



# VWA Newsletter

September 2018

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## VICTORIAN WELFARE ASSOCIATION VWA Annual General Meeting Chairman's Report 2018

John Bruce

Firstly, a warm welcome to all. Thank you for joining with us today. A special welcome to our guest speaker today, Ariane Newton who has come all the way from W.A. to be with us here today.

Also, a warm welcome to our new Life Leasers Kay Coady in unit 16 and Dale and Peter Lankshear in unit 4.

I would also like to premise this report by paying tribute to our dear friend and staunch supporter and hard worker for the VWA, John Callaway who devoted enormous effort over more that 12 years on this committee and in support of this precious work.

**Our Residence** this year has been able to provide support and care for five long term residents during most of the year, although currently our numbers are down to three.

During the year we also welcomed 12 guests for short term rest and study and/or visitors to Melbourne (some for multiple visits). There have also been 30 Short term guests staying in furnished units for periods ranging from a few days to some months.

Of our **18 Villa Units**, we currently have 10 Life Leased plus one under option, 3 are rented to staff, and one to the Victorian Christian Science Nurses Support Association for our Victorian visiting CS Nurse This leaves 3 units available for Life Leasing. In the mean time these units have been furnished and made available for short term renting.

If you would like to inspect some of these units, a few of our Life Leasers have agreed to welcome visitors after this meeting, and vacant units will also be available for viewing.



Ariane F. Newton C.S.



See  
back cover  
for details.





A grateful heart a garden is, where there is always room for every lovely, godlike grace to come to perfect bloom.

C.S. Hymn 3





## Activities in 2017

These activities are open to all House and Unit residents and have included:

- Outings to Port Melbourne, Wattle Park, Camberwell, Carlton Gardens & Warrandyte.
- Also to several CS Lectures locally.
- In house activities included scrabble, potting plants, hymn singing, screening of movies, CS lectures and the Annual Meeting at TMC. We also began listening to the Testimony Meetings at TMC each Thursday afternoon.

Our bus travels to Ashburton most Monday mornings for those who want to do shopping or banking or visit the Library. We also take a bus to the Sunday and Wednesday services at First Church, Waverley.

We have a visiting Podiatrist who attends every six weeks, and a hairdresser who comes every four or five weeks throughout the year. These services are offered to unit residents also. Ashburton Library provides a service to our house residents who choose to have books brought to them rather than visit the library themselves. House residents often have family and friends as visitors, sometimes inviting them to stay for a meal. Unit residents often book meals either to eat in our dining room, or to take back to their unit.

## Your Board has also had a busy year in many areas...

**Existing Residence:** Progress has been made in our plans for building alterations to assist our staff in their caring work for our residents including enlarging one of our rooms to assist in this regard.

We have a Building Permit for this work and we have been waiting for a time frame to suit both the building contractors and the VWA Residence. Work on site will be starting next week. It should perhaps be noted that given the small number of guests in the residence, if an increase in the work load on our staff was required for a resident with special needs,

this could prove difficult to manage due to staff availability and the costs involved. At this stage, that situation could only possibly be considered as a short- term booking.

Staff availability is an ongoing challenge of which I will speak further a little later.

Our present facility effectively has six ground floor guest rooms of which 3 are occupied. Upstairs there are a further 5 rooms, all with en-suite facilities, waiting for short or long -term guests. We would like to encourage guests looking for short term rest and study, or just on visits to Melbourne, to make use of this facility.

We have this year completed an upgrade of I.T. facilities for the Residence and Activities Room. A few of our guests in the Residence are active



*John Bruce, VWA Chairman*

in their use of JSH Online and receive their lesson and other TMC publications on their laptops or Ipads.

The new **NBN** service for I.T. was brought to our site this year and is connected to some units. It has yet to be connected to The Residence.

Of course, all properties require on-going maintenance - trees, painting, possums, water service challenges, fencing, paving and gardening.

In 2017, all boundary fencing to our west was replaced, and where desired by residents,

dividing fencing has been introduced to give private back gardens for each unit.

There is a constant need for pruning of trees and in some cases the removal of trees that due to age or size have become dangerous. We have spent several thousand dollars this year just to keep trees safe and in order.

### **Where are we “in the Retirement Village Market”?**

Your Board is conscious of how important it is that The Heights continues to provide a facility envisaged in the 1978 “to provide a haven for students of CS who feel the need for help and support in an atmosphere conducive to spiritual growth.” In support of this facility we have Villa Units which are also part of that supportive haven.

In Victoria where there are literally hundreds of Retirement Villages, we need to be aware of how our facility compares to the general market.

Over the last year or so there has been considerable public attention to charges and exit policies at a number of Retirement Villages. Possibly, at least in part, arising from this there have been changes introduced into the residential contracts for these homes. We are in the process of reviewing some details of our own contracts, but in general we are satisfied that they are fair and equitable for all parties.

We are also conscious that our Life Lease contract fees are well below general market value, (generally around 50% of the cost for comparable units) and our exit fees of 20% with no refurbishing costs, compares very well with the common market charges of 35% plus refurbishment costs.

Similarly, the charges in The Residence are very modest compared with other establishments. Comparison is difficult because establishments registered with the Health Department, and therefore under medical supervision, are able to get support funding from the Government to a level that is related to the resident’s financial situation. However, as reported at last year’s AGM with an over simplification, I can state that the charges in The Heights for medium level care

are approximately 1/3 the average cost for care in 700 nursing care facilities as reviewed by government researches. Full pensioners at these establishments are required to contribute 85% of their pension to the Home. (This information was obtained from postings on Government Web Sites).

### **Training Program for C.S. Nurses 2018**

Our pilot program to train church members interested in becoming a Christian Science Nurse is now into its second year. The training is being offered by the Victorian Welfare Association (VWA), who provide the unique facility, infrastructure and administrative services for the course at The Heights.

The mentoring program is being generously funded by the Victorian Christian Science Nurses Support Association (VCSNSA), while the course has been developed and presented by Kathryn Bouchard-West, our Victorian Journal-listed Christian Science Nurse.

Dinah Armstrong, from Frankston, our first Christian Science trainee nurse, is now into the second year of the mentoring program.



*David Weil & Pamela Clifton*

Another class-taught student, Jessica Piper, is involved in the first year of the course. Both trainees are being mentored by Kathryn for this training program, and sometimes are able to visit on-going clients on their own. They also attended the Adventure Unlimited Easter Camp, where their loving nursing care was greatly appreciated.

Another trainee nurse from Queensland, Normajean Gasking is also gaining facility experience working at The Heights, mentored by Karen Bartley under the Le Verger training program, and mainly funded by Christian Science Nursing Support Service Queensland.

It is a great blessing to see this collaboration between the VWA and the two state nursing support associations in supporting and promoting the availability, training and work of Christian Science nurses in Australia.



*Johe West & wife Kathryn Bouchard-West the Victorian CS Visiting Nurse*

## **National Christian Science Nursing Conference**

During August 2017, we joined with the VCSNSA and presented a National Conference for CS Nurses, in Melbourne. It was attended by over 50 - CS Nurses, carers, practitioners, COPs and Nursing Support Board members from, Victoria, interstate, and overseas.

The Manager of Christian Science Nursing Activities at The Mother Church, Bonnie Castroman gave the keynote address. Leslie Connery, the Government Relations Council to the CS COP at TMC also spoke about interface with the public, and how that in Australia CS nursing practice is regulated by various State and Federal Gov't policies. Where possible, nurses were accommodated in units and rooms at The Heights, while billeting arrangements were made for state representatives of support boards.

## **Staffing**

In our residence we have a wonderful team of staff members including carers, cooks, cleaners, drivers and activity leaders. We are keen to train fellow CS students to fill a number of these positions for when staff need to take leave or choose to reduce their current hours on a regular basis. If you are at all interested or know someone who may be interested in working within this caring environment please contact our manager to discuss available options. This matter is becoming urgent, particularly with regard to care staff. In the past we have been able to cope by bringing staff from interstate, but this is perhaps not the most financially desirable option.

## **Conclusion**

To conclude I would like to express our sincere gratitude to our many supporters, and of course our deepest gratitude to our dedicated staff. They truly give of their all – beyond the call of duty. A very special thanks to dear Angie, and to all your staff, our sincere and deepest thanks.

May I again close with words from a dearly loved Hymn that supports in our prayerful work for the VWA.

### **– Hymn 53 from the C.S. Hymnal**

*Everlasting arms of Love  
Are beneath, around, above;  
God it is who bears us on,  
His the arm we lean upon.*

*He our ever-present guide  
Faithful is, what'er betide;  
Gladly then we journey on,  
With His arm to lean upon.*





# Financial Report For The Year

Ending 31 December 2017

Mark Pilkington

A warm welcome to our VWA family and friends. Thank you for joining us today in reviewing the last year.

Firstly, I would like to express my sincere thanks for all the work than John Callaway did as the past treasurer of the VWA. He was instrumental in placing the Heights on a firm financial footing.

Before I discuss the 2017 Financial Statement I would like to talk in general about the VWA from a financial perspective. As you undoubtedly know the VWA is a “not for profit” organization. As such the VWA is dedicated to keeping costs as low as possible while still ensuring that we have sufficient reserves to maintain the facilities and gardens and make this a pleasant and desirable home for our residents, friends and visitors. Although the VWA is in a much better financial position today than it was in years gone by, this continues to be a challenging task. A firm understanding of man’s true source of supply is essential in running any household and is just as important for us at the VWA.

To illustrate I would like to share with you the following extract from the 1972 annual report of the Treasurer of the Mother Church, Roy Garrett Watson.

*“In considering the theme of our Annual Meeting, how essential it is for us to recognize the importance of healing the claim of insufficient income! Christian healing is the perfect and indeed the only true healing there is for financial problems. The healing of financial beliefs is handled in Christian Science exactly as are any other beliefs of limitation, physical, moral, or mental. The lie that income is insufficient is never to be met by materially increasing the income or reducing the expenses, but by the application of the Christly law that infinite substance is unfailingly and overflowing sufficient to meet any demand made upon it.*

*Our Leader, Mary Baker Eddy, expresses this law in her much loved assurance: “Divine Love always has met and always will meet every human need.” Divine Love being recognized as spiritual substance, human need is seen as a belief of the absence of that which is ever present and unlimited.”*

During this past wonderful, fruitful year, the VWA has been the recipient of a tremendous burst of gratitude, expressing the support of many people for the work that is carried out here. This support warms the hearts not only of VWA Board but of every one of the VWA’s employees,



Mark Pilkington VWA Treasurer

all working together for the promotion and expansion of the Cause of Christian Science.

It is very pleasing to be able to report another operating surplus for the past year.

The Statement of Financial position for 2017 shows the VWA’s total assets as \$6,576,685 as compared with \$5,706,079 in 2016. This is a result of a significant increase in the value of the share portfolio as the share market rose in the latter half of 2017. In addition, four new residents moved into life lease units in 2017. Our total equity, ie assets less liabilities or what we as

members own is now \$4,517,948 – up \$22,673 on 2016.

On the income side, board and rent at The Heights residence for 2017 was \$155,100, that is about \$38,000 more than in 2016. This reflects an increased occupancy, with residents from interstate joining local Christian Scientists in using this facility. Leslie House rentals at \$196,975 are up over \$21,500. Of the 20 flats at Leslie House, 12 are leased to those with an affiliation with the Christian Science community. For several tenants this extends over decades. These tenants have a VWA – subsidised rental of approximately 70% of market rental. The other 8 tenants, who don't have an affiliation with Christian Science, are paying full market rentals. They are carefully screened, before being accepted as tenants, to ensure that they are compatible with our existing residents.

Income earned from our share portfolio this year amounted to \$284,871. Although this is a good result it is \$75,000 less than we earned in 2016. We are very grateful for the advice of our financial adviser, Kevin Lowther of Shaw and Partners. We meet with Kevin on a very regular basis to review our financial portfolio and seek his advice.

Donations to VWA this year have been outstanding totaling over \$320,000.

This year we received several large donations – in particular:

- Donations from the Christian Science Nursing Service of NSW totaling \$200,000
- A bequest from the Estate of Joyce Ethel Sproat for the amount of \$100,000
- A donation from the Victorian Christian Science Nurses Support Association of \$15,000

In 2017 the Victorian Christian Science Nurses Support Association continued its support for the training of Christian Science nurses at the Heights.

Equally importantly we received a large number of individual donations totaling \$7,274. Every donation, no matter how small, is greatly appreciated and valued, and has helped us achieve an operating surplus in 2017.

Staff costs are still the largest expense for the

VWA at \$654,072. This is slightly less than the salary bill in 2016.

Overall our total income was \$1,161,845 against total expenses of \$1,029,046 giving a surplus of \$132,799 – an outstanding result. This surplus meets a current need with development and renovation work required in the Residence. Development work has commenced on the upgrading and expansion of one of the existing rooms. In addition, the verandah of the Residence has deteriorated considerably in the past few years and now requires urgent attention.

The financial statements show our total financial assets, ie shares and cash, were \$4,339,870 an increase of over \$827,000 from 2016. Of that sum \$1,729,834 is Life Lease loans held in trust on behalf of our unit holders. Thus about 40% of our capital is refundable when Life Leases are relinquished. This shows the vital importance of unit Life Lease monies in providing ongoing investment income to the VWA.

The Financial Statements also show that our property, plant and equipment are valued at \$2,236,185. This is a historical “at cost” figure as is used in most not-for-profit audits. Considering our two properties which the VWA owns in Glen Iris and Hawthorn, we do not have current professional valuations for these properties at this time, but have estimated the value of each property based on published land values by suburb. Based on this information, the valuations for our two properties could be as high as \$10,000,000 for the Glen Iris property and \$6,000,000 for the Hawthorn property.

The achievement of another surplus this year is due in large measure to the wisdom and dedication of our General Manager, Angela Parkyn supported by her wonderful and hard-working staff. They are all outstanding assets to this organization and “go the extra mile” in their work. Having our Christian Science nurse on-site is such a blessing and her enthusiasm and caring approach are greatly appreciated.

Our success is also the result of having a dedicated and effective Board of Directors. Their unity and commitment to the VWA makes it a very productive team. All board members serve in an honorary capacity. I sincerely thank our Chairman, John Bruce, who goes way



beyond the call of duty in his work for the VWA.  
In conclusion, I would like to share the words of hymn 182.

– Hymn 182 from the C.S. Hymnal:

*Make channels for the streams of Love,  
Where they may broadly run;  
And Love has overflowing streams,  
To fill them every one.*

*But if at any time we cease  
Such channels to provide,  
The very founts of love for us  
Will then seem parched and dried.*

*For we must share, if we would keep  
That blessing from above;  
They cease to have who cease to give:  
Such is the law of Love.*

A big thank you to all of you for your support of this facility. Christian Scientists from all over Australia and New Zealand are now recognizing the unique benefits of the Heights and demand for the services we are offering is continuing to grow. We at the VWA are delighted to share this “blessing from above”.

*With much gratitude*



*Heights Residents and guests at the VWA AGM.*



# Renovations At The Heights

In the village we have upgraded much of the paving, and work is continuing until all areas requiring attention have been covered.

Room 7 has been given a major makeover, and now provides a greater space in both the ensuite and bedroom.

The verandah at the front of The Residence is currently undergoing major repairs to rectify damage caused by tree roots in the foundation brickwork. The nature of the work is time consuming, but important and necessary to retain the integrity of the building.





# Metaphysical Talk

Address by Ariane F. Newton C.S.

Good afternoon, I'd like to thank VWA for their invitation to speak at your Annual Meeting on the theme of my choice. The theme that God has decreed is very dear to my heart, and, I would say to all our hearts, it is

## The Holy Scriptures

Our Master, Christ Jesus gives us this wise counsel in John 5:39: **"Search the scriptures; for in them ye think ye have eternal life:"**

Let me begin by telling you a story of a young woman walking by the sea, deep in thought, asking what life was really all about and where was meaning and purpose to be found? With all of her searching, these questions still remained unanswered. She recalls the places she has been, the people she has met, the books she has tried to read and the many, many lectures, talks, meetings she has attended. She asks herself, what more can one do? She stops for a few moments, looking out across the sea with this appeal hanging in her heart, then a thought quietly whispers, 'What about the Bible? It's a sacred book, it's all about God'. She waits thinking for a few moments, then in answer, she says out loud, 'No ! No ! the Bible is old hat, out of date.' Immediately this thought is challenged, but not as a whisper this time. 'How do you know, you've never read it ?'

I was that young woman walking by the sea, searching, searching for truth with

my whole heart, and God answered me.

In the words of the prophet Jeremiah 33:3: **"Call unto me, and I will answer thee, and shew thee great and mighty things, which thou knowest not."**

I bought the Holy Bible that day and started to search the Scriptures.

When Mary Baker Eddy ordained, The Bible and Science and Health with Key to the Scriptures as Pastor

over The Mother Church, it disturbed many in the Church at the time, however Mrs Eddy was following God's direction. She had said to Irving Tomlinson, who had recently left the ranks of the clergy and accustomed to a personal preacher: **"The word of God, not human views, should preach to humanity,"**

The address commenced with a quote from 'Twelve Years With Mary Baker Eddy' by Irving Tomlinson (pp 143-145): "The founding of the Bible Lessons in the Quarterly proved to be a glorious gift to the Christian Science movement. It was a signal instance of Mrs Eddy's inspired wisdom in uniting the entire Christian Science movement in one method of Bible study, one basis of teaching in the

Sunday School, and one form of preaching in all Christian Science churches throughout the world. For not only do the Bible Lessons form the Sunday sermons, but through their daily study they provide the chief part of the spiritual food



Ariane F. Newton C.S.

so essential to the health, well-being, and growth of every Christian Science student."

The substance of the address was the account in the Bible where **"Christ turneth water into wine"** John 2:1-11 and the correlative from Science and Health with Key to the Scriptures by Mary Baker Eddy: "The mission of Jesus confirmed prophecy, and explained the so-called miracles of olden time as natural demonstrations of the divine power, demonstrations which were not understood." (S&H pp 131:26-29)

The address concluded with the following experience.

Many years ago, when working front of house in an Accounting Firm it was one of my tasks to look after Debt Collection for



the business. There was one particular client who would not answer my calls nor return my calls. My emails would be ignored as well. Then one day I decided to write to him quoting, what **'The Good Book'** said about, **"... the labourer (being) worthy of his hire."** (Luke 10:7) In less than an hour of sending the email he called me and apologised for not paying his

account. He said, he knew **'The Good Book'** and often read it, and he agreed with Jesus words that **"... the labourer, is worthy of his hire"** He thanked me for our work and said he had just paid the account in full. Now some people may call that a miracle! and, they would be wrong, for it was a **natural demonstration of divine power.**

I will conclude with our Leader's words and a benediction from our Master, Christ Jesus.

**"Our thoughts of the Bible utter our lives."**

(Message 1902 pp 4:28)

**"... blessed are they that hear the word of God, and keep it."** (Luke 11:28)

Amen



Attention: **Christian Scientists visiting Melbourne**

*Be Our Guest...*

Whether you are coming for the Grand Prix, the Australian Open or just to visit our 'most liveable city', accommodation is available at **The Heights** in Glen Iris.

We have first floor rooms, each with their own en-suite, as well as self-contained furnished units in a beautiful garden setting.

Please phone **Angela Parkyn** on **03 9885 2202** to check availability and rates.

Check out our website and short video on **[www.vwa.net.au](http://www.vwa.net.au)**  
**[heights@bigpond.net.au](mailto:heights@bigpond.net.au)**



## Are you a Financial Member of the VWA?

Thank you to all supporters who renewed their subscriptions for 2018.

We are grateful to those of you who chose to take out Life Memberships. These members do not need to return the renewal form each year.

Annual Membership is \$20 and  
Life Membership is \$300.

Renewal forms for 2019 will be sent out in March next year with the invitation to the 2019 AGM. If you would like to subscribe sooner or would like a copy of our new brochure, please email us at the address below, or phone to speak to the General Manager, Angela Parkyn, or one of our administration staff members.

# Worldwide Celebration of Christian Science Nursing



The Victorian Christian Science Nurses Support Association will be holding their Annual General Meeting in the Activities Room at **The Heights**, on **Sunday 30th September, commencing at 2.30 p.m.**

The meeting will be part of the worldwide celebration of International Christian Science Nursing Days, being held on

29-30th September.

Members and visitors are welcome, and invited to visit The Residence either before or after this meeting on that Sunday afternoon and view the facilities, including our recent renovations.

Enquiries: Secretary VCSNSA  
**David Fletcher 0400 105 177.**



## **Current Board Members as at October 2018**

Chairman/Director  
**John Bruce**

Treasurer/Secretary  
**Mark Pilkington**

**Karl Berberich**

**Leonie Tidd**

**June Buck**

**David Fletcher**

**Kerri Callaway**



## **Administration Staff**

General Manager  
**Angela Parkyn**

Admin Officers  
**Jaci Todd**  
**Wendy Renehan**

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