

TWENTY TWENTY-FIVE
ANNUAL REPORT

Our primary mission is to generate resources to support and enrich the quality of life for our residents.



BRANDERMILL WOODS
FOUNDATION

A LETTER FROM OUR PRESIDENT



PETER L. POLI II
*Brandermill Woods Foundation
President*

Our Mission

Our primary mission is to generate resources to support and enrich the quality of life for our residents.

As the newly elected President of the Brandermill Woods Foundation Board, it is my pleasure to introduce myself to those I have not yet had the opportunity to meet. I can only hope to do as outstanding a job as John Hughes, who has served the Foundation with such dedication for more than twenty years.

I am proud to report that The Foundation's financial position remains strong. Thanks to generous donations, our scholarship program continues to grow, allowing us to help as many individuals as possible. Please take a moment to review the financial statements included in this report.

I would also like to extend a sincere thank you to Ellen Llewellyn and her team for their consistently exceptional accounting work, which continues to receive clean audits year after year. As always, the Brandermill Woods Golf Tournament remains our largest contributor, along with our fundraising efforts and the generous support of our residents, all of which help keep The Foundation financially healthy.

It is our privilege to support initiatives that enhance the lives of our residents. This past year, we were pleased to assist in the acquisition of a new transportation vehicle, helping residents stay on time for appointments and outings.

I would also like to remind everyone about The Foundation's bimonthly article in the community newsletter, which serves as an important way for us to communicate updates and keep everyone informed. To further enhance the lives of our residents, I encourage you to share any ideas for initiatives or projects The Foundation might support.

Once again, thank you to all the residents, staff, and members of the Board of Directors for your dedication and contributions. Together, you help make Brandermill Woods one of the finest places to live.

FOUNDATION BOARD MEMBERS



Peter L. Poli II, President | BOARD MEMBER SINCE 2018

Peter is co-owner of Chesapeake Design and Equipment. He has been designing kitchens and bars for restaurants since 2017. He is no stranger to the restaurant business, for his family were the founders of Julian's Restaurant. Peter is a graduate of Clover Hill High School and Fork Union Military Academy. His family moved to Brandermill in 1979, and Peter still resides in the county with his wife, Angela. He has been involved in many charities, including the Children's Cancer Society and Chantel's House of Hope for cystic fibrosis. He hopes to pour his love for Brandermill Woods into making it the best it can be.

Email: peter.poli@yahoo.com



Teresa Steinfatt, Vice President | BOARD MEMBER SINCE 2020

Teresa, former owner and CEO of Gameday Men's Health Charlottesville and former owner and CEO of Home Instead Senior Care in Richmond and the Northern Neck, Virginia, has been actively involved in many aspects of the health care spectrum throughout her professional career. She spent the earlier days of her career in the acute hospital setting, working closely with doctors, nurses, and administrators in her medical device sales role.

In 1997, she ventured into the home care space, becoming the owner of Home Instead Senior Care until October 2019, when the company was sold. Her passion for caring for others had her in several consulting roles over the past few years, along with her entrepreneurial spirit, which led her to open a men's health clinic. Teresa is a thought leader in the industry and has been an active member of the senior care community since 2003. It was observing family members struggling to find the proper care for their family and friends that led her to the opening of Home Instead. She has an innate passion for coaching, caring and helping others.

In her spare time, Teresa enjoys spending time with her husband and two grown children, as well as cooking, running, and exercising.

Email: tsteinfatt1967@gmail.com



Mike Hatch, Treasurer | BOARD MEMBER SINCE 2010

Mike is a big family man with his wife and two children. Mike is the Director of Operations and President of Acumen Golf, which owns and operates Brandermill Country Club and Birkdale Golf Club in Chesterfield County. He consults and manages with other golf clubs on the East Coast and enjoys sports cars and playing golf occasionally. Mike was President of the National Golf Course Owners Association Mid Atlantic and is an active supporter of Families of the Wounded as well as many local nonprofit organizations.

Email: gm@brandermill.com



Tommy Baer, Secretary | BOARD MEMBER SINCE 2003

Tommy is an attorney practicing in the Richmond metropolitan area, with his office located in Brandermill Market Square. Tommy graduated from the University of Richmond with a bachelor's degree and from Georgetown Law Center with a Juris Doctor in 1963. His professional career includes Commissioner in Chancery, Henrico County Circuit Court; President, Henrico County Bar Association; Assistant United States Attorney, Eastern District of Virginia; and Member, American Immigration Lawyers Association. Tommy's civic and community activities include former International President, B'nai B'rith; President, Council for America's First Freedom; University of Richmond Board of Associates; and Board, Richmond Historic Riverfront Foundation. He has received the Virginia State Bar Tradition of Excellence Award for public service, and numerous other honors and distinctions. He has met with countless presidents, prime ministers, foreign ministers, government leaders and ambassadors both in the U.S. and on his visits to foreign nations as President of B'nai B'rith International.

Email: tbaer@baerlawoffices.com

FOUNDATION BOARD MEMBERS



John Hughes | BOARD MEMBER SINCE 2002

John served as President of The Foundation Board of Directors from its inception in 2001 until 2025. He has resided in Brandermill since 1984 with his wife, and they have a daughter. Currently, and since 1991, John has been licensed to sell life and health insurance and securities. Prior to that, he worked for almost 20 years as a commercial helicopter pilot in the U.S. and overseas. John has served since 2010 on the Brandermill Community Association Board and on numerous committees, including Chesterfield County's Economic Development Authority and Richmond Friends of the Homeless Board of Directors.

Email: jlhughes@verizon.net



Robbin Corey Kolbe | BOARD MEMBER SINCE 2003

Robbin retired from West Home Health Care after 22 years. Robbin worked as a respiratory therapist, a cardiac diagnostic technician, and as an assistive technology professional in rehabilitation engineering. Robbin has served on the American Lung Association, the Leukemia Society, and the Clinical Advisory Board for the MS Society. Robbin is a past president of the Midlothian Rotary Club.

Email: bird3115@icloud.com

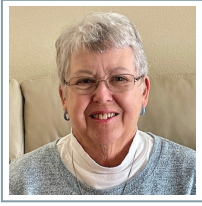


Derek Machado | BOARD MEMBER SINCE 2013

A native New Yorker turned Virginian, he has a BFA in graphic design from Shepherd University ('95) and spent the first half of his career as a true "creative." For almost 20 years, he has worked to position FIVE19 as a leader in the senior living marketing field. He draws inspiration from his military father's resilience, blending hard work with a "can do" attitude and a passion for authentic storytelling.

He lives in Chesterfield, Virginia, where he enjoys spending time with his family, loves playing golf poorly with friends, and cooking for anyone and everyone who will sit down with him for a meal and a great glass of wine. He is a passionate New York Yankees and Knicks fan and loves winding down by watching a game in the evening with his miniature dachshund, Mia.

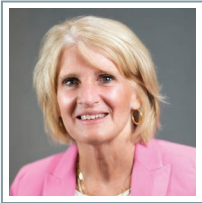
Email: derek@wearefive19.com



Karen Wells | BOARD MEMBER SINCE 2024

Karen's profession was as an executive assistant, and throughout her adult life, she has volunteered with organizations wherever she lived. While living in a retirement community in Mount Dora, Florida, she served on the community's Foundation Board and Marketing and Activities committees, as well as serving as the Secretary/Treasurer of a ladies' golf league. She enjoys golf, crochet, pottery, learning new things, going on Brandermill Woods sponsored trips, and especially getting together often with friends and family. Karen has two children and five grandchildren. Karen moved to Brandermill Woods Independent Living in November of 2023.

Email: kw13508@gmail.com



Anne Hagen | BOARD MEMBER SINCE 2025

Anne, as a former CEO and CFO of Masonic Home of Virginia (MAHOVA) had been actively involved in a continued care retirement community until her retirement in 2024. Prior to that time, she held several senior and volunteer positions with other reputable nonprofits in the Richmond regional area as well as in the CPA profession. Anne, a CPA, continues to serve her profession with her appointment on the Virginia Board of Accountancy. A graduate of Virginia Tech, she also holds an MBA from Longwood University. Anne serves on the Virginia Tech Accounting and Information Systems Advisory Board and takes pleasure in encouraging students and other leaders in their professions. In her spare time, she enjoys spending time with her family, her husband, four sons and four grandchildren, at home and on Lake Gaston.

Email: ahagenvt@gmail.com



GET THE LATEST 2025

FOUNDATION NEWS

- John Hughes, Foundation Board President since its beginning in 2001, stepped down from his role in July. A brick in his honor was placed in Brandermill Greens.
- Frasier Brickhouse, Board member since its beginning in 2001, resigned in October.
- Resident Carna Mechem, Board member since 2023, resigned in July.
- Anne Hagen was voted in as a Board Member in July. Read her bio on page 5.
- The Foundation partially funded a new vehicle to transport residents around campus and to doctor appointments.
- The Foundation made a \$1,500 donation to the Craft Shop to purchase equipment.
- Three additional benches were purchased for the Dog Park. The Dog Park continues to be enjoyed by our many furry friends. Yappy Hour is held every Saturday morning, weather permitting.



Generosity Around Every Corner

INTERESTED IN LEARNING MORE?

*Check out the Resident App for
an informational presentation.*

At Brandermill Woods, we are very fortunate to have people who care so much about what we do that they generously give and donate. That's why in 2001 we established The Foundation — to receive and manage these charitable gifts on the community's behalf. Each dollar received is invested back into the community with programs like our scholarship fund, which awards an educational grant to an employee, our general benevolence fund, our resident assistance program, and our capital projects.



**BRANDERMILL WOODS
FOUNDATION**

2025 SCHOLARSHIP RECIPIENTS

WE HELD EVENTS AT BOTH CAMPUSES IN JULY 2025 TO RECOGNIZE THE SCHOLARSHIP WINNERS. WE RECEIVED A TOTAL OF 15 APPLICATIONS.

Bethanny Tai won a \$5,000 Foundation scholarship. Allyson Ottaviano won a \$4,000 Foundation scholarship. Keera Broomer, Chanie Jacquemond, and Marlee Fernandez each won a \$2,000 scholarship donated by an anonymous resident who lives in Independent Living. The Brandermill Woods Women's Club awarded a \$2,500 scholarship to Kasey Carrara and a \$1,000 scholarship to Chris Brunning.

For the twenty-third year in a row, the Brandermill Woods Foundation awarded a scholarship to a deserving team member. This year, two scholarships totaling \$9,000 were split between two recipients. Additionally, three \$2,000 scholarships were donated by an anonymous resident who lives in Independent Living. The Brandermill Woods Women's Club awarded two scholarships in the amounts of \$2,500 and \$1,000, for a total of seven scholarships awarded.

The scholarship applications are anonymous with names removed from the application and from the supervisor's evaluation form. They are identified by number. Four Foundation Board members were on the committee: Pete Poli, Teresa Steinfatt, Tommy Baer and Robbin Kolbe. The Brandermill Woods Women's Club formed a committee to determine their scholarship winners.

This year's \$5,000 Foundation recipient was Bethanny Tai, who has worked as a server at our Health Care Community for 3 years and pursuing a degree in Exercise and Health Science at Virginia Tech. She is passionate about becoming a Physical Therapist and has earned Dean's List recognition and acceptance into Virginia Tech Honors College. She is also active in volunteer work, tutoring refugees, serving at local food banks, and leading worship and children's programs at her church.

This year's \$4,000 Foundation recipient was Allyson Ottaviano, a dedicated server at our Independent Living Community for over two years, who is majoring in Business Marketing at Christopher Newport University (CNU). Throughout high school, she led her dance team as captain, served on student council, and volunteered through several community organizations. At CNU, she's already earned a spot on the competitive dance team and plans to open her own dance studio to inspire the next generation.

One of this year's \$2,000 scholarship winners was Keera Broomer, who has worked as a server at our Independent Living Community for over two years and is a rising senior at Manchester High School. With a 4.6 GPA, she is part of the Spanish Immersion program and active in multiple honor societies, clubs, and volunteer efforts — including tutoring, coaching, and translating for non-English-speaking families. She plans to pursue a degree in biochemistry with a minor in Spanish, with the ultimate goal of working in pediatrics.

Another of this year's \$2,000 scholarship winners was Chanie Jacquemond, who has worked as a server at our Health Care Community for almost 3 years and is a Clinical Neuroscience major at Virginia Tech on the Pre-PA/Pre-Med track. She has made the Dean's List each semester while also serving as the President of her Pre-Health co-ed Fraternity and on the Class of 2027 Leadership Team. She completed a medical internship in the Dominican Republic and plans to become a Physician Assistant specializing in trauma care.

Our final \$2,000 scholarship winner was Marlee Fernandez, a dedicated server at our Independent Living Community who attends Cosby High School. She plans to attend James Madison University and pursue a degree in nursing, with a long-term goal of becoming a neurologist or operating room doctor. Known for her independence, strong work ethic, and compassionate spirit, Marlee balances school, work, volunteering, and even babysitting.

The Women’s Club \$2,500 scholarship winner was Kasey Carrara, a valued server on our Independent Living campus for over 2 years. He’s a recent graduate from Matoaca High School and plans to attend Christopher Newport University to study Computer Engineering with the goal of earning his masters in Computer Science. Outside of work, Kasey is a decorated martial artist and national champion as well as an active church volunteer.

The Women’s Club \$1,000 scholarship winner was Chris Brunning, who has been a dedicated member of the Maintenance Department for over 6 years, thriving on the opportunity to save the day for both residents and his co-workers. He is set to finish his third and final course for his HVAC certification this Fall.



Scholarship winners: Chris Brunning, Keera Broomer, Bethany Tai, Kasey Carrara, Allyson Otaviano



Kasey Carrara



Marlee Fernandez



Chris Brunning



Chanie Jacquemond

2026 SCHOLARSHIP INFORMATION

The Foundation will be awarding a \$5,000 in scholarships in 2026. A resident from the Independent Living graciously donated two \$3,000 scholarships to be awarded in 2026. The Brandermill Woods Women's Club will also be donating a scholarship again this year.

The scholarship provides financial assistance to further one's education, whether it is course work in college, high school, vocational-technical school, professional certification or job-related training. Winners will be announced at a Cocktail Party on July 23, 2026, at the Independent Living and on July 24, 2026, at the Health Care Communities.

REQUIREMENTS & DETAILS

- Complete 12 months of service at Brandermill Woods
- These scholarships provide financial assistance to further one's education (college, high school, vocational/technical school, professional certification, or for job-related training).

PLEASE DIRECT YOUR INQUIRES TO KRISTEN MOORE.

The Brandermill Woods Foundation is a not-for-profit corporation, 501(c)3, established in 2001. Its primary mission is to generate resources to support and enrich the quality of life for Brandermill Woods' residents, keeping in mind the donor's intent, volunteer interest, and the needs of the community.

Below are just a few of the items The Foundation has funded:

- Scholarships to Employees
- Exerstriding Poles
- Dog Park
- Greenhouse
- Brandermill Greens
- Bar at the Assisted Living
- Big Bus and Van
- Garden Areas at The Health Care Communities

You can support The Foundation in many ways by:

- General Donations
- Will Bequests
- Brick Fundraiser
- Virtual Yard Sales
- Planned gifts – contributions arranged in the present and allocated at a future date

If you have an idea you'd like The Foundation to help fund, please reach out to IL Administrator Kristen Moore, resident Board Member Karen Wells, or your Resident Council Area Representative.

BRANDERMILL WOODS 2025

GOLF TOURNAMENT

Brandermill Woods Retirement Community held its annual golf tournament on September 25, 2025, at Brandermill Country Club.

Total Raised: \$41,933.57

Success could not have been met without our wonderful team players, company sponsors and volunteers. We appreciate your continuing generosity, support and participation which make our event such a success. See you next year on **September 24, 2026, for the 10:00 a.m.** shotgun start!



Scan the QR code here to check us out on brandermillwoods.com/the-foundation or through the Foundation icon on Resident Apps.



YARD SALE TOTAL:

\$17,061

Raised in 2025



BRANDERMILL WOODS 28TH ANNUAL GOLF TOURNAMENT

Are you planning on joining us for this year's Golf Tournament? This is an event you won't want to miss! Brandermill Woods is looking forward to hosting the annual tournament on **Thursday, September 24, 2026**. Mark your calendars and get your clubs ready!

ValerEats will be providing breakfast, with **Timber Pizza** and other food trucks offering snacks along the course. Every golfer will also receive their own **Kanga Cooler** at this year's tournament, so be sure to register!



CONTACT KRISTEN WITH ANY QUESTIONS!



KRISTEN MOORE

**Brandermill Woods
IL Administrator**

An employee of Brandermill Woods since 2006, Kristen has many responsibilities. Kristen manages the Independent Living front office, the Wellness Clinic, Activities, Fitness and the Salon in addition to working with insurance brokers and agents. She also has taken on the management of The Brandermill Woods Foundation and coordinates fundraising activities and events. Her office is located in the Brandermill Woods Clubhouse.

Contact Information

Email: kmoore@brandermillwoods.com

Phone: 804-521-8273

Address: 14311 Brandermill Woods Trail, Midlothian, VA 23112

BRANDERMILL WOODS ANNUAL

GOLF

TOURNAMENT

2026

★ SAVE THE DATE ★

September 24, 2026

10:00 a.m. Shotgun Start

*Brandermill Country Club
3700 Brandermill Parkway,
Midlothian, Va. 23112*



BRANDERMILL WOODS 2025

MEMORIALS

The staff at Brandermill Woods would like to offer our heartfelt condolences for the losses of our friends and families. Donations were made by Brandermill Woods on behalf of all of the following memorials for 2025.

Residents

Baker, Hazel	Gibbons, Bob	Moore, Mary	Somers, Ken
Baucom, Shirley	Hall, Susan	Morecock, Betty Jo	Sparkhawk, Janice
Beall, Harold	Hawker, Irene	Newkirk, Nancy	Tucker, Caroline
Brown, Wilmot	Hettler, Robert	Nichols, Pat	Turner, Sonja
Butz, Carol "T"	Hoffmann, Mary Linn	Payne, Carolyn	Uncapher, Phyllis
Daly, Marcia	Johnson, Charles	Randall, Mary Lib	Updegrove, Ralph
Dawes, Shirley	Johnson, Robert	Reed, Bob	Vourron, Bob
Dunivan, Elizabeth	Kratch, Carol	Richardson, Judy	
Fischer, Mary Lou	Mercer, Bob	Schweickert, Reed	
Garrison, Nancy	Manning, Janet	Sengelaub, Garth	

Staff Family Members

Chris Brunning's Father	Gina Pittman's Mother/Kaneshia Rose-Pittman's Mother-in-Law
Richard Dixon's Father	Pam Reinard's Mother
Donnie Gay's Mother	Joe Shear's Mother-in-Law
Amber Harlow's Father	Earl Rasnake's Father-in-Law
Sandra Jeffries' Mother	Kelly Thomas' Grandmother
Angie Lane's Mother-in-Law	Sandy Williams' Father-in-Law
Joy McCarthy's Father	
Gary Moore's Mother-in-Law	

BRANDERMILL WOODS 2025

DONATIONS

Donation and in-kind gifts

Tom and Judy McCarley

Norma Gibbons

In memory of Bob Gibbons

Bob Schwab

Brad Hammer, SLC Board Member

Two \$3,000 Scholarships donated by an IL resident who wishes to remain anonymous.

A \$3,500 scholarship donated by the Brandermill Woods Women's Club.

Gifts recorded in this issue cover the period from January 1, 2025, to December 31, 2025. Every effort has been made to publish an accurate list of donors. Please bring any omissions or errors to the attention of the Foundation Office at 804-521-8273.

Each gift of a memorial or honorarium to the Brandermill Woods Foundation is a meaningful and appropriate way to memorialize and honor loved ones and friends. Please know that your assistance in The Foundation is always appreciated.

4 EASY WAYS TO

LEAVE A LEGACY

A letter or a phone call is often all it takes to include a benevolent contribution to The Brandermill Woods Foundation in your long-term planning. Your gift not only helps to fulfill our mission to serve seniors, it also removes assets from your taxable estate.

Option 1

A Codicil to your will: Let your attorney know what you would like to do.

Option 2

Designation of a retirement plan balance: Leave part or all of the remaining balance of your IRA or 401(k) plan. Contact your plan's manager for a Designation of Beneficiary form.

Option 3

Bank accounts: Balances remaining in certain types of bank accounts can create a legacy. Complete a Designation of Beneficiary form at your bank.

Option 4

Life insurance: An old policy that has outlived its usefulness can make a substantial gift and provide a tax deduction. Complete a Designation of Beneficiary form through your agent.

Please let us know of steps you take to include The Brandermill Woods Foundation in your estate plans. It helps us to assure good stewardship of your gift and lets us show our heartfelt gratitude on behalf of those who will benefit from your generosity!

MEMORIAL AND GIFTS OF SUPPORT

Complete the pledge form and return with your check, made payable to:

Brandermill Woods Foundation, Inc.
14311 Brandermill Woods Trail, Midlothian, VA 23112

Enclosed is \$ _____ in memory of _____

Enclosed is \$ _____ in honor of _____

PLEASE SEND NOTIFICATION TO:

Name: _____

Address: _____

2025 PROFIT AND LOSS

REVENUE

REVENUE

401 Cash Donations	\$9,438.33
406 Interest Income	\$10,740.02
427 Craft Shop Restricted	\$1,680.00

CAMPAIGN INCOME

472 Fundraiser - Yard Sale	\$5,796.00
483 Fundraiser - Golf Tournament	\$42,860.78

CONTRIBUTIONS INCOME

471 Fundraiser Appliance Sale Restricted	\$11,265.00
423 Scholarship Fund	\$10,500.00

TOTAL RESTRICTED \$10,500.00

TOTAL CONTRIBUTIONS INCOME \$21,765.00

TOTAL REVENUE **\$92,280.13**

EXPENDITURES

EXPENDITURES

500 Administrative Expenses	\$35.00
501 Bank & CC Service Charges	\$2,335.17
504 Accounting Fees	\$1,109.20
505 Audit Accounting	\$4,105.00
507 Postage and Printing	\$4,987.60
509 Public Relations	\$172.20
512 Fundraiser Expense	\$39,036.46
513 Fundraiser Expense - Bricks	\$130.38
520 Craft Shop Equipment	\$1,306.81
552 Scholarship Fund	\$18,330.82
556 Fundraising Expense - Yard Sale	\$11,741.86
570 Contributions	\$1,287.00

PROJECT EXPENSE

558 Foundation Project - ALU	\$1,500.00
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TOTAL EXPENDITURES **\$86,077.50**

Net Revenue

\$6,202.63

BALANCE SHEET

As of December 31, 2025

ASSETS

CURRENT ASSETS

BANK ACCOUNTS

100 General Fund - Other	\$70.00
110 Union Bank Checking	\$186,102.62
112 Union Bank Money Market	\$41,904.24
114 Union Bank CD - 2327	\$59,567.97
118 Union Bank CD - 6928	\$89,337.78
120 Union Bank CD - 8425	\$89,309.21

TOTAL 100 GENERAL FUND - OTHER \$466,291.82

TOTAL BANK ACCOUNTS **\$466,291.82**

Total Assets **\$465,466.82**

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

201 Accounts Payable	\$2,054.02
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TOTAL LIABILITIES **\$2,054.02**

EQUITY

324 Temp - Scholarship Fund	\$3,904.79
325 Temp - Resident Assisted Fund	\$42,486.00
329 Temp - Craft Shop	\$81.84
380 Board Design - Resident Assist Fund	\$59,761.81
390 Retained Earnings	\$355,662.24
Net Revenue	\$1,516.12

TOTAL EQUITY **\$463,412.80**

Total Liabilities & Equity **\$465,466.82**



PAST AND CURRENT FOUNDATION PROJECTS

iPod Shuffles and Headphones • Landscape and Gardening • Transportation Bus and Van
Greenhouse • Courtyard Area • Annual Scholarship • Lifelong Learning Institute • Resident Assistance
Therapeutic Garden • Craft Shop Equipment • Dog Park • Exerstriding Poles