



FY '25 Budgeted vs Y/E Forecast

FY '25 Forecast is projected to be better than budget in part to some of the following items:

Income

- Maintenance Fee Income increased approx. \$15k with an increase in turnovers, several original resident units turning over and fees moving to market rate, and market rate adjustments to monthly fees for new residents.
- Reservation Admin Income up \$63k due to increased turnovers and several couples moving in (2-person fee).
- Interest Income increased by approx. \$163k due to an increase in Cash Reserves.

Expenses

- Salaries down vs '25 budget due to move of one position to IT managed services, one person out on medical
- Office Expense up mainly to IT managed services
- Repair & Maintenance projected to be \$100k under budget, doing more in-house

FY '26 PROPOSED

4.5% increase for LL holders, **\$50.00/month** for Depoyan

- BRH avg monthly fee is \$2,314, avg monthly increase of \$100/month
- FOS avg monthly fee is \$2,045, avg monthly increase of \$89/month
- VIL avg monthly fee is \$2,112, avg monthly increase of \$90/month
- DEP avg monthly fee is \$3,614, monthly increase of \$50.00/month
- **Projected Operating Deficit \$105,554**

General Assumptions

Assumes Interest Income @ \$300k

Cost of goods, services, and wages continue to be impacted

Advertising & Marketing – Increased for more social media marketing and website updates

Snow Removal based on a 3-year rolling average.

Turnovers costs Projected Total of \$1.82m, with assumption of \$1.46m charged to Operating.

Utilities estimate May – Sept 2025 assume a 20% increase over same period 2024. Overall average budget increase of 8%.

Milton Fuller Housing Corporation
FY ending 9/30/2026
Operating Budget

	<u>2025 Budget</u>	<u>2025 Estimated **</u>	<u>2026 Budget</u>
Non - Dining Income	\$ 8,858,472	\$9,018,635.00	\$9,408,901
Dining Income	\$673,019	\$650,026.00	\$669,744
Total Operating Income	<u>\$9,531,491</u>	<u>\$9,668,661</u>	<u>\$10,078,646</u>
<u>Operating Expenses:</u>			
Salaries & Benefits	\$2,449,275	\$2,344,630	\$2,737,764 A
Food Service	\$1,053,900	\$1,187,476	\$1,246,850
Administrative	\$411,288	\$441,980	\$480,999 B
Utilities	\$937,740	\$971,994	\$1,048,890
Property & Buildings	\$3,182,742	\$3,170,711	\$3,125,046 C
Activities	\$75,000	\$75,000	\$75,000
Fitness Programs	\$72,425	\$72,637	\$72,425
RE Taxes	\$580,458	\$608,494	\$669,343
Insurance	\$280,837	\$299,640	\$317,618
All Other	\$450,263	\$303,051	\$410,265 D
Total Operating Expenses	<u>\$9,493,928</u>	<u>\$9,475,613</u>	<u>\$10,184,200</u>
Net Operating Profit / (Loss)	<u>\$37,563</u>	<u>\$193,048</u>	<u>(\$105,554)</u>

Footnotes:

FY 2025 Estimates are based on 7 month YTD @ time of BOD Budget reviews

FOOTNOTES

- A** Total Employees: 34
Part-time Employees 15 Concierge & Lifeguards
F/T Employees 19
(FT - >=30 hrs)
- B** Administrative expenses include: Professional Service - Legal, Audit, IT
Office Equipment & Supplies, Security Systems
- C** Incls Repairs & Maintenance, Painting, Trash, Exterminating, Snow,
Landscaping, Elevator
- D** All other includes: Internet/Cable TV (Assumes Comcast Bulk Agreement)
Van & Truck Expense, Housekeeping, Interest Expense

FULLER VILLAGE RESIDENTS' ASSOCIATION

Notice of FVRA Representative Vacancies

DATE: June 12, 2025

TO: All Fuller Village Residents

The terms of the following Representative positions will expire on September 30, 2025.

Representatives (6): The affected constituencies are shown below.

1. Depoyan

2. Foster

3. Villas

1. A/B

2. ABCD At Large

3. EFGH At Large

Any resident who resides within one of the above named constituencies and wishes to serve as a Representative on the Association Board must complete and submit the self-nomination form shown on the reverse side of this notice to the Concierge either at Blue Hill or Brush Hill on or before **Monday, June 23, 2025 at 4 pm.**

The Nominating Committee is required to prepare a slate of nominees for the named Representative positions, one for each position. Anyone who responds to this notice by the above date will be considered for inclusion in the slate. Those self-nominees who are not selected for the slate will be notified of that fact, as well as their right to compete for the position in an election pursuant to Article IV D of the Association Bylaws.

Please direct any questions you might have to any of the Committee members listed below.

Nominating Committee: Cheryl Manoli, Chair, Helen Benson, Marian Harmon, Pat Kelleher, Joan Matulis, Barbara Murphy, and Celina Schreiber

OVER ->

(revised 5/25/2025)

Fuller Village Residents' Association

Request & Endorsement for Nominating Committee Slate (rev. 5/25/2025)

In accordance with Article IV D of the Association Bylaws, I hereby request that I be considered for inclusion in the slate as the Nominating Committee's choice for the position identified below.

Resident's Name _____

Resident's Address _____

I am a candidate for the position of Representative for _____

Nominee's Signature _____ Date _____

Responsibilities of a Representative on the Residents' Association Board can be found in the Association Bylaws on pages 3-4, Article IV. A 5.

The following two Residents have endorsed my candidacy pursuant to Article IV D. of the Residents' Association Bylaws.

NOTES: Incumbents seeking reelection to the position they presently hold do not need to provide any endorsers. Also, incumbents may not reapply to serve in the same position if they have served three consecutive terms as of September 30, 2025.

Any endorser below must live in the same building, at-large cluster of buildings, or one of the villas as the self-nominee.

ENDORSERS:

#1 NAME: (Please print) _____

ADDRESS: _____

SIGNATURE: _____ Date: _____

#2 NAME: (Please print) _____

ADDRESS: _____

SIGNATURE: _____ Date: _____

SUN

MON

TUE

WED

THUR

FRI

SAT

2:00

Father's

Day BBQ

Buffet (BL)

2:00 Resident and

Guest Swim

2:30 Blue Hill

Bridge (BL)

15

10:00 Forest

Therapy

10:15 Chair Yoga

w/ Carol (BL)

11:00 Floor Yoga

w/ Carol

(BR)

11:00 Blue Hill

Coffee Hour

(BL)

11:00 Knitters (BL)

12:00 Chair Yoga

w/ Carol

(BR)

1:00 Bridge (BR)

1:00 Stop &

Shop

2:00 "Dining

Out

Boston"

Author

Talk with

James

O'Connell

(BR)

3:00 Library

Book Club

(BL)

7:00 Sharon

Community

Chorus

Concert

(BR)

17

9:00 Pickleball

10:30 Functional

Fitness (BR)

11:00 Bocce (BR)

11:30 Sullivan's &

Castle

Island Trip

12:00 Back to

Basics (BL)

1:00 Meditation

(BL)

1:00 Tai Chi (BR)

3:00 Brain

Games with

Susie (BL)

4:00 Restorative

Yoga (BR)

7:00 Bingo! (BL)

7:00 Men's Poker

Club (BR)

18

8:00 Bike

Club

10:00 Cornhole

(BL)

10:00 Stop & Shop

10:15 Mobility &

Stability (BR)

11:00 Floor Yoga

w/ Carol

(BR)

12:00 Chair Yoga

w/ Carol

(BR)

2:00 Catholic

Mass (BL)

2:30 Aqua Fit with

Crystal

2:45 Treats &

Tea (BL)

3:00 Caring

Committee

(BR)

3:00 Resident and

Guest Swim

(BR)

4:00 Annual

Resident

Budget

Meeting

(BR)

7:00 Handcrafters

(BR)

19

Juneteenth

Offices & Cafe Closed

11:00 Bocce (BR)

12:30 Line Dancing

with Jean

(BR)

2:00 Pickleball

with

Marybeth

2:00 NeedlePoint

(BR)

7:00 Brush Hill

Bingo (BR)

20

9:00 Walking

Club with

Joey (BR)

9:30 1-on-1 Tech

Help (BL)

10:00 Aqua Fit with

Crystal

10:00 Stop & Shop

10:30 Chair Yoga

w/ Carol (BL)

3:00 History

with Paolo

(BL)

3:00 Rosary (BL)

3:00 Weekly

Highlights

Read Aloud

(BR)

6:00 Grill Night

(BR Cafe

Patio)

6:30 Cribbage

(BR)

7:00 Music with

Santiago

Lopez (BL)

21

9:00 Pickleball

11:30 Brush Hill

Cafe Open

(BR)

2:00 Family Swim

7:00 Movie Night

(BR/BL)

June 2025

Print

If you need transportation between campuses please call 617-361-7778

Fuller Village
in Milton

— LIVE A FULLER LIFE —

Weekend Highlights: Friday 6/13-6/15

See what's happening this weekend!

Friday, June 13

9AM Walking Club with Joey - Meet at the Front Lobby of Brush Hill

10AM Van Trip to Stop & Shop. Sign up with Muriel at (617) 361-7778.

3PM Dental Talk with Geriatric Dentist Dr. Mahesh Sadhnani

Dr. Sadhnani has a local practice with several Fuller residents as satisfied patients. They specialize in oral healthcare for seniors. Come say hello and bring your questions. **(Blue Hill Activity Room)**

3PM Rosary in the Blue Hill Multipurpose Room

3PM Weekly Highlights "Read Aloud" in the Brush Hill Library

Visually impaired? Think you missed something? Come hear the highlights! All are welcome!

7PM Music with Classical Pianist Olga Vinokur

Olga Vinokur is an acclaimed pianist and a dynamic performer who is gaining recognition for "the strength and consistency of her artistry" as noted by the NY Times. She is sure to delight her audience as she plays pieces by Chopin, Rachmaninoff, Liszt, Gershwin, and other famous composers. **(Blue Hill Activity Room)**

Saturday, June 14

7:45AM Brush Hill/7:50AM Blue Hill - Boston Pride Parade Trip

Brush Hill folks meet in the Brush Hill Lobby. Edwards will pick up Blue Hill folks in the Blue Hill Lobby. **(This Trip is Full)**

11:30AM Brush Hill Café open for Brunch

7PM Movie Night BR/BL

"The Heart Knows" starring Julia Calvo, Gloria Carra and Julieta Diaz

A businessman with Pedro's transplanted heart falls for the donor's widow Valeria while secretly helping her neighborhood, never revealing his connection to her late husband.

Sunday, June 15 – Happy Father's Day!

2PM Father's Day BBQ Buffet (Gordon House Dining Room) (reservations only)

Weekly Highlights: Monday 6/16– Sunday 6/22

Look out for these special events and offerings next week!

Monday, June 16

10AM Forest Therapy with Jen

1PM Brush Hill Bridge - All are welcome - we will teach you! (Brush Hill Card Room)

1PM Shopping trip to Stop & Shop. Sign up with Muriel at (617) 361-7778.

2PM “Dining Out Boston” Author Talk with James O’Connell

Jim O’Connell presents stories of the most-beloved Boston restaurants of yesterday and today —and reveals a unique history sure to whet the intellectual and nostalgic appetite of foodies everywhere. James O’Connell is a Community Planner for the National Park Service, where he specializes in planning for historic sites and heritage areas. He has worked in planning positions in Cape Cod and Springfield, MA and teaches in the City Planning-Urban Affairs Program at Boston University. **(Brush Hill Function Room)**

3PM Library Book Club (Blue Hill Library)

Will Adamczyk from the MPL discusses “The End of the Myth: from the Frontier to the Border Wall in the Mind of America” by Greg Grandin **(Blue Hill Library)**

7PM Sharon Community Chorus Concert (Function Room at Brush Hill)

Join us for this **special MONDAY evening** concert of show tunes, love songs, and classics from The Great American Songbook.

Tuesday, June 17

11AM Bocce

11:30AM Van departs for Sullivan’s & Castle Island

Explore Fort Independence, feast on delicious fried clams and watch the world go by on Boston’s famous Castle Island. **(This Trip is Full)**

1PM Meditation with Andy Kelley, "The Boston Buddha" (Blue Hill Activity Room)

3PM Brain Games with Susie

Join friends and neighbors for collaborative word games, trivia and brain teaser puzzles.
(Blue Hill Activity Room)

7PM Blue Hill Bingo (Blue Hill Activity Room)

7PM Men's Poker Club (Brush Hill Function Room)

Wednesday, June 18

8AM Bike Club

10AM Cornhole at Blue Hill! Join us for this fun and friendly competition!
(Blue Hill Activity Room or outside weather permitting)

10AM Van departs for Stop & Shop. Sign up with Muriel at 617-361-7778.

2PM Catholic Mass (Blue Hill Activity Room)

2:45PM Tea & Treats (Coffee Room at Blue Hill)

3:00PM Caring Committee (Brush Hill Function Room)

**4:00PM Annual Resident Budget Meeting with Fuller Village Board of Director
Chair and Treasurer (Brush Hill Function Room)**

Thursday, June 19 - Juneteenth Holiday - Offices and Café are closed

12:30 Line Dancing with Jean (Brush Hill Studio)

2PM Pickleball with Marybeth

2PM Needlepoint (Brush Hill Café)

7PM Brush Hill Bingo (Function Room at Brush Hill)

Friday, June 20

9AM Walking Club with Joey - Meet at the Front Lobby of Brush Hill

9:30AM One on One Tech Help with Liz Flaig (Blue Hill Activity Room). Sign up with Muriel at 617-361-7778.

10AM Van Trip to Stop & Shop. Sign up with Muriel at (617) 361-7778.

3PM History with Paolo - "Pontifex- The Two Thousand Year History of the Papacy"

The recent election of an American pope was an exciting moment of history, as Pope Leo XIV became the 266th successor of Saint Peter. Over the last two millennia, the papacy has been a position of power and influence, and the papal tiara has been worn by saints and scoundrels. The history of the papacy is a tale of faith, passion, greed and drama.

(Blue Hill Activity Room)

3PM Rosary in the Blue Hill Multipurpose Room

3PM Weekly Highlights "Read Aloud" in the Brush Hill Library

Visually impaired? Think you missed something? Come hear the highlights! All are welcome!

6PM Grill Night (reservation only)

Enjoy delicious surf & turf on the Brush Hill Patio and live guitar music with Matt Browne.

7PM Music with Santiago Lopez

Hailing from Ecuador, Santiago's guitar sings along with his partner's vocals. Playing various styles, he excels in music with heart, soul, and a Spanish flair. Not to be missed!

(Blue Hill Activity Room)

Saturday, June 21

11:30AM Brush Hill Café open for Brunch

7PM Movie Night TBD (BR/BL)

Sunday, June 22

2PM PLEASE NOTE SPECIAL TIME

Canton Choral Society performs a special afternoon concert of summertime tunes!

(Brush Hill Function Room)

Notes from the Program Director

There's something for everyone out there this *Summer!* - *Susie*

Save the Dates

6/23 1PM Shopping trip to Milton Fruit Center

6/23 2PM Current Events with Rick Brabander - PLEASE NOTE LOCATION – (Brush Hill Function Room)

6/24 11:30AM Trip to Tony's Clam Shack

6/24 2PM Professor Larry Lowenthal presents The Great American Writers Series - "Ernest Hemingway" (Activity Room at Blue Hill)

6/24 3PM Brain Games with Susie (Brush Hill Function Room)

6/24 3:30PM Newcomer's Meeting (Brush Hill Café)

6/25 11:30AM Blue Hill and 1PM Brush Hill Xfinity/Comcast Review Resident Meetings

6/25 3PM "Yappy Hour" Doggie Meet and Greet at the FV Dog Park

6/26 5:30PM Hot Dogs and 6PM Music Summer Concert Series kickoff with Craig Carter and "The Hurricane"

6/27 8:30AM Architecture/Lunch Cruise Trip

6/27 3PM FVRA Ice cream Sundae Event Brush Hill

6/27 4:30PM Friday Night Services (Brush Hill Function Room)

6/30 1PM Shopping Trip to Market Basket Hanover

6/30 1PM Sorbet Taste Test Blue Hill, 3PM Brush Hill

Gordon House

Dining Room Dinner Menu

call at 617-361-6958 1:00PM- 3:00PM Mon-Fri

Monday, June 16th

Tuscan White Bean Soup (GF)
or Salad du Jour
Stuffed Cabbage (GF)
Shrimp & Grits (GF)
Seasoned Steak Fries, Broccoli (GF)
Sugar Cookies or Peach Crisp

Tuesday, June 17th

Beef & Rice Soup (GF)
or Salad du Jour
Chicken Fajita (GF)
Tilapia Puttanesca (GF)
Black Beans & Rice, Sauteed Spinach & Red Onion (GF)
Smores Cookie or Cream Pie

Wednesday, June 18th

French Onion Soup (GF)
or Salad du Jour
Veal Piccata (GF)
Trout Almondine (GF)
Roasted Red Potatoes, Carrots (GF)
Lime Coconut Cookies or Cranberry Apple Cobbler

Thursday, June 19th

Split Pea Soup (GF)
or Salad du Jour
Steak Tips (GF)
Maple Dijon Salmon (GF)
Mashed Potatoes, Cauliflower & Red Peppers (GF)
Chocolate Chip Cookies or Lemon Bar

Friday, June 20th

New England Chowder (GF)
or Salad du Jour
Turkey Marsala (GF)
Herb Crusted Cod (GF)
Parsley Potatoes, Roasted Green & Yellow Squash (GF)
Peanut Butter Cookies or Carrot Cake

Saturday, June 21st

Sweet Pepper Soup (GF)
or Salad du Jour
Chicken Scampi (GF)
Baked Stuffed Sole (GF)
Spaghetti, Summer Grilled Vegetables (GF)
Oatmeal Cookies or Cupcakes

Sunday, June 22nd

Chicken Noodle Soup (GF)
or Salad du Jour
Roasted Pork Loin (GF)
Seafood Casserole (GF)
Baked Sweet Potato, Chef's Medley (GF)
Oatmeal Cookies or Assorted Dessert

Fuller Village 
in Milton
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Vegetarian Options Available Upon Request

All sauces may be requested on the side. All entrees are \$21.95 plus tax, which includes an appetizer, beverage & dessert. Before ordering, please make your server aware of any food allergies.

Vegetarian (V) Vegan (VG) Gluten Free (GF) NSA (No Sugar Added)

*Made gluten-free upon request

Always Available Menu

Call 617-361-6958 between 1pm and 3pm for take out orders

Please Request Vegetarian Options When Placing Orders / Reservations

APPETIZERS ... 5.00

Soup du Jour / Fresh Garden Salad / Fresh Fruit Salad
ask about our selection of house made dressings *

Weekly Special ... 7.00

Chicken Vegetable Kabobs

SIGNATURES

a non-alcoholic beverage and your choice of side is included with Entrée,
Sandwich Special and Fuller Burger / Impossible Burger

Sides: Sweet Potato Fries, French Fries, Baked Potato, Coleslaw, Fruit Cup

Baked Haddock...21.95 (GF)

Baked with Buttered GF Crumbs

Sandwich Special...14.00 (V)

* Grilled Squash & Eggplant Ciabatta

Grilled Squash, Eggplant, Red Onion,
Provolone Cheese, & Balsamic Glaze

Salad Special...12.00 (GF)

Spinach Berry Salad

With Spinach, Strawberry, Blueberry, Goat
Cheese, Toasted Pecans

add Grilled Chicken...5.00

add Tuna or Chicken Salad...5.00

add Grilled Salmon...7.00

Veggie Special of the Week... 15.00 (V)

Vegetable Tortellini w/ Marinara

Served with Side Salad

*Hamburger/Cheeseburger...13.00

On a Toasted Brioche Bun with
Lettuce, Tomato, and Onion

*Impossible Burger...15.00 (V)

On a Toasted Brioche Bun with
Lettuce, Tomato and Onion

Lighter Fare...10.00 (V)

Large Garden Salad
Served with Roll and Butter

add Grilled Chicken...5.00

add Tuna or Chicken Salad...5.00

add Grilled Salmon...7.00

Veggie Special of the Month... 15.00 (V)

Vegetable Cheese Omelet

Served with Side Salad

DESSERTS

a la carte...4.00

Cookie of the Day...3.00

Fresh Fruit Cup...5.00

Sugar-Free Jell-O...3.00

Ice Cream...3.00

BEVERAGES

Coke / Diet Coke

Ginger Ale/ Diet Ginger Ale

V-8

2% Milk

Consuming raw or undercooked meats, poultry, seafood,
shellfish or eggs may increase your risk of food-borne
illness, especially if you have certain medical conditions.

*These items may be served raw or undercooked.

*Made gluten-free upon request.

Brush Hill Café

DAILY SPECIALS

all daily specials served with a beverage and one side \$14

MONDAY, JUNE 16th

Green Goddess Cobb Salad

Grilled Chicken, Pickled Red Onion, Tomato, Cucumber, Hard Boiled Egg, Avocado w/ Green Herb Dressing

TUESDAY, JUNE 17th

Grilled Vegetable Skewers

Marinated Mushroom, Yellow & Green Squash, Red Onion & Peppers w/ Fried Rice

WEDNESDAY, JUNE 18th

Grill Day

Grilled Lemon Pepper Chicken
Potato Salad

THURSDAY, JUNE 19th

Café Closed Due to Holiday

FRIDAY, JUNE 20th

Beer Battered Fish & Chips

Beer Battered Cod, French Fries, Coleslaw & Tarter Sauce

Gluten Free (GF), Vegetarian (V), Low Sodium (LS)

Gluten Free Bread / Wrap Available

All menu items are plus tax

Before placing your order, please inform your server if a person in your party has a food allergy.
2,000 calories a day is used for general nutrition advice, but calorie needs vary.

 **UNIDINE**

Fuller Village
in Milton
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