



**BAYVIEW**

A POINT OF VIEW

Annual Report 2025

**Blooming into the Next Chapter**



## Message from the CEO

Like a well tended garden, Bayview has been flourishing and 2025 was no exception. A monumental example: new windows! For over six decades, residents lived with single paned aluminum framed windows. With careful planning and choreography, and incredible patience and grace by residents, the Tower window replacement project, an enormous endeavor, was completed. Over 380 new windows replaced our original windows, which added not only improved aesthetic appeal, but more importantly improved energy efficiency and resident comfort. It took masterful choreography to see this massive endeavor through, but due to our amazing team members and more amazing residents, we got the job done.

Bayview didn't pause at the windows project. More work was to be done. And so began what we internally referred to as "Phase 2". This involved several components: converting our former skilled nursing facility into nine new independent living apartments, renovating our Tower lobby and main entrance, reintroducing our former "legacy" grand stair connecting the Tower 2nd floor to the Tower lobby, building out new resident amenity space on

the second floor, and creating a new Board Room/ Meeting Room. Completion is expected Spring/ Summer of 2026 when we look forward to welcoming our new Terrace families to Bayview.

Notwithstanding the disruptions to resident life that came with construction, there was much to be proud of in 2025. Bayview won Gold in the 2025 Seattle Times Best of the PNW poll, earned the #2 ranking in the state and #47 in the nation in Newsweek's poll for best senior living communities, earned platinum status in SageCare certification, and once again achieved "Great Place to Work" status. Best of all, we welcomed 11 new families to Bayview in 2025.

As Bayview blooms into the next chapter, we do so through the strength, wisdom, and compassion of the very best residents, staff, and Board of Trustees any community could hope for. "Why do I plant flowers that I may never see? Because someone else did so for me." Onward to 2026 and beyond!

With deep gratitude,  
Nancy Weinbeck, CEO



# Message from the Board Chair

I am happy to report that in 2025 the Board of Trustees proudly donned our hard hats in recognition of the significant capital improvement and expansion projects. We celebrated the completion of the new Windows Project now bringing enhanced energy efficiency and increased weather resilience to our building. We also launched the development of nine new Terrace apartments, further expanding our portfolio of high-quality homes for incoming residents.

We coordinate our tasks through four special committees: Executive, Strategic Planning, Governance/Quality and Finance, and we study the changing environment of the senior living space through consultations with key financial and banking advisors. Joint planning sessions with the Bayview Manor Foundation board also help align our work as we look to the future.

The Board members are well-experienced in a number of fields: health delivery, finance, housing development, public policy, aging services and real estate, to name a few. In partnership with the Bayview Leadership Team and residents, we are enthusiastic in our commitment to advance Bayview's mission and ensure success for generations to come.

Pamela Piering, Board Chair

On July 9, 2025

residents, staff and the  
greater community came

together to celebrate our

# GROUNDBREAKING CEREMONY



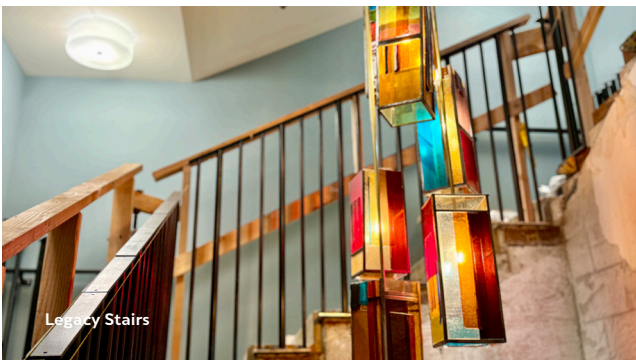
Leadership from Bayview, Board members, Rice Fergus Miller, & Aldrich



Terrace Apartment Pre-Sale



Future Terrace Residents Ty & Jackie Yun



Legacy Stairs

# Key Upgrades in Phase II

Bayview proudly announced the groundbreaking of its Phase II campus upgrades—marking the next chapter in its 64-year legacy of service in Seattle’s Queen Anne neighborhood.

Following the successful completion of Phase I, which featured upgraded windows and balconies to improve energy efficiency, comfort, and aesthetics, Phase II brought a new wave of enhancements to further enrich the experience for current and future residents.



Visitor Lot & Entrance



The Edith Apartment

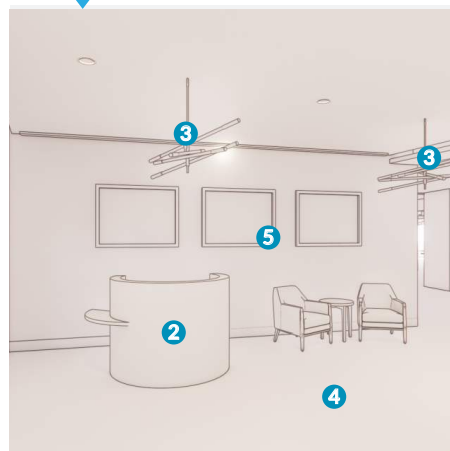
Bayview's Phase II expansion introduces nine spacious two-bedroom, two-plus-bath Terrace apartments with full kitchens, an expanded Fitness and Wellness Center in partnership with Revolution Wellness and Therapy, a modernized front entrance and lobby, a new second-floor resident lounge, and a relocated 10th-floor Bistro offering stunning views and an elevated dining experience.

Phase II not only enhances the quality of life for our residents today but also ensures we continue to serve future generations with innovation, care, and community at the heart of everything we do.

## REMODELED FRONT ENTRANCE AND LOBBY



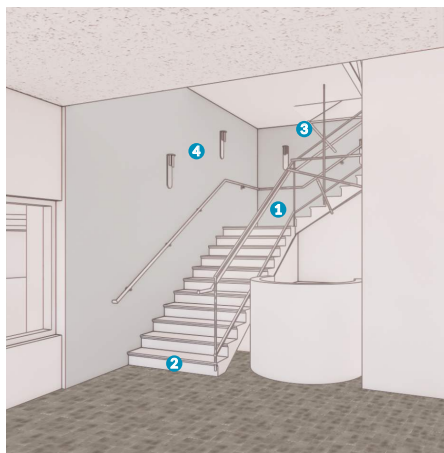
## AN EXPANDED FITNESS AND WELLNESS CENTER



## ADDITION OF NINE NEW TERRACE APARTMENTS



## NEW SECOND- FLOOR RESIDENT LOUNGE



## RELOCATED CLOUD ROOM BISTRO & BAR

# Message from the Residents' Council President



*The year 2025 has been productive and satisfying for the residents at Bayview.*

Our ten Residents' Council "standing committees" planned a full year of activities, including cultural enrichment, entertainment, gardening, arts and crafts pursuits, parties, and excursions to restaurants, museums, stores, and festivals. We also have nine "interest groups," which provided opportunities for service and involvement in a range of activities from hobbies to charity fund raising. These committees have received administrative and financial support from Barbara Young, Director of Resident Operations, and Marco Baumann, Chief Operating Officer.

Bayview residents have also supported others. The Employee Holiday Fund collected over \$128,000 to provide gifts to the Bayview staff, and the Holiday Bazaar raised approximately \$5,000 for SPiN (St. Paul's in the Neighborhood).

We look forward to the completion of the new terrace level apartments and the arrival of their residents in 2026. This project will also include renovation of the first-floor lobby, reception and dining areas, expansion of the fitness center, and a new second-floor amenity space/meeting room.

The Residents' Council and its floor groups have had an active year, including dialogue with the administration regarding matters such as revision of the Resident Handbook.

The residents look forward to another year of activities, service, and community development in 2026.

Charles Jackels, Residents' Council President

A handwritten signature in black ink that reads "Charles Jackels".

# Message from the Foundation President

Third floor residents at Savoy



In 2025, Bayview Manor Foundation continued its commitment of ensuring that residents can age with dignity, stability, and a deep sense of belonging.

This year, we provided over \$450,000 in subsidy payments to support seven residents, each of whom has called Bayview home for an average of 14 years. Their average age of over 90 reminds us why this work matters: these are neighbors who have built our community, and we are honored to help them remain here.

Our investment portfolio closed the year at \$5,746,640, reflecting careful stewardship and a long-term focus on sustainability. Fundraising

efforts were equally strong, with a record number of sponsors, another record-setting Savoy gala, and several vehicle donations and legacy gifts that strengthened our reserves for the future.

This year also marked the launch of the Tomlinson Grant for Continued Career Development, an initiative designed to invest in those who care for our residents every day. We were proud to award the first two grants to Bayview staff members pursuing professional growth.

Together, these accomplishments reflect a community that believes in one another and in Bayview's enduring mission.

Diann Barry, Foundation President

# Donor Story: Carolyn & Larry Mueller

When we decided to move from the 'burbs to the city, we searched several areas before settling into a condo in Uptown Queen Anne. We had a gorgeous view, easy access to an excellent bus system, nearness to the art and volunteer venues we frequented and an interesting variety of restaurants. Twenty-five years later, as our needs changed, we began to again explore life options. Our decision to stay local made Bayview an easy choice.

At Bayview we have found a community of diverse, welcoming and stimulating individuals who want to stay involved in not only Bayview but also the outside world. We have opportunities to become involved in OUR library, floor and building activities, arts and crafts. The annual bazaar allows us to make a significant charitable contribution that directly impacts our city. We actively plan and determine our continuing education, our trips, our outings and our entertainment.

Through the Foundation and Savoy we directly influence the lives of our Bayview neighbors who have reached the mixed blessing of longevity with insufficient financial resources. This binds us closer together, and enhances our feeling of community knowing that we directly affect and help the lives of our neighbors, our friends and our extended family.

The opportunity to experience, support and plan Bayview as it reaches into the future is inspiring to witness. We count as residents of both Bayview and Uptown Queen Anne. We hope our future Boomer residents will also appreciate the city views, amenities, services, art and volunteer venues that drew us to this urban neighborhood. The supportive environment of Bayview allows for us to continue to experience and grow while facing the future.





Carolyn & Larry Mueller

# Legacy Donors

Bayview Manor Foundation's ability to provide support to Bayview residents relies heavily on legacy gifts. Legacy donors are those who have incorporated the Foundation into their estate planning as a beneficiary. Regardless of size, all legacy gifts have a positive and lasting impact on Bayview Manor Foundation and Bayview residents. We appreciate those who have chosen to leave their legacy behind.

## Planned Legacy Gifts

Allen Raymond  
Audrey Joan Johnson  
Barb Laski  
Beverly Licon  
Carol F. Sutton  
David & DeAnn Finkel  
David\* & Maggie Rimmer  
Dorothy Neufeld  
Ellen Porter  
Gary & Laurie Hammons  
Helen Harvey  
Janey Smith  
Nancy H. Jones  
Paul Borrmann  
Sue Ranney & Lee Edlefsen  
Candace Bell  
Taya Countryman & Debbie Cutter  
Larry & Carolyn Mueller

## 2020-2025

2025 Lorraine Hardt  
2025 Thomas Morgan  
2025 Joseph Matsen  
2025 Elaine Weisfield  
2024 Thomas Morgan  
2023 Douglas & Elaine Weisfield  
2022 Joyce Morgan  
2022 Marjorie Guy  
2021 Jens Bakke  
2021 Daniel J & Edith M Harshbarger  
2021 William G Laythe  
2020 Jo Ferguson  
2020 Alice Strombeck

# Bayview Manor Foundation: Our Generous Donors

## Major Donors

Anonymous #36  
Anonymous #50  
Anonymous #6  
Bart & Myrna Mayron  
Candace Bell  
Dennis Derickson  
Diann Barry & Mark Guy  
Florence Peterschmidt & Eve McClure  
Gary and Laurie Hammons  
Mary Body and Allen Raymond  
Nancy & Asher Weinbeck  
Susan and Charles Jackels  
Assured Partners ◇

## Donors

Alan Levine & Darcy Wildermuth  
Albert & Virginia Ehle  
Aldrich VKP ◇  
Allyn Hughes  
Alsco Uniforms ◇  
Amy & Roy Delay  
Ann Morgan  
Anonymous #1  
Anonymous #10  
Anonymous #15  
Anonymous #16  
Anonymous #17  
Anonymous #2  
Anonymous #21  
Anonymous #23  
Anonymous #24  
Anonymous #26  
Anonymous #27  
Anonymous #29  
Anonymous #3  
Anonymous #35  
Anonymous #37  
Anonymous #40  
Anonymous #43  
Anonymous #44  
Anonymous #45  
Anonymous #47

Anonymous #48  
Anonymous #5  
Anonymous #7  
Ardith Bergman  
Arthur Lumley  
Barbara Laski  
Barbara Weinberg  
Barbara Young & Jay Kolbe  
Bargreen Ellingson ◇  
Bayview Eighth Floor Residents  
Bayview Fourth Floor Residents  
Bayview Ninth Floor Residents  
Bayview Seventh Floor Residents  
Bayview Sixth Floor Residents  
Bayview Third Floor Residents  
Beverly Licon  
Bill & Mary Ann Grosz  
Brian Giddens  
Bruce & Janet Winchell  
Carin Bess  
Carol Baert  
Carol Johnson  
Carol Sutton  
Carole Cornell  
Charlie's Produce ◇  
Chase Wegman  
Cherry Johnson  
Christie Rodgers & William Lober  
Christine A. Seiler  
Chuck & Marilyn Blankenship  
Cindy Meyer  
Clifton Larson Allen ◇  
Colleen O'Brien  
Craig Oakes  
Dan & Lisa Gemme  
Daniel Galvin  
David Berry  
David Pogreba  
Dean Kelly  
DevQ ◇  
Donna Lew  
Dorothy Neufeld  
Douglas Gilles

Douglas Hart  
Edward & Margaret Starbird  
Edward & Mary Henderson  
Elizabeth Forehand  
Ellen Porter  
Ellyn Shull  
Emily & Richard White  
Eric Jones  
Erika Kinno  
Frank Neufeld  
Gabriella Loya  
Grace Michaels  
Gwen Oaksmith  
Heidi Barnes  
Howie & Patti Guy  
Jacqueline Claessens  
Jan P. Eisenman  
Jane Ann Bradbury  
Jane Power  
Janette B. Anderson  
Janey Smith  
Jayne DeHaan  
Jeanette Springer  
Jeffrey Grant & Mercedes Fernandez  
Jeni Cate  
Jennifer Hung  
Jill Chang & Mark McGuire  
Jim Woodruff  
Jo McAllister  
Joan Daszkiewicz  
Joan Weber  
Joe Kuzmick  
John & Chris Cady  
John V. Peters  
Joyce & Randy Doucet  
Judy MacMillan  
Judy Peterson  
Julia Kruger  
Julie Kerby  
Julie Young  
June Eisenman  
Kalani Kapahua  
Karen Carlson & Gail Petteruti

*Although every effort has been made to ensure the accuracy of this listing, we apologize for any errors. Please report omissions or corrections to (206) 301-4342.*

Karen Ramsey  
 Kathleen Nelson  
 Kathleen Wegner  
 Keegan Short  
 Ken & Nina Graff  
 Keri Nasenbeny  
 Kline Galland ◇  
 Lana Marie Floyd  
 Larry & Carolyn Mueller  
 Lee Edlefsen & Susan Ranney  
 LeeAnn Reyes  
 Lela Hailey-Oakes  
 Licia Raymond & Christian Hansen  
 Linda & Ken Adkins  
 Linda Flickinger  
 Linda Mack  
 Lindsey Eklund  
 Liz Oaksmith  
 Lynn Elmore & David Goldsmith  
 Marcia Clark  
 Marco Baumann  
 Margaret Molwitz  
 Margaret Rimmer  
 Margie Duckstad  
 Margo Lane  
 Marie Coon  
 Marilyn Becker & Richard Holmes  
 Marion Lazer  
 Marsha Wilson & Beth Grabow  
 Mary Lynch  
 Mary Stewart  
 Mercury Pharmacy Services ◇  
 Mia Baker  
 Michael Johnston & Lynn  
 Gaertner-Johnston  
 Mike Reph  
 Milton Becker  
 Monica Le  
 Nancy Adachi-Osawa  
 Nancy Marshall  
 Natane Solbrack  
 Natane Solbrack  
 Nicky Ding  
 Nicole Schafer  
 Page Baldwin  
 Pamela & Ashly Yeo  
 Pamela Carlson Long  
 Pamela Oakes  
 Pamela Piering & Don Hopps

Pathstone ◇  
 Peggy O'Connor  
 Peter & Maxine Henning  
 Peter Duncan  
 Peter Rezendes  
 Peterson Cheese  
 Quinn & Deborah Ferguson  
 RDH Building Science ◇  
 Rebecca DeShaw  
 Renee & James Howard  
 Rice Fergus Miller ◇  
 Rich & Sandi Tomlinson  
 Richard Hawkins  
 Richard Hooper & Nancy Silberg  
 Richard Page  
 Richard Simkins  
 Rick & Barbara Ranta  
 Robert B. Woodruff  
 Rose Deffinbaugh  
 S. Lynn & Brian Beaumont  
 Sally McElroy  
 Sandra Hanson  
 Sandra Kish Miller  
 Scott Oakes  
 Seth & Molly Andersson  
 Sonee Mensing  
 Steve Rodgers  
 Steven Cohn  
 Susan Dearth & Marilyn Hepner  
 Susan Franklin  
 Susan Margaret Towle  
 Taya Countryman & Debbie Cutter  
 The Hearthstone Green Lake  
 Theodore Rodgers  
 Thomas Marshall  
 Thomas McElroy  
 Tim Rich & Kris Cramer-Rich  
 Tory Rodgers  
 Tseten Thikhangtsang  
 US Foods ◇  
 Verle Bleese  
 Wayne & Betty Bruning  
 William & Darlene Hickman  
 Ziegler ◇  
 Zoe Janavice

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*\* In loving memory*  
 ◇ *Sponsor*

## Legacy Donors Continued

### 2010-2019

2018 Anne Norris  
 2018 Florence Pung  
 2017 Jay & Naomi Miller  
 2017 Robert & Alice Weld  
 2016 Vera Cornell  
 2015 June David  
 2014 Alma L. Nelson  
 2013 Chandler Jones  
 2012 Alma McKnight  
 2012 Elizabeth Waldhaus  
 2010 Ada Nesbitt

### 2000-2009

2009 Sylvia Cowe  
 2009 Leonard & Verla Eastly  
 2009 Alf N. Sather  
 2009 Evelyn T. Torpey  
 2008 Alice Dodds  
 2008 Edward & Martha Folley  
 2008 David & Mary Frances Page  
 2007 Clare K. Klein  
 2007 D. Elaine Snodgrass  
 2006 Ina Haun  
 2005 Dorothy Oliphant  
 2005 Helen M. Waterman  
 2004 Helen Blackman  
 2004 Frances Lindquist  
 2004 Justine Startup  
 2003 Agnes Frevel  
 2003 Dorothy Holmquist  
 2003 Kenneth G. & Luella Myers  
 2002 Elizabeth Eddy  
 2002 Anna Palsson  
 2002 Doug & Hazel Richards  
 2001 Clayton & Helen Danner  
 2001 Florence James  
 2000 Rev L Walter Truitt

### 1959-1999

1998 Constance Frank  
 1996 LaVernon Brooks  
 1996 Marion Freitag  
 1996 Bill and Peggy Laney  
 1995 Elizabeth Hately  
 1995 Fern Parret  
 1994 Russel Pearson  
 1994 Frances Lindquist  
 1993 Sylvia Wolff Epstein  
 1990 Virginia K. Dings  
 1990 Josephine McClaskey  
 1990 Dorothy Guy  
 1989 Helen DeGroat Bader  
 1989 Marion Fish Cox  
 1959 Charles A. Kinnear

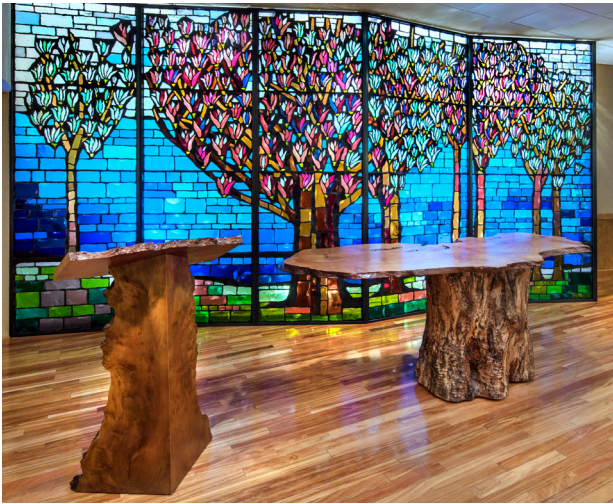
# Social Accountability:

## Serving Our Community Since 1961

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*Our greatest rewards are often found in serving others. Bayview has been involved with providing financial and in-kind support to the greater community since 1961. Bayview serves these 5 areas: charitable care, seniors & the arts and intergenerational programs, supporting successful aging, leadership development, and being a good neighbor & supporting local communities.*

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### CHARITABLE CARE

Bayview Manor Foundation subsidized 8 Bayview residents in independent and assisted living. The total amount paid in support of these residents was over \$460,000. The average age of residents supported by the Foundation is 90 years old, and the average amount of time spent at Bayview is 14 years. In addition, as part of our moderate-income program, Bayview reserves 20% of available units for residents at or below 50% of the area median gross income.

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### LEADERSHIP DEVELOPMENT

Bayview is committed to leadership development and deepening the capacity of those who serve seniors. This commitment was proudly represented by Barbara Young, Director of Resident Operations as she completed the six-month Leadership Institute program through LeadingAge Washington for emerging leaders in aging services.

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## INTERGENERATIONAL PROGRAMS

We believe in the power of connection across generations. Residents and Intergenerational Children's Center students share meaningful experiences that bring joy and purpose to all involved. This past year, residents volunteered more than 75 hours creating special moments through gardening, shared meals, music, and story time. We are also proud to continue our relationship with Our Lady of the Lake School, sharing resident wisdom with elementary and middle school aged children.



## BEING A GOOD NEIGHBOR

Bayview residents actively supported the community through donation drives collecting hygiene supplies and socks for asylum seekers, refugees, and new Americans, contributing over \$3,500 to the Seattle Women's Shelter, Ballard Foodbank, and Riverton Park United Methodist Church. They also hosted the annual Holiday Bazaar, raising \$5,000 for SPiN (St. Paul's in the Neighborhood), to help support those experiencing homelessness.



## SUPPORTING SUCCESSFUL AGING

Team Bayview raised over \$400 while participating in the Walk to End Alzheimer's. Bayview remains committed to promoting healthy aging by providing educational opportunities across various community platforms, including a monthly column by CEO Nancy Weinbeck in the Queen Anne/Magnolia Newspaper.



# A Year in Photos



Darlene Hickman



Fred & Marian Karpoff



Bob Woodruff & Megan Carleton at Holiday Party



Raingutter Regatta



Beth Grabow & Marsha Wilson



Wine Making



Watercolor Class



Carol Hershman



Seattle Pride Parade



Launch of Tomlinson Fund



Al Raymond Interview by King 5 News



Nancy Weinbeck & Katie Sloan Smith, LeadingAge President & CEO



Sue Jackels Virginia Mason Video



Jill Chang McKnight's Women of Distinction Award



Larry Mueller at Holiday Bazaar



Employee Holiday Party



Veterans Day



Jack Trowbridge 100th Birthday



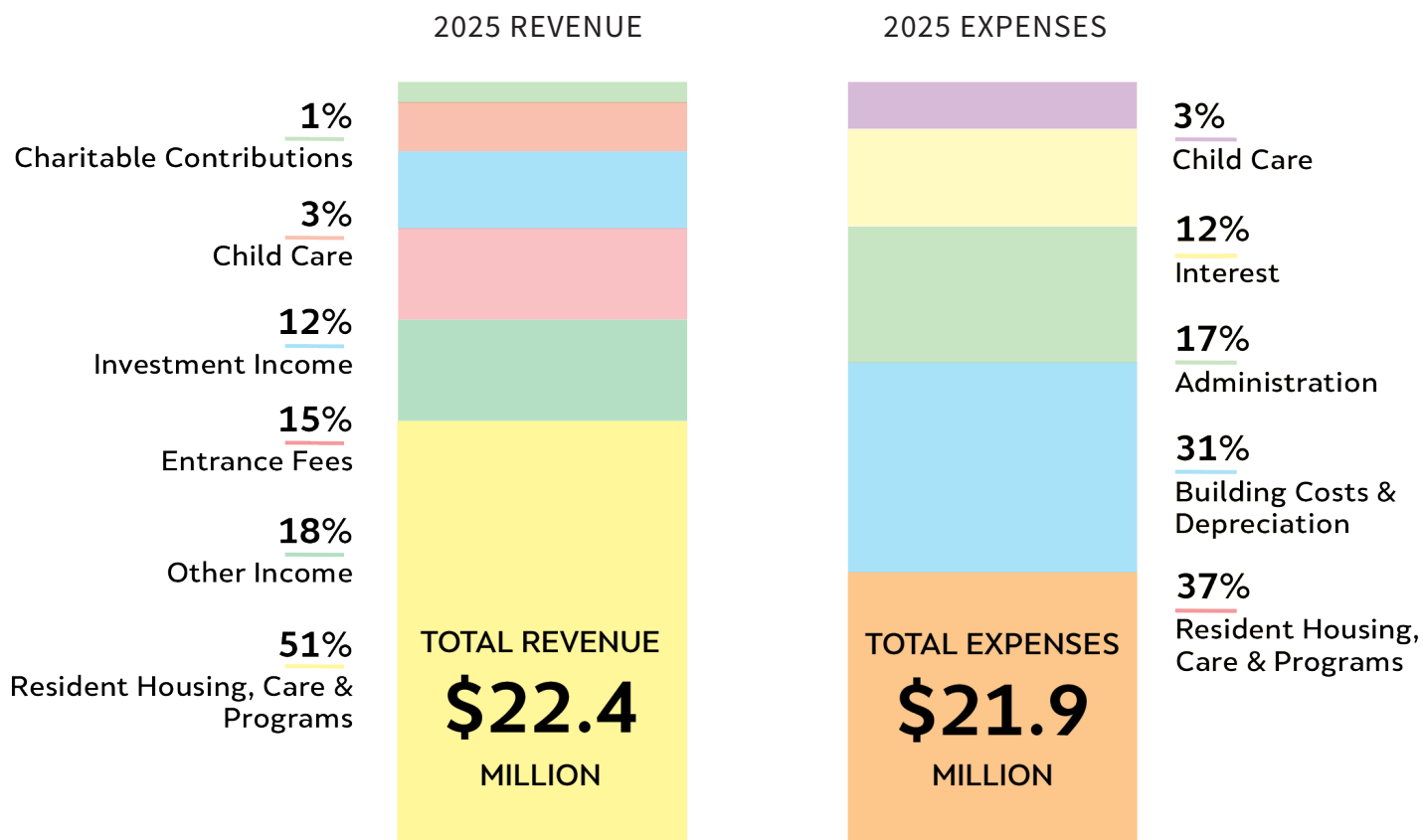
Bev Licon and Karen Naish at Savoy

# Statement of Financial Position

## Bayview Obligated Group\*

Years ended December 31

ASSETS	2025	2024
Current Assets	\$6,686,755	\$3,774,490
Investments	\$18,673,833	\$17,099,471
Limited Use funds	\$16,512,898	\$12,344,103
Property, Plant and Equipment	\$67,699,618	\$58,599,883
<b>Total Assets</b>	<b>\$109,573,104</b>	<b>\$91,817,947</b>
LIABILITIES & NET ASSETS	2025	2024
Current liabilities	\$7,785,498	\$7,905,919
Long term liabilities	\$107,249,248	\$89,820,033
Total net assets	(\$5,461,642)	(\$5,908,005)
<b>Total liabilities and net assets</b>	<b>\$109,573,104</b>	<b>\$91,817,947</b>



\*The Obligated Group consists of Bayview Manor Homes and Bayview Manor Foundation.  
Copies of the complete audited financial statements are available upon request.

# Bayview Leadership Team

Included below are those on the team for any portion of 2025.

Nancy Weinbeck, Chief Executive Officer  
Marco Baumann, Chief Operating Officer  
Marla Mitchell, Chief Financial Officer  
Pamela Yeo, Health Services Administrator  
Tim Alton, Director of Facilities  
Jill Chang, Director of Sales & Marketing  
Lindsey Eklund, Director of Spiritual Care  
Dan Galvin, Director of Culinary Services  
Mahmud Hamed, Wellness Nurse (departed)  
Dawn Hayes, Director of Activities  
Gabriella Loya, Director of Social Services  
Soneé Mensing, Director of Human Resources  
Byrony Treser, Director of Fitness and Therapy  
Barbara Young, Director of Resident Operations  
Kiya Young, Director of Intergenerational Children's Center (departed)



With great gratitude, we said farewell and happy retirement to Joyce Doucet.



We were pleased to welcome new Chief Financial Officer, Marla Mitchell.

## Bayview Board of Trustees

Pamela Piering, Chair  
Jeffrey Grant, Vice Chair and Secretary  
Debi Ferguson, Treasurer  
Rick Hooper, Immediate Past Chair  
Alan Levine, Past Chair  
Wayne Bruning, Elected Trustee  
Ken Graff, Elected Trustee  
Lana Floyd, Elected Trustee  
•Page Baldwin, Elected Trustee  
Karen Carlson, Elected Trustee  
Eric Jones, Elected Trustee  
Kathy Morse, Ex-Officio Trustee  
Diann Barry, Ex-Officio Trustee  
•Charles Jackels, Ex-Officio Trustee  
  
• *Bayview Resident*

## Foundation Board of Directors

Diann Barry, President  
•Lela Hailey-Oakes, Vice President  
•Gary Hammons, Treasurer  
•Candace Bell, Secretary  
Bruce Galvin  
Nicole Schafer  
•Barbara Ranta  
•Barbara Weinberg  
•Nancy Jones  
•Tim Rich  
•Allen Raymond

## Advisory Council

•Milton Becker  
Dominic Driano



**Tulips**

**Why do I plant flowers that I may never see?**

**What is it that flowers deserve,  
When 'tis only beauty they seem to serve?**

**Uncomely bulbs now beneath the earth,  
Sleeping 'till spring's rebirth.**

**When the flowers rise to bloom,  
Will I be there in nature's room?**

**Why do I plant flowers that I may never see?  
Because someone else did so for me.**

**Beloved Resident William H. Jordan  
October 15, 1934 – December 7, 2020**



**BAYVIEW**

A POINT OF VIEW

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206.284.7330 | [BayviewSeattle.org](http://BayviewSeattle.org)