,000 per year in additional operating costs. Yet, at the moment, we know of no better way to ensure the appropriate care and quality of life for members of our community as they age. We are also continuing to consider different options.

The elders of Camphill Ghent are flourishing today thanks to the devoted care of our staff, the many opportunities for shared activities, and the talented performers we welcome to our Culture Hall throughout the year.

As the Chatham–Ghent region continues to attract exciting arts organizations and audiences, we hope to deepen support for Camphill Ghent’s cultural life as well.

Additionally, the Harlem Valley Rail Trail will soon extend through Camphill Ghent, creating new opportunities for connection, visitors, and community engagement.

At the same time, our communities continue to face a broader structural challenge in how care is funded. State funding covers less than half of our combined operating costs. When a resident transitions from Camphill Village Copake to a Medicaid-funded bed at Camphill Ghent’s assisted living facility, OPWDD funding is lost and replaced by lower Medicaid reimbursement — even though the level of care required, and the cost to provide that care, increases.

We will continue to advocate for policies that allow funding to follow the individual rather than declining precisely when support needs become greater. Your voices and support in this effort are deeply important.

Your generosity also plays a crucial role. Donations help bridge the gap between what public funding provides and what it truly takes to create the warm, life-sharing communities that define Camphill. Your support allows us to build homes, sustain meaningful work opportunities, and ensure compassionate care for those who rely on our communities.

We also want to recognize the extraordinary dedication of our coworkers, staff, and volunteers. Their daily commitment — providing care, creating meaningful work, organizing cultural life, and sustaining the rhythms of community — is what allows Camphill Village Copake and Camphill Ghent to flourish. Their work embodies the values of dignity, respect, and belonging that are at the heart of Camphill.

We encourage our friends and supporters to help advocate for stronger public policies that ensure appropriate funding for adults with developmental disabilities as their needs increase with age. Public support has not kept pace with the growing cost and complexity of care. By sharing your voice with community leaders and legislators, you can help ensure that individuals with developmental disabilities continue to receive the support they need to live meaningful lives in community.

Together, these efforts — from new homes and workspaces to expanded elder care and thoughtful advocacy — help ensure that Camphill Village Copake and Camphill Ghent remain places where individuals can live with dignity, purpose, and community throughout their lives.

With gratitude,

Jan Berman



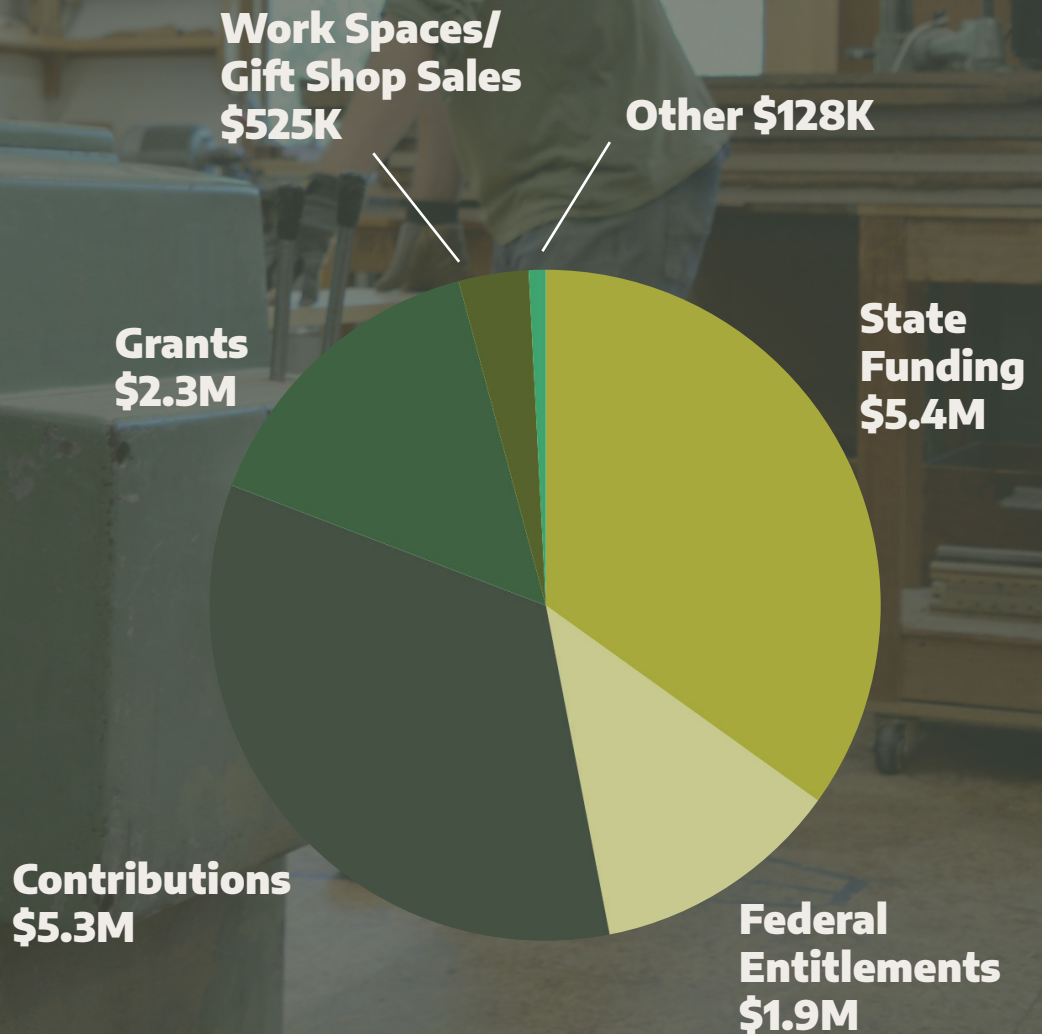
Board Chair

Camphill Village Copake & Camphill Ghent



Alec Baresich has been learning how to carefully use the planer in our Woodshop, and stack the finished boards.

Camphill Village Copake Revenue & Support \$15.6M



A row of sunflowers grows in a Turtle Tree Seed garden.

Expenses

\$13.8 M

**Development &
Fundraising \$788K**

**Management
& General
\$1.2M**

**Program Services
\$11.8M**



1. Employee salaries and benefits \$2.8M

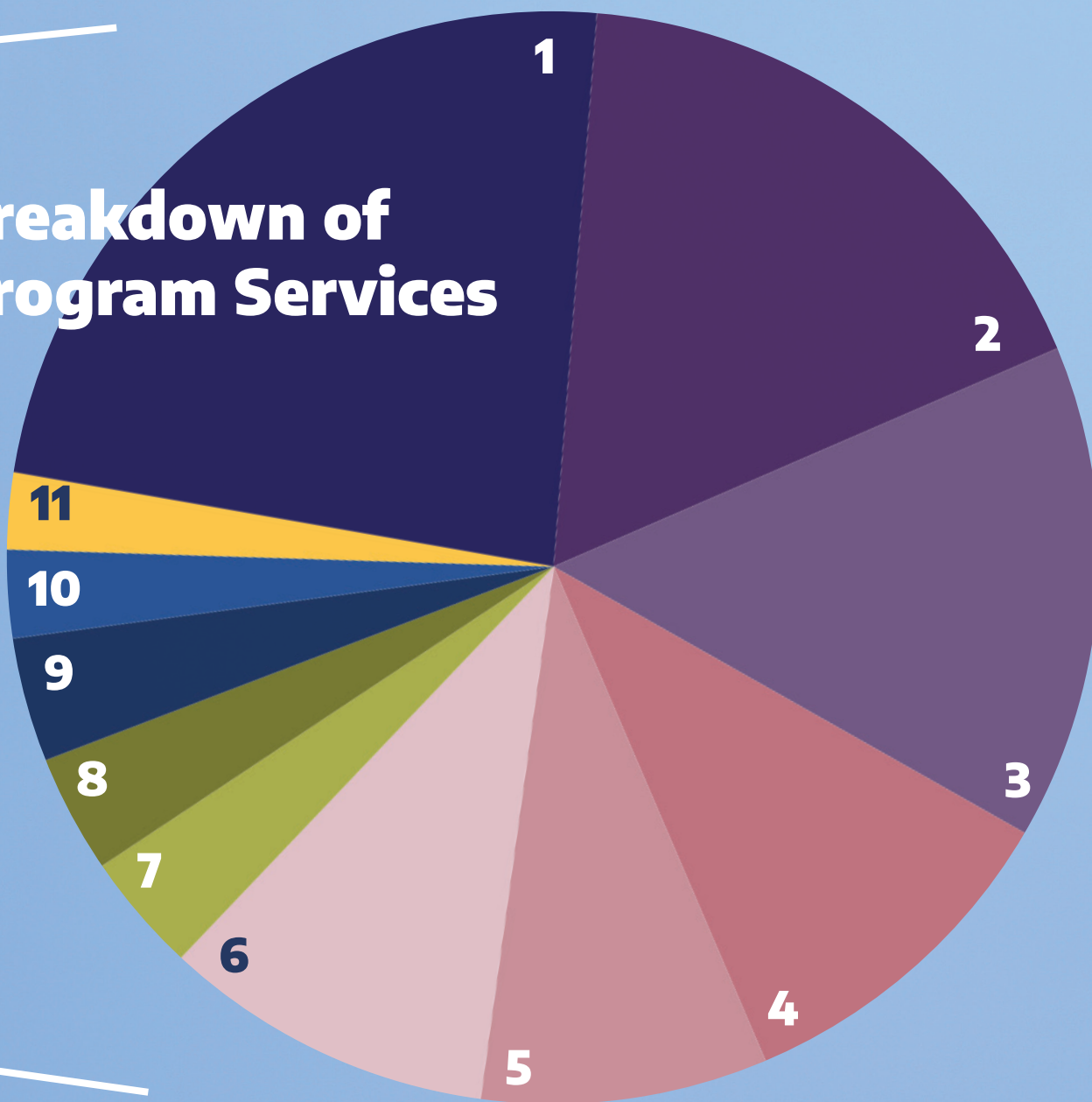
2. Coworker volunteers \$2M

3. Medical insurance and direct support professionals \$1.7M

4. Depreciation \$1.2M

5. Professional fees and services \$1M

Breakdown of Program Services



6. Food & Household Supplies \$1.2M

7. Insurance, financial \$420K

8. Utilities \$413K

9. Infrastructure \$433K

10. Supplies \$306K

11. Transportation \$265K

Camphill Village Copake



Camphill Village patronizes many local business and nonprofit organizations, like Blue Rider Stables, where Brandon LeMay is seen here working on balancing and core strength during a therapeutic riding session.

Regional Economic Impact





Dear Friends of Camphill Village Copake,

I write this letter with an overwhelming amount of gratitude for the donors, employees, and community members of Camphill Village for their tireless contributions to the well-being of our very special community. Thank you for keeping our Village in your work, conversations, and generous hearts.

Members of our community have been thoughtfully reviewing Camphill Village's strategic plan, which includes a host of human, social, economic, and environmental goals that will continue to guide our community's efforts into 2028. The objectives that we've laid out to support these goals are plenty, and we're fortunate that our Strategic Planning Committee of unified board members cares so deeply for the fiscal health of Camphill Village and the wellbeing of our wonderful people.

One of the objectives of our human goal is to pursue opportunities for adult education for all. To this end, the Supreme 7 of Camphill Village—a group of liaisons who communicate between the neighborhoods they represent and the rest of the Village—continues to organize an impressive adult education program aptly dubbed the “Community College.” Our people are curious. They want new knowledge and new experiences, skills, and opportunities to

socialize with friends. Through fun evenings spent learning needlepoint with Emily in Cappella House, to birdwatching and ornithology hikes with Sara from Arbutus, our motivated people are learning, teaching, and strengthening the social fabric of our community.

In fact, our pursuit of adult education also supports at least one of the objectives of our social goals—the Threefold Approach to Social Organization, which comprises cultural, political, and economic spheres. All Camphill communities endeavor to implement this threefold means of organizing community in order to attain a dynamic balance within the community.

Another objective outlined in our social goals is that we continue to foster our relationship with our sibling community, Camphill Ghent. While Copake's finance department has long managed the financial operations of Camphill Ghent, we're now two years into merging our fundraising and communications departments. Ghent's fundraising is stronger than ever before. Through improved fiscal health, dedicated caregivers and other staff, and a wealth of engaging spiritual activities and musical performances, we're ensuring that the people of Camphill Village will have a strong community of elders awaiting them should they choose to retire to Ghent.

That said, housing and capital needs of our aging community have dominated many of the conversations around our economic goals. Many of our readers are familiar with a conundrum we've been facing for years: the elders of Camphill Village need more accommodations, and there is limited space in both communities. The construction of an additional care house in Copake (we broke ground in spring!) will ease the pressure among households in the Village, but not resolve it entirely; our board and finance department are continuing to consider ways we can ensure the proper supports for our elders who have been building community here in Copake for decades.

In the realm of environmental stewardship, our community was very fortunate to receive financial support to conduct and complete a full sustainability audit of our community with the New York State Pollution Prevention Institute (NYSP21) out of the Rochester Institute of Technology (RIT). This two-year effort, coordinated by members of our Village Environmental Group, included closely estimated emissions from our vehicle fleet, an analysis of our recycling and waste practices, and more. Among others, one of the items deemed as a high priority in NYSP21's final report, was the need to gradually switch out our vehicle fleet to favor electric vehicles. As

our car leases expire, we've been swapping in EVs. We've also been working to adopt a series of sustainable building guidelines for any new construction in the Village. This is a timely undertaking, as Camphill Village works to identify potential building sites and renovation needs to include in our new Master Plan, which is still in its infancy.

Our community's ability to meet our current needs while responsibly planning for the future would not be possible without the support of our donors. Despite feeling the impacts of surging costs of living, you have made room for Camphill Village in your household budgets and in your planned giving, which enables the residents of Camphill Village to thrive. I speak on behalf of our community when I say we are grateful to you for the immediate and long-term health of Camphill Village. Thank you.

Sincerely,

Ted Sumners



Executive Director

Camphill Village Copake

Individuals who donated to Camphill Village Copake during our 2024-2025 fiscal year (Monthly donors in yellow)

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Janet Ives

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Amy Lockwood
Susan Lodge
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Alexander and Heide Loeffken
in honor of Anja Loeffken
Jakob Loewenberg
Mary Power Logan
in honor of J. Murray Logan
in honor of Miss Maria Charlotte Logan
Kim Lohret
Sheryl and John Loiodice
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in memory of Walter Lomax
in memory of M. Claire Lomax
Kelsey London
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Jill Longenecker
in honor of Kavan Mangus
Paul and Susan Longenecker
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Suzanne Lubell
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M

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in memory of Molly Hauptman
in memory of David Hauptman

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Mitchell and Sharon Zuckerman
 in honor of Mishka Zuckerman's birthday
Kathleen Zvanovec and Timothy Higbee
Sandra Zwink

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Please contact Elizabeth Phillips in our development department if you believe there is an error in our list of donors:

ephillips@camphillvillage.org
(518) 329-7924 ext. 134





Camphill Ghent

Revenue & Support \$5.7M

Contributions
\$1.9M

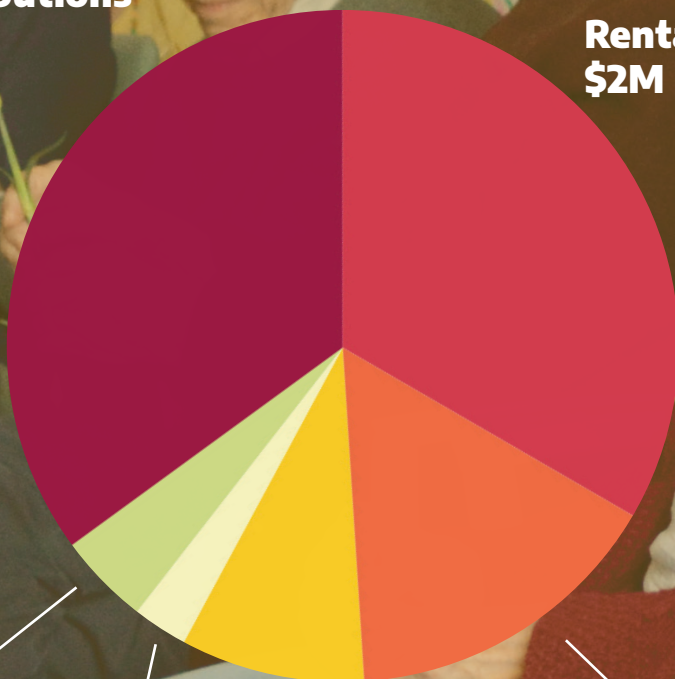
Rental Income
\$2M

**Other Income
& Fees**
\$253K

**Entrance
Fees**
\$151K

Medicaid
\$506K

Grants
\$890K



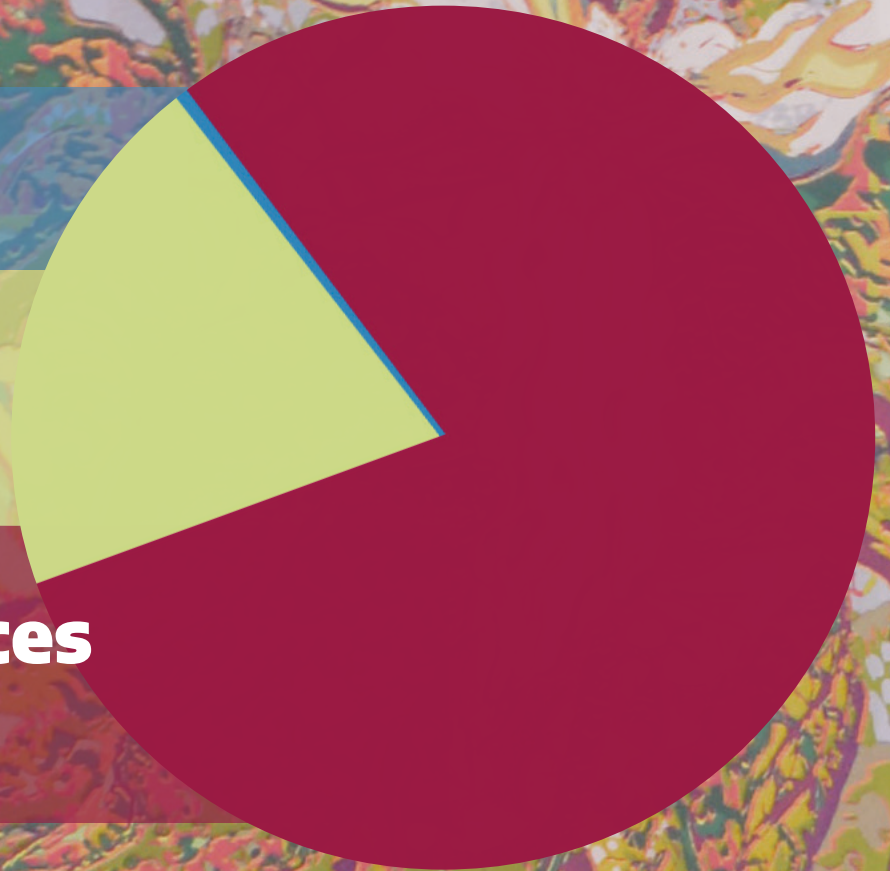


Expenses \$5.3 M

**Development &
Fundraising \$13K**

**Management
& General
\$994K**

**Program Services
\$4.3M**



1. Transportation \$22K

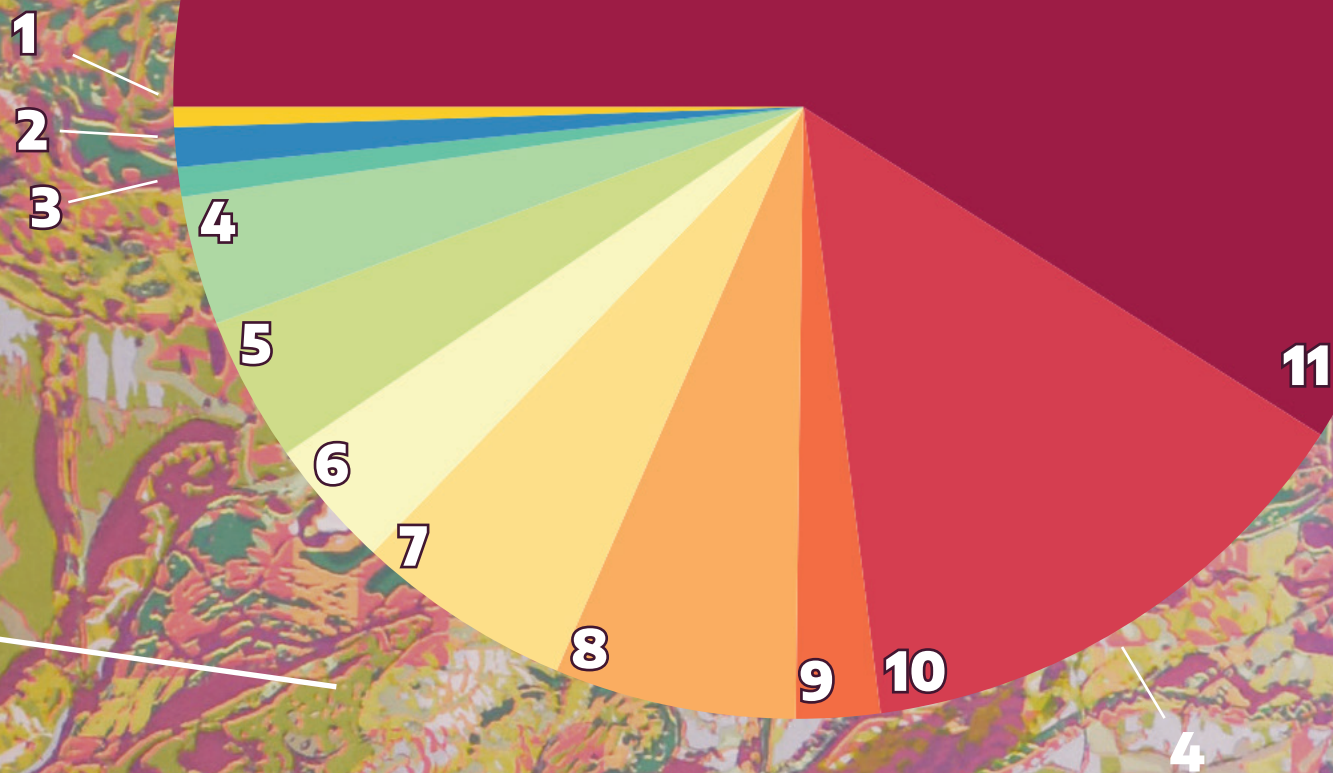
2. Non-employee Medical & Direct Support Professionals \$44K

3. Supplies \$32K

4. Infrastructure \$143K

5. Food & Household Supplies \$161K

Breakdown of Program Services



6. Financial Expenses \$144K

7. Coworker Volunteers \$242K

8. Utilities \$272K

9. Professional Fees \$95K

10. Depreciation & Amortization \$599K

11. Employee Salaries & Benefits \$2.5M



Camphill Ghent

There are so many businesses and arts organizations close by, and one of our favorite stops is Dairy Queen right here in Chatham!

Purchases inside
Columbia County
\$697K

Purchases
outside
Columbia
County \$2M

Employee
Payroll \$2.1M

Regional Economic Impact

Dear Camphill Ghent Community and Loved Ones,

The wonderful elders of Camphill Ghent have been building a community that is interesting and supportive, and where opportunities for education and engagement abound. And as this community continues to progress and take on a life of its own as intended, we have our generous donors and dedicated staff to thank. You make it possible for our residents to flourish independently where they can, and facilitate support when it's needed.

It has been a joy to see the relationships in this community deepen and strengthen as our community members are taking on exciting initiatives and creating new traditions. For 14 years now—since our inception—our friends in independent living have been gathering for spring yard cleanup events. In the spirit of teamwork and a shared sense of responsibility for these beautiful grounds, our elders pull weeds from around our willow pond, clean their raised garden beds to prepare for the growing season, and add compost to our rows of berry bushes. And those who are unable to participate physically still experience the benefits of their fellow community members' contributions all the time.

We are able to see the wellness we achieve through activities, our peaceful landscape, and a strong spiritual life in every corner of Camphill Ghent. In April, we were delighted to celebrate the 100th birthdays of two wonderful adult home residents. Music man Steve Gitto and our beloved Connie Mondel celebrated together in our Culture Hall, where they were joined by so many

family members and friends who shared poetry, fun stories, and moving speeches. Kayla in our kitchen worked all day the day before our party, creating a cake that was worthy of a wedding. And our caregivers made sure everyone received a slice and anything else they needed.

These same caregivers are the reason why our reputation for care is so strong among people in our local community, policymakers, and with industry professionals throughout the Capital Region. And as part of Camphill Ghent's strategic plan, our incoming caregivers receive training on the mission and values of Camphill, in addition to their required Department of Health training. And through a grant from New York State, we have expanded and grown our training capacity; we've moved all of our training to an online learning management system (LMS) to make important training for caregivers that much more accessible.

We've also partnered with the Camphill Academy to have more than five hours of training videos developed on topics like the history of Camphill and Anthroposophy; community building; effective and meaningful communication; developing reciprocal relationships; the healing power of the arts; and caring for the mind, body, and soul. These online trainings will be supplemented by in-person workshops and training. Existing and new caregivers will soon participate in these video trainings. The dignity of our elders—no matter their ability—is at the very core of our work, and our staff of caregivers and live-in volunteers truly care about our people.

We've also been expanding our offerings of performances and speakers. Over the last year, activities coordinator Kristina Labaty has helped us welcome more fantastic musicians playing everything, from classical to bluegrass. We've also enjoyed a number of medical talks offered by Dr. Michael Weinstock, the brother-in-law of adult home resident Sheila Adelman. These talks have covered our microbiome, heart health, and other messages around aging well. Our residents are empowered by these educational health talks, and they're engaged with their friends, the arts, and their own spirituality.

The wellness we achieve in Camphill Ghent would not be possible with the funding afforded by our state licensing alone. We rely on grants and generous donations to offer a well-rounded, enjoyable, active life for elders. Many of our families are aware that we've been working closely with Leading Age NY for quite some time to advocate for funding for elders, especially through increases in Medicaid funding rates, which haven't been reassessed in more than 20 years. That can't possibly sustain us, which makes us all the more grateful for our supporters who have so generously stepped in to allay this problem that impacts just about every assisted living community in the country.

Looking ahead, Camphill Ghent is still considering the need to admit more of Camphill Village Copake's aging residents. Whether this should be through an expansion or through different means remains a conversation that I hope to update

our supporters in our next annual report. Until then, we hope our friends and families have a wonderful rest of the year.

Sincerely,

Amanda Pierro



Executive Director, Camphill Ghent

Individuals who donated to Camphill Ghent during our 2024-2025 fiscal year

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Corrine Alexander
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in memory of Walter Balfour
Anonymous
Jay Aronson

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in honor of Camphill Ghent
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Joanne Christine Westcott
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Nancy Zidel

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in honor of Kathleen Leitner
The Camphill Foundation
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84 Camp Hill Road
Copake, NY 12516



Front cover: Alexandria Laskaris and Mike Davis process fresh summer produce on the patio of Undina House in Camphill Village. **Back cover:** Liliana Canton presents Danny Morse with a cupcake during a gathering to celebrate his 80th birthday. Danny has lived in Camphill Village Copake since July of 1963.