

February 22, 2022

# Communiqué

## COVID-19 Update

COVID-19 data continues to trend in the right direction. We are seeing decreases in new case counts, lower numbers of new hospital admissions, and a decrease in the number of lives lost to COVID each day. Residents of Willow Valley Communities have accepted the COVID vaccine in large numbers and continue to practice personal risk mitigation when making daily activity decisions.

While the current community transmission rate for Lancaster and surrounding counties remains “high risk,” we are optimistic that the risk level will drop in the coming weeks. Willow Valley Communities continues to plan a phased process for returning to normal operations.

Our leadership team is monitoring the COVID infection metrics and campus case counts, while also reviewing the updated guidance from government authorities. If the trend continues downward and shows evidence of stabilization, we anticipate revising our mask protocols sometime in mid-March. Additional COVID protocol updates are anticipated and specific details will be announced via a Communique in March.

### **Mid-March 2022 ANTICIPATED** protocol updates (*not yet in effect*):

- Mask is required for: Team Members, visitors, contractors, and vendors
- **In every Supportive Living building, visitors are required to be masked at all times during the visit**
  - ◊ Residents residing in Supportive Living are strongly encouraged to wear a mask during visitation
- Please note that special events will continue to be available and masks may be required at many of these scheduled events
  - ◊ The performers may need to remove their mask while actively providing entertainment
- Vaccinated Independent Living Residents: mask is optional
- WVC continues to encourage you to make personal risk mitigation choices. The use of a mask is a good prevention measure and offers protection against the spread of COVID-19, as well as other viral infections
- Masking protocols will continue to be reviewed and updated

### **For regular, updated information watch COVID-19 BRIEFINGS with Pamela Kinsey**

The recorded broadcast will air every other week on Thursdays at 12:30 PM, 4:00 PM, and 10:30 PM.

- Upcoming dates: March 3 and March 17
- WVTV CampusTV 4 | Comcast 956 **OR** via the button on the top of the Resident Intranet.

*Denny* — Dennis W. Griest, President

*(over please)*

# Willow Valley Communities to Implement 3-Year Radon Testing/Remediation Plan

## What is Radon?

Radon is a naturally-occurring gas that is colorless, odorless, and tasteless. It comes from the breakdown (decay) of uranium and enters buildings through cracks and other foundation pathways. Exposure to elevated radon concentrations may lead to health issues over the course of a lifetime.

Like other environmental pollutants, there is some uncertainty about the magnitude of radon health risks. While the U.S. Surgeon General has warned that radon is the leading cause of lung cancer deaths in non-smokers, not everyone who breathes radon will develop lung cancer. Radon health risks depend mostly on three factors: concentration of radon, duration of exposure, and smoking habits.

The Environmental Protection Agency (EPA) estimates that nearly one out of every 15 homes in the United States has elevated radon concentrations. EPA's radon action threshold level is defined as 4 pCi/L (picocuries per liter) or greater. Lancaster County is located in a high potential radon area.

## Radon History at WVC

WVC began testing for radon back in 2001 for the newly constructed Willow Gable homes. At that time, two of 88 homes were found to have elevated radon levels and were remediated. Radon testing continued through the years for other newly constructed detached residences at Providence Park Villas and Townhomes, and most recently, the SouthPointe Villas. To date, eight of these 143 homes were found to have elevated radon levels and were remediated.

In the past, testing of apartment-style buildings had not been considered. One reason was that these buildings have fresh air intake systems that constantly bring fresh air into each building.

In 2019, a Manor Campus Resident raised awareness of a greater than 4.0 pCi/L radon reading in their apartment discovered through self-testing. Following this event, WVC initiated random ground-level radon measurements in several apartments on both campuses. These samples yielded results ranging from 0.6 to 8.1 pCi/L. Subsequently, the 2020 COVID-19 pandemic forced resources and efforts to be focused on other priorities. Entries into Resident apartments were restricted to essential visits only. Further testing and remediation efforts were thus delayed.

In 2021, a Lakes Manor Resident also raised awareness of a greater than 4.0 pCi/L radon reading in their apartment discovered through self-testing. WVC is in the process of remediating this apartment along with several other apartments in the same area.

## Future Steps

WVC will be implementing a more formal three-year radon testing and remediation program for both campuses. WVC has consulted and partnered with a qualified measurement and remediation specialist to help us manage the plan moving forward. In addition, the plan has been reviewed with the PA Department of Environmental Protection (DEP), which supports our approach.

The following is a summary of the plan:

- **Year 2022: Lakes Manor, Lakes Villas, Manor, and Manor North (Independent Living)**
  - ◇ Test all ground-level units plus test a percentage of upper level units (per DEP recommendations).
  - ◇ These units were selected for 2022 because of their direct contact with the soil.
  - ◇ Approximate number of units to be tested = 375 units.
  
- **Year 2023: The Glen, Lakeside, and Meadow Ridge (Supportive Living)**
  - ◇ Test all ground-level units plus test a percentage of upper level units (per DEP recommendations).
  - ◇ These units were selected because of their direct contact with soil, but delayed until 2023 due to building entry restrictions currently in place because of COVID.
  - ◇ Approximate number of units to be tested = 200 units.
  
- **Year 2024: Lakes Campus Midrises and Spring Run; Manor Campus Garden Apartments and Vistas; re-test Lakes Willow Gables and Providence Park homes (Independent Living)**
  - ◇ Test all first floor units plus test a percentage of upper level units (per DEP recommendations).
  - ◇ These units were selected for 2024 because the units are constructed over garages and not in direct contact with the soil. Gables and Providence Park will also be re-tested at this time.
  - ◇ Approximate number of units to be tested = 300 units.

For 2022, we expect to begin radon testing in early March. Further communication to Residents living in Lakes Manor, Lakes Villas, Manor, and Manor North will be forthcoming to provide more details on the testing process and testing dates. If further remediation work is necessary, we will work directly with those Residents impacted.

Thank you for your cooperation and patience as we embark on this formal testing and remediation plan. If you have any further questions, please contact Property Management and Services at 717.464.6215.

*Jim*— Jim Tracy, Senior Director, Property Management and Services