



# Fellowship Square

2021 ANNUAL REPORT





Fellowship Square

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## OUR MISSION

Fellowship Square provides affordable housing and services for older adults.

## PRESIDENT'S NOTE

Dear Friends,

I am happy to report on a year of accomplishments at Fellowship Square—**we're still standing strong!** We continue to be vigilant against this virus—and we have moved forward in various ways beyond its grip.

Starting mid-January 2021, our Fellowship Square residents were among the first in the nation to receive their **COVID-19 vaccinations**. Our partners in this effort, CVS and Walgreens pharmacies, went door to door offering the vaccinations to more than 800 Fellowship House residents. Our vaccination rate was close to the 85% mark!

In May, residents ventured out, and life was buzzing at all of our communities. Residents cautiously took part in **events and activities** and a sense of normalcy was returning. The summer months helped to relieve much of the social isolation, fear and worry that many residents had been experiencing for many months. While safety protocols remained in effect, like mandatory mask requirements, social distancing and regular cleaning, residents were once again talking and laughing with one another.

Our Lake Anne **redevelopment** project and our Hunters Woods Fellowship House **renovation** continued with great momentum. We completed property improvements at Lake Ridge Fellowship House and Largo Landing Fellowship House as well.

The year culminated with our most successful **Winter Wonderland fundraiser** yet—raising funds to help us continue our resident programming, adding to our emergency fund for residents and giving a much-needed boost to our overall operations ensuring we're able to continue to meet everyday challenges.

At the end of 2021, we put the finishing touches on a new **five-year strategic plan** where we laid out our desire to continue to build the organization and our footprint so that we can provide more affordable housing and services to those in need. I hope to see many of you at our annual meeting or at this year's Winter Wonderland event. Until then, I deeply thank you for your ongoing support and dedication to our mission, and most of all, to our residents.

Kind Regards,

**Daniel P. Flavin**, Board President





## STAFF



**Christy Zeitz**  
CEO



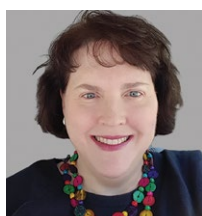
**Judy Singer**  
Senior Director



**Katherine Alexander**  
Resident Life Director



**Suhani Sanwar**  
Finance Manager



**Diane Beatley**  
Community Engagement Manager



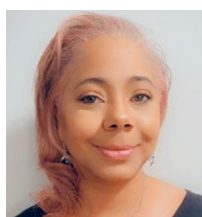
**Claudia Dressler**  
Office Manager



**Curtis Whitlow**  
Service Coordinator  
Lake Anne  
Fellowship House



**Jane Kung**  
Service Coordinator  
Hunters Woods  
Fellowship House



**Nicole Harrison**  
Service Coordinator  
Lake Ridge  
Fellowship House



**Shawnisha Hester**  
Service Coordinator  
Largo Landing  
Fellowship House

At each property, an on-site **Service Coordinator (SC)** works with residents to help them maintain healthy, active lifestyles by focusing on four areas of wellness: **intellectual, health, social and spiritual**. They help residents navigate Medicare, Medicaid and other benefits and serve as liaisons between community resources and the residents. Each SC is an integral part of the Fellowship Square team—not only by working closely with residents, but by getting to know family members and keeping them informed and engaged in their loved ones' lives.

## INTERNS

**Matthew Abbott**, Volunteer Coordination Intern

**Minister Wanda Elliott**, Spiritual Wellness Program Intern

**Tina Gao**, Programs Intern

**Alexis Hipp**, Programs Intern

**Emily Leitch**, Community Engagement Intern

**Max Norcross**, Marketing Intern

**Ethan Smithgall**, Marketing Intern

**Tyler Thorne**, Fundraising Intern

## 2021 BOARDS

### Fellowship Square Board

Dan Flavin, *President*, starting July 2021  
Carl Jenkins, Esq., *President*, ending June 2021  
Michael Scheurer, *Vice President*, starting July 2021  
John S. Gray, *Treasurer*  
Lynn Thomas, *Secretary*  
Edward S. Byrne  
Mark Fleming  
Robert Greenwood  
Kathleen Harding  
Lois Ireland  
Renee Jakobs  
John Kelly  
Shontay Kincaid, DBA  
Robert Sargeant  
Thomas J. Van Lierde

### Hunters Woods Board

Carl Jenkins, Esq., *President*, starting September 2021  
Renee Jakobs, *President*, ending July 2021  
Jørn Dalboe, *Vice President*  
Mark Fleming, *Treasurer*  
Tierra Faggins, *Secretary*  
Cissy Nickel  
Robert Thompson

### Lake Anne Board

Edward S. Byrne, *President*, starting August 2021  
Lois Ireland, *President*, ending August 2021  
Robert Thompson, *Secretary*  
Farid Sadrzadeh

### Lake Ridge Board

Kathleen Harding, *President*  
John S. Gray, *Treasurer*  
Rev. Mark Edwards, *Secretary*  
Wavery Brown  
Doug Sutor

### Largo Landing Board

Shontay Kincaid, DBA, *President*  
Allison Watts, *Vice President*  
Elizabeth Tuckermanty,  
*Treasurer/Secretary*  
Theresa Hill  
Nicole Marshall  
John Priebe  
Lynn Thomas

## HUGE PROGRESS IN 2021

Fellowship Square's two largest endeavors to date made huge strides in 2021. Our \$86 million **Lake Anne House**, built in partnership with Enterprise Community Development, nears the finish line as residents prepare to move into their brand new building in spring 2022. Subsidies for all units will be retained—no small feat! Our \$23 million **Hunters Woods** renovation project also progressed unfettered throughout 2021.

### The Roof is On at the New Lake Anne House!

In May, about one year into construction, the new **Lake Anne House** was “topped off,” a major milestone in new construction. This allowed the construction team to begin installing HVAC and

other interior systems. More importantly, it got the building substantially closer to being weathertight, which cleared the path to installing interior drywall and finishes.

In October, Board members, donors and other special guests got a an up-close-and-personal glimpse of the new Lake Anne House during a Hard Hat Tour of the new building.

*Residents will begin moving into their new building in spring 2022!*



### Hunters Woods Fellowship House—Upgraded

In February, **Hunters Woods** Fellowship House residents celebrated the end of Phase I which included replacement of all heating units in the apartments, roof work, updates to the trash and recycling rooms, upgrades of the common area air handlers and remodeling of the accessible units to bring them into compliance with today's standards.

Phase II of the Hunters Woods renovation began in March with both exterior and interior improvements. Ultimately, the completed renovation will significantly enhance the property. The renovation work will enable Hunters Woods Fellowship House to remain an integral part of the greater Reston community and continue to provide local affordable senior housing.



*“All in all, our new unit has helped us overcome many life difficulties and improved our quality of life.” —H. LIU*





**S.L. NUSBAUM**  
REALTY CO.

## VITAL TO OUR OPERATIONS

Fellowship Square is proud to partner with **S.L. Nusbaum Realty Co.** for the management of our four properties in Virginia and Maryland. The Nusbaum team has been instrumental in keeping the buildings and our residents safe throughout the pandemic.

Staff went above and beyond the call of duty by ensuring that every last resident was checked on routinely, cleanliness and sanitization were top priorities, ever-changing policies were enforced

and safety practices were continually monitored and encouraged. They braved the storm every single day by coming into the building to work. They made sure the regular operations of the buildings would continue without fail—even at their own personal risk.

Fellowship Square is grateful for these heroes and proud to have each and every one as members of our extended team.

*“Our residents are so kind. They really like to affirm you and let you know how much you are appreciated; they also like to let you know when there is another way to solve the problem. They keep you on your toes! All of the experiences and challenges have helped me to grow and develop as a leader and I am thankful for every experience.”*

—LOUNETA BECKLES, LAKE ANNE FELLOWSHIP HOUSE COMMUNITY MANAGER



▲ Hunters Woods Fellowship House Management Team



▲ Lake Anne Fellowship House Management Team



▲ Lake Ridge Fellowship House Management Team



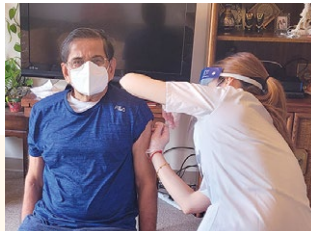
▲ Largo Landing Fellowship House Management Team

## REEMERGENCE

Despite the ongoing fluctuations of the pandemic, residents stayed active and engaged to the greatest extent possible. Through a combination of socially distanced programs mixed with virtual experiences, life at the Houses buzzed with opportunities to stay connected and involved in community life.

## COVID-19 VACCINE COMES TO THE FELLOWSHIP HOUSES

In January, residents in our Fellowship Square communities in Reston and Woodbridge received the COVID-19 vaccine as the state opened phase 1B of vaccinations. Residents at our Upper Marlboro property in Maryland followed suit shortly thereafter.



▲ Geeta C. and Prakash C. were the very first residents at **Lake Anne** Fellowship House in Reston to receive the vaccine.

*“We are so happy and appreciate this so much,” said J. Liu, 84, who lives at Lake Anne Fellowship House with his wife. “We were so worried how we were going to be able to get the vaccine. There are long waits, long lines, and it is so cold outside. Fellowship Square is taking care of us by bringing the vaccine to us.”*



◀ On June 14, **Lake Anne** Fellowship House residents gathered to celebrate Flag Day and the many countries represented in the community.



▲ **Hunters Woods** Fellowship House residents celebrated Apple Jam-Slavic Cultural Festival. The folk band Funk Lore performed traditional music and residents also enjoyed a display of traditional Slavic folk clothing and musical instruments. Classic apple pie and refreshing crisps were served in traditional Russian tea party style.

▼ **Hunters Woods** Fellowship House gets musical—residents were offered Ukulele classes!





## ACTIVE AND ENGAGED

▼ Residents at **Lake Ridge** Fellowship House enjoy the Rise and Shine exercise class. At the end of every class, Service Coordinator Nicole Harrison teaches the residents healthy eating practices.



▲ **Largo Landing** Fellowship House residents reflect during spiritual wellness programs led by **Minister Wanda Elliott**. ►



◀ March 11, 2021, marked the one-year anniversary since the World Health Organization (WHO) declared the COVID-19 outbreak a global pandemic. Fellowship Square residents created remembrance rocks that were placed in a

rock garden at each location. Messages included the names of loved ones lost this past year, expressions of feeling, poems, pictures and scripture. ▼





# OUR FOCUS ON WELLNESS

## WEGENER CHAPLAINCY PROGRAM

Over the years, Fellowship Square has provided pastoral care and counseling to help residents cope with the many stressful issues they face from day to day.

The **Wegener Chaplaincy** program was established by a gift from the members of Georgetown Lutheran Church in honor of Rev. William Wegener's retirement. Rev. Wegener was active in the work of Fellowship Square for many years. The program continues to be supported by donations from individuals and faith communities.



Since 2012, Rev. Fred Klein served as the Pastoral counselor and confidante to many Fellowship House residents. He retired in April 2021. Over the years, he visited hundreds of residents—at the Houses, in the hospital and in rehabilitation facilities. He led weekly bible studies, offered Communion and was a dear friend to many residents—helping them through troubled times and enjoying easy conversations about life. For some, he was the only person they could talk to about their personal issues or family trauma.

***Thank you and God Bless You Pastor Klein! Happy Retirement!***

## FELLOWSHIP FRESH

Each month, generous community partners and local donors provide baked goods, produce, meat and dairy items for Fellowship Square seniors. Since the beginning of the COVID pandemic, Fellowship Square has relied on volunteers to sort the donations into household-size portions and deliver the food directly to resident apartments as part of the **Fellowship Fresh** program. For more information on volunteering for this or other opportunities, please visit: [www.FellowshipSquare.org/get-involved/volunteers/](http://www.FellowshipSquare.org/get-involved/volunteers/).



*In addition to an annual cookout with all the fixings and live music, the Rotary Club of Lake Ridge supports the residents of Lake Ridge Fellowship House by providing monthly birthday celebrations and restocking the pantry throughout the year.*



**Cornerstones** has been a staunch and loyal Community Partner of Fellowship Square for many years. Every week, they provide surplus food from local grocery stores for our residents at Hunters Woods Fellowship House.



# FINANCIAL STRENGTH

January 2021 – December 2021

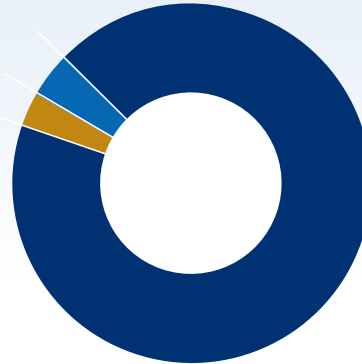
Total Income \$13,109,428

- **91%** Rental Income (Including HUD Subsidies)
- **4%** Earned Income
- **5%** Contributions & Other Income



Total Expenses \$9,820,236

- **93%** Housing & Other Programs
- **4%** Administrative
- **3%** Fundraising



*Fellowship Square uses net income for future operations and reserve deposits.  
The Fellowship Square Form 990 and audited financial statements are available upon request.*

## FUNDRAISING

### WINTER WONDERLAND WAS A SUCCESS!

Fellowship Square's annual fundraiser was a huge success and raised more than ever before. Held at Reston's gorgeous Lake House decked out in twinkling lights and holiday splendor, some 100 guests bid on exciting Silent Auction packages while sipping from a generous selection of wines and sampling tantalizing desserts. Live music filled the air with a selection of holiday and jazzy tunes.



*Thank you to **Griffin Owens Insurance Group**, our Leadership Sponsor, and all others who attended and/or contributed!*



## 2021 DONORS BY CATEGORY

### Church and Congregational Donors

Bethlehem Lutheran Church  
Christ the King Lutheran Church  
Christ the Servant Lutheran Church  
Evangelical Lutheran Church in America (ELCA)  
Good Shepherd Lutheran Church  
Grace Lutheran Church  
Metropolitan Washington DC Synod, ELCA  
Resurrection Evangelical Lutheran Church

### Business, Foundation & Government

Amazon Smile Foundation  
Bean, Kinney & Korman, P.C.  
The Blackburn Giving Fund  
Bozzuto Construction Company  
The Chadwick Law Firm, PLLC  
The Closet of the Greater Herndon Area, Inc.  
Cornerstones  
Eden Senior Care Services, LLC  
Enterprise Community Development  
Gabriel Homes Foundation  
GoodShop  
Graceful Care, Inc.  
Griffin Owens Insurance Group  
HousingToHome, LLC  
Hunters Woods at Trails Edge  
InFaith Community Foundation  
JDC Construction Company  
JustGive, GreatNonprofits  
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Southway Builders, Inc.  
Thrivent Choice  
United Bank  
Van Metre Companies Foundation  
Virginia Housing

### Individual Donors

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Min Feng  
Michael Fields  
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Mark and Carol Fleming  
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MC Kukoy  
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Susannah Palik

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Randolph D. Rouse Foundation, Inc.  
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Robert Sargeant  
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Carmel Steindam  
David and Sarah Stephenson  
Lynn Thomas  
Robert Thompson  
John Tinsley  
Elizabeth Tuckermanty  
Diane Van Bavel  
Thomas Van Lierde  
Helen Vigness  
Daniel and Linda Vilardo  
Marilyn Voigt  
Glenn Walker  
Allison Watts  
Pat Williams  
Kerrie Wilson  
Christy Zeitz

### In-Kind Donors

Kristina Alcorn  
Katherine Alexander  
Anonymous Artist  
Bean, Kinney & Korman, P.C.  
Diane Beatley  
Carol Ruth Blatt  
Sam Boo  
Rev. Theresa Brion  
Donald Butler  
Capital Area Food Bank  
Catholic Charities of the Archdiocese of Washington  
Cerrillos Community Church  
Christ the Servant Lutheran Church  
Church of Jesus Christ of Latter-Day Saints (LDS) of Sterling  
Cornerstones  
Costco Wholesale, Chantilly  
Chamika Curet  
Jan Dittmar  
Renee Fairchild  
Fairfax Civitan Club  
The Fenwick Foundation  
Martha Fields  
First Baptist Church of Highland Park

Food Rescue US—DC  
Lisa Forrest  
Galilee Community Development Corporation  
Good Shepherd Lutheran Church  
Good Success Christian Church and Ministries  
Greater Mt. Nebo AME Church  
Robert Greenwood  
Kathleen M. Harding  
Heritage Fellowship Church  
Theresa Hill  
Hunters Woods at Trails Edge  
ICNA Relief: Muslims for Humanity  
Leslie Johnson  
Kids Give Back  
Shontay Kincaid, DBA  
The King's Chapel  
Lake Ridge Rotary Club  
Leslie Lewis  
Alex Malone  
Nicole Marshall  
New Hope and Life Church of God  
Panera Bread Company  
Prince George's County Chapter Jack and Jill of America  
Prince George's County Council Member Todd Turner  
Lynn and Peter Prowitt  
Reston Association  
Reston Lions  
Reston Museum  
Reston Town Center / BXP  
RestonStrong  
RetirementHomeTV  
Riverdale Baptist Church Crafters Club  
Suhani Sanwar  
Michael Scheurer  
Jeanne Smith  
South Lakes HS PTSA Food Pantry  
Lynn Thomas  
Elizabeth Tuckermanty  
Allison Watts  
Karen Wenger  
Western Fairfax Christian Ministries  
Word of God Christian Ministries  
Young Pharaohs Mentoring Academy, Inc.  
Christy Zeitz

*If your name has been misspelled or if you would like to remain anonymous, please contact us at [info@FellowshipSquare.org](mailto:info@FellowshipSquare.org).*

# THANK YOU!

*To all of our donors, community partners and volunteers who gave selflessly of their time, talents and resources in 2021. We are grateful for your generosity.*



**Community Partners** are organizations, businesses, schools, government agencies, other groups and individuals who provide pro-bono (or significantly reduced financial) assistance and support for our residents. They give in numerous ways that enhance the quality of living for our residents and, in turn, strengthen our communities. We are grateful for their ongoing dedication!

## 2021 COMMUNITY PARTNERS

American Health Care Professionals	Cornerstones	Good Shepherd Lutheran Church	Prince George's County Sheriff's Department
Capital Area Food Bank	DC Bar Pro Bono Center	Greater Mt. Nebo AME Church	Riverdale Baptist Church Crafters Club
Carter's United Methodist Church	Dr. Breiner and Associates Podiatry	Heritage Fellowship Church	SN Mortgage Company
Catalogue for Philanthropy: Greater Washington	Evangel Cathedral	ICNA Relief: Muslims for Humanity	Volunteer Fairfax
Catholic Charities of the Archdiocese of Washington	Fairfax Civitan Club	Immanuel Anglican Church	Word of God Christian Ministries
Christ the Servant Lutheran Church	Fairfax County Health Department	The King's Chapel	Young Pharaohs Mentoring Academy, Inc.
The Closet of the Greater Herndon Area, Inc.	The Fenwick Foundation	Lake Ridge Rotary Club	
Community Angels Nursing Services	First Baptist Church of Highland Park	Leslie Lewis	
	First United Presbyterian Church of Dale City	New Hope and Life Church of God	
	Lisa Forrest	One Hanson Pharmacy	
	Gethsemane Baptist Church	Panera Bread Company	
		Prince George's County Council Member Todd M. Turner	

## 2021 VOLUNTEERS

### Organizations

APPNA Alliance, DMV Chapter  
Buddhist Tzu Chi Foundation  
Catholic Charities of the Archdiocese of Washington  
First Baptist Church of Highland Park  
Greater Mt. Nebo AME Church  
Heritage Fellowship Church  
ICNA Relief: Muslims for Humanity  
Immanuel Anglican Church  
Reston Community Center  
Sarah's Peace and Love Home Healthcare  
SN Mortgage Company  
The Medical Team  
United Christian Parish  
Zeta Phi Beta

### Individuals

Shannon Adams  
Ammar Ahmed  
Maryam Imtiaz Ahmed  
Sarah Appiah  
Deborah Aschenbach  
Trina Askin  
Melvin Awkward  
Raul Ayala  
Young Bae  
Judith Battle  
Annette Bergeron  
Cynthia Berrios  
Carol Bowles  
Rev. Theresa Brion  
Shelby Brown  
Karen Brutsche  
Courteney Buracker  
Sara Burris  
Donald Butler  
Alvin Camp  
Georgene Carper  
Regina Chambers  
Doris Chan  
Mary Chang

Chin-Lan Chen  
Margie Cockrill  
Marcus Crisp  
Martha Daniel  
Mansoor Dar  
Shirley Dawson  
Nancy Delay  
Frances Dickens  
Willie Douglas  
Maggis Duron  
Rev. Mark Edwards  
Tony Esse  
Renee Fairchild  
Sharlene Fanning  
Robin Farrell  
Steve Fewell  
Frank Fico  
Daniel Flavin  
Eugene Fletcher  
Veronica Gaither  
Sumi Gallas  
Liangying Gao  
Pu Gao  
Tina Gao  
Seidy Gonzales  
Lucette Goodwyn  
Kitisia Grandin-Parker  
Betty Jane Grey  
Gary Grey  
Asa Gurney  
Julia Harding  
Kathleen Harding  
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Darnell Harris  
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Eric Hochstrasser  
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Moriah Jackson  
Ok Ja Jeon

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Elaheh Karbassi  
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Beth Kenney  
Madeleine Kennon  
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Eun Lee  
Jong Lee  
Reta Lee  
Samantha Lee  
Anne Leitheiser  
Leslie Lewis  
Hanping Liu  
Jinming Liu  
Paula Lowery  
Vivian Lun  
Tariq Mahmood  
Steve McAvoy  
Quihui Miao  
Paul Michnewicz  
Shiraz Mohamed  
Allirea Moore  
Barbara Moran  
Patricia Moran  
Naushin Nasir  
Hiep Nguyen  
Saima Niaz  
James Norris  
Taehi Oh  
Judy Omine  
Maria Orellana  
Anna Owen  
Genfeng Pan  
Kyun Park  
Alan Payne  
Pamela Kelly Phillips  
Samia Piracha  
Katie Reyes

Telesha Robinson  
Farid Sadrzadeh  
Sara Sanadgol  
Aansa Shah  
Sara Shea  
Susan Shell  
Victoria Shelton  
Emmitt Shepherd-El  
Maaz Talha Siddiqui  
Adam Smith  
Richard Song  
Sol Song  
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Xianyi Sun  
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Gengqin Tang  
Jamie Testa  
Earnestine Tice  
Martha Timmons  
Robert Trimble  
Fran Tuckson  
Sherman Turner  
Chung Um  
Tianna Wang  
Zach Wang  
Jill Weisman  
Richard Weisman  
Karen Wen  
Kathy Westcott  
Phil Westcott  
Dayna Wilkinson  
Constance Williams  
James Williams  
Georgia Wright  
Heren Xu  
Yong Yim  
Annika Yu  
Valerie Yu  
Syeda Reshma Zaki  
Stephene Zhang  
Yutao Zhang  
Xueli Zhu  
Elaine Zou  
Valerie Zou

# OUR VISION

*We envision communities where there is safe, affordable and quality housing and a continuum of services for all older adults.*



## Fellowship Square

11260 Roger Bacon Drive, Suite 20  
Reston, VA 20190  
(703) 860-2536  
info@FellowshipSquare.org

**[www.FellowshipSquare.org](http://www.FellowshipSquare.org)**

### HUNTERS WOODS

Fellowship House

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Phone: (703) 620-4450  
TTY: 1 (800) 828-1140  
HuntersWoods@SLNusbaum.net

### LAKE RIDGE

Fellowship House

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### LAKE ANNE

Fellowship House

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Reston, VA 20190  
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LakeAnne@SLNusbaum.net

### LARGO LANDING

Fellowship House

1077 Largo Road  
Upper Marlboro, MD 20774  
Phone: (301) 249-2100  
TTY: 1 (800) 735-2258  
LargoLanding@SLNusbaum.net