



# Perry Valley Grange #1804, Inc. Newsletter

West Juniata Parkway & Owl Hollow Road, Millerstown, PA 17062

## Sales Agreement Signed for the Sale of Our Grange Property

**The process has taken almost two years, but we finally have been successful in negotiating a sales agreement with a buyer for the Grange property. At the last regular Grange meeting on August 1<sup>st</sup>, some very important business was discussed and decisions made that will guide the future direction of Perry Valley Grange.**

At that meeting, the Grange considered an offer made by a buyer that plans to use the property for retail purposes. The initial offer made was about \$50,000 less than the listed asking price and the Grange members voted to set a counter-offer price and a minimum acceptable price. Treasurer Doug Bonsall was authorized to continue the negotiations within these price parameters. In only a few days, the buyer and the Grange were able to arrive at a sale price of \$270,000. Although this amount is much less than our 26+ year investment in the property, we are pleased to have been able to reach this agreement.

The buyer has submitted a \$5,000 deposit to the agent as required and agreed to a settlement date of "on or before 12/15/2014". This date allows the Grange to fulfill its obligations for some scheduled events at the hall this fall. Following the already announced public PA Dutch Dinner on Nov. 8<sup>th</sup>, we will be very busy clearing the building of equipment and furnishings. The Grange has voted to offer to the Millerstown Recreation Association whatever of these items may be useful to the community park building where the Grange will be moving its meetings and other activities. Following that, local churches will be given the opportunity to select furnishings or kitchen equipment/utensils that may be useful to their ministries.

The State Grange Executive Committee has already approved both the sales transaction and a 25-year draft lease with the Millerstown Recreation Association. National Grange law requires that proceeds from the sale of Grange owned real estate be held in trust by the State Grange on behalf of the local Grange and interest earnings returned to that Grange so long as it remains

an active chartered Grange. This provision is to prevent a local Grange from divesting of property and disbursing the money to the remaining membership or to a questionable cause.

Perry Valley proposed to the State Grange a slight variation of the trust requirement. Approval has been given for a lump-sum payment of \$75,000 from the property sales proceeds be used to buy a 25-year lease from the Recreation Association to provide the facilities for the Grange to hold up to 12 meetings and up to 6 fund raising activities at the park building. (*This building near the exit ramps of Routes 22-322 and Juniata Parkway is about 1-1/2 miles from the present Grange Hall.*) The agreement worked out with the Recreation Association provides that in the event either the Grange or the Recreation Association terminates the agreement before the expiration of the 25-year lease, the amount of \$3,000 for each full year remaining in the lease will be returned to the Perry Valley trust being held by the State Grange.

The trust fund principle can be used only for future investment in Grange owned real estate OR for community service projects of the local Grange that receive approval from the State Grange. The amount that may be used for community service projects is limited to no more than 10% of the remaining principle in any calendar year.

**So.....life at Perry Valley Grange will be somewhat different in 2015 but thankfully we'll be able to continue many of our familiar activities on a smaller scale at our new location.**

**Change of Date for September Fellowship Dinner & Installation**  
**Now Friday, September 5<sup>th</sup>**

Due to an unavoidable conflict that came up for our guest installation team, the date of our fellowship dinner and installation of officers ceremony has been changed from the previously announced September 12<sup>th</sup> to one week earlier – **Friday, September 5<sup>th</sup>**.

The rest of the plans remain the same. We'll gather at the Grange Hall for a shared meal beginning at 6:30 p.m. Meat, beverage, table cover and place settings will be provided; please bring a favorite casserole, salad or dessert to share. Carol Rhoades will be coordinating the Social Committee for this evening.

Immediately following the meal, Sister Anna May Nauss and her team from Valley Grange in York County will lead the installation. All officers-elect are asked to wear black & white; photo for the website and newsletter will be taken immediately following the conclusion of the meeting.

Other Granges in the county have again been invited to join us for the biennial installation of officers. This is a very impressive ceremony that teaches what the Grange is about and the responsibilities of each office.

**DON'T FORGET.....** our annual public **ROAST TURKEY DINNER** on **Saturday, Sept. 20<sup>th</sup>**. Help expected!

Sept. 27, 2014

**Grange to Host Benefit Auction/Dinner/Bingo**

The Greenwood Raceway Association has a long history with our Grange for the serving of their annual racing awards banquet each January. This fall before the Grange moves from its present facilities, the racers will hold an outdoor public auction, an indoor dinner and bingo bash at the Grange to raise funds for the families of three children with serious illnesses. Their goal is to raise \$24,000.

The auction will be held in the pavilion during the day (watch the newspapers for announcements about the exact starting time) with the buffet dinner following in the dining room. Cash bingo will be played before proceeds of this day, coupled with funds raised at a special race held earlier in the season, are presented to the recipients. The Grange will need help for preparation, serving and clean-up of the meal.

**Perry Valley Grange #1804, Inc.**

*c/o Douglas A. Bonsall  
300 Swatara Street, PO Box 765  
Dauphin, PA 17018-0765*



**Special Edition Newsletter**