



Fellowship Square

# 2023 ANNUAL REPORT





# Fellowship Square

## 2023 BOARD LEADERSHIP

### FELLOWSHIP SQUARE

Dan Flavin, *Board President*  
 Mark Fleming, *Board Vice President*  
 John Gray, *Board Treasurer*  
 Kristin Norris, *Board Secretary*  
 Kathleen Harding, *Lake Ridge Fellowship House Board President*  
 Carl Jenkins, *Hunters Woods Fellowship House Board President*  
 Dr. Shontay Kincaid, *Largo Landing Fellowship House Board President*  
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 Robert Greenwood  
 John Kelly  
 Robert Sargeant  
 Lynn Thomas  
 Thomas Van Lierde

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 Pastor Mark Edwards, *Secretary*  
 John Gray, *Treasurer*  
 Wavery Brown

### LARGO LANDING FELLOWSHIP HOUSE

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

### HUNTERS WOODS FELLOWSHIP HOUSE

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 Jørn Dalboe, *Board Vice President*  
 Tierra Faggins, *Board Secretary*  
 Mark Fleming, *Board Treasurer*  
 Zhijun (Sam) Cai  
 Paula Barton Mann  
 Parween Nooruddin  
 Robert Thompson



## PRESIDENT'S NOTE

Dear Friends,

Our journey over the last year was marked by dedication, innovation, and an unwavering commitment to our mission of improving the lives of older adults who struggle to make ends meet by providing affordable housing and supportive services.

In 2023, we embarked on **transformative** initiatives that underscore our dedication to creating meaningful change within the communities we serve. One of our key endeavors involved actively engaging with businesses, churches and other nonprofits to foster collaboration and lay the groundwork for the development of more affordable housing for the hundreds that wait patiently on our waiting list for a place to live. In Loudoun County, we were accepted as an approved nonprofit affordable housing developer which has opened up new real estate development possibilities for us in that area, while we continue to explore opportunities in other areas within the DMV. This work represents a significant step forward in our quest to address the pressing issue of housing scarcity for seniors with limited resources.

We took a closer look at supportive services that are critical to healthy living, and we are striving to secure new partnerships with healthcare providers and others that connect our residents to services and specialists that address the challenges that come with the aging process. By fostering these collaborations, we aim to create holistic solutions that will empower our seniors to thrive.

I would like to extend my deepest gratitude to each and every member of our Fellowship Square family. Your passion, dedication, and tireless efforts have made all our achievements possible. And I am grateful for our staff, board, emergency responders, and other members of our local communities who support the organization tirelessly with unquestioned dedication and help keep our residents safe and secure. As we look to the future, let us continue to work together toward achieving our goals.

With appreciation and gratitude,

**Dan Flavin**, *Fellowship Square Board President*

## FELLOWSHIP SQUARE STAFF



**Christy Zeitz**  
CEO



**Judy Singer**  
Senior Director



**Katherine Alexander**  
Resident Life Director



**Suhani Sanwar**  
Director of Finance



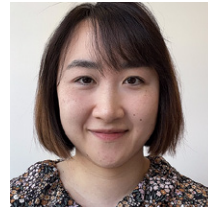
**Kristen Fitzgerald**  
Volunteer Program  
Manager



**Vanessa McKay**  
Office Operations and  
Accounting Manager



**Claudia Dressler**  
Office Manager



**Ying Pei**  
Accounting Assistant



**Brenda Martinez**  
Communications  
and Development  
Coordinator



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



**Grace Foster**  
Lake Ridge Fellowship  
House Service  
Coordinator



**Michele Faunteroy**  
Largo Landing  
Fellowship House  
Service Coordinator

### FELLOWSHIP INTERNS: LEADERSHIP & LEARNING

- Stephanie Concepcion**, Marketing
- Etoile Kabwe**, Real Estate
- Cara Kiser**, Communications
- Mohamed Mohamed**, Communications
- Thwin Oo**, Real Estate

*“The Management team is awesome. Always looking out and caring for the residents, they make sure we have plenty [of] activities.”*

—CONSTANCE W.

## OUR PROPERTIES

**HUNTERS WOODS  
FELLOWSHIP HOUSE**  
Reston, Virginia  
222 units



**LAKE RIDGE  
FELLOWSHIP HOUSE**  
Woodbridge, Virginia  
99 units



**LARGO LANDING  
FELLOWSHIP HOUSE**  
Upper Marlboro, Maryland  
105 units



**LAKE ANNE HOUSE**  
Reston, Virginia  
240 units



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

Fellowship Square properties are professionally managed by award winning SL Nusbaum Realty Co.

## FOCUS ON WELLNESS

Inspiring Healthy Lifestyles through Four Areas of Wellness:

**SPIRITUAL • PHYSICAL • INTELLECTUAL • SOCIAL**

At Fellowship Square, we believe that active and engaged older adults lead richer, healthier and more satisfying lives. Along with our dedicated community partners and volunteers, we offer a multitude of diverse programs, activities and services fostering a sense of belonging and purpose within our supportive communities. Through the four areas of wellness, we motivate residents to develop healthy, active lifestyles that empower them to be more self-sufficient.

### SPIRITUAL WELLNESS

#### Developing a strong sense of personal values, ethics, and life's purpose

Religious organizations are vital to our community, leading Bible study sessions and providing spiritual support to our residents. They invite our residents to special church events, fostering a sense of belonging and spiritual growth.

Multiple churches visit residents on a weekly basis to conduct Bible study, prayer sessions, and other religious services. These services are offered in different languages to accommodate the diverse backgrounds of our residents (PHOTOS 1, 2, 3).

Many houses of worship host weekly, monthly, and yearly programs and special events such as Mother's Day, Thanksgiving lunches, food donations, and transportation to religious services.



#### Our Ministry to Residents

The mission of the Wegener Chaplaincy is to embody the religious community's ministry of grace and hope to seniors and the disabled, their families and the community.

#### Supported by Your Contributions

The Wegener Chaplaincy 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 Wegener Chaplaincy continues to be sustained by donations from individuals and faith communities. The chaplaincy is supported solely by private donations and is provided to residents at no cost. Gifts to this ministry are tax deductible to the extent allowed by law.

Gifts may be made online at: [www.fellowshipsquare.org](http://www.fellowshipsquare.org) or by check payable to Fellowship Square and marked for the chaplaincy program.



# PHYSICAL WELLNESS

## Promoting physical activity, nutrition, and mental well-being

Community partners and volunteers provide exercise classes and wellness seminars to promote physical and mental well being.



Health Project Coordinator, Xiaoli Li, from the Korean Community Service Center of Greater Washington leads residents in **seated exercises and mindful meditation** (PHOTO 4) to improve flexibility, reduce stress, and promote physical and mental wellness.

Dr. Salmon Dar (PHOTO 5) visited residents to raise **awareness about glaucoma and cataracts**, giving magnifying glasses to residents (PHOTO 6).

Staff organizes a **walking club** (PHOTO 7) for residents to explore the beautiful scenery and discover new trails in the community.



We partner with podiatrists, optometrists and general practitioners to provide regular **wellness check-ups** (PHOTOS 8, 9).

Resident-led activities such as **tai chi** (PHOTO 10) are very popular.



*“I’ve often asked myself, ‘where in the world could there be a better place?’ I’ve been happy here, very happy! I feel I am a part of a big solid family.”*

—CARMEN A.

# INTELLECTUAL WELLNESS

## Enhancing knowledge, skills, and learning

Our intellectual programs are designed to enhance cognitive abilities, expand knowledge and provide stimulating activities that contribute to overall well-being.



Resident-led **choir groups** (PHOTOS 11, 12) are a creative outlet, promoting a sense of belonging and camaraderie.

**Gardening clubs** (PHOTOS 13, 14) offer a therapeutic activity by helping to reduce stress and anxiety. They also promote physical activity and foster social connections.

At Hunters Woods Fellowship House, where more than 10 different languages are spoken, resident-led **ESL classes** (PHOTO 15) cater to learners at all levels, from beginners to advanced.



Community partners and volunteers play a crucial role in organizing and hosting various **music, arts and crafts classes**, such as **paper crafting** (PHOTO 16), and **handbell** (PHOTO 17) sessions.

Fellowship Square's **Tech Program** (PHOTO 18) gives knowledge and skills to navigate the digital world.

**Wills on Wheels** (PHOTO 19) provides pro-bono legal assistance, offering support with wills and other legal guidance.



*“There are always activities going on for you to do, which is good for those who can’t get out.”*

—GEORGENE C.

# SOCIAL WELLNESS

## Fostering companionship and inclusiveness

Fellowship Square’s social wellness initiatives have brought together residents, volunteers, and community partners to foster a sense of belonging and connection.



Fellowship Square partnered with many organizations to host **intergenerational events**. These collaborations brought volunteers of all ages together, creating meaningful opportunities for cross-generational connection and learning, and fostered a sense of community.

**Jack & Jill Club** (PHOTO 20) hosted a Fall Festival.

Students from **Potomac School’s Chinese class** (PHOTO 21) visited our Chinese residents to immerse themselves in the language, cuisine, and culture.

Our **Generation to Generation** project (PHOTO 22) is a quarterly art exhibition by local high school students and residents.

**Cultural events** like the Lunar New Year festival (PHOTO 23), International Potluck (PHOTO 24), and Culture Day Celebration (PHOTOS 25, 26) brought together residents from over six different cultures to share their heritage through cuisine, performances, and attire.

**Holidays** are always a big celebration! (PHOTOS 27, 28, 29, 30)

**Tuesday Music Café** (PHOTO 31) began in 2023 and has become one of the biggest programs bringing people together through the love of music.





## SERVICE COORDINATORS

### Connecting residents to critical services

At each property, Fellowship Square has a dedicated **Service Coordinator** that acts as a crucial link between residents and community resources. They organize wellness seminars, Medicare and Medicaid classes, work with healthcare providers to address wellness needs, and collaborate with community partners to provide necessary resources (PHOTOS 32, 33, 34, 35).



## FELLOWSHIP FRESH PROGRAM

**Fellowship Fresh** (PHOTOS 36, 37, 38) addresses residents' nutritional needs while tackling food insecurity.

In 2023, Fellowship Square:

- Received \$172,764 worth of food
- Delivered 89,515 pounds of food to residents
- Recruited 72 volunteers who assisted with packaging and distribution



*“The food donation helps very much. There are so many delicious food options to choose from and I now use new food items that I wouldn’t have before. The volunteers are so helpful!”*

—REGINA H.

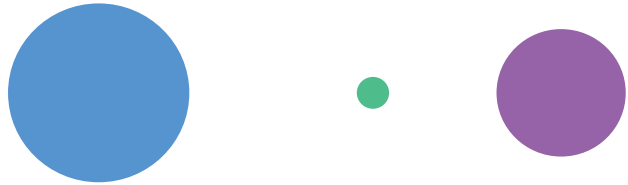


# FINANCIAL STRENGTH

## Consolidated Income and Expense Summary January 2023 – December 2023

**TOTAL INCOME \$12,987,298**

- **63%** Rental Income (including HUD Subsidies)
- **2%** Earned Income
- **35%** Contributions and Other Income



**TOTAL EXPENSES \$9,426,098**

- **91%** Housing and Other Programs
- **5%** Administrative Expenses
- **4%** Fundraising



*\*Please note that Fellowship Square earned \$3,476,000 from the sale of a parcel of land in Reston as part of the Lake Anne House redevelopment. These funds have been invested in our long-term reserves for a future affordable senior housing development.*

### Make a Donation Today!

**Every investment** you make to support our mission is an investment in your community. Your support allows us to provide housing, services, and support to older adults who might otherwise be homeless, hungry, and scared.



Scan the QR code



[www.fellowshipsquare.org](http://www.fellowshipsquare.org)

*Financial contributions made to Fellowship Square are tax-deductible to the fullest extent allowed by law. Federal Tax ID#52-6067043.*

If you wish to pay by check, make check payable to:  
**Fellowship Square**



Our 2023 Winter Wonderland holiday benefit was a great success! Special thanks to our sponsors, donors and attendees for their support and the many local organizations who donated items for our raffle. It is because of YOU, we can continue in our mission!



**THANK YOU DIAMOND SPONSORS!**



## OUR DEDICATED SUPPORTERS

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 GFWC Woman's Club of Woodbridge  
 Grace Lutheran Church  
 Great Country Farms  
 Kathleen Harding  
 Hunters Woods at Trails Edge

International Spy Museum  
 Jenny Jaeschke  
 Kids Give Back  
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 King's Chapel  
 Lake Ridge Lions Club  
 Lake Ridge Rotary Club  
 Lesley's Garden  
 Leslie Lewis  
 Lubin Portrait Studio  
 Vanessa McKay  
 Joseph Minarik  
 Panera Bread Company  
 Jack and Jill of America—Prince George's County Chapter  
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 James Relyea  
 Reston Association  
 Reston Museum  
 Rotary Club of Herndon-Reston  
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 Justin Schwartz  
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 Denise Smith  
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*We conscientiously try to be as accurate as possible, but mistakes do happen. Please contact us if your name has been inadvertently left off the list, is misspelled, or if you wish to remain anonymous: 703-860-2536 or [info@fellowshipsquare.org](mailto:info@fellowshipsquare.org).*

# 2023 COMMUNITY PARTNERS AND VOLUNTEERS

## COMMUNITY PARTNERS

Alina's Music Studio LLC  
 American Health Care Professionals  
 Bach to Rock  
 Capital Area Food Bank  
 Central Baptist Church  
 Chesapeake Benefits Group, United Healthcare  
 Christ the Servant Lutheran Church  
 Clear Captions  
 The Closet of the Greater Herndon Area, Inc.  
 Cornerstones, Inc.  
 Dr. Breiner and Associates Podiatry  
 Eden Senior Care Services, LLC  
 Excelsior Voices  
 Fenwick Foundation  
 Grace Lutheran Church

Greater Mt. Nebo AME Church  
 Herralink  
 Home Depot #4641  
 Ideaventions Academy  
 J & C Healthcare  
 Kids Give Back  
 Lake Ridge Baptist Church  
 Lake Ridge Lions Club  
 Lake Ridge Rotary Club  
 Lasagna Love  
 Dr. Peyam Mojallal, OD  
 Music to Free  
 Northern Virginia Pro Bono Law Center  
 One Hanson Pharmacy  
 Panera Bread Company  
 Prince George's County Sheriff's Department  
 Prince William Voter Integrity

Reston Association  
 Reston Community Center  
 RestonStrong  
 Riverdale Baptist Church  
 Secret Studio  
 Sentara  
 Shabach Empowerment Center  
 Lisa Sharp, RDN  
 SN Mortgage Company  
 St. John Neumann Catholic Church  
 The Swift Group  
 Tema USA Choir  
 Trowel Garden Club  
 Visiting Angels  
 Vitas Healthcare  
 Weird Brothers Coffee

## VOLUNTEERS

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 Anabel Abernathy  
 Maggie Abernathy  
 Nathaniel Abernathy  
 Rachel Abernathy  
 Laith Abu Gafra  
 Nicole Adams  
 Grace Adeboyejo  
 Matthew Aderhold  
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 Kristen Aloma  
 Lee Altman  
 Anmol Anand  
 Francis Babeh  
 Nene Balde  
 Colleen Baldwin  
 Lewis Baldwin  
 Carmela Basuel  
 Ava Baxter  
 Mykia Baxter  
 Melat Beniyam  
 Annette Bergeron  
 Kiaira Berry  
 Kourtney Betts  
 Jerome Betts  
 Debbie Bishop  
 Gabrielle Block  
 Lisa Bodiford  
 Mackenzie Bodiford  
 Josh Brashares  
 Trenton Brown  
 Tyren Brown  
 Wavery Brown  
 Elijah Brunson  
 Isaiah Brunson  
 Zakia Brunson  
 Io Butler  
 Rhea Butler  
 Tammi Butler  
 Edward Byrne  
 Adrian Cabrera  
 Sam Cai

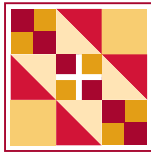
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 Vincent Chan  
 Hyoung Chang  
 Yunfang Chen  
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# Fellowship Square

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info@FellowshipSquare.org

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

## HUNTERS WOODS

Fellowship House

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TTY: 1 (800) 828-1140  
HuntersWoods@SLNusbaum.net

## LAKE RIDGE

Fellowship House

12800 Harbor Drive  
Woodbridge, VA 22192  
Phone: (703) 494-4455  
TTY: 1 (800) 828-1140  
LakeRidge@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



11444 North Shore Drive  
Reston, VA 20190  
Phone: (571) 496-8096  
LakeAnne@SLNusbaum.net

*“I feel safe and comfortable that I live in space that I love being in and I can afford. I like being in the company of good people and the staff is outstanding.”*

—CHRISTINE B.

## MISSION

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