

## Teamwork will make Athens Woods Estates possible

Early in the 90s a long-range plan for a greater and wider variety of housing and medical opportunities was recognized as a city priority. This long-range plan by the Stratford City Council is to be applauded. Council members were Warren Scott, Gary Davis, Robert Krejci, Lyle Wahman, and Frank Yenger. Paul Neese was the city clerk, and Jim Haman was the mayor at the time.

Should a city invest in its future? Why not just sit and do nothing?

Iowa is full of small towns following this path to a smaller and smaller tax base as buildings get older and older. This results in higher and higher taxes to provide fewer and fewer services.

Contrast that drab future with one in which a community encourages every way possible to build its tax base. For example, the city of Stratford has invested \$200,000 in Athens Woods Estates in order to attract a new building which will go on the tax rolls at \$1,350,000. Is this good management?

Yes, Athens Woods Estates, Inc., will pay in excess of \$35,000 per year in new property taxes. In addition, the residents will be big users of electricity, sold by the city; and Athens Woods Estates will pay substantial fees for sewer and water services with little additional cost to the city.

The current city council has continued to follow this "invest for the future" course of action. "If we don't invest in our future, who else will?" declares Jim Haman, Stratford Mayor.

The present city council members are:

<b>Brian Bergman</b>	<b>Robert Hudson</b>
<b>Chris Bauer</b>	<b>Rick Woodard</b>
<b>Gary Davis</b>	<b>Jim Haman, Mayor</b>
<b>Corrine Anderson is the city manager.</b>	

Other recent investments which build our city tax base are:

- New grain storage and equipment—United Co-op
- New office complex and repair facility—Becker Gravel Co. Inc.
- New addition to existing business—Bauer Tire and Taxidermy
- New addition to medical clinic—Stratford Community Development Corporation
- New storage facility—Stratford Mini Stor
- New museum and retail store—Vintage Iron Antiques & Museum
- New storage building and new offices—Stratford Mutual Telephone Company
- Numerous new homes, garages, and business improvements

Some talk about progress! Stratford City Council and Stratford community citizens through their community development corporation make things happen! (Yes, we have a new school, too, but it technically doesn't build our tax base.)

### Elevator

Athens Woods Estates will contain an elevator for residents and guests to reach the second floor apartments, beauty parlor, wellness center, and guest room. This will be Stratford's fourth elevator. Do you know where the other three elevators are located? Look for the answer at our open house edition of the Athens Woods Review Magazine.

### Just Who Owns Athens Woods Estates?

Area churches are expanding their mission in our communities. Control and ownership of the land and building is in the hands of a not-for-profit Iowa corporation called Athens Woods Estates, Inc.

The corporation was formed in 1998, by the Stratford Community Development Corporation which made provisions for the majority of the eleven-member board of directors to be appointed by seven Stratford and Stanhope churches.

Anyone who is a member of any of these churches technically owns a portion of Athens Woods Estates.

Retirement living can be full of unknowns, fears and concerns. Growing older might be marked with loneliness, helplessness, and boredom which steadily decay a retired person's spirit.

Local churches, through Athens Woods Estates and the interaction with Stratford Nursing and Rehabilitation Center, have made a social commitment to area residents. This progressive plan is to fight the erosion of human dignity as age creeps up on a retiree and to stop aging from becoming the dominant thought.

By building this facility, the churches are doing everything possible to put away the myth that when seniors retire they are to be isolated from the community activities and relegated to weekly touches with the outside world by an obligatory Sunday afternoon visit.

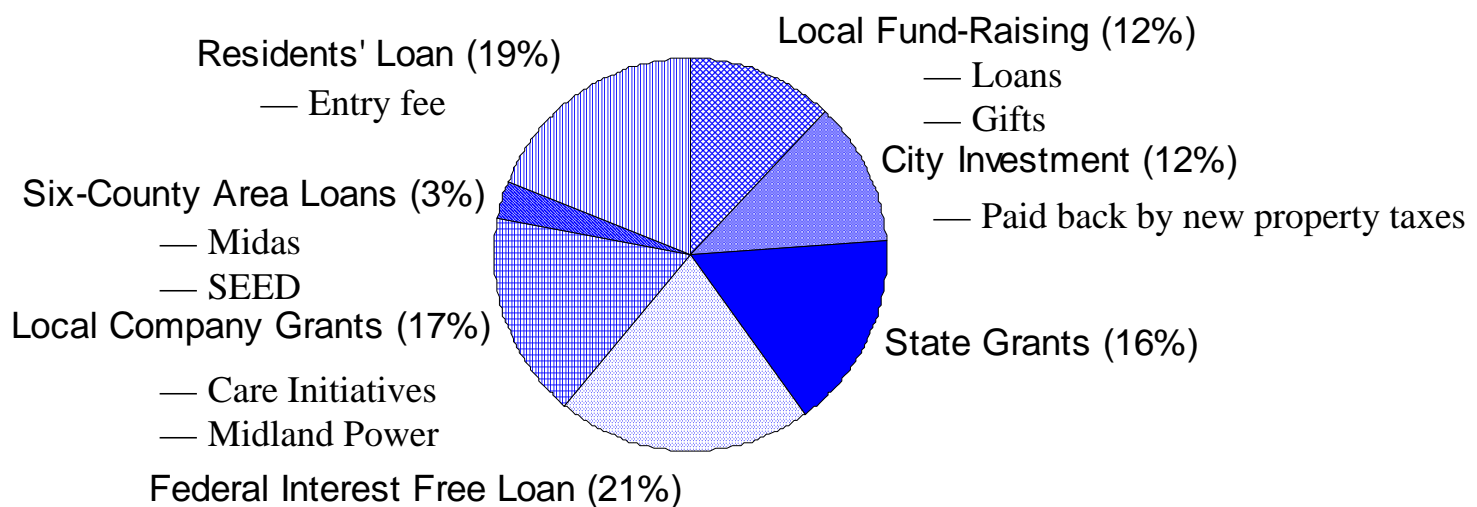
Through Athens Woods Estates, Inc., some of the finest community facilities anywhere will be available for use by the entire community. The resulting activities will help make retirement years full of life.

### 1999 Members of the Stratford Community Development Corporation were:

Doug & Sue Anderson	Gale & Ella Graham	Wayne & Carol Larson	Ben & Donna Robinson	Becker Gravel Co. Inc.	Limagrain Genetics Research
Mark & Joan Anderson	Gary & Linda Groves	Pauline Leeds	Warren & Peggy Scott	CDS	Mercantile Bank
Rena Anderson	Mike & Marsha Hedley	Selma Lundberg	Marvin & Shirley Stakey	City of Stratford	Richey Motors
Hazel Angove	L.T. & Sylvia Holbert	Wayne Messerly	Luvern & Pauline Stoner	Earthscapes	Shakespeare Stitch & Design
Alvie & Wanda Bergman	Lucretia Howd	Jill Miller (Postmaster)	Steve & Collette Stumbo	East Marion Enterprises	Stark-Welin Funeral Home
Brian & Carol Bergman	Robert & Dorothy Hudson	James & Glenda Monson	Neil & Linda Swedlund	Enchanted Mirror Styling Salon	Stratford Community School
Dale & Louise Bergman	Florence Iles	Fred & Lois Osborn	Dale & Pat Westrum	Family Pharmacy	Stratford Food Center
Jean Bjustrom	Murlin & LouRene Iles	Burton & Rhonda Patterson	Verlyn & Dorothy Westrum	First American Bank	Stratford Jaycees
Dale & Arnie Carlson	Marvin & Mary Jo Johnson	Nolan & Julie Patterson	Clinton & Alice Widick	Haman Auction Service	Stratford Mutual Telephone Co.
Wendell & Ruth Carlson	John Knuth	Violet Peterson	DeWayne & Virval Widick	Ho Ho Holt Tree Farm	United Co-op
Dean & LaVonne Coulter	Herman & Mary Larson	Brent & Liz Pevestorf	Darrell & Lorraine Young	Hook's Point Bed & Breakfast	Vintage Iron Museum
Dan & Kris Crim	Lucille Larson	Stan Quick	Agri-Education, Inc.	In Good Company	Valkommen House
				JRG	Woodard Insurance

# Good things happen when everyone pulls together!

*How Stratford and Stanhope residents are raising \$1,600,000 for improved housing, expanded medical services, and increased social activities.*



*A total of at least seventy-five board members, professional staff, and volunteers from eight different agencies have studied and approved the concept, the plans, and now the construction of this retirement complex.*