



Where Every Story Begins

WARTBURG ANNUAL REPORT 2024



Wartburg

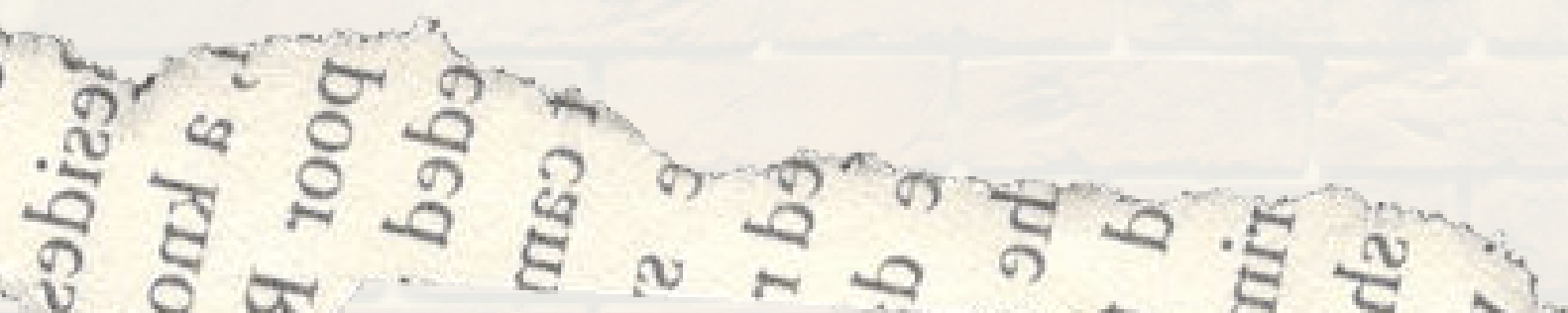
Welcome To Wartburg



At Wartburg, we believe that every person brings with them a unique and valuable story and that our role is to honor, support, and empower those stories at every stage of life.

Whether it's a new resident settling into their home, a caregiver offering compassion, or a creative mind finding their voice, Wartburg is where so many meaningful journeys take shape.

This report celebrates the stories that made this past year unforgettable, while also looking ahead to the next chapters we will write together.



Message from the CEO

Dear Friends,

Every day at Wartburg, we are reminded that life's most meaningful stories don't begin in grand gestures or dramatic moments, but in the quiet, powerful acts of connection, care, and community.

In 2024, we proudly opened the **Berkemeier Living Center**, offering residents a new place to call home, one that honors their independence while surrounding them with support. We witnessed our campus come alive in new ways, from being featured in television and film productions to celebrating published authors among our team. We deepened programs that empower, uplift, and inspire, all while remaining anchored in our core mission: to provide compassionate care and dignified living to those we serve.

Each milestone this year: each resident who settled into a new apartment; each visitor who stepped onto our campus; each staff member who went the extra mile became part of Wartburg's living story. And thanks to your partnership, this story continues to unfold with hope, imagination, and purpose.

As we look ahead to 2025 and beyond, we carry forward this belief: that at Wartburg, every story matters. And every story, of healing, of growth, of belonging, begins right here.

In service together,



David J. Gentner, EdD



Live Your Best Life

INDEPENDENT LIVING

We offer all the comforts of a retirement community on a rental basis – with no entrance fees or long-term commitments – in your choice of townhomes, apartments, and studios.

ASSISTED LIVING

Our residents have everything at hand and every opportunity to live their own life, on their terms. These apartments come complete with the support and services a resident may require.

MEMORY CARE

At Wartburg's Berkemeier Living Center we are dedicated to providing exceptional care and support for individuals with memory issues, ensuring a life of comfort, dignity, and joy.

ADULT DAY PROGRAM

Whether your family chooses the social model or finds that the additional healthcare support of our medical model better meets your needs, you will have peace of mind knowing your loved one is in a nurturing, caring environment they are sure to enjoy.

REHABILITATION

Our care focuses on maximizing the independence of every patient. Our dedicated staff has many years of experience, and they put that experience to work for every patient every day. We create an intensive therapy regimen for each individual based on their needs and goals – focused on a speedy recovery.



Wartburg

Wartburg is a Recognized Service Organization (RSO) affiliated with the Evangelical Lutheran Church in American (ECLA) and recognized by the Lutheran Church - Missouri Synod (LCMS).

Journey's with Heart

BERKEMEIER LIVING CENTER

Memory Care

When Theresa moved into the Berkemeier Living Center, she felt anxious and unsure. Living with dementia, she often asked to return to her old apartment and called her family, hoping to go home.

Our care team quickly noticed these moments happened most when she was alone. With gentle encouragement, Theresa began joining group activities and everything changed. Surrounded by peers and compassionate staff, her warm personality returned. She now delights in music, trivia, crafts, and making satin roses with volunteers.

She's formed a close friendship with two fellow residents, and the trio are rarely seen apart. Their bond has become a beautiful source of joy and strength.

Today, Theresa is often the first to welcome new residents with a smile. She says, "I'll try anything at least once," and she means it. For Theresa, Berkemeier isn't just where she lives - it's where her new story began.



Theresa's New Beginning



A Journey Together

INDEPENDENT LIVING

Continuum of Care

When John was diagnosed with Alzheimer's, he and Gloria, his wife, were living in Delaware. As his needs grew, Gloria knew she needed to be closer to family - and to find a place that could care for both of them. After touring several communities, Wartburg stood out as the one that could truly meet their needs.

In December 2020, they found the perfect solution: a welcoming apartment for her in Lohman Village Independent Living and a beautiful memory care suite for John in Meadowview - right on the same campus. She could visit him often, and the doctors and staff kept her closely informed about his care. When John needed rehab, it was available just steps away.

When John passed in July 2021, Gloria was surrounded by compassion. The campus minister, clinical social worker, and so many neighbors reached out immediately, walking beside her through her grief.

Today, Lohman Village is not just where Gloria lives - it's her home, her community, and her extended family. Here, she is active, supported, and surrounded by friends. Wartburg gave them the gift of being together when it mattered most, and it's where her next chapter continues to unfold.



Wartburg

Through Their Eyes

ADULT DAY PROGRAM

The Social Club

At 86, Ann B. lives independently in the Bronx with support from her nearby children. After a short stay in Wartburg's rehabilitation center in 2022, she returned home stronger but she and her family knew she needed more opportunities for socialization and engagement. In 2024, Ann joined Wartburg's Adult Day Services program.

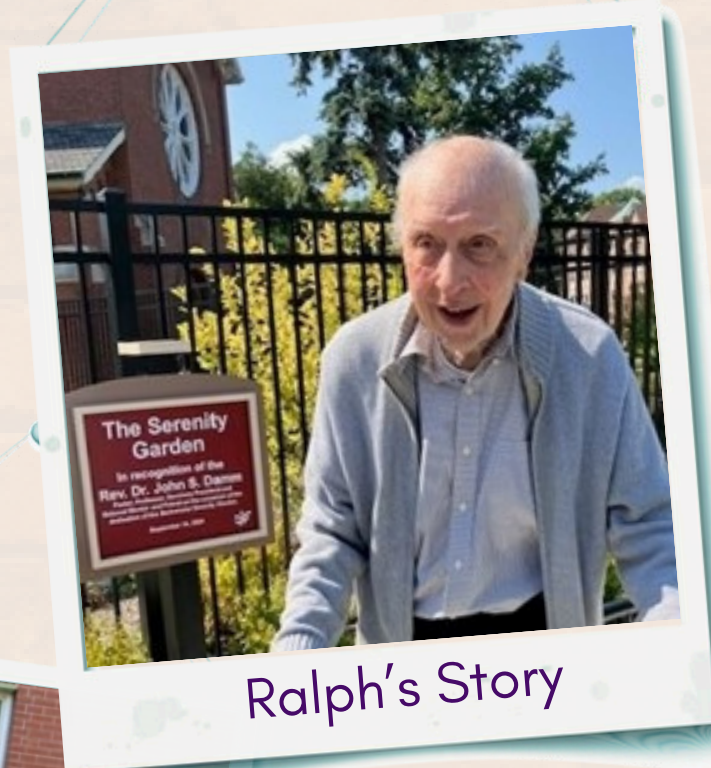
Her children often remind her, "You can't stay home and watch TV all day." Ann has taken that advice to heart. She now enjoys pottery classes, campus walks, and even outings, including a memorable lunch on City Island. She also finds fulfillment in helping others, often lending a hand to fellow participants she feels may need extra support.

Not long after joining, Ann again required short-term rehab at Wartburg. When she returned to the Adult Day Program, she became an active member of the "Social Club," a group of participants who visit rehab patients weekly to bring encouragement, smiles, and a sense of community. Through this role, Ann has even inspired new participants to join. Ann speaks warmly of both programs, saying, "Everyone is so nice and we have lots of laughs. I so enjoy coming here."

For Ann, Wartburg has become more than a place to recover or spend the day. It's a community where purpose, friendship, and joy begin anew.



Ann's Story of Connection



Ralph's Story



Friends from St. Peter's

SPIRITUAL CARE

Faith and Fellowship

At Wartburg, every story begins with what matters most, and for Ralph, that meant staying connected to his faith and community.

A retired architect with a global portfolio and deep roots at St. Peter's Lutheran Church in Manhattan, Ralph found a new home at Meadowview Assisted Living, where he could age with dignity and continue worshiping regularly in our Chapel. Thanks to Wartburg's Worship on Wheels team, he and fellow parishioner Janet traveled by shuttle each Sunday, maintaining their cherished spiritual rhythm.

In September 2024, that connection came full circle. Joined by clergy and members of St. Peter's - including Pastor Jared Stahler and Pastor Emeritus Amandus Derr, former Board Chair of The Wartburg Home, Ralph helped dedicate The Serenity Garden, honoring Rev. Dr. John S. Damm. It was a moment where memory, faith, and fellowship bloomed together.

With guidance from Pastor Lile, our Director of Spiritual Care, and Father Paul Fagan, who serves our Roman Catholic community, Wartburg continues to be a place where faith is nurtured and celebrated; where every chapter of life is met with care, connection, and meaning.

A New Chapter

BERKEMEIER LIVING CENTER OPENS

2024 marked an exciting new chapter in Wartburg's history with the grand opening of the Berkemeier Living Center, a state-of-the-art residential building designed to meet the evolving needs of today's older adults. More than bricks and mortar, the Berkemeier Center is a reflection of our commitment to reimagining what aging can look like, with dignity, independence, and community at the core.

Thoughtfully designed, the Center features spacious private apartments, inviting common spaces, and easy access to supportive services, allowing residents to enjoy the best of both worlds: autonomy and peace of mind. As the newest addition to our campus, it stands as a symbol of growth and forward thinking; a place where the next generation of Wartburg stories will begin.

The building has won many design awards including the 2024 Senior Housing News Architecture & Design Award, and will also be LEED Certified.



Memory Care Experts



Staff Preparing



Spacious Rooms



Sunny Spaces



The Grand Opening



First Residents!

Lights, Camera, Wartburg!

In 2024, Wartburg took center stage - literally. Our picturesque and welcoming campus became a sought-after location for film and television productions, drawing creative professionals and media exposure to our community. From dramas to fantasy fiction, the backdrop of Wartburg lent authenticity and reality to every scene.

These productions not only shine a light on our beautiful grounds and architecture, but also offer an unexpected yet meaningful opportunity: to share the spirit of Wartburg with a broader audience. We are proud to be a place where stories unfold in real life and on screen, showing the world that aging with grace, vitality, and joy is something worth celebrating.

Productions included: **Evil**, **Raising Kanan**, and **FBI: Most Wanted**

Telling Our Truths

This year, members of our talented Wartburg family stepped into the literary spotlight, sharing their experiences, expertise, and insights through the written word. These published works reflect the passion, wisdom, and diverse perspectives that live within our walls, reminding us that every voice has value, and every story matters.

Whether through memoir, poetry, or professional exploration, these books affirm the power of storytelling to educate, connect, and inspire. We celebrate the courage and creativity of our staff and collaborators who have turned the page and authored something lasting.

Music Has Power in Senior Wellness and Healthcare, Dr. Concetta Tomaino
I Cannot Control Everything Forever, Dr. Emily Bloom



Purpose in Motion

At Wartburg, purpose doesn't fade with age - it deepens. Through programs rooted in creativity, connection, and compassionate care, residents are encouraged to stay active, engaged, and inspired. From intergenerational collaborations to wellness workshops, spiritual services to arts therapy, our campus buzzes with opportunities to learn, grow, and give back.

From the laughter and friendly competition of **Field Day** to the meaningful gatherings at our **Mother's Day** and **Veterans Day** commemorations, each event created opportunities to honor stories, strengthen bonds, and make new memories. Our **Open Houses** welcomed future residents and families into the Wartburg story, offering a glimpse of the warmth and vibrancy that defines life on our campus.

Seasonal traditions took center stage with festive **Thanksgiving and Christmas parades**, spreading cheer throughout the halls and across the grounds. These cherished moments brought light and music to our community, reminding us all of the joy found in togetherness.

One of the year's special highlights was a visit by acclaimed musician **Kevin Griffin**. His presence turned an ordinary day into an extraordinary memory; another beautiful page in Wartburg's unfolding story.

These events do more than entertain. They uplift spirits, honor heritage, and reflect our core belief: that aging should be filled with meaning, connection, and celebration. Because at Wartburg, every season brings a reason to gather and every gathering adds a new chapter to the story we share.



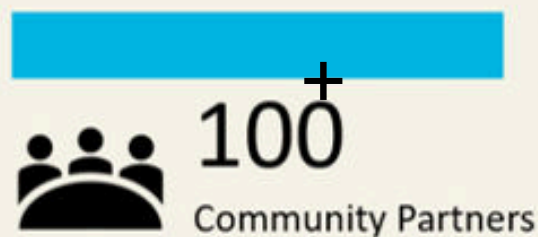
Chapters of Generosity

At Wartburg, every story begins with people who care deeply: about aging with dignity; about community; and about creating a place where purpose never fades. In 2024, that story was written not only by our residents and staff, but also by the generous donors, sponsors, volunteers and partners who make our mission possible.

Signature events brought our community together for celebration, inspiration, and giving. We are also deeply grateful to those who supported our annual appeals, legacy gifts, and program sponsorships throughout the year.

Each act of generosity, large or small, becomes part of Wartburg's evolving story, a story rooted in compassion and shaped by shared commitment.

Volunteer Spotlight



Financial Overview

In 2024, like many organizations in our sector, Wartburg faced economic headwinds driven by rising costs in staffing, services, and materials. These challenges, coupled with the intentional capital investment in our new Berkemeier Living Center, had a temporary impact on our financial results for the year.

Thanks to the continued generosity of our donors, the dedication of our team, and our clear-eyed planning, we are confident in Wartburg's ability to meet current challenges, and to grow stronger as a result. Together, we are building a future where care, creativity, and community continue to thrive.

24.3
MILLION

Direct & Indirect
Generated Activity

9.7
MILLION

Goods &
Services
Purchased

255
EMPLOYEES

Employment
Impact Jobs
Supported



2024 New Board Members

WARTBURG HOME BOARD

Mr. David J. Gentner, Ed.D., *President & CEO*

Officers

Mr. Robert W. Ranieri,
Chair
Mr. Michael J. Holden,
Vice Chair
Mr. Floyd V. Myers,
Vice Chair
Mr. Thomas A. Roth,
Secretary
Rev. Amandus J. Derr,
Chair Emeritus

Directors

Margaret Anderson, OP
Andrea Ansonge
Rev. Robert Boehler
Rev. Sarah Payne Brown
Mae R. Carpenter
Juliet D. Graham
Nancy J. Hardy
Eamon M. Kelly
Dr. Philip S. Rothman
Bonnie Schwartz
Judy Williams-Davis

WARTBURG FOUNDATION

Mr. David J. Gentner, Ed.D., *President & CEO*

Officers

Dr. Nicholas Cicchetti,
Chair
John D. Del Bene,
Vice Chair & Treasurer
Ulrich J. Rosa,
Secretary

Directors

Jane Bello Burke
Diane Carletti-Romer
Jeanette Carlson
Rebecca Donato
Rev. Dr. Darren M. Morton
Edwin H. Stern, III

Next Stories

THE NEW WALTEMADE RESIDENCES

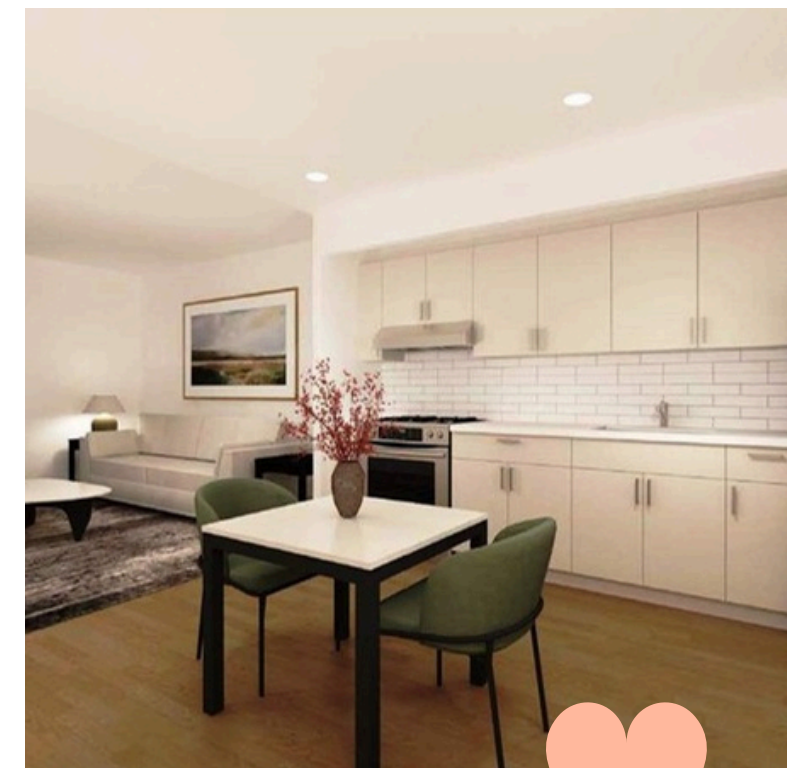
At Wartburg, the story never stands still. The future is already taking shape, rooted in our values and fueled by vision. As we look ahead to 2025, we are committed to deepening our impact and expanding our reach through innovative programming, dynamic partnerships, and strategic capital investments that honor our mission and serve our growing community.

One of the most exciting next chapters began this summer: on July 24, 2024, the **Westchester County Industrial Development Agency** approved a resolution to include **\$8.16 million** in Housing Flex Funds (HFF) for Wartburg's adaptive reuse project; **The Waltemade Residences**, a 102-unit affordable housing development for seniors. Wartburg was proud to be **one of only five** projects selected for funding in this highly competitive round.

The Waltemade Residences will transform a legacy nursing building into modern, affordable senior housing; preserving the structure while reimagining its purpose. It's a powerful symbol of Wartburg's belief that every space has a story and every person deserves a place to begin theirs.

The HFF program, launched in 2023 by Westchester County and supported by **\$90 million in American Rescue Plan Act** funds, was designed to increase affordable housing production across the region. Wartburg's project not only met but maximized the program's funding criteria, earning the full \$80,000 per unit available for tax credit developments and exemplifying the kind of community-centered innovation HFF was created to support.

As construction begins, so too does a new opportunity for older adults to write their next chapters in a place built with intention, dignity, and care. The Waltemade Residences is more than a development, it's an investment in the stories yet to be lived.



Get Connected

914-699-0800 wartburg.org giving@wartburg.org




CONNECT WITH WARTBURG

LIKE US on  [thewartburg](https://www.facebook.com/thewartburg)

FOLLOW US on  [thewartburg](https://twitter.com/thewartburg)

WATCH US on  [wartburgny](https://www.youtube.com/wartburgny)

FOLLOW US on  [wartburg](https://www.linkedin.com/company/wartburg)

VISIT US on  [wartburgadultcare](https://www.instagram.com/wartburgadultcare)



Oldest & Youngest Wartburg Residents - 1921
From the Wartburg Orphan Farm School Archives