



**67th Annual Parish Meeting**  
January 21st, 2024

Reports on the Year 2023

**Agenda**  
**Saint Michael and All Angels Episcopal Church**  
**67th Annual Parish Meeting**  
**January 21, 2024**  
**11:45 a.m.**

**Call to order and opening prayers**

**Adoption of 2023 Annual Meeting Minutes**

**Senior Warden's Report**

**Junior Warden's Report**

**Treasurer's Report**

**Presentation of Adoption of the 2022 Budget**

**Rector's Report**

**Nominations for Wardens and Vestry**

**Other Recognitions**

**Closing Prayers**

**Adjourn**

**St. Michael and All Angels Episcopal Church**

**66<sup>th</sup> Annual Parish Meeting**

**January 22, 2023 Minutes**

**Call to order and opening prayer:**

The meeting was called to order at 11:41 p.m. Eastern Time by Senior Warden Chris Dunlap. He began with a prayer. Beth North was appointed Clerk.

Adoption of 2022 Annual Meeting Minutes:

Shery Roussarie moved and Andi Zavor seconded to approve the minutes of the 2022 Annual meeting. The motion carried by a unanimous aural vote.

**Senior Warden's Report:**

Chris Dunlap referred us to read his full report, provided in the handout for the meeting. He commented on a few highlights, and concluded with the poem, "LIMINAL." The poem and word are a very poignant reference to our status as a parish... living between what was, what is, and what will be, as we search for our next full-time parish Rector.

**Junior Warden's Report:**

Andi Zavor referred us to read her full report, also provided in the handout for the meeting. She especially thanked Scott Becker for his invaluable assistance to her throughout this past year.

**Treasurer's Report:**

Linda Kroll, who has been our Treasurer for the last ten years or more, walked us through the insights of the report included in the meeting handout. Several people, members of the Finance Committee (Fr. Mark, Chris, Rick) and our Finance Secretary, Michele Layher, without whom, Linda and our Vestry would NOT be nearly as well-prepared. She concluded by asking for any questions from the assembled. Sharon Fiorella-Teves asked what we, those present, and other parishioners, might do to help Saint Michael & All Angels increase the income from offerings (either those committed by pledge, or those made periodically, even weekly, even in the absence of a pledge card). Linda's response was practical...

□ Every person/family unit who is currently providing an offering could find ways to give a little more; if we all do this, the result will close the gap – which, according to Linda, is approximately \$60,000.

□ Another way is to provide volunteer (in-kind) contributions through donating material things we need, providing contacts for service providers/contractors who may consider providing more affordable, equal quality, estimates for skilled labor/materials needed for various projects.

□ A third way, as the SOS Ministry Team does, is a combination of collaborating with area agencies, and applying for Diocesan grant funding. When combined with a solid group of core volunteers, this has been a winning combination that does not require budget funding from our other sources of revenue.

Presentation and Adoption of the 2023 Budget:

As the Vestry has already approved the 2023 Budget as proposed by the Finance Committee, a vote is not necessary. The approved 2023 Budget has therefore been Adopted.

### **Rector's Report:**

Father Mark Van Wassenhove also referred to the complete report provided in the handout. Fr Mark thanked Dr. Marvin Curtis and Grayling Hawkins for their music ministry in service of our parish. He also thanked our Parish Secretary, Ty Haines (he asked for prayer for Ty and her family), and our Parish Financial Secretary, Michelle Layher. Further, Mark thanked Andi Zavor for many services she provides as Custodian/Sexton, etc. Finally, our technical AV team of Michael Griffith (absent today, who will be married here at St. Michael & All Angels in early June), and Scott Becker. Highlights:

- ☐ We are not alone...many Christian parishes and sects are working out what it means in 2023 with such a fast-changing world, to be God's hands and feet.
- ☐ With our global Episcopal Church, we value our history and tradition, yet realize the "unchurched" don't relate with some of our dear traditions and are unaware and unimpressed by our history.
- ☐ We are anxious, even afraid about our future and how to balance what precedes this time and what comes next...how best to be the blessing to others.
- ☐ And, it's all okay.

Nominations for (and election of) Wardens and Vestry:

Fr Mark nominated, and asked for additional nominations, Chris Dunlap for another one year term as our Senior Warden and having none other, Chris was elected by acclamation.

Sr. Warden Chris Dunlap presented Scott Becker as nominee for Junior Warden, asking for additional nominations from the assembled. Chris moved/Beth seconded election by acclamation, since there were none. Scott was elected by unanimous acclamation.

Sr. Warden Chris Dunlap then presented the slate of nominees for three-year terms, and asked for nominations from the assembled. There were none. Larry Willoughby moved for the close of nominations and nomination by acclamation. Seconded by Sharon Fiorella-Teves. The three nominees were elected by unanimous acclamation: Laura Knoppers, Mel Chapman, and Andi Zavor.

One nominee, Gary Rigley, was presented as a nominee for a one-year term; since there were no additional nominations from the assembled. Shery moved/Sharon seconded and Gary was also elected by unanimous acclamation.

### **Other Recognitions:**

Leaving the Vestry after three-year terms were Sharon Fiorilla-Teves and Dr. Sandra Brown Stackhouse. Both were thanked by Sr. Warden Chris and Interim Rector Mark, and given the gift of spring flowers, ready to bloom and grow, symbolic of their ongoing roles in our parish, though their service to the vestry has ended.

### **Closing Prayers:**

**Father Mark led us in a final prayer.**

### **Adjourn:**

**The meeting was adjourned by Sr. Warden Chris at 12:21 p.m.**

**Respectfully submitted,**

**Beth North, Clerk**

**St. Michael and All Angels Episcopal Church**

**67<sup>th</sup> Annual Parish Meeting**

**January 21, 2024 Reports**

**2023 Senior Warden's Report: By: Chris Dunlap**

My report at the Annual meeting last year was one of hope. We were coming out of a very difficult time, and were finally getting our feet underneath us again. This past year has been ones of ups and downs. Having Fr. Mark here for the full year has given us stability that we lacked last year, and this has resulted in an increase in membership and Sunday attendance, slowly but surely. We have had children's chapel more regularly, thanks to a dedicated group of volunteers. We continue to have a variety of fellowship opportunities to bring us together as a parish. All of these are important parts of rebuilding our community. I would like to highlight some other things from the past year. In particular I will focus on some of the markers of discipleship that our church has exhibited, while calling for us to strive to become better disciples going into the future.

**Giving of Time:** The congregation came together to host the Diocesan convention in early November. Many people participated in the preparation, planning and execution of the event, which demonstrates our ability to still do big things, even with a smaller number of people. I would not try to list all who did the work, as I would forget someone. A lot of time has been given over the last year by members of this congregation: Convention, children's chapel, SOS meals, Sunday worship, memorial services, fellowship events and many other things I am sure I have forgotten. However, we often rely on a small number of people to make these events work. I know that I am guilty of letting others take the lead because I am so busy with my own life. But I need to remember that giving of my time outside of attending Sunday services is an expectation that God has for us, as we are able.

**Fellowship:** This is something that Saint Michaels has always excelled at, from our extensive greeting of each other at the Peace on Sundays, to coffee hour, to meals at other times. We are a place that breaks bread together. We need to continue this as it makes us a welcoming place for each other and for guests and new members.

**Giving of Talents:** We are a place of diverse talents and skills. From music, to teaching, to cooking of meals to gardening, this congregation contributes our talents in multiple ways. As I step out of the Senior Warden role, I look to use my talents in other ways to help this church thrive. I encourage all of us to look for ways to use our talents to promote the Kingdom of God at Saint Michaels.

**Prayer:** We have a prayerful church, and Sundays are the heart of that worship and prayer. Prayer continues outside of Sunday worship, whether it is Stations of the Cross during Lent, or a small group meeting to pray mid-week. All of us need to build more prayer into our lives to become better disciples of Jesus.

**Giving of Treasure:** We had an excellent response to the Living Our Faith campaign this past year, with a large number of people pledging. As you will see in the Treasurer's report, we will end the

year with a deficit, and we will need to figure out how to maintain a healthy church, both spiritually and financially, because we cannot do one without the other. Our spiritual health is linked to our financial health, and our financial health reflects our spiritual health. I pray that you will consider this as you meet your pledge this year.

There are some things I leave unfinished. The most obvious is the search for a new permanent Rector. This has been a much longer process than anyone expected. I know that we have all been frustrated by the pace of the search process, as has the search committee. I expected to be the Senior Warden when we hired a new Rector, and am disappointed that this will not occur before the end of my term, but I do know that the search committee is approaching the end of the process and we will hopefully have a new Rector sooner rather than later. But we need to remember that God works on God's time, and so we need to keep patient and hopeful.

I am also disappointed that we could not successfully hire and keep a parish secretary. The limited pool of candidates due to the limits of the position do not help us in this area. I do want to thank publicly Andi Zavor, who has done outstanding work filling in for us, getting weekly bulletins, and Messengers out in her "spare" time.

Finally, my personality is such that I am well aware (maybe too much so) of my short-comings as Senior Warden. There are errors in judgement, timing and follow through that I wish I could have done better. But I am also proud of how far we have come from the bottom, and hopefully, with God's help, will continue to move upwards and outwards in building God's kingdom at Saint Michaels.

Chris Dunlap

### **2023 Junior Warden's Report: By: Scott Becker**

Please see separate pages at end of document.

## St. Michael and All Angels Historical Operating Performance

	2018	2019	2020	2021	2022	Summary 2018-2022	2023	(2018 to 2023) Aggregate % Change
Contributions	267,731	254,535	254,875	243,432	201,282		204,574	-24%
PPP Loan			24,600					
Endowment Disbursement			4,000	5,000	5,500		5,402	
Expense	(267,427)	(261,072)	(243,604)	(250,458)	(192,758)		(246,065)	-8%
Net	304	(6,537)	39,872	(2,025)	14,024	45,637	(36,088)	
Net without PPP and Endowment	304	(6,537)	11,272	(7,025)	8,524	6,537	(41,490)	

### Summary Comments:

- From 2018 to 2022 (previous 5 years):
  - Operating deficits in 2 of 5 years
  - One year sessential at break even
  - 2020 favorable due to Payroll Protection Loan that was forgiven, endowment draw and large contribution
  - Built reserve over these years of \$45,637
- Over the timeframe from 2018 to 2023 (previous 6 years):
  - Revenues have declined by 24% and are the second lowest they have been in recent history
  - Expenses are down 8% due to reductions taken from 2018 to 2023
  - Income at its current level will not support expenses
- **Loss from 2023 has nearly eliminated reserve and is the most significant loss in recent history**
- **Diligence and new revenue will be required to achieve breakeven performance in 2024 and**



St. Michael and All Angels  
Budget Planning

	2023		Variance	2024	24 Budget to
	Actual	Budget	(Bad)/Good	Budget	22 Budget
					% Change
<b>GENERAL FUND</b>					
Pledge & Plate Offerings	200,735	260,000	-59,265	254,000	-2.3%
Loose Offering	1,944	0	1,944	0	NA
Building Rental Use	1,895	0	1,895	0	NA
Other Income	5,402	0	5,402	0	NA
<b>Income Totals:</b>	<b>209,976</b>	<b>260,000</b>	<b>-50,024</b>	<b>254,000</b>	<b>-2.3%</b>
	<b>-50,024 Unfavorable to Budget</b>				

**GENERAL FUND**

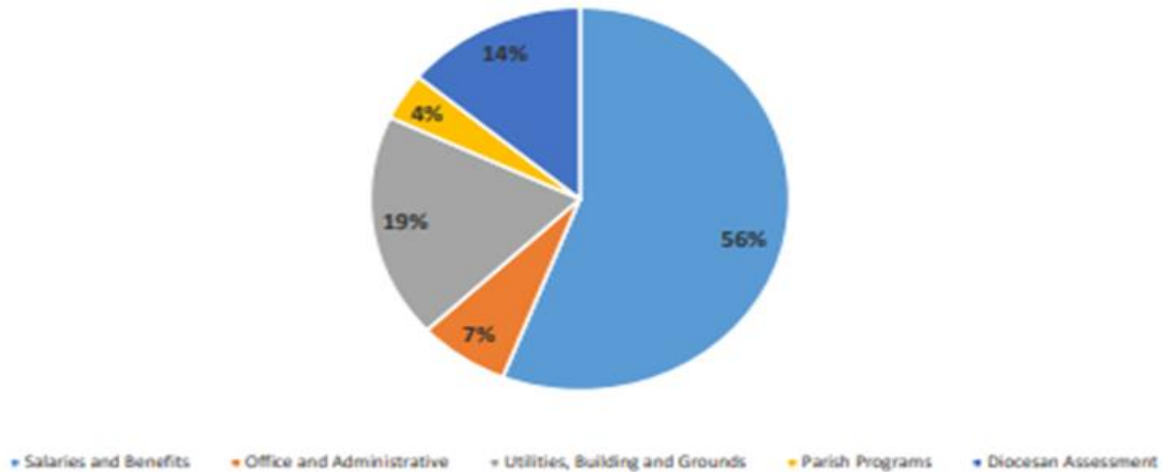
SALARIES/BENEFITS AND RELATED	136,950	142,367	5,417	141,695	-0.5%	141,695	56%	Salaries and Benefits
OFFICE/ADMINISTRATIVE EXPENSE	5,294	8,521	3,227	6,343	-25.6%	16,983	7%	Office and Administrative
PHONE/INTERNET	5,566	4,700	-866	5,600	19.1%	49,750	19%	Utilities, Building and Grounds
OUTREACH/MARKETING OPERAT	1,000	1,000	0	1,000	0.0%	11,100	4%	Parish Programs
COMPUTER EXPENSES	997	1,500	503	1,000	-33.3%	34,472	14%	Diocesan Assessment
PROFESSIONAL EXPENSE AND AUDIT	5,876	8,640	2,764	8,640	0.0%	254,000	100%	
UTILITIES	17,329	15,050	-2,279	15,550	3.3%			
BUILDING MAINTENANCE	9,702	9,100	-602	9,100	0.0%			
GROUNDS MAINTENANCE	3,050	8,000	4,950	8,000	0.0%			
INSURANCE	12,243	11,000	-1,243	11,500	4.5%			
PARISH PROGRAMS	8,735	10,800	2,065	11,100	2.8%			
DIOCESAN ASSESSMENT	39,322	39,322	0	34,472	-12.3%			
<b>Expense Totals:</b>	<b>246,065</b>	<b>260,000</b>	<b>13,935</b>	<b>254,000</b>				
	<b>13,935 Favorable to Budget</b>							
<b>Net</b>	<b>-36,088</b>	<b>0</b>		<b>0</b>				
<b>Endowment Draw - Annual Distribution</b>	<b>-5,000</b>							
<b>Net without Endowment</b>	<b>-41,088</b>							

**Summary Comments for 2023 versus 2022 budget:**

- 2022 year-end performance:
  - \$36,088 unfavorable to budget; without endowment draw, unfavorability would have been \$41,088
  - \$50,024 unfavorable in revenue - overall pledge income being lower than budgeted by \$60,000
  - \$13,935 favorable in expense largely due to savings in administrative wages, office supplies and audit fees as we will perform the audit this year
  - Unfavorable performance is putting stress on operating cash and nearly eliminating reserves
- 2024 budget notes:
  - Overall budget constant reduced where possible to lower income expectation while still providing resources required to sustain essential expenses
  - Only marginal opportunity remaining to cut expenses
    - 89% of our budget is salaries and wages (nearly all rector), utilities and grounds and diocesan assessment - see chart below
  - Revenue at the level experienced in 2022 and 2023 will not sustain expenses
  - **Diligence and new will be required with revenue and expense to achieve breakeven or favorable performance for 2024**
  - Income:
    - Revenue has declined 24% over last five years (2018 to 2023)
    - Pledge income is being reduced as we fell short of budget in 2023, but is being planned at this level as this is needed to support expense
    - New revenues will be essential
  - Expense:
    - Budgeted expenses for 2024 were adjusted based on 2023 actual results
    - With no increased revenue, inflationary increases in utilities, insurance, etc. are covered by expense reductions in other areas



2023 Annual Parish Expense



## 2023 RECTOR'S REPORT: By: Father Mark Van Wassenhove

### A Transitional Rector's Report for 2023

I am very happy to write and share this report highlighting many of the events and ministries occurring at St. Michael & All Angels Episcopal Parish in 2023. Even though the parish prayerfully waited the entire year without a new Rector being called, the parish did not wait to energize and reinvigorate itself in both old and new ways throughout the year. You will find detailed information about these on the pages which follow. Found below, however, are selected highlights of our service and worship over the past twelve months.

The year began with our own Episcopal Presiding Bishop Michael Curry preaching a powerful and spirit-filled sermon on the evening of January 22 in Notre Dame's Sacred Heart Basilica. While several parish members were there for the event, many others were inspired by watching a recording of Bp. Curry's sermon later in the month.

February saw the return of our Madri Gras Dinner. In addition to sharing an authentic and delicious Cajun-style meal with friends and fellow parish members, many area craft vendors attended in order to display and sell their colorful and creative items.

Later that month, parish members joined hundreds of others for the annual walk supporting the ministries and work of St. Margaret's House for Women in downtown South Bend.

On Holy Saturday, April 8, parish members traveled to Trinity Episcopal Church in Niles, MI to celebrate and participate in a Solemn Easter Vigil Liturgy with fellow Episcopalians from the Michiana area.

In mid-July, St. Michael & All Angels hosted a Michiana Episcopal Parish Picnic. This event gave us an opportunity to spend time socializing with many of the same people with whom we'd shared Easter Vigil worship.

In early August, the Parish planned and hosted a successful Women's Retreat Day. This retreat was prayerfully and generously led by a friend of the parish, Mother Kirsten Guidero.

Beginning in August, the parish saw the return of the popular "Movies at Mike's." In addition to pizza and film showings following two Sunday worship services, the same films were shown online later that week via Zoom. These showings were then followed by lively discussions the following Sunday morning. Films shown were the artistic film, *Koyaanisqatsi*, and the documentary film, *My Octopus Teacher*.

In September, the parish welcomed and was inspired by Melies Kish, Director of "Love Wins All," a small local agency offering much-needed support to young students in Uganda.

During autumn, members of the parish gathered on Sunday mornings for group reflection and book study. The chosen text was *Pleading, Cursing, Praising: Conversing with God through the Psalms*.

Then on Saturday, November 4, the parish hosted the 125<sup>th</sup> Annual Convention of the Episcopal Diocese of Northern Indiana. This large event attended by over 150 people brought together delegates from over 30 Episcopal parishes scattered across Northern Indiana. In addition to a morning celebration of Holy Eucharist and hours of afternoon meetings, Bishop Douglas Sparks blessed trees which were then taken home by parish delegates.

This past year the parish also celebrated new life in Christ through Baptism as well as the beginning of eternal life through death. Both Collins Marie Meeker and Bilibechi Nwabunike were welcomed as our newest members in Christ through the Sacrament of Baptism. And through a Memorial Service, the life of Quaseo Kamanda Fayiah was celebrated and remembered by family members and friends.

The few words on this page cannot begin to adequately express the energy, life, and spirit found at and through St. Michael & All Angels in 2023. It is ironic and perhaps even prophetic, therefore, that words spoken by Jesus and heard by us in today's (Sunday, January 21, 2024) Gospel no doubt simply foretell what will occur here in the months and years ahead:

"You will see greater things than these." (John 1:50)

Respectfully submitted by:

The Rev. Mark S. Van Wassenhove

## **NOMINATIONS FOR WARDENS AND VESTRY**

### **Our Vestry Nominees Run for Three-Year Terms through Annual Meeting**

#### **Sr. Warden Nominee, Lynne Switalski, For a One-Year Term**

At a very young age I was raised Catholic and then as a young girl my family joined Holy Trinity Episcopal Church in South Bend. I've been Episcopalian as far as I can remember. I have been a member of Saint Michael's church since we moved from Jefferson to our current location. The first few years I slowly became involved in ministries and began to love our parish and families as if they were mine. I feel a strong connection to every part of our church and have been involved in many ministries. This experience and working together with others have given me the knowledge and desire to become the Senior Warden. I hope to help us remain faithful, be encouraged and help open ourselves up to new experiences as we look to our future and calling a new rector.

#### **Jr. Warden Nominee, Colm Cregan, One-Year Term**

Born in Ireland, I was raised as a Catholic and remained a Catholic for most of my life. I moved to the US in 1999 and lived in Illinois until 2022.

I met my amazing wife Shery in South Bend, and we got married in Galway Ireland on July 23, 2022. Shery is from Texas and I'm Irish so we seriously considered getting a translator, but managed to communicate just fine.

I attended several Catholic Churches while living in Illinois, and joined Saint Michaels and All Angels Episcopal Church when I moved to Indiana. I have never felt more accepted, even more than at all the churches I went to in the past, both in Ireland and the US.

I enjoy being a member of Saint Michael's and felt like one of the communities after a very short time. I currently enjoy working in a manufacturing supply chain role on the COE team. My entire career has been very diverse across multiple industries, managing, organizing and promoting continuous improvement. There is obvious love and compassion in our congregation and I can see great hope in the outreach programs and community work as we work to improve and change the lives of others.

I hope I will be able to offer sound advice when working with other members of the Vestry and will strive to do my best with whatever duties I need to perform in my term.

**BETH NORTH (2025)**

**JACK MUELLER (2025)**

**SPENCER HIXON (2025)**

**CAROL NICKEL (2025)**

**LAURA KNOPPERS (2026)**

**MEL CHAPMAN (2026)**

**ANDI ZAVOR (2026)**

**2023 REPORTS FOR ACTIVE MINISTRIES OF THE PARISH  
LISTED ALPHABETICALLY**

**ACOLYTES:** Nothing to report at this time

**ALTAR GUILD REPORT: By: Korina Mueller**

The Altar Guild Members are: Jennifer Dunlap, Chris Dunlap, Marcy Cortes, Sharon Piecherowski, Sharon Fiorella-Teves, Marie Boestma, Cindy VanParys & Korina Mueller.

Making our way through another unusual year we continue to change and modify the procedures in communion according to what the Bishop advises.

We have ordered a new Paschal Candle for 2024.

We are always eager to welcome new members to the Altar Guild. It is an honor to serve on this ministry. The Altar Guild helps to prepare for our worship by caring for the vessels, bread, wine, linens and candles. If you feel God is calling you to participate in this Ministry please send your inquiries to me at [kjmueller4@aol.com](mailto:kjmueller4@aol.com) or 574-876-8007.

Respectfully Submitted,

Korina Mueller

**CHILDREN'S RELIGIOUS EDUCATION: Andi Zavor**

We are having children's chapel each Sunday as children are in attendance. We have about 3-4 parishioners that are helping lead this ministry but would like to have more as a routing schedule. If you would like to help in this ministry, please reach out to Father Mark or Andi Zavor.

**SOS FOOD MINISTRY (Service on Saturday): By Sandra Stackhouse**

The Service on Saturday ministry has completed its twelfth year of service to our community (the longest continuous outreach ministry for our church). We provide a hot meal and a bag of grocery staples for whoever enters our doors on the 3rd Saturday of each month. As we returned to both the food bag distribution and hot meal after the waning of Covid we have redeveloped a robust group of guests who join us those Saturdays. For the majority of its existence Jim Piechorowski has acted as our leader. Jim has stepped away from this ministry and it has taken several of us to fill the many jobs he did so well. We have a steadfast group of volunteers without which we would not exist. We would like to grow this number and would gladly welcome any new members.

We did receive a Diocesan Grant for \$1000 this year and will be applying for other grants throughout the year. This allows us to provide this ministry without requiring any funds from St. Michael and All Angels.

Sandra Stackhouse

## **ENDOWMENT FUND**

The money in the endowment fund is sitting in a mutual fund with the Episcopal Church Foundation (ECF).

We started the year with a balance of \$117,424.60. We had no donations in 2023. We did withdraw \$5,000 from the endowment fund in November 2023 to help us get through the year. The value of the account as of the end of November (We do not have end of December numbers as of this writing) was \$111,975.90.

If anyone is interested in getting more information about the St. Michael's Endowment fund, contact Dan Pfeifer, Linda Kroll, Rick Wilson, or one of the Vestry members.

Respectfully submitted by Rick Wilson

## **LAY EUCHARISTIC MINISTRY**

The Lay Eucharistic Ministers registered and trained remains stable and will be revisited as the new rector begins.

## **ADULT FORUM**

Adult Forum has also been meeting off and on throughout the year with different topics in its small group discussion format.

## **LIVING OUR FAITH (formerly known as Stewardship)**

A big change was made to the LOF program this year when it was changed from later in the year to September and October. The change will advance preparing the upcoming year's budget and enhance time spent on the end of the year seasonal celebrations. The ministry has moved through years of wonderful presentations, skits and testimonials from each members own faith. They have a sincere and spiritual desire to heighten awareness in our parish for the love of God and communicate it within our parish and community.

Thank you for your support and generosity.

Respectfully,

Lynne Switalski

## **MIDWEEK EUCHARIST & PRAYER AND AFTER SERVICE LUNCH**

Each Wednesday at 11:15am we gather in the chapel to do read the reflection of the gospel readings for that Sunday. We then conduct a Lectionary Bible study for the upcoming Sunday during the remainder of the hour.

We meet for Midweek at Mike's following the noonday prayers. It is time to spend with other parishioners while enjoying our carry-in lunches.

## **PRAYER SHAWL**

A nice selection of shawls are available if anyone knows of a need. There are about 4 of us that knit or crochet them. We ask that your request go through Fr. Mark or Joyce Frost - 257-0141.

If you are a knitter, we would love to have you join us. If you are in need of yarn, we can help with that - or some of us just contribute it when it is on sale.

We always need suggestions of situations that we can offer to gift a shawl to anyone who has a need. We also have infant blankets to share.

## **TECH TEAM-LIVE STREAMING MINISTRY**

Live Streaming of Sunday Services are still continuing and we see no end. Would you like to help please see Michael Griffith, Scott Becker, or Father Mark. Training is available.

## **GARDEN CLUB: By Beth North**

Background Info:

Three years ago, the SMAA vestry agreed to initiate a garden affiliated with South Bend's Unity Gardens [www.theunitygardens.org](http://www.theunitygardens.org).

Beth North agreed to be the main point of contact with Unity Gardens, and Ministry Leader. Mabel Blunk agreed to assist in all aspects of the garden but did NOT wish to be the official Ministry Leader/contact.

A team of "gardeners" were recruited; many completed an "orientation and tour" of Unity Gardens, the location of the garden was decided, and many hands, including those of then-Rector, now Bishop, the very reverend Matthew Cowden. Methodology is known as "lasagna gardening" requiring only corrugated cardboard, organic mulch, organic compost, fencing to keep deer and ground-based pests out, and labor.

### **2023 Report:**

The original team of gardeners dwindled, partly owing to personal and health circumstances. This, our third season, main gardeners included June O'Hara early on, Carol Nickel, Lynne Switalski, Shery Roussarie, and myself, with Mabel taking the most consistent and leading role for planning, planting, tending, harvesting, washing, and sharing primarily with those coming to the Service On Saturday (SOS) monthly community lunches, Saint Margaret's House guests, and members of the parish.

Our Transitional Rector, Father Mark VanWassenhove and his daughter, Claire, also contributed to this ministry spring, summer, and fall through their various gifts, using pictures to tell the story of the garden to the others affiliated with our parish.

Thanks also go to Chris Dunlap, who provided help to "put the garden to rest" for the winter by spreading mulch and compost. This means the garden will be ready for planting in the May timeframe (typically after the danger of frost is past for most things, but possibly planting peas and carrots earlier).

TJ Becker has created a new page on our [www.saintmichaelsb.org](http://www.saintmichaelsb.org) website explaining the garden to any visitors.

In December, Mel Chapman agreed to assist with the expansion of our garden to add a small orchard of fruit trees and blueberry bushes.

We could NOT have had such a success this year if not for the assistance of our amazing Junior Warden, Scott Becker. Scott made sure (with help from Lynne) our sprinkling system issues were corrected and spearheaded the massive removal of mulch and to a lesser extent, compost, from the asphalt in the church parking lot to prevent potential damage from expansion and contraction during the winter freeze and spring thaw. (NOTE: because we are a Unity Gardens affiliate, the city of South Bend delivers our organic mulch, and organic compost FREE OF CHARGE!)

The sad news that Mabel and Hank Blunk have moved to Goshen means Beth is recruiting. Email or call or text if you have questions.

Beth North mobile: 574.298.4987 email addresses: [beth@discoverforce5.com](mailto:beth@discoverforce5.com) and [superior56@aol.com](mailto:superior56@aol.com)

#### **ADDITIONAL MINISTRIES ALSO ACTIVE WITHIN OUR PARISH COMMUNITY**

**ALTAR FLOWERS**

**MUSIC**

**MARY MARTHA GUILD**

**WOMEN'S RETREAT**

**SUPPER CLUB**

**PROCLAIMERS**

**Thanks for making our parish a loving and welcoming community!**



# **St. Michael and All Angel's Jr. Warden Report for 2023**

**Presented 1/21/2024 by Scott Becker**

## **Overview**

2023 was a year of discovering items in need of repair. Those that were immediately necessary regarding structures and infrastructure have been completed. Many repairs show a trend that developed over the years, so there are suggestions that will allow us to be more effective stewards of the building moving forward.

Still, several areas need work, but their costs are far more significant than what has been spent during 2023, so they remain on hold. Today it is hoped that the information provided regarding these areas will lay a ground work for what needs to be discussed and decided on - both collectively and as individual members - to address the remaining repairs and renovations.

## **Previously Repairs Completed or Modified**

### **Air Conditioning Repair Completion**

An item on the 2021 Capital Campaign, work was completed this Spring. By delaying the work two years, part prices increased \$5100 over the original estimate.

### **Orkin Bird Deterrent System Partial Removal**

The 2021 Capital Campaign project to repair outer wall bird holes and install deterrent type products to prevent future damage was determined to be ineffective. The light scattering spinners on the roof, which were only annoying some neighbors, presented an potential water entry issue through the roof, so were removed. The annual contract to maintain these products was cancelled.

## **2023 Discovered Repairs Completed**

### **Septic System**

Sewer gas smell had occasionally been coming from bathroom and kitchen floor drains. When previous methods to deal with it were becoming ineffective, a complete plumbing and septic system inspection was done in early April, 2023.

For context, our septic system has the traditional septic tank, but also requires a liquid tank for further filtering of the waste water, followed by a lift station tank. The lift station has two pumps that send the twice filtered waste water to the drain field. This is needed because the drain field is too high in elevation in relation to the building for gravity alone to effectively move the water to the drain field.

The septic and liquid tanks are designed to separate the sludge from the water, and then have it removed via pumping it into a tanker truck. For commercial buildings like ours it is typically 2-3 years for the septic and 4-5 for the liquid tank.

It is not known when, or if, the septic and liquid tanks had been pumped. After sludge accumulated in the septic tank, new sludge then accumulated in the liquid tank until it reached the lift station. At first diluted sludge was pumped into the drain field, polluting the field with waste it is not designed to handle. Eventually the pumps overheated and failed.

The sewer gas smell coming from the drains was septic tank gas backing up. Left untreated, we know what would be backing up next.

All three tanks required pumping, even though the lift station tank is not designed for that. Huff Septic performed the work.

*Cost to Pump all Three Tanks: \$1125*

Church records indicate it had been known for over a decade that the pumps had failed. As they failed they drew more electrical current and damaged the control panel. With the sludge sitting in the lift-station so long, all the pump control mechanisms corroded. As a result replacement of pumps, electrical control panel and float mechanisms was required. Abe's Plumbing performed all the repairs.

*Septic System Repair Cost: \$7389*

### **Note: Septic System On-going Maintenance**

Due to hardened slug at the bottom of all tanks, all three will be examined and pumped as needed in 2025. After that I set up a standing agreement with Huff Septic to inspect and pump the tanks every 2 years as follows; every two years for the septic and every 4 years for the liquid tanks.

(Note: *Annualized Cost to Pump Tanks after 2025: \$300/year.*)

### **Water Softener**

During the plumbing inspection it was found that the water softener was still connected, but unplugged, so not operating. The water softener's filter was from when the church was built in 1997. Our type of water softener's filter typically has a useful life of 15 years when properly maintained. This means the filter's useful life was already over ten years ago.

The water softener and salt bin were replaced by Advantage Plumbing. The water softener treatment level was set above "average" in an effort to try and remove some of the deposits that have collected in all plumbing fixtures, but this will not correct corrosion issues that have already occurred.

Due to the well's hard water not being properly treated for over a decade, several other plumbing fixtures failed this year when plumbing activities took place. These fixtures are listed under "Unexpected Repairs Completed."

Water Softener Replacement Cost: \$3185

### **Hot Water Circulating Pump [Photo Page 1]**

The pump's exterior had become caked with deposits from hard water indicating an on-going slow leak. If the seal created by the deposits failed, there could be a major water leak. Pump replaced by Advantage Plumbing.

Cost: \$894

### **Memorial Garden Walls [Photo Pages 2, 3 & 4]**

Walls are made of cinder blocks with cultured stone (concrete stained to look like stone) adhered to the the cinder blocks. The tops are limestone capstones.

In July Lynne Switalski showed me areas of damage. Mortar seals had failed on the joints of most capstones, allowing rain and melting snow to get behind the cultured stone and masonry. Cycles of freeze-thaw had lead to cracking of the cultured stone in most corners and caused gaps in the stone's tuckpointing (mortar between the stones). Multiple stones had fallen off in at least three areas.

The walls create raised planters, so the inside is sealed before soil added. But only a vinyl liner was laid inside and has come away from the wall, allowing soil and water to get behind it. This passing damaging moisture through the wall. Without removing all plants and soil, this can not be corrected, which makes it even more vital that periodic outside wall preventative maintenance be done.

Limestone and cultured stoned require cleaning and a special waterproof sealer to be applied regularly. Apparently this never happened, accelerating the damage.

Hale Masonry performed the cleaning, prep, repair, tuck-pointing, caulking and applied Surekleen sealer to the walls.

*Memorial Garden Cost: \$6400*

Proper cleaning and resealing of a wall made out of our type of materials should be done every 2-3 years to minimize potential damage. (Est. \$1000-\$1200 per visit.)

***Total Cost for Discovered Items: \$18,993***

### **Summary for Discovered Repairs Completed:**

The vestry wanted to provide transparency into the reasons for the above repairs. It is hoped that over time as a well informed congregation we can maintain a long-term, proactive attitude through the changes of different vestry and committee members to be sure the building, infrastructure and grounds are well cared for.

## **Unexpected Repairs Completed**

### **Basement Wall Water Leak [Photo Pages 5, 6 & 7]**

On 9/20/23 it was noticed water was leaking into the downstairs women's restroom and into the custodial room. Thank you to Lynne, Carol, Fr. Mark and others for discovering it and removing the items damaged by water out the effected areas.

#### Cause of leak

On the east side of the building there was no water spigot installed, so a 1 inch PVC pipe was connected to the main irrigation pipe and a spigot added. With a water hose attached, this small pipe could easily be broke, which is what happened, releasing water into that confined area next to the wall.

The main irrigation pipe also had a small leak that, over time, washed much of the soil from that area. Water from the broken pipe was able to enter through a hole in the basement wall where water and electrical conduits enter the building.

Digging down to the hole and looking through it from the inside, I could see day light. The only thing used to keep soil and water out was duct tape!

#### Repair

The basement hole was sealed from the inside and an epoxy injection used.  
Repair done by Forte Foundations and includes a lifetime warrantee.

#### Training

As a result of trying to help Ft. Mark over the phone to get water shut off, and the fact there are three shut-off valves - with one discovered to be incorrectly labeled - the vales have been properly marked. Due to Ft. Mark discovering a potential problem, (but no damage done), I trained the current vestry members on shutting off the water if needed due to the Plumbing Fixture Repairs findings listed below.

### Changes to Water Spigot and Surrounding Area

While not a repair, I highly recommended a commercial level hose reel be purchased so the hose is never connected directly to the water spigot. Actually, a water spigot should be attached to side of building, not fragile PVC pipe, so it's not a proper spigot installation to start with.

I recommend a stationary post mount reel, or at most a 2-wheel reel cart, with extra capacity from Eley Hose Reels. (Cost: \$275 - \$350 without hose).

To keep lawn workers with their power trimmers away from the fragile PVC pipes and water spigot, as well as other surface conduits, I mulched that entire area.

### Resulting Costs:

Cost for Advantage Plumbing to repair broken pipe to stop leak: \$473

Cost for WISSCO to properly repair main irrigation pipe and relocate water spigot: \$223

Cost for wall epoxy seal: \$800

### **Plumbing Fixture Repairs**

NOTE: The water softener was about ten years past its effective lifespan, but had also been disconnected for an unknown period of time. Below are several items that have been damaged due to the long-term exposure to the hard well water. Keep in mind that all of the church's water fixtures have been subjected to this same hard water damage.

All work was done by Advantage Plumbing.

### Hot water circulating pump check valve:

When replacing the pump, it was discovered the check valve was not operating correctly and had been damaged by hard water. It was also not the correct type of valve for our installation, so a correct type was used to replace it.

Cost: \$206

### Cold water mixing valve

Like the circulating pump, there were some hard water deposits on the outside of the valve, but not enough to warrant replacement. It is required by code to prevent someone using hot water for being scalded. When the new pump was installed, a correction in water temperature at the faucet was needed. It was then the valve was found to be inoperative due to hard water damage.

Cost: \$1,498

### Cold and Hot Water Shut Off Valves - Kitchen Sink [Photo Page 8]

This was a result of removing the non-working Instant Hot Water Tank under kitchen sink. The metal tank was corroded and causing damage to the drain pipe below it. The cold water line to the tank - which did not meet code - failed while trying to close it. When the plumbers replaced it, I asked them to try the hot water valve, and it failed too, from hard water.

Cost: \$512

### Repair Commode's Broken Seal and Gasket:

Damage to the upstairs women's commode included breaking the gasket the seal sits in, so drywall had to be removed to gain access. Turns out it was repaired in the past, so more difficult to repair a repair, which added to the cost. When reinstalling the flush valve head, it was determined that long exposure to hard water cause corrosion of the metal sealing area and threads, requiring replacement.

Cost: \$2824

## **Other Repairs**

### Kitchen Hood Cleaning

The Clay Fire Department fire code inspection determined the kitchen hood, while inspected last year, was overdue for a cleaning. A new company, Michiana Power Wash, was hired and did the cleaning, annual inspection and reporting.

Cost: \$400



### Irrigation System

WISSCO tested and made repairs in the Spring, but it was noticed there were still issues and the programming of the system was not correct. The issues were corrected, some under warranty.

Cost: \$732

### Fire Code Violations

On 11/17/2023 a Fire Code Inspection found 9 failures. I am waiting on one back ordered item, but all other issues have been corrected.

*Total cost for items needed for compliance: \$442*

**Total Cost for Unexpected Items: \$8110**

## **Repairs Still to be Completed**

### **Exterior Wall Repair and Permanent Prevention of Bird Holes [Photo Pages 9 & 10]**

#### The Construction of Our Exterior Walls

First, an overview to understand why we have had problems with bird holes in our outside walls for nests since the church was built. While they look like stucco, they constructed of what is called an Exterior Insulation and Finishing System (EIFS). This is made up of a substrate, then some type of waterproofing, and then 2-3" of insulation - in our case simple styrofoam - is attached. Next a base coat is applied and reinforced with a fiberglass mat, and finally a finishing coat.

#### Issues That Allow Bird Holes:

Our walls were given a textured look, making the coating thickness irregular and often less than 1/16 of an inch thick. The light weave of the fiberglass and thinness of our coating both appear to be less than what is considered standard. The texturing allows the birds - starlings in our case

- to cling to the wall and the thinness of the fiberglass and coating allows them to peak holes. (With a ball point pen, you could make a hole the size of a tennis ball in a couple of minutes.)

The extended “trim” areas around corners and doors are particularly prone to damage as no fiberglass lining was used; they simply added another inch or two of insulation to the original layer and applied a coating.

#### Condition of Walls:

Besides the bird holes, because of how thin the coating is, it is eroding in some corner areas, but especially on the bottom edges near the ground. The highly textured surface is also a trap for dirt, so it has become discolored to varying degrees.

We are fortunate that the church’s supporting structure is primarily poured cement and cement cinder blocks. So far water has not entered the buildings interior through the bird holes. Yet is not know what type of waterproofing the cement and cinderblocks were given, or what condition it is in.

However, in the attic area of the east wall, the last few feet of height are constructed of traditional wood studs. Here daylight can be seen in one area and there is past evidence of birds being inside.

Other areas don’t provide access to see what damage may be taking place. Water is causing the styrofoam insulation to disintegrate, then water damage to the substrate can start. The darker areas under some holes indicated water damage from within the EIFS wall, though the extent of the substrate damage is unknown at this point.

#### Past and Current Efforts:

Efforts funded from the 2021 Capital Campaign to change the birds behavior with devices to scare them away were not successful. Since 2016 alone, over \$22,000 has been spent on this problem, but I’ve been told there have been other repairs required as this has been a problem since the church was built.

With contractors in high demand, getting estimates in 2023 was a challenge. We only received one from American Professional Services to repair holes and then use an elastomeric paint with a chemical used to deter birds. Their research indicated it worked for others, but chemicals lose effectiveness over time. They made no guarantee it would prevent further damage, so it was not considered.

Estimate to use chemically treated paint: \$89,200

No other contractors were interested in trying to solve the problem by retaining the EFSI wall, as it seems to be an unusual situation due to the apparent substandard grade of material used. There were no responses to replacing the EFSI because at the time, no one could tell me where the building blueprints were, so without removing a small portion of a wall, they did not know what type of substrate was used or to get an ideal of the condition it is in.

#### Best Options:

Mid-State Construction had provided a range of quotes in 2016 which include the two best options. They inspected the walls this summer but decided not to bid.

#### 1) Repair and Refinish Existing Wall

Refinish the entire existing EIFS walls with a bird proof impact mesh with cement core and top coat.

If we go this route we must get a smooth wall finish to prevent birds from being able to cling in the first place. Since we already have several generations of birds used to making holes/nests, it may be prudent to first repair only the north and east lower walls. Then wait one season to see if it is effective.

**2016 Estimate: \$59,500**

#### 2) Replace Existing Wall

Remove the entire EIFS system and replace with cement board or Hardlepanel siding. There are choices regarding texture and color.

**2016 Estimates: \$70,000 - \$98,000 (depending on siding used)**

#### **Anticipated Wall Repair Cost Range Based on 2016 Price of Materials**

*In October of this year the Associated Builders and Contractors reported that building material costs have increased by 37.7% by 2020.*

*That would put the 2016 quotes at \$83,000 to \$135,000, depending on the type of repair, and more if damage to the waterproofing or substrate is discovered.*

## **Carpet**

No recent request for replacement has been made, nor was it part of the 2021 Capital Campaign. Besides significant staining, puckering in higher traffic areas can be a potential tripping hazard.

There were estimates considered in 2021 for a 24" x 24" tile style of carpet installation. The idea of tiles with temporary adhesion is that individual tiles could be replaced if stained, and this system is supposed to prevent the type of puckering we have with the thinner current carpet.

This is also a much less expensive alternative to installing commercial grade wall to wall carpet like we have now.

2021 estimate for "tile" style carpet replacement: \$31,000

## **Device to Anchor and Store Family Garden Hose**

As mentioned in Unexpected Repairs, it is HIGHLY recommended the church use a commercial level hose reel to protect the improperly located water spigot. I recommend the Ames Jackson swivel hose reel cart from A. M. Leonard.

*Estimated cost: \$375 shipped*

## **Exterior Repair and Painting**

Metal Doors [Photo Page 11]

All outside metal doors have rust on the bottom, especially where screws attach the sweepers. The bottoms of the door frame are also rusting. These are heavy metal door and require a few steps to properly repair and repaint.

Retaining Wall (south side of terraced landscaping across from office entrance)

This wall has soil on the other side of it so unlike the same concrete used for the basement, moisture from the soil is transferred through the concrete. A masonry waterproofer type paint should have been used, but wasn't. As a result the regular paint is peeling and the concrete starting to erode and soften.

## **Interior Wall Patch and Painting**

### Rector's Office

The rector's office has dozens of wall patches from previous nails/hooks/wall hangings along with marks, wear and tear from years of use. This should be a priority for the new rector.

### Inside Wall in the Attic Area

Several nail heads are protruding through the drywall. This typically indicates a moisture problem, which could be coming from within the attic.

### All Other Interior Walls

These walls show multiple patches throughout both floors and drywall flange cracks near many windows and corners, especially in the upper sanctuary areas. There are also multiple marks and wear, particularly in the stairwell area.

## **Basement Window Water Damage Issues [Photo Pages 12 & 13]**

### Basement Office Windows - Indoors

A strong summer thunderstorm caused water to enter inside into the top of windows in the rector's and finance offices, causing drywall damage and some blinds to fall. Water also pooled in the bottom of one of the rector's office windows. I repaired the blinds using larger anchors, but there are signs of long-term water damage. These areas need to be professionally inspected to determine where water damage is coming from.

### Basement Office Windows - Outdoors

There is an exterior rubber seal on these windows that has aged and may be letting water past it during a rain storm with high winds. A bead of silicone was used to help seal it. Other parts of the window inside edge framing have lifted away from their grooves. These windows seem piecemeal in their construction that provides multiple areas where rain and outside air can enter.

The window frames are vinyl clad wood, but when the ends were cut to size on-site, they were not painted, so the wood is starting to rot. Most windows also needed wood fillers because the

openings in the poured concrete walls were too large. This wood was not primed and now the paint is all peeling away.

### **Interior Wooden Window Frame Stain**

Several wooden window frames in the basement offices and in the narthex have the finish peeling with some spots down to bare wood. Some of this is due to water damage in the basement window, but all are showing signs of age with the finish peeling away. This may require staining for the proper color match. Then a proper sealing finish to the entire window frames to prevent on-going moisture problems.

### **Stained glass window**

The stained glass window removed from the northwest corner of the sanctuary is damaged and needs to be repaired. Then either replace it or find a suitable alternate location easier to access such as one of the narthex windows.

The only company that came to give an estimate was Botti Studio who restores at a very high and period correct level. (They did move and properly store the broken window so it is no longer in the way of foot traffic in the south vestibule.)

*Estimates were over \$14,000 to properly replace it and \$9000 to place it in the narthex. Others on the vestry are looking for less expensive alternatives.*

Note: This estimate is not in the total below.

### **Summary for Repairs to be Completed:**

Several circumstances makes determining final cost difficult. One unknown is to what extent addition damage is discovered during repairs. The largest determining factors are the type of outside wall repair selected and the type of carpet and installation method used.

### **Approximate Total for Items Needing Completion: \$130,000 - \$220,000**

These cost figures are considerable, yet the value of the church building and property is around \$2,000,000. So the investment is in line if making a lasting, proper and permanent repair to our largest asset.

Soon a permanent rector should be named to provide leadership in this important area. Then issues can be dealt with as means allow.

### **Suggested Repair Priorities**

- Inspection basement windows to determine source of water damage and repair as needed.
- Proper preparation, priming and painting of basement window frame ends and fillers.
- Repair and painting of the exterior doors and door frames.
- If repairs to the exterior walls continues to be delayed, then some type of repair to the inside of the top portion of the east wall in the attic.
- Prep and painting of the rector's office.

### **On-Going Services, Inspections and Misc.**

#### **Pest Control**

Orkin was not meeting their own standards or the church's expectations. Andi Zavor, previous Jr. Warden, started a search for a new company. In 2023 Rose Pest Solutions was selected. I sealed outside and inside areas of the building per Rose's suggestion and we are no longer having indoor pest issues.

Orkin remains our termite service provider since we already own their traps.

#### **Inspections**

##### **Fire Code Inspection**

On 11/17/2023 a Clay Fire Department Inspection found 9 failures. Of these, 8 items were not addressed from the previous year's inspection, something not allowed moving forward. Besides one item on back order, I have corrected the issues and submitted the required reports and photographs.

*(As mentioned in Unexpected Repairs, total cost for compliance: \$442)*



NOTE: To those using the gas grills; propane tanks stored INDOORS must be placed in a milk crate (to prevent tipping) and kept in the custodian's room.

#### Kitchen Hood Cleaning and Inspection

The previous service provider had not maintained the hood per Fire Codes. A new provider, Michiana Power Wash, was hired and the hood brought up to code.

*Hood compliance cost: \$400*

#### Fire and Security Alarm

Both services were set up this year to be provided by Koorsen since it is their equipment that we use. All semi-annual and annual inspections of the fire and security systems passed and fire extinguishers were serviced as required.

#### Elevator

While service from Otis's office is poor, our annual inspection and service call found the elevator and it's equipment to be in very good condition.

#### Northern Indiana Food Bank -

There is an annual inspection on storage of food every January for the Food Service Permit. Sandra Stackhouse takes care of this and there were no issues

#### South Bend Health Department

With Covid behind us, South Bend is returning to 2 inspections annually from the Board of Health concerning food handling and storage. Of the two this year, they provided some guidance, but there were no infractions.

#### **Fire Doors**

**NOTE: Double doors in the narthex by stairway are fire doors, do not close!**

Someone tried to close one, damaging the release mechanism and pulled it out of the wall. Replaced and reattached release. A sign was put on both doors saying not to close them.

### **Church Outdoor Sign**

After Fr. Matthew left, our outdoor sign was simply used to list upcoming events. Since it's our best way to communicate with passing traffic, I suggested different colored letters that listed the service time and included an invitation to attend. With the help of Korina Mueller, blue letters of a different style were selected.

*Cost: \$230*

### **Clean-up and Organization of Materials in Storage**

Lynne Switalski took the lead to determine what was no longer useful, working, or had multiple duplicates. Many items were put out for church members and SOS participants to take home, making those items useful again. Remaining items in good condition were donated.

Earlier in the year I asked for suggestions regarding all the books piled on the library floor. Mel Chapman arranged with his Boy Scout troop to have them removed and donated.

In early fall we removed all remaining mulch from the parking lot and distributed it in needed areas from the family garden to the landscaping around the building. Special efforts were made by Mabel, Beth, Lynne, Mel and family, and T.J. Anyone can have the remaining compost.

### **Audio, Video and Website**

The original cable from the lectern can not be used. It would be best when replacing it to route it through the floor under A/V table. New problems with the soundboard include a high pitched ring in all channels. I eliminated it by filtering out all frequencies above 7000 Hertz. If the soundboard fails, go with a Yamaha product as originally recommended by Michael Griffith.

Beth North called a meeting in May to discuss church communication needs. It was decided the church webpage, which had barely been updated since Fr. Matthew left, was the priority. T.J. Becker updated the sight with current information, pictures, and additional content including the rector's job posting.

### **Jr. Warden Handbook**

To help future Jr. Wardens I have prepared a Jr. Warden Handbook with details on the infrastructure of the building and grounds, contact information for outside service providers, pass codes, timing of activities and inspections, and required and preventative maintenance procedures. Included are instructions and tips to help make each project effective and successful.

Current vestry members were given a copy to provide a working knowledge in this area. This can help when making decisions regarding upcoming repairs or maintenance, making sure everything is up to date, and even let them take care of some issues themselves if the Jr. Warden is not present.

### **Conclusion**

Whether this is “His” church or “our” church, that is not the question. It’s what type of stewards are we going to be moving forward regarding the building, infrastructure and grounds?

And when it’s time to hand it over to the next generation, what a blessing it would be to have everything in the same physical and aesthetic condition as it was when it was built. But most importantly, to always have it reflect who it was built to worship in the first place.

## SMAA Jr. Warden Report for 2023 - Photo Section

### Results of Plumbing Inspection

Hard water deposit build-up on hot water circulating pump. If water started to leak through the deposits, it would have been a large, high pressure leak.



Below:

Mixing valve had fewer outside deposits, but hard water damage had rendered it useless and it required replacement as well.



## Memorial Garden Wall

Failed seals on nearly all capstones allowed water to enter behind the tuckpointing (mortar between the stones). This damaged the cultured stone and eroded the adhesive and tuckpointing.



Right:  
Resulting damage below the capstone.  
“Cultured” stone is just colored  
concrete and easily cracks from  
freeze-thaw-freeze cycles.





Another area where several stones had fractured and fallen.



Right:  
Discolored areas  
in tuckpointing  
indicated water  
is weeping  
through the wall.



The reason for some of the damage and for the discoloration of tuckpointing is because of the poor effort to seal the inside of the flower beds. The vinyl liner has pulled away allowing soil and water to enter the inside surface of the wall. The moisture erodes the cinder block and freeze-thaw cycles crack the cultured stone. This makes proper sealing of the outer surface periodically that much more important.





## Basement Water Leak

This is what started it all, an improper way to mount a water spigot (on top of small 1 inch PVC pipe but out of the picture). This pipe has been eliminated and the spigot connected to the 2 inch main pipe behind it. This picture is before that entire section of that main pipe was replaced due to an long-term, on-going leak that was discovered.



Remember, this is the area that a fixed reel or cart needs to be used to prevent the hose from being directly connected to the spigot!

Below:

Area around all these pipes and conduits was mulched to keep yard workers and their power trimmers away from the pipes. All new PCV pipe installed for irrigation valve.

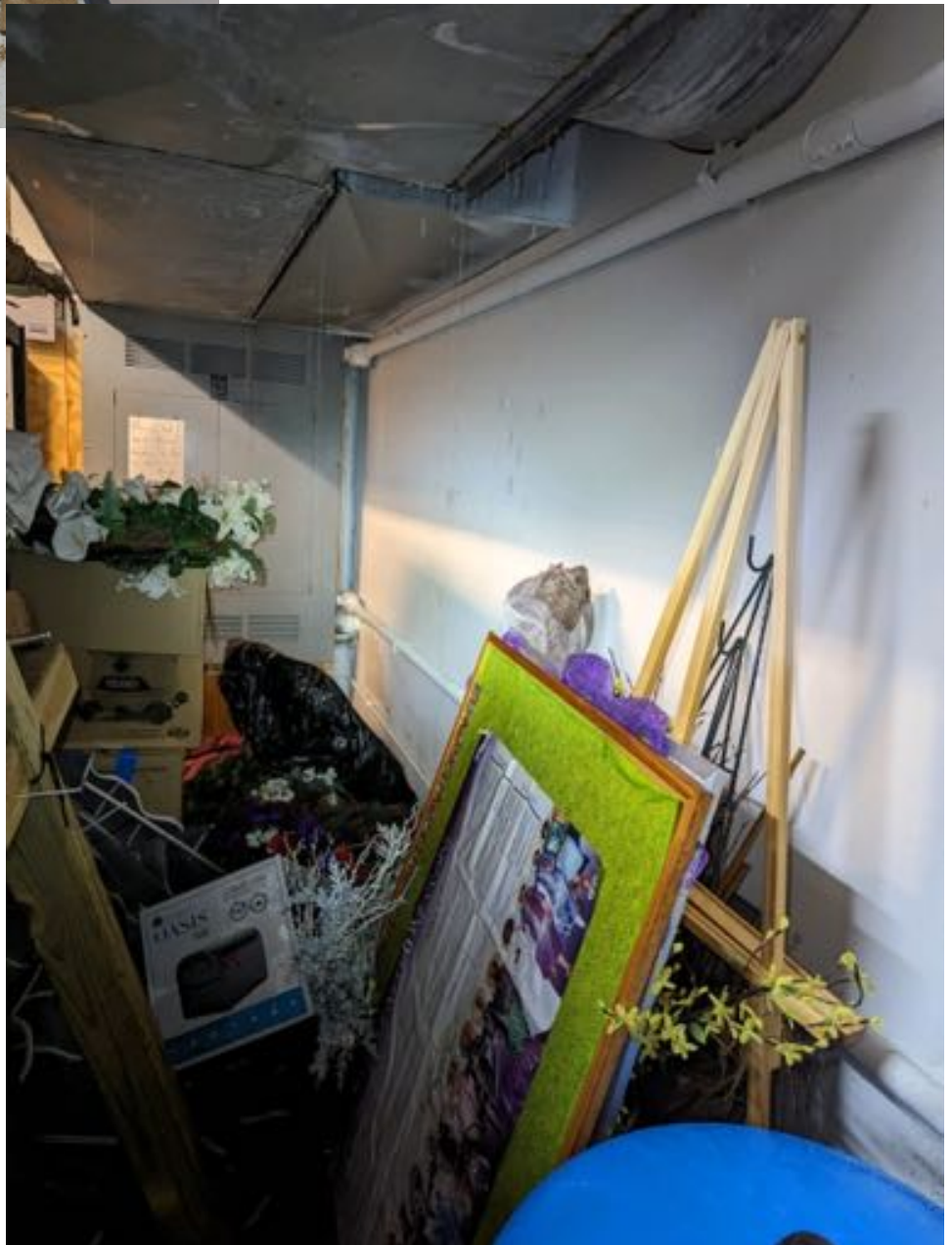




The water's entry point was through the wall above the acoustic ceiling tile in the women's restroom.

Below:

Look closely to see water dripping down from overhead duct. Water also came down back wall where main circuit breakers are with 800 amps which is lethal! Much of what you see in this picture was damaged by water and the soil carried with it.



This is unconscionable, disgraceful, or use your own adjective. Workman only used duct tape to seal out water and soil about 30 inches below ground level, which is not even below the frost line for northern Indiana. I have no idea how this passed inspection.



Below:

That's a lot of daylight shinning through. You can see how much soil and sand was washed into the hole and how much water was able to easily pass through the wall - the opening is about 8 inches wide.





## Examples of Damage to Plumbing Fixtures From Long-Term Exposure to Hard Water



Left:

Corrosion from hot water tank was damaging pipe below. Notice cold water supply valve is behind main shut off and does not meet code. You can also see corrosion and discoloring on the hot water shut off valve which also failed when valve was turned. This tank was plugged into an electrical outlet - see the discolored ground terminal indicating an electrical short due to corroded wiring and current was passing through. We're lucky some did not get shocked when reaching for something under the sink.

Below:

Extent of hard water damage. All plumbing fixtures have been subjected to this same damage.



## Exterior Walls - EIFS

While all of the churches walls are prone to bird hole damage, most is concentrated in the raised architectural trim areas where contractors did not use fiberglass mat to reinforce the surface. I've been told this has been an issue since the church was build, but it is unusual for these types of walls. Discoloration around holes is water damage to the EIFS material. Any damage to the substrate is unknown at this time.



Below:

Heavy texturing of the surface is what allows the birds perch on the side of the wall and peck holes.





Ruler segments are 1/16 of an inch. Because of the heavy texturing, much of the wall is less than a 1/16 inch thick. Insulation is simple styrofoam which birds easily peck out. It's visible on the ground and even blows into the office entry area.



Below:

You can see how thin the fiberglass used is, so it offers no resistance to the birds. Looking closely above my finger you can get an idea of how brittle the EIFS topcoat is and why it chips away so easily.



## **All Exterior Doors**

Bottoms of the doors and door frames are corroding. They are heavy metal doors that should still be salvageable and repaired before too much more damage occurs. Many also show significant signs of wear, so they could all would benefit from a fresh coat of paint.





## Outside Basement Windows

No treatment was applied to the open ends of the window frames when they were cut on-site, so the wooden core is rotting.



Below:

Many basement windows needed filler between them and the poured concrete. The wood used was not primed, and with age the paint is peeling and revealing bare wood. This allows moisture into the wood itself, but could also be a cause of the interior drywall water damage found around the interior of many of the basement windows.





Besides the wood filler mentioned above, the basement windows have a strange, multi-section construction, each requiring it's own seal. These means there are multiple areas water can get in as well as outside air. Below silicone caulk is applied to an area that high winds could carry rain water past the seal.



Below:  
Some seals and vinyl frames are showing age and pulling away from the window itself.

