



1001 Diana Street
Ludington, MI 49431

231-845-5185
www.oakviewmcf.com

Our Mission

Oakview Medical Care Facility provides a broad range of high quality, comprehensive, skilled long term health care services to the residents of Mason County. We promote, encourage and support each resident's individual dignity, privacy, rights and independence. We strive to create a home like environment which preserves and upholds each resident's quality of life. We seek to maximize each resident's level of function, with the ultimate goal of enabling them to return home to their family and community. We strive to provide quality care that will meet or exceed state and federal health care standards.



Our Vision

Oakview strives to be a trusted community partner, delivering holistic, high-quality care in a vibrant, nurturing environment while adapting to evolving needs, managing resources responsibly, and collaborating across the health services continuum.

Administrator

Dear Residents, Families, Staff, Community Partners, and Friends,

As we reflect on 2025, I am honored to share this annual report highlighting the progress, challenges and accomplishments of Oakview Medical Care Facility. This has been another successful year of dedication, growth, and continued commitment to providing exceptional care and services to our residents who call Oakview home.

At the heart of our mission is a commitment to dignity, compassion, and excellence. Our team of skilled professionals work tirelessly to ensure residents receive high-quality care in a safe, supportive, and welcoming environment. Their dedication, professionalism, and genuine concern for those we serve remain the foundation of our success.

Throughout the year, Oakview strengthened its clinical services, enhanced resident-centered programs, and invested in initiatives that support both quality of care and quality of life. We expanded opportunities for social engagement, wellness activities, and family involvement while maintaining our focus on individualized care and resident satisfaction.

These achievements would not have been possible without the support of our residents, families, employees, volunteers, county leadership, healthcare partners, and community supporters. Together, we continue to create an environment where residents thrive and staff are empowered to provide compassionate, innovative care.

As we look ahead, Oakview continues to build upon our strong foundation of embracing new opportunities, meeting evolving healthcare needs, and maintaining the highest standards of service.

On behalf of the entire Oakview Medical Care Facility team, thank you for your trust, support, and partnership as we continue our mission of caring for those we serve.

Sincerely,

A handwritten signature in cursive script that reads "Jannice Lamm". The signature is written in a dark color, likely black or dark green, and is positioned above a decorative white torn-paper-like border.

Administrator

Oakview Medical Care Facility





Director of Financial Services -

Susan

It is my privilege to present the 2025 Financial Services Annual Report for Oakview Medical Care Facility. As we reflect on the past year, I am pleased to report that the organization has continued to demonstrate financial stability while remaining focused on its mission of providing exceptional care and services to our residents.

Throughout 2025, the Financial Services Department remained committed to responsible fiscal stewardship, regulatory compliance, and effective resource management. Despite ongoing challenges facing the healthcare and long-term care industries, including rising operational costs and workforce pressures, Oakview maintained a strong financial position through careful budgeting, strategic planning, and ongoing monitoring of revenues and expenditures.

One of the most significant accomplishments of the year was supporting the facility's capital improvement initiatives, including the completion of building projects that enhanced operational efficiency, safety, and the overall resident experience. Through thoughtful financial planning and collaboration with leadership, these investments were completed while maintaining the organization's long-term financial health.

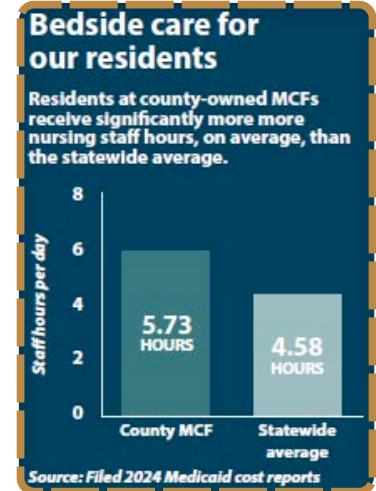
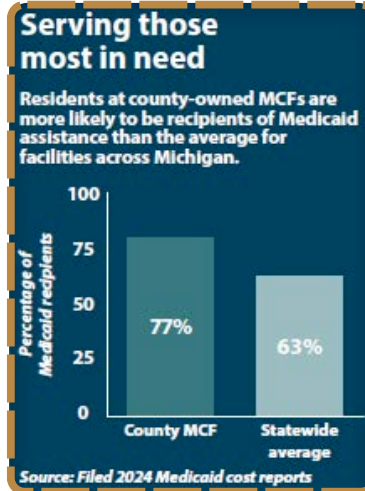
As we look toward 2026, we remain committed to maintaining financial strength, identifying opportunities for operational improvement, and supporting strategic initiatives that enhance the quality of care provided to our residents. Through prudent financial management and ongoing collaboration, we will continue to ensure that Oakview remains a trusted and sustainable resource for those we serve.

Thank you for your continued support. It is an honor to serve Oakview Medical Care Facility and contribute to its mission and future success.

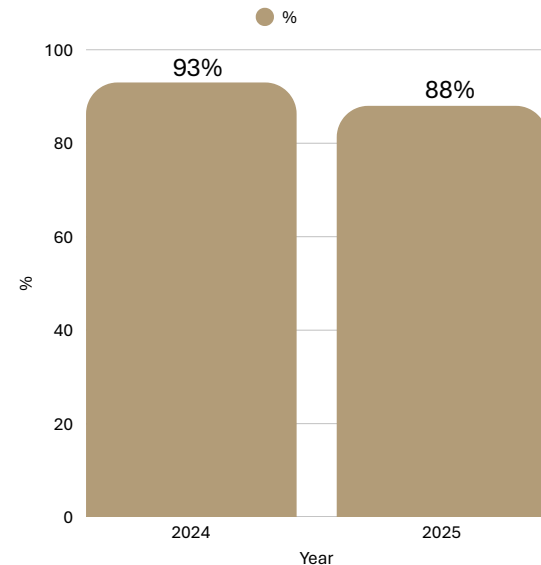
Oakview Services in 2025

- State of Michigan Class III, Medicare/Medicaid dually licensed skilled nursing facility.
- Licensed bed capacity of eighty-three (83) including twenty (20) Alzheimers/Dementia unit bed capacity
- Provides inpatient long-term, short-term care and onsite therapy services.
- Non-profit and owned by Mason County under the direction of the Mason County Human Services Board.
- Conveniently connected by a four-season corridor to the main floor of Corewell Health Ludington Hospital.
- Admits Medicaid, Medicare, Medicare Advantage and Private Pay.
- Specialized staff onsite - medical director, infection control, wound management, physical therapy, occupational therapy, speech therapy, registered dietician, admissions, social work and recreational activities.

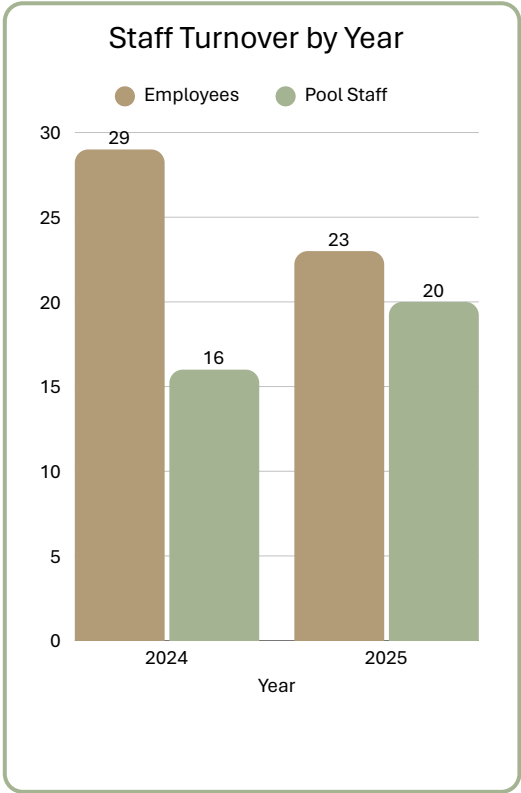
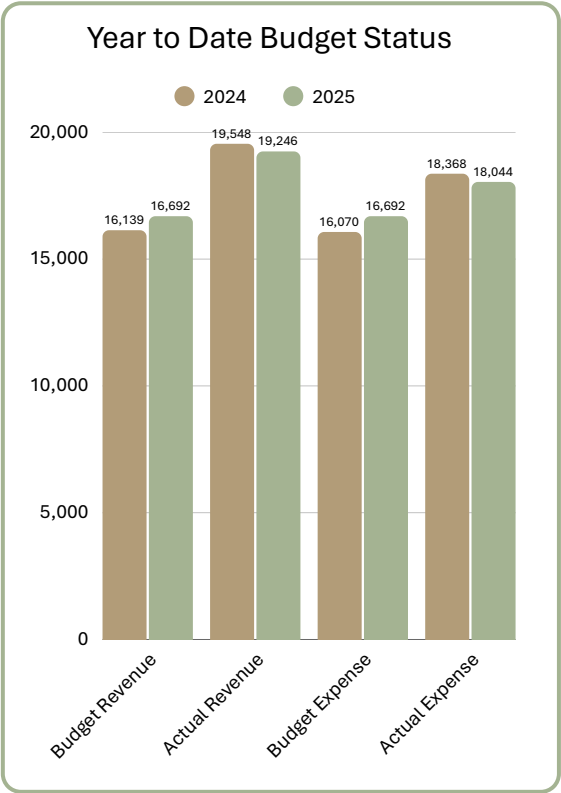
Plante Moran 2025 Cost Report



Average Occupancy Percentage by Year

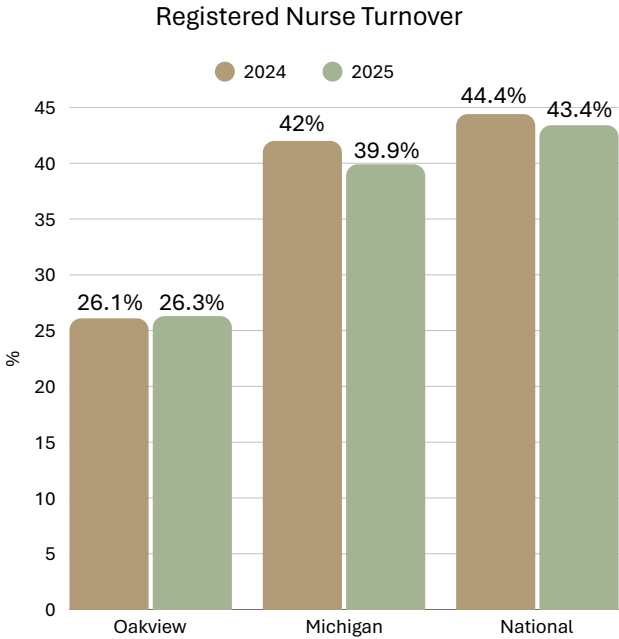
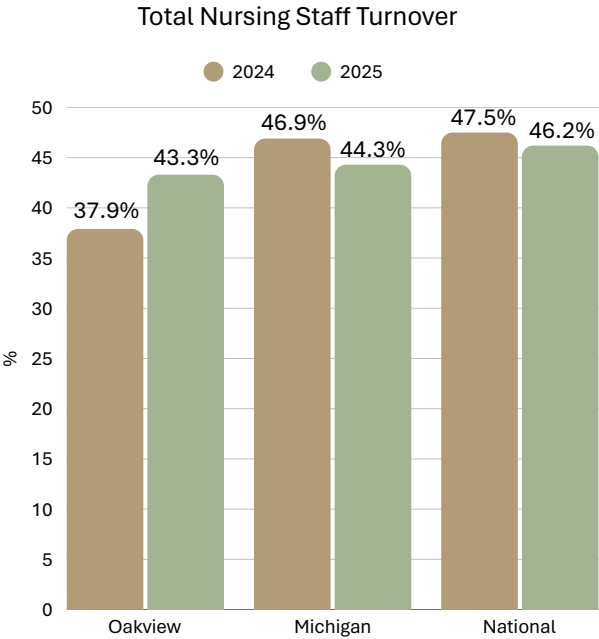


* non-available beds plan began February 1, 2022 and ended February 1, 2025.

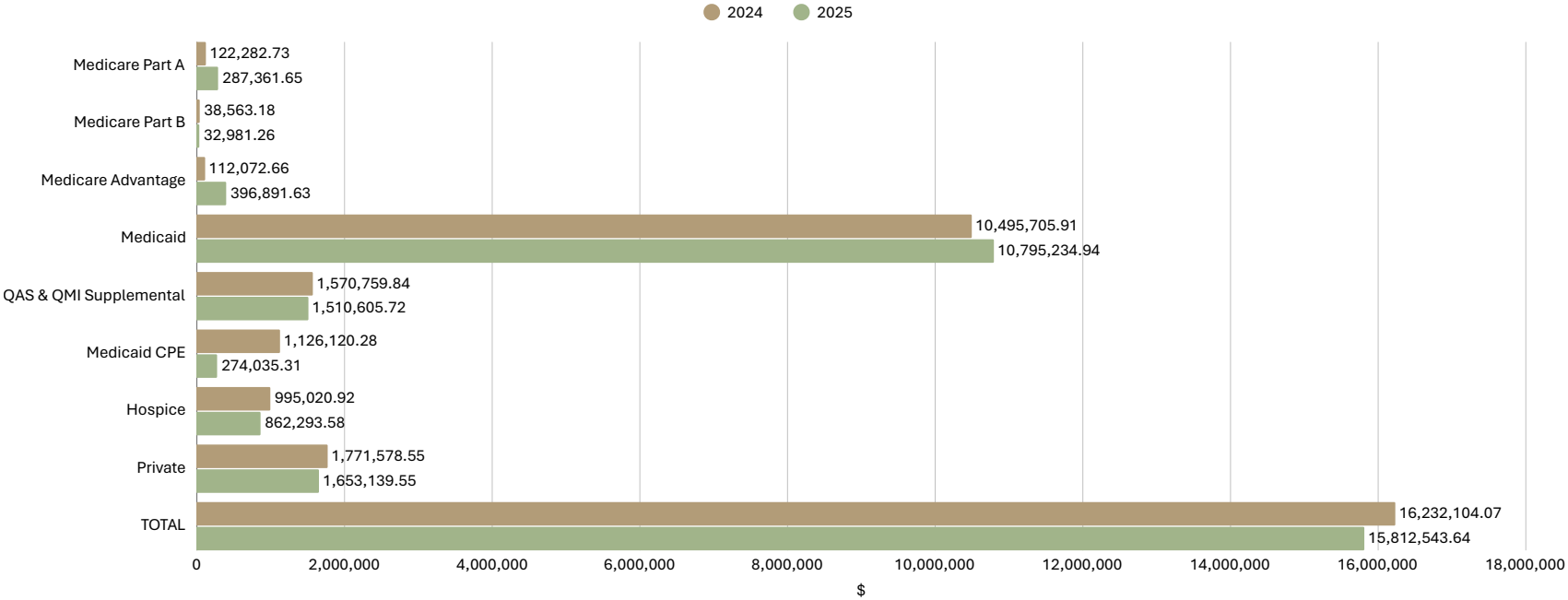


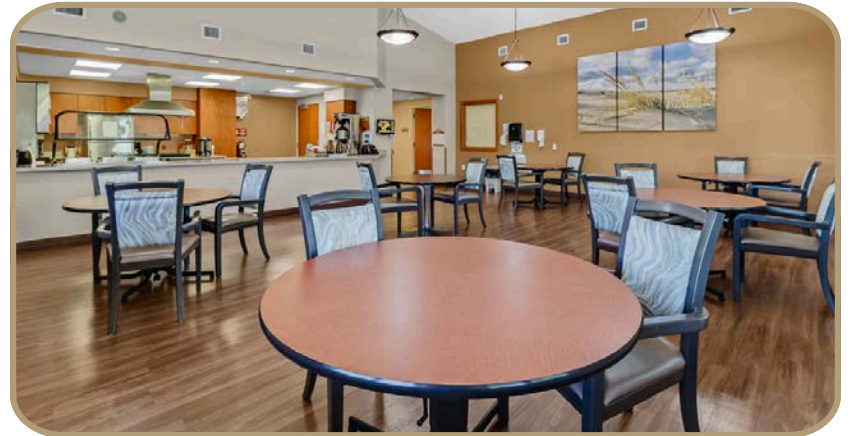
Activity Room

Government Statistics for Oakview



Resident Revenue Comparison





**Make a Donation to Oakview Medical Care Facility Fund
through COMMUNITY FOUNDATION for Mason County**

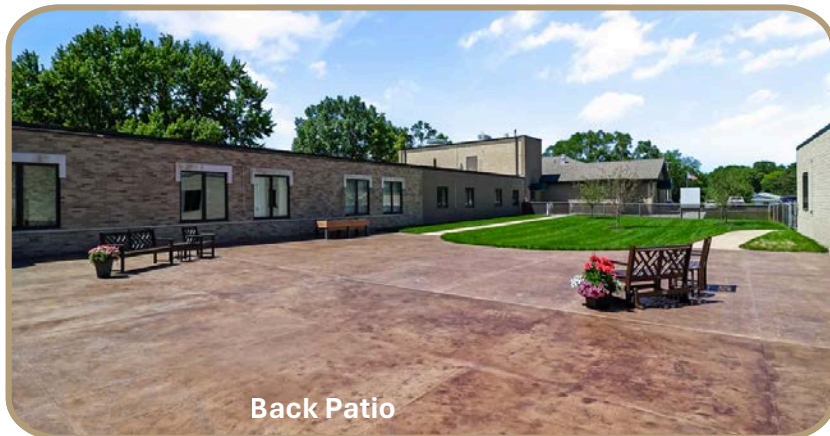


Significant Events of 2025

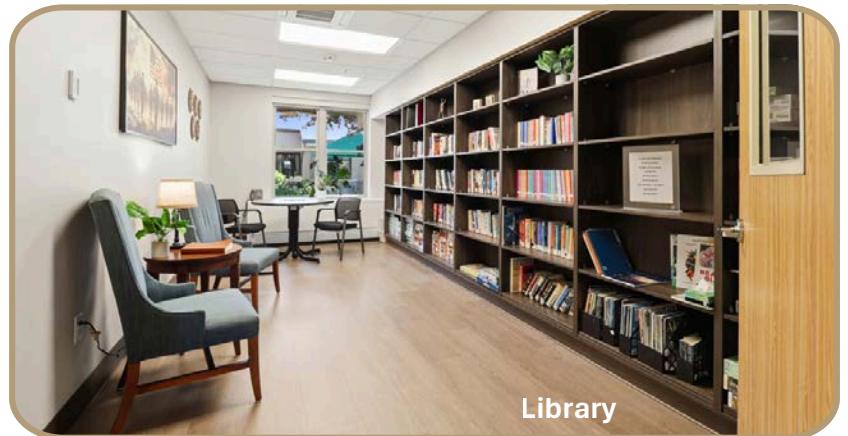
- Annual unannounced, CMS Standard Health Inspection and Life Safety Code Survey completed in April 2025.
- Sign on bonus continues for all employees.
- LPN and PR Apprentice Program underway and successful.
- Continued to work closely with West Shore Community College, welcoming allied health, CNA class training, and nurse skills training at Oakivew.
- Worked with contract agencies to provide nursing staff to maintain appropriate staffing levels and resident occupancy.
- Wage Pass Through continues to be provided to all employees with full reimbursement from the state only provided for direct care workers.
- Chair Patty Olson made a formal announcement that her last day with the DHHS Board would be October 31, 2025. She has been an integral part of the board since November 2019, for a total of six years.
- In November, the Board approved a cost-of-living increase of 4% effective for 2026 for all staff.
- Renovation project complete.

Renovation project of the 1966 building

- Kitchen electrical and plumbing
- Plumbing pipes deep under 1966 hallways
- Relocated physical therapy room closer to resident areas
- 5 private rooms used for short-term rehabilitation
- Relocated activity room with courtyard access
- Replaced handrails in 1966 hallways
- Relocated library to be next to resident dining
- Upgraded back patio concrete, trees, fencing
- Upgraded laundry building paint and flooring
- Upgraded sidewalk to be heated to laundry building



Back Patio



Library

Director of Dietary Services - *Rebecca*

As Director of Dietary Services and Registered Dietitian at Oakview Medical Care Facility, I am pleased to report another successful year of providing quality nutrition, exceptional food service, and compassionate care to our residents.

A major highlight this year was the completion of kitchen renovations as part of Oakview's building project. The updated workspace, improved equipment, and enhanced workflow have increased efficiency while supporting the highest standards of food quality and safety.

Our Dietary team remains committed to providing nutritious appealing meals tailored to each resident's individual needs. Through collaboration with residents, families, physicians, nursing, and the interdisciplinary team, we continue to promote health, healing, and quality of life through personalized nutritional care.

I sincerely thank our Dietary Services staff for their dedication and professionalism, as well as Oakview's administration and all departments for their ongoing support and teamwork. We look forward to continuing to improve our services while providing exceptional nutritional care to every resident.





Thank you
for your continued
trust and support in
Oakview Medical Care Facility



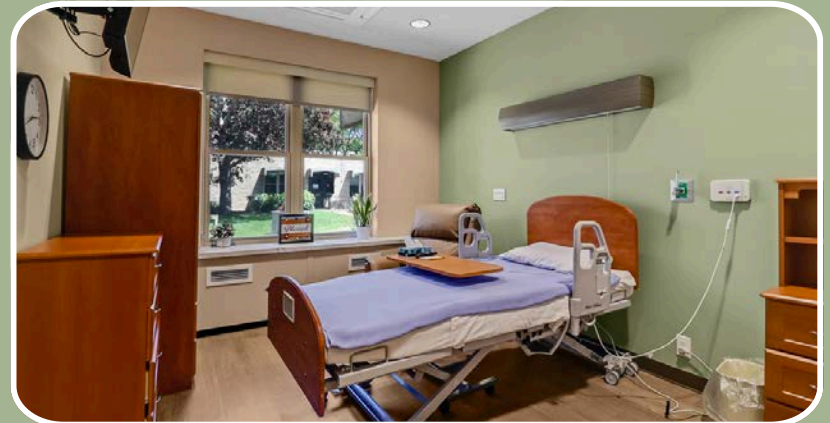
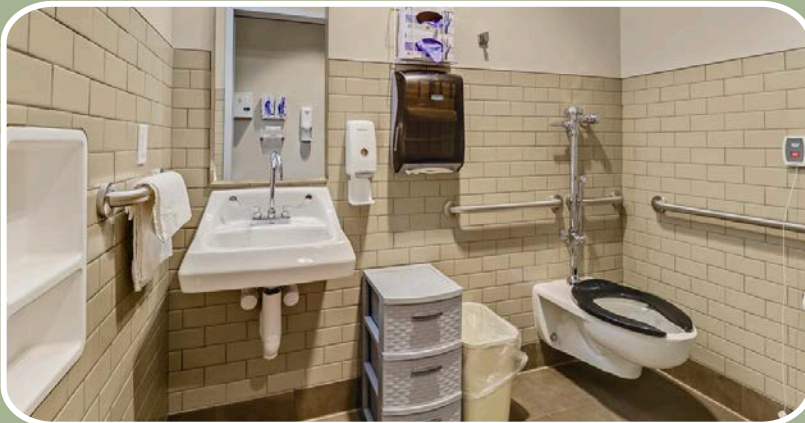
Director of Rehabilitation Services - *Monica*



The Rehabilitation Department provided comprehensive physical, occupational, and speech therapy services focused on improving resident function, safety, independence, and quality of life for both short-term rehabilitation patients and long-term care residents. This year, updates to the rehabilitation spaces created a more welcoming, functional, and therapeutic environment for residents, reflecting Oakview Medical Care Facility's continued commitment to quality care. A significant enhancement was the addition of five private short-term rehabilitation rooms, providing a comfortable, home-like setting for individuals recovering from surgery, illness, or injury.

These private rooms support individualized care, promote rest and recovery, enhance privacy, and improve the overall rehabilitation experience for short-term residents and their families. In addition, the updated therapy gym consolidates therapy disciplines into one shared treatment space, enhancing collaboration among physical, occupational, and speech therapy staff while strengthening access to rehabilitation, restorative support, mobility training, safety education, and quality-of-life programming for long-term care residents.

Therapy staff delivered individualized treatment for residents while supporting evidence-based practice, interdisciplinary communication, and ongoing quality improvement. The department's success reflects strong interdisciplinary collaboration, resident and family involvement, and a continued commitment to compassionate, resident-centered rehabilitation services.



Short-term rehabilitation room

Experience a refreshed and renewed environment of comfort and care



What's next for Oakview...

Ongoing strategic financial planning using our immediate, short and long range planning

Continue to add qualified staff to the Oakview team

Remain focused on quality of care for Oakview residents



Oakview celebrates 60 years in 2026

Join us as we celebrate 60 years of caring, compassion, and community
at **Oakview's 60th Anniversary Party!**

We invite the community to stop by for an afternoon of celebration,
memories, and fun as we honor six decades of serving our community.
We look forward to celebrating with you on **August 20th, 2026, 2-4pm!**





Key Administrative Staff

Joann Keffer, RN

Director of Nursing Services

Deanna Kelly

Corporate Compliance Director

Monica Hatch, MSPT

Director of Rehabilitation Services

Diane Swider

Human Resource Manager

Susan Razminas

Director of Financial Services

Megan Hill

Director of Environmental Services

Rebecca Patterson, RDN

Director of Dietary Services

Jason Anderson

Director of Maintenance Services

Stacie Wagner

Executive Assistant

Mary Jo Claire, LBSW

Director of Social Services & Sutter Living Center Unit

Jannice Lamm

Licensed Nursing Home Administrator

Mandy Ohman

Director of Therapeutic & Recreational Services

Providing compassionate long term skilled-nursing and rehabilitative care to the community
since 1966... *"Like Family"*



Governing Board

Charles Lange, Board Chair

Sue Andersen, Board Vice Chair

Chris Miller, Board Member

Jennifer Savage – Director, Mason Co. DHHS Secretary

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Printed Material: Mission Graphics



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