

From the minute you step foot on our beautiful campus, you'll feel at home. Our vibrant senior community is a place where close friends and memories are made. Exercise your mind with a **Senior University** enrichment course. Expand your knowledge, the opportunities are endless!

If you received this newsletter by mistake or no longer want to receive it, please call us at 253.752.6621 or email chall@franketobeyjones.com Thank you!

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How Is The Housing Market? Cover Story

FTJ Senior University Class Highlights ~ July—August 2022

Life Stories: The Art of Memoir

Students will learn the techniques used by writers - dialogue, narrative, tension, etc. - to craft successful memoirs. This 6-week class, will include study and discussion of effective memoirs and writing exercises designed to help students tell their stories. July 18 and 25. 12:00 pm, Zoom (Pre-register to receive the Zoom link)

The History of Opera

Join us for this 5-part series which will give a brief introduction to the history of opera to the present day. 3:00 pm, MJ Wicks Wellness Center

Thursday, July 21: **The History of Opera: The Beginnings of Opera and Opera of the Baroque**

Friday, July 22 : **The History of Opera: Classical Opera**

Thursday, July 28: **The History of Opera: Romantic Opera 1**

Friday, July 29 : **The History of Opera: Romantic Opera 2**

Monday, August 8: **The History of Opera: Opera in the 20th Century and Beyond**



Art of the Aloha Shirt:

Keoni of Hawaii, 1938–1951

Join Gwen Whiting, Lead Exhibitions Curator at the Washington State History Museum, for this talk about the exhibit *Art of the Aloha Shirt: Keoni of Hawaii, 1938–1951*. This exhibition of sixty objects, including original textile artwork, production sketches and swatches, advertisements, and vintage shirts tells the story of an early innovator, John "Keoni" Meigs, in an industry that has left an indelible mark on fashion in the United States and the world. August 25, 2:00 pm, MJ Wicks Wellness Center



Washington State History Museum Visit

Join Gwen Whiting for an introduction to the exhibit *Art of the Aloha Shirt: Keoni of Hawaii, 1938–1951* and then explore the rest of the museum on your own. August 31, 2:00 – 3:30 pm, Field Trip to Washington State History Museum

For all these classes you must register with Jana at 253-756-6219 or jwennstrom@franketobeyjones.com

Senior University at FTJ provides a wealth of programs for lifelong learning and many opportunities to build skills, explore new subjects, and enjoy the learning process for people 55 and better—both those residing on campus and in the surrounding community. Lecturers and instructors are experts in their fields hailing from local colleges and universities, businesses, nonprofits and cultural organizations, along with others who have retired with rich career experiences. Most classes are offered free. **Go to www.FrankeTobeyJones.com for a full class schedule.**

FRANKELY, WE'VE GOT IT!

news, events, and opportunities for our community

July/August 2022

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How is the Housing Market?

We are often asked, "How's the Market?" Here is the latest Pierce County housing marketing information from Kristin Niebergall at Windermere Real Estate.

Is there a change going on in the housing market?

Absolutely! The housing market is starting to normalize. The trend in Pierce County is an increase in inventory and a slight decrease in pending sales. From February 2022 to May 2022 active listings went from 400 to 1,260 while pending sales went from 1,100 to 1,262. This means the market is becoming more "balanced."

What does a "balanced market" mean?

It means things are normalizing. Homes are staying on the market a little longer, there are fewer multiple offer situations which means there are fewer extreme escalations and fewer inspection and financing waivers. Because prices are not being driven up by multiple offers, prices are leveling off. Prices are still high, but they are not expected to increase at the exponential rate that we have seen over the last couple of years.

What is causing this change in the market?

With interest rates rising, homes are more expensive for buyers. When rates went up, some buyers who were looking at an interest rate of 3% had to start looking in a lower home price point. Others need to bow out temporarily to save for a higher down payment. Some buyers are deciding to get out of the market entirely. Yet, the increased number of homes available and

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Featured Apartment ~ Garden Apartment #304 Independent Living



This beautiful 924 sq. ft. two-bedroom, two bathroom apartment has a balcony and upgraded kitchen. You'll find the Garden Apartment residents super friendly. The monthly rent of \$5,080 (\$75K buy-in) includes the following:

- ◆ Continental breakfast three days/wk
- ◆ Happy Hour every Thursday
- ◆ Housekeeping twice monthly
- ◆ Maintenance of building exterior, all grounds and common spaces
- ◆ Activities and fitness classes, fitness machines and personal trainers
- ◆ FTJ Senior University
- ◆ Transportation
- ◆ Fully equipped kitchen
- ◆ In-apartment stackable washer and dryer
- ◆ Fire, burglary, emergency services monitored on-site
- ◆ Secured building
- ◆ Electricity (including A/C), gas, water, sewer, garbage, standard cable television, property taxes and building insurance
- ◆ One free covered parking space per apartment
- ◆ Accrue three days of skilled nursing for a max of 15 days per apartment

You might also consider....



Memory Care #26—Private Rm for male resident/ Shared Bath \$5,135/month

Our Memory Care specializes in seniors with Alzheimer's Disease and dementia. Our unique approach to memory care features a small group of residents who live together in a home-like setting with secured outside courtyards and many gathering spaces. 24 hour supervision and support. **It is not necessary to live at FTJ first.**



Assisted Living studio apts. starting at \$3,495 per month.

Three meals daily with waited dining service; weekly housekeeping; transportation; all utilities; emergency alert features; front desk concierge; access to a dental hygienist, podiatrist, audiologist, physical and occupational therapist. If more care is needed, close access to care in the FTJ Care Center offers peace of mind. Call to tour and join our Priority Wait List. **No Buy In.**



NEW Care Center - Skilled Nursing, starts at \$399/day

In our private pay Care Center, all rooms are private with full private bathrooms. Your care is our highest priority with a 24-hour staff of RNs, LPNs and CNAs. Some supplies and/or therapy services may be billed through Medicare B. We can assist with long term care insurance. **It is not necessary to live at FTJ first.** We are not a designated COVID skilled nursing facility.

Your needs are always a priority to us. For more information regarding these apartments, other living/residential options, available apartments, or any other questions you may have regarding retirement living, please call Michelle Olafson or Terry Allman at 253-752-6621 or visit www.FrankeTobeyJones.com.

Meet Residents

Mike & Mame Matteson



Mike was born and raised in Everett and Mame was born in Chicago, then raised in Seattle. Mike enrolled at the University of WA

where he met Mame. Between 1954 and 1962 Mike was in ROTC, commissioned as a Second Lieutenant and served in Germany at Herzo Base.

He enrolled at Clausthal University, and while working on his doctorate he was recruited to work on a research project at the Max Planck Institute in Göttingen, Germany. It was in Germany that Mame delivered both their sons. After three years in Germany they returned to the U.S.

Mike went to work on a Public Health Service Grant at the University of Rochester, New York, in their Bio Physics Department. The following 30 years he worked at Georgia Institute of Technology in Atlanta, GA teaching Chemical Engineering.

Mame loved raising their children. She spent a good deal of time helping at their schools and sports activities and also volunteered at Decatur Cooperative Ministries (DCM) where she was ultimately hired as their director. DCM is a Christian based community-wide organization that focuses on helping the homeless and hungry. She loved working there and has continued the friendships made with coworkers to this day.

Mike received a Fulbright Grant to teach in Austria in 1974-1975 and was able to take his family with him. They had a wonderful time there! Their third child was born in January of 1977.

Upon retirement in 1999, Mike and Mame moved to Olympia. Mike enjoyed writing short stories with a writers club, and he also taught Fluid Mechanics in a Mechanical Engineering class at St. Martin's College for six years.

Mike and Mame have also enjoyed taking many Elderhostel trips throughout their marriage and have been to many countries.

They moved to FTJ in 2016 and are very happy to live in the same city where two of their children live. They also treasure no longer having to mow the grass and keep up a home. They both enjoy the staff and residents here, the wonderful entertainment as well as the meals from the Tobey Jones kitchen. 53 years of marriage to the love of your life is a wonderful thing. Being best friends with your spouse – priceless!

Housing Market

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moderating prices should be attractive to some buyers who previously had decided to hold off on purchasing. We will see some buyers re-enter the market.

The Feds raised interest rates to combat the highest inflation in 40 years and calm a housing market that has been supercharged in the Pandemic era. The fact that the market is slowing and normalizing is a very good thing, as the pace at which the housing market exploded over the last two years was unsustainable.

Are We Headed For A Crash?

There are still not enough homes being built for the number of people needing housing. This means that the demand for homes will be as high, if not higher, while inventory still lags behind demand. And, after not building nearly enough houses for the last decade, homebuilders will take at least several years to add enough new supply to really balance the market.

Furthermore, lending standards are tighter with new regulations enacted after the Great Recession. Lending institutions have implemented much more stringent criteria for lending money to borrowers such as a minimum credit score and down payment requirements, whereas prior to the 2008 market crash, institutions were lending money to almost anyone. Therefore, fewer borrowers are expected to default on their loans.

Lastly, homeowners have a good amount of equity in their homes because of the drastic increase in home prices over the last two years.

What Does This Mean For Buyers and Sellers?

For buyers it means that, for the most part, they have more homes to look at and a little more time to think things over before moving forward with a purchase. Also, because the market is not quite as competitive, they are able to get an inspection on the home and possibly even negotiate inspection issues, which was not the case just weeks ago.

For sellers it means that presenting their home in the best light possible is very important in order to account for the tougher competition the increased inventory brings. It also means pricing their home realistically and being satisfied to receive one or two very solid offers.

If you are considering rightsizing, selling your home and moving to a retirement community, now is the time to get started. For the past year, retirement communities in this area have been very busy making up for lost time during the Pandemic. People are on the move and waitlists are getting longer, so scheduling time to tour retirement communities that you are interested in is a must. Getting your name on a wait list or two now, will give you time to rightsize, organize, prioritize and get your home on the market.

If you would like to tour Franke Tobey Jones, please call us at 253-752-6621. We also have many photos and videos on our website, along with all of our pricing. www.franketobeyjones.com

New FTJ Holistic Wellness Program



"Health is a state of complete physical, mental and social wellbeing and not merely the absence of disease." World Health Organization

FTJ has introduced a new and exciting opportunity to bring awareness to Holistic Wellbeing! This new class is open to FTJ residents and the greater community. Holistic Wellness addresses our body as a whole. This approach is key to longevity and maintaining independence as we age. Our unique program focuses on emotional, spiritual, environmental, vocational, and social/ cultural wellbeing.

Holistic program offerings include:

- ◆ Art Expressions
- ◆ Holistic Wellness Courses
- ◆ Tea Tasting
- ◆ Introduction to Forest Bathing
- ◆ Health and Wellness Documentary
- ◆ New Moon Sound Bath

Participation is limited. For more information or to RSVP please contact Sarah Doerner. 253-756-3241.

