



2022 ANNUAL REPORT



Fellowship Square





Fellowship Square

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President’s Note

Dear Friends,

2022 was a record year for our organization as we completed two of our largest development projects in our 60-plus year history. That’s a testament to the many individuals, organizations, partners, funders and friends who made possible the construction of the new Lake Anne House—an \$86M 240-unit state-of-the-art apartment building, which preserves the same number of affordable units we had in Lake Anne Fellowship House. We also completed a \$24M renovation at Hunters Woods Fellowship House by improving use of space and modernizing the entire building for better resident engagement, activities, and interactions with staff.

I am especially grateful for the ongoing support from our volunteers and community partners—they are the reason our residents continue to thrive. Of significant impact was the donation of more than 400 Google Nest Hub devices equipped with video calling and voice assistant functions to facilitate daily tasks and help residents connect with friends and loved ones. This was made possible thanks to the aging services advocacy association, LeadingAge, and senior living voice assistant technology company, Volara.

As I reflect on the past year, I am filled with gratitude for the many other accomplishments and achievements we have fulfilled in support of our mission to serve older adults with very limited means. I am eternally appreciative of all of the others who continue to give their time, energy and resources to some of the most vulnerable in our community. Yet our work continues, as does our need. Affordable housing is in scarce supply and we look ahead to building more units to accommodate the growing number of older adults who will inevitably be searching for quality, safe places to call home as they age. I count on your continued involvement and thank you for your generous support.

With appreciation and gratitude,



Dan Flavin
Fellowship Square Board President

2022 Board Leadership

FELLOWSHIP SQUARE

- Dan Flavin, *President*
- Michael Scheurer, *Vice President*
- John S. Gray, *Treasurer*
- Lynn Thomas, *Secretary*
- Edward S. Byrne, *Lake Anne Fellowship House President*
- Mark Fleming
- Robert Greenwood
- Kathleen Harding, *Lake Ridge Fellowship House President*
- Carl Jenkins, *Hunters Woods Fellowship House President*
- John Kelly
- Shontay Kincaid, *Largo Landing Fellowship House President*
- Kristin Norris
- Robert Sargeant
- Thomas J. Van Lierde

LAKE RIDGE FELLOWSHIP HOUSE

- Kathleen Harding, *President*
- Pastor Mark Edwards, *Secretary*
- John S. Gray, *Treasurer*
- Wavery Brown

LARGO LANDING FELLOWSHIP HOUSE

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

HUNTERS WOODS FELLOWSHIP HOUSE

- Carl Jenkins, *President*
- Jorn Dalboe, *Vice President*
- Tierra Faggins, *Secretary*
- Mark Fleming, *Treasurer*
- Zhijun (Sam) Cai
- Paula Barton Mann
- Bob Thompson
- Parween Nooruddin

Fellowship HQ Staff



Christy Zeitz
CEO



Judy Singer
Senior Director



Katherine Alexander
Resident Life Director



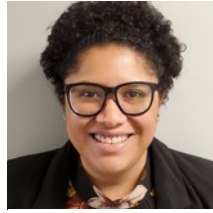
Suhani Sanwar
Director of Finance



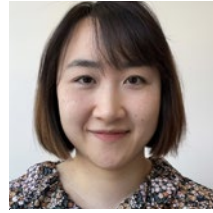
Diane Beatley
Program Manager



Claudia Dressler
Office Manager



Brenda Martinez
Communications
and Development
Coordinator



Ying Pei
Accounting Assistant

Fellowship Interns: Leadership & Learning

Wanda Elliott, *Spiritual Wellness
Program Intern*

Jessica Lincoln, *Service Coordinator Intern*

Megan Krenz, *Service Coordinator Intern*

Binh Tran, *Community Engagement Intern*

Alexis Hipp, *Service Coordinator Intern*

Ethan Smithgall, *Marketing Intern*

Emily Leitch, *Community Engagement Intern*

Olusholape (Shola) Akinbobola,

Real Estate Development Intern

Anna Bedal, *Fundraising Intern*

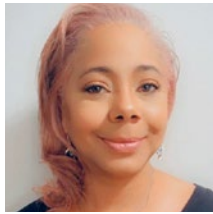
Kelly Brown, *Marketing Intern*

Carly Epstein, *Civic Fellow*

Staff at our Properties



Jane Kung
Service Coordinator
Hunters Woods
Fellowship House



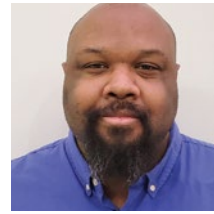
Nicole Harrison
Service Coordinator
Lake Ridge Fellowship
House



Grace Foster
Service Coordinator
Largo Landing
Fellowship House

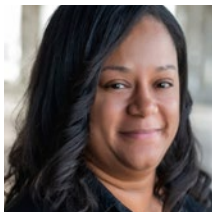


Shawnisha Hester
Service Coordinator
Largo Landing
Fellowship House



Curtis Whitlow
Service Coordinator
Lake Anne House

In addition to our property management staff, we engage an on-site Service Coordinator at each property who works with residents to help them maintain healthy, active lifestyles and empowers them to become more self-sufficient and maintain control of the decisions that affect them.



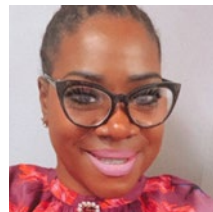
Latia Mondul
Regional Property
Manager



Tehanny Pica
Community Manager
Hunters Woods
Fellowship House



Susan Hoffer
Community Manager
Lake Ridge Fellowship
House



Loretta Lanham
Community Manager
Largo Landing
Fellowship House



Louneta Beckles
Community Manager
Lake Anne House



Karinne DiMeglio
Communications
Coordinator



S.L. NUSBAUM
REALTY CO.

S.L. Nusbaum Realty Co. Announced as 2022 NAA Top Employers Award Winner Third Year in a Row in June 2022.

Resident Life *Fellowship Square offers a variety of activities and programs each*

SENIOR ACADEMY TECHNOLOGY CLASS
Most attended new program!

Our Hunters Woods Fellowship House residents receive technological assistance and instruction twice a month—with over 20 residents attending, instruction is offered in several languages.



▲ Residents teaching one another.
▼ Karen Wei (right) assisting Hunters Woods resident.



TROWEL GARDEN THERAPY
New program introduced in 2022!

Monthly flower arrangement ideas and supplies are provided to residents of Lake Ridge Fellowship House. ▲

PAPER CRAFT WORKSHOP
Another favorite among residents!

Each month residents enjoy creating paper craft greeting cards for upcoming holidays at Lake Ridge and Hunters Woods Fellowship Houses. ▼



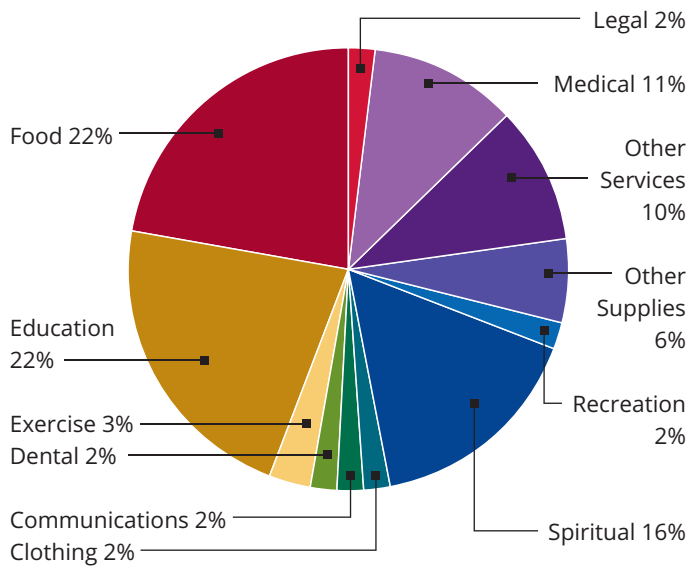
Vision

Fellowship Square envisions communities where all people have access to safe, quality living accommodations and services, regardless of their financial circumstances, so they can live with dignity and independence as long as they are able.

month at all our communities to keep residents healthy, informed and engaged!

Fellowship Square Community Partners in Action

COMMUNITY PARTNER SUPPORT



Fellowship Fresh

Each month our residents receive food donations from local retailers, government agencies and other organizations. ▲

To make this happen, we rely on:

- \$133,161 worth of food
- 150+ volunteers who assist with packaging and distribution
- Partners like Capital Area Food Bank, Panera Bread, Cornerstones, Whole Foods, Alexandria Baptist Church, Catholic Charities and Lake Ridge Rotary Club

COMMUNITY PARTNERS

Music To Free

Residents learn the fundamentals of reading and performing handbell music through monthly classes, thanks to Music to Free's Executive Director, Alan Payne. He provides free tickets for residents to attend his concerts and organizes resident performances. ▶



Wills on Wheels

Pro bono lawyers assist residents with Estate Planning tools like wills, trusts, and other legal documents to help them protect their assets and plan to help relieve some of the financial burden on their families after they've gone. ▶



Rotary Clubs

The Reston/Herndon Rotary Club hosts monthly birthday parties; the Lake Ridge Rotary Club provides assistance with eye exams and prescription glasses at no cost. ▶



Fenwick Foundation Dental Clinic

Utilizing portable and mobile dentistry, dentists assist residents on-site. Basic dental procedures are provided as well as oral hygiene education. Thousands of dollars of free dental care was provided in 2022! ▼





Newsworthy

GOOGLE NEST HUBS

◀ Fellowship Square residents benefited from a national initiative through LeadingAge and Volara to bring voice activated, content-rich video devices to seniors. More than 400 Google Nest Devices were donated to Fellowship Square residents to help address digital inequity issues among older adults.

“Providing this to residents like me has been so helpful. I’m enjoying video chatting with my daughter who lives far away. I can talk and see her at the same time! And, I’m loving the music that I can listen to.”

—Shirley W., 78, Largo Landing Fellowship House



NATIONAL NIGHT OUT

Police and public safety workers joined residents of Hunters Woods Fellowship House for a community building event in August to foster relationships and promote neighborhood safety. ▲

FIRE DEPARTMENT TRAINING AT FELLOWSHIP HOUSE

◀ Fellowship Square’s now demolished Lake Anne Fellowship House served the local community one last time: the Fairfax County Fire and Rescue Department (FCFRD) used the building for training to conduct indoor search and rescue drills as well as aerial rescues.



Wellness Programs

OUR FOCUS ON WELLNESS—FOUR KEY AREAS

We maintain a robust calendar of activities designed to stimulate the four dimensions of wellness: physical, spiritual, intellectual, and social—because engaged seniors lead richer, more satisfying lives. Our goal is to provide opportunities for residents to participate in things they enjoy and discover new passions.

Physical

- **Eating Well Clinic:** Dietitian Lisa Sharp teaches residents various topics related to healthy eating. ▼
- **Rise & Shine Fitness Program** ▼ (middle)



Spiritual

- Weekly and monthly Bible Study groups are held at each Fellowship House. ▲

“I have made some good friends. I look forward to the monthly birthday party and activities meeting. There are always activities if I want to be involved.”

—Lake Ridge Fellowship House resident **Joanee J.**

“Lake Ridge has a lot of activities; we go places, and we have fun. I really enjoy living at Lake Ridge Fellowship House.”

—Lake Ridge Fellowship House resident **Rita S.**

Intellectual

- **Health Seminars:** The Fairfax County Health Department visits Hunters Woods Fellowship House to educate residents on the impact of the environment on mental health. ▼



Social

- Thanksgiving and other holiday events are often hosted by corporate partners and faith-based organizations. ▲ (middle)
- South Lakes High School, Reston, Va., students and staff host an Earth Day ‘Paint and Sip.’ ▲

Preservation and Growth

Fellowship Square has invested millions of dollars to preserve and develop housing for older adults. Take a look at the projects we completed in 2022!

LAKE ANNE HOUSE

► In 2022, all 240 residents living at Lake Anne Fellowship House moved into the new Lake Anne House next door. The new state-of-the-art facility includes 56 studios, 178 one-bedroom and six two-bedroom apartments. Lake Anne House is much more energy efficient, being both Earthcraft and Energy Star certified and boasts a range of amenities to make daily life more enjoyable. Residents now have an arts and crafts room; a gym with treadmills, bicycles, and weights; a game room with a ping-pong table and computers; a social service office; a wellness center for visiting medical professionals; a sunroom; and a social hall for large gatherings. One of the most valued amenities is the large outdoor plaza with tables and chairs arranged in conversation clusters, and rocking chairs. While residents settled into their new modern apartments, we began the demolition of the two buildings that made up the Lake Anne Fellowship House. This parcel of land will be sold and proceeds will be reinvested into the cost of the new Lake Anne House development.

HUNTERS WOODS FELLOWSHIP HOUSE PRESERVATION PROJECT

In 2020, the Hunters Woods Fellowship House Board of Directors approved the refinancing and extensive renovations to the aging 40-plus-year-old building. The \$26M renovation included major improvements to the systems and spaces that enhance resident life and foster social connections between residents, staff and volunteers.

Renovation highlights include:

- New Front Entry and Patio Area
- Expanded Commercial Kitchen
- Rear Patio with New Private Gardening Areas and Outdoor Exercise Equipment
- Lobby with views of the newly dedicated Fellowship Hall and Fellowship Theater
- Beauty Salon
- Accessible Apartment Unit and New Corridors
- Tenant Lockers and State-of-the-art Bike Storage
- Wellness Center, Fitness Room and Offices

Phases I and II came to a close in the summer of 2022. ►

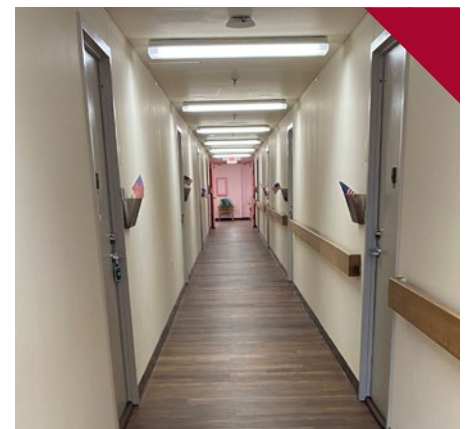


LARGO LANDING FELLOWSHIP HOUSE ENHANCEMENTS

▲ Largo Landing Fellowship House had a face lift with new paint, furniture and furnishings in all common areas. Additionally, two new elevators were installed and other upgrades were completed throughout the entire building.

LAKE RIDGE FELLOWSHIP HOUSE MODERNIZATION

Lake Ridge Fellowship House refurbished the common area and added new vinyl plank flooring to some of its units. A few apartments received new granite countertops and fresh coats of paint. ▼

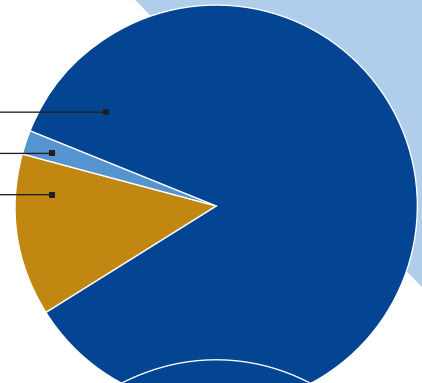


Financial Strength

JANUARY 2022 – DECEMBER 2022

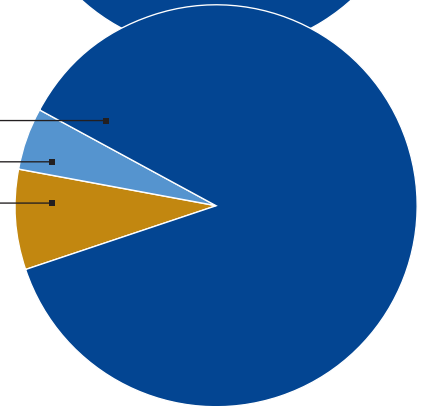
Total Income \$11,973,411

- **85%** Rental Income (Including HUD Subsidies)
- **2%** Earned Income
- **13%** Contributions & Other Income



Total Expenses \$8,197,917

- **87%** Housing & Other Programs
- **5%** Administrative
- **8%** 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.*

Winter Wonderland Success

Our 2022 Winter Wonderland holiday benefit was a great success! More than 100 guests attended, helping us to raise nearly \$50,000... special thanks to our sponsors for their financial support and to the many local vendors who donated items for our silent auction (a few of residents even donated hand-made items that were a huge hit!). The festive evening included desserts, a variety of wines and beers, holiday music, raffle prizes and over 20 exciting silent auction packages.



Our Dedicated Supporters

2022 DONORS BY CATEGORY

Church and Congregational

Bethlehem Lutheran Church
Christ the Servant Lutheran Church
Gifts of Hope, Metropolitan
Washington DC Synod
Grace Lutheran Church
Knights of Columbus, Family
of Man Council 7566
Prince of Peace Lutheran Church
Resurrection Evangelical Lutheran Church
St. Matthew's Lutheran Church

Business, Foundation & Government

Amazon Smile Foundation
Anthem Healthkeepers Plus
Bean, Kinney & Korman
Benevity Community Impact Fund
BM Contracting LLC
Chadwick Law Firm, PLLC
Charles P. Johnson & Associates, Inc.
Closet of the Greater Herndon Area, Inc.
Cornerstones, Inc.
Dominion Energy—Energy
Assistance Outreach
ELCA Foundation of the Evangelical
Lutheran Church in America
Elevance Health—Healthplus, LLC
Enterprise Community Development
Fairfax County Government—Active and
Thriving Community Grants Program
Graceful Care, Inc.
Griffin Owens Insurance Group
Hunters Woods at Trails Edge
Jan W. Whiteley Business Writing, LLC
JDC Construction Company
Lillian R. Wardman Irrevocable
Trust Foundation
Linda's Ballet Workshop
Love Hand Home Health, Inc.
Miner Feinstein Architects, LLC
Northern Virginia Association of Realtors
Peaceful Aesthetics
Randolph D. Rouse Foundation, Inc.
Reston Association
Reston Community Center
Rosenthal Automotive
S.L. Nusbaum Realty Co.
Southway Builders, Inc.
Thrivent Charitable Impact & Investing
Thrivent Choice
United Bank
Van Metre Companies Foundation
Virginia Housing

In-Kind Donors

Abundant Life Ministries
Alexander Memorial Baptist Church
Aspen Jewelry Designs
Buffalo Wing Factory
Burger King
Capital Area Food Bank
Capital Area Telugu Society (CATS)
Church of Jesus Christ of Latter-Day
Saints (LDS)—Sterling
Nancy Colleton
Cooper's Hawk Winery & Restaurants
CORT Furniture
Davio's Northern Italian Steakhouse
Jan Dittmar
Dunkin' Donuts
ENG Construction LLC
Millicent Eubanks
Renee Fairchild
Fairfax County Health Department
Friends of Nakia R. Wright
for County Council
General Dynamics Information Technology
Gethsemane Baptist Church
Greater Mt. Nebo AME Church
Heritage Fellowship Church
Jersey Mike's Subs
King Pollo of Reston
King's Chapel
Korean Central Presbyterian Church
Korean Community Service Center
of Greater Washington
Lake Ridge Baptist Church
Lasagna Love
LeadingAge, Inc.
Leslie Lewis
Mildred Lyons
Kathleen McMeekin
Nothing Bundt Cakes
Onelife Fitness
Panera Bread Company
Farzaneh Parmaei
Pista House Indian Cuisine
Prince George's County Office
of State's Attorney
Prince George's County Police Department
Prince George's Healthcare Alliance
Purple Sky
Reston Association
Reston Ledo Pizza
Reston Museum
RestonStrong
Shoppers Food Warehouse
SN Mortgage Company
Marcy Stehney
Sunrise Dental
Tema USA Choir
Trowel Garden Club
Linda Wilkinson
Thuy Willey

Individual Donors

Menda Ahart
Liz Allis
Beth Anto
Caren Anton
Cathy Bobzien
David Bohannon
Sam Boo
Joann Bordeaux
Theresa Brion
Wavery Brown
Kathryn Brue
Edward Byrne
Sam Cai
David Carr
Judith Conroy
John Corkill, Jr.
Beverly Cosham
Jennifer Coughlin
Amanda Curwood
Jorn Dalboe
Adam Daniel
Jeannette Dixon
Richard Douglas
Mark Edwards
Ralph Ennis
Min Feng
Michael Fields
Richard Fisher
Daniel Flavin
Mark Fleming
Sara Gentry
Paula Gershen
John Gray
Robert Greenwood
Steve Gurney
Samuel Harahan
Kathleen Harding
Mary Harp
C. David Hartmann
Shyamali Hauth
John Hiers
Elizabeth High
Jeffrey Hill
Sarah Hill
Ivan Ives
Prabha Iyer
Jenny Jaeschke
Shikla Jain
Carl Jenkins
Dale Johnson
Ali Kani
Craig Kendall
Shontay Kincaid
Karen Kok
Judith Koucky
David Lambert
Jean Lynch
Sherry MacDonald
Jennifer Maloney
Paula Barton Mann
Nicole Marshall
William McKenna
Bruce Morrison
Lisa Morrison
Edd Nolen
Jill Norcross
Kristin Norris
Amy Paladini
Scott Parkin
Lydia Patrick
John Priebe
Richard Reichard
Katherine Ross
Robert Sargeant
Michael Scheurer
Larry Schmidt
David Stephenson
James Stevens
Tom Van Lierde
Marilyn Voigt
Pat Williams
Kenneth Wilson
Kerrie Wilson
Michael A. Wolf
Phillip Woodruff
Boris Zaslavskiy and
Yelena Kegeles
Christy Zeitz

Thank you!

To all of our donors, community partners and volunteers who gave selflessly of their time, talents and resources in 2022. We are grateful for your generosity.

2022 COMMUNITY PARTNERS

Alexander Memorial Baptist Church
Anthem Healthkeepers Plus
Capital Area Food Bank
Christ the Servant Lutheran Church
Church of Jesus Christ of Latter-Day
Saints (LDS)—Sterling
Closet of the Greater Herndon Area, Inc.
Cornerstones, Inc.
Fairfax County Health Department
Gethsemane Baptist Church
Grace Lutheran Church

Greater Mt. Nebo AME Church
Heritage Fellowship Church
Kids Give Back
King's Chapel
Lake Ridge Baptist Church
Lake Ridge Lions Club
Lasagna Love
Leslie Lewis
Love Hand Home Health, Inc.
Music To Free

Prince George's County Office
of State's Attorney
Reston Association
Reston Community Center
RestonStrong
SN Mortgage Company
St. John Neumann Catholic Church
St. Matthew's Lutheran Church
Tema USA Choir
Trowel Garden Club
United Christian Parish

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!

2022 VOLUNTEERS

Organizations

American Health Care Professionals
Catholic Charities of the
Archdiocese of Washington
Central Baptist Church
Fellowship Christian School ART
Heritage Fellowship Church
Immanuel Anglican Church
Lake Ridge Baptist Church
The Medical Team
Music To Free
Prince William Voter Integrity
Reston Community Center
Sarah's Peace and Love Home Healthcare
South Lakes High School
SN Mortgage Company
St. Elizabeth Ann Seton Catholic Church
Trowel Garden Club

Prince George's County Police Department
brings donations to Largo Landing
Fellowship House ▼



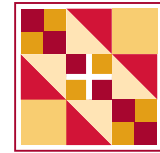
Individuals

Mohammad
Aladhab
Mimi Angelini
Lilian Aparicio
Rebecca Enyonam
Appiah
Shreyas Aryal
Trina Askin
Casper Aubert
Melvin Awkward
Young Bae
Jasimine Baker
Margaret Bartenes
Anna Bedal
Annette Bergeron
Kelly Brown
Katerina Brunjes
Irina Carter
Jeffrey Chaliff
Regina Chambers
Dason Chan
Vincent Chan
Mary Chang
Justin Chen
Amelia Chen
Carolina Ciemny
Margie Cockrill
George Contreras
Reyal Corruie
Marcus Crisp
Shirley Dawson
Bonita DeCerbo
Trinity Deleon
Assa Diaby
Jose Diaz
Angel
Diaz-Hernandez
David
Diaz-Hernandez
Frances Dickens

Elena Do
Swapna Dondapat
Sofia D'Orazio
Willie Douglas
Nadia Dreyer
Siri Dusanapudi
Mark Edwards
Mary Kay Ekanem
Renee Fairchild
Robbin Farrell
Frank Fico
Eugene Fletcher
Veronica Gaither
Sumi Gallas
Liang Ying Gao
Margaret Gao
Andrew Gao
Rita Garcia
Ana Garcia
David Godshall
Lucette Goodwyn
Kitisia
Grandin-Parker
Grace Grant
Gary Grey
Betty Jane Grey
Peng Guo
Kathleen Harding
Darnell Harris
Anne Hochstrasser
Jenny Jaeschke
Ok Ja (Kim) Jeon
Zhilan Jia
Guanghongxiang
Jiang
Ki Ok Jo
Raymond Johnson
Cambria Johnson
Craig Kendall
Madeleine Kennon
Yawa Akpene Ketika

Pritam Khalsa
Shine Kim
Megan Krenz
Judith LaPorte
Jong Lee
Reta Lee
Leslie Lewis
Jessica Lincoln
Eva Linden
Shipping Liu
Hanping Liu
Xue Lizha
Ethel Mack
Connie Mai
Iman Manafi
Shruthi Mandara
Vennela Mandara
Dorian
Matthews-Rurak
Steve McAvoy
Kathleen McMeekin
Allirea Moore
Gerald Moore
Barbara Moran
Marta Muniz
Te-pei (Kevin) Niu
James Norris
Taehi Oh
Myungja Oh
Judy Omine
Susannah Palik
Gengfeng Pan
Kyun Park
David Park
Kum Park
Deidre Ramos
Sandra Rappoport
Andrea (AJ) Ries
Jamie Rizare
Farid Sadrzadeh

Marina
Sarukhanyan
Lisa Sharp, RDN
Victoria Shelton
Emmitt Shepherd-El
Dzhemil Sideman
Gerri (Geraldine)
Snowden
Dasha Soldatenkov
Sol Song
Bae Young Suk
Qinfang Sun
Douglas Sutor
Tyler Thorne
Martha Timmons
Yolanda Torres
Flores
Chung Um
Feliciano Waleska
Linda Marcus Wall
TingLi Wang
YouZhong Wang
Jill Weisman
Richard Weisman
Wanying (Karen)
Wen
Virginia White
Constance Williams
Justin Wu
Jin Mei Wu
Hener Xiu
Heren Xu
Han Xu
Ivy Yarbough
Gyung Yeon
Kam Yu
Valerie Yu
Stephanie Zhang
Xueli Zhu
Justin Zou
Alexander Zverev



Fellowship Square

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

www.FellowshipSquare.org

Mission

Fellowship Square improves the lives of older adults who struggle to make ends meet by providing them with affordable housing and supportive services.

HUNTERS WOODS

Fellowship House

2231 Colts Neck Road
Reston, VA 20191
Phone: (703) 620-4450
TTY: 1 (800) 828-1140
HuntersWoods@SLNusbaum.net

LAKE RIDGE

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LakeRidge@SLNusbaum.net

LARGO LANDING

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LargoLanding@SLNusbaum.net



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Phone: (571) 496-8096

