Lancaster/Northumberland Habitat for Humanity®

460 N. Main Street

Kilmarnock, VA 22482

804-435-3461

The Hammer

SPRING 2025—NEWS & UPDATES FROM L/NHH

Board President's Message

Friends,

Your Habitat affiliate is keeping busy. First, we're assessing several pieces of land to see which one makes the most sense for starting construction on our 23rd home (i.e., Build #23 in our lingo). This is not an easy decision.

First, we take into account each lot's location in our two-county area and where we built our prior home. We calculate its distance from schools, shopping, emergency and medical services, and community transit routes. We also look at costs, of course: is the lot cleared or covered in trees that must be removed? Are there community septic and water systems available that a house could connect with or would the home require expensive, stand-alone ones?

We also look at a lot's zoning: Is it zoned R-1 (meaning a single home would go on average size lot) or R-4 (we could build several homes on the same lot). If the zoning doesn't match our preferences, we'd have to go through a time-consuming re-zoning process. These considerations have kept us busy for a while.

Recently, we've learned that Lancaster County is building a partnership among many public and nonprofit organizations to address the dire need for workforce and Habitat-style housing on the Northern Neck. This may be an answer to lots of prayers from Habitat supporters, donors and future homeowners. Keep those prayers coming and we'll keep you updated.

Thank you and Happy Summer.

Sandra Baxter

President

Everyone deserves a decent place to call home, and L/NHH has been helping residents of Lancaster and Northumberland counties do just that since 1996.

Tiffany Frazier cutting the cake and guests at the Home Dedication and Housewarming party, April 6, 2025. More on pg. 2.

Board of Directors and Staff

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Build #22 Home Dedication and House Warming

Oh how the sun shone on April 6 for the dedication and housewarming of Build #22 in Northumberland County! Build #22 is now the home of Tiffany Frazier, and many friends, family, neighbors and volunteers were on hand to celebrate the milestone.

The event began with a blessing of the house by Pastor Barbara Cain of Abiding Faith Baptist Faith in Heathsville, Tiffany's home parish.

Then the volunteers who built the home, painted the interior, nailed on the siding and landscaped the yard celebrated with good food, warm memories and the happy homeowner now living there. Board President Sandra Baxter presented Tiffany with a framed collage of the evolution of her home—from a hole in the dirt to a beautifully landscaped finished home!

Congratulations, Tiffany!

L/NHH Wins Awards at Habitat Virginia Convention

Board President Sandra Baxter, Family Empowerment Committee Chair Edna Davenport, and ReStore Manager Delinda Nelson attended the Habitat Virginia Affiliate Conference in Richmond, March 31 - April 2, 2025.

Pictured left to right are Delinda Nelson, ReStore manager, board member Edna Davenport, and president Sandra Baxter.

They spent the three days getting and giving good advice to affiliates from across Virginia. They learned ways to strengthen relationships with our Lancaster and Northumberland families, churches, governments, donors, sister organizations and ReStore customers.

At the final luncheon Lancaster/Northumberland Habitat for Humanity received three 3rd place awards among organizations our size— for Most Families Served, Most Home Repairs Made, and Largest Tithe.

All in all it was a successful venture!

Storage Wars?

Unknown storage unit discovery! At least 7 years ago, someone from our affiliate rented a storage unit in Kilmarnock. We learned about it three months ago when Suzanne Carey, manager of ProSafe Storage in Kilmarnock, called the ReStore. Anticipation grew. Would gold bars be inside? Valuable antiques? Nothing?

Okay, no gold, but some toilets in original cartons (quickly sold at the ReStore) plus some outdated kitchen appliances taken to the dump.

Here's a photo from the minute we raised the door.

Since this discovery, ProStorage has given us the opportunity to sort through the contents in other abandoned units and we've found many items now at the ReStore -- a new mutually beneficial partnehip! Suzanne has also generously offered us a larger unit for free and we're using it for short-term storage of things eventually going to the ReStore. This means the variety of items for sale there is now greater than ever, thanks to Suzanne and her company.

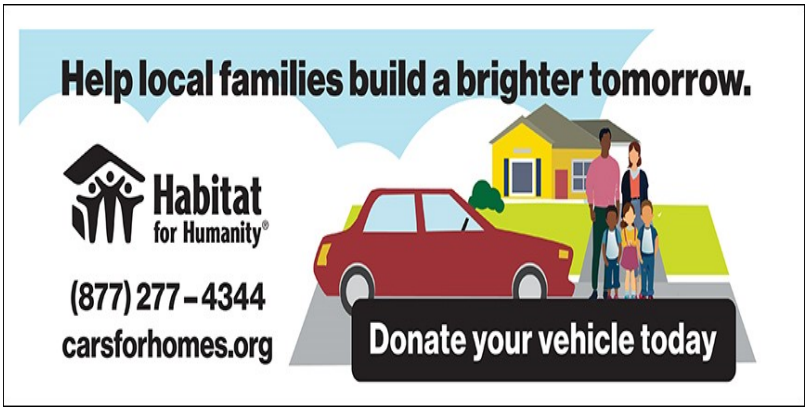
ProSafe Storage Manager Suzanne Carey (L) and Habitat Board President Sandra Baxter (R)

Cars for Homes

Our Habitat Chapter has initiated a new program - Cars for Homes - where people can donate a car to Habitat for Humanity and a portion of the proceeds from those sales will provide funds for Habitat projects in that community. The program accepts most intact cars, trucks, motorcycles, airplanes, RVs, and boats on trailers. Vehicles must have a valid state title, no liens and have four inflated tires to permit towing.

The program is conducted through a third party that handles pick-up/towing and vehicle sale/disposal. Approximately one-half of the donated vehicles are sold for scrap.

There are brochures at a number of businesses in Kilmarnock, including the major banks, auto parts and tire dealers. This provides an easy way for folks to use a not needed car to become an asset for the community. The website is www.habitat.org/carsforhomes.com.



THANKS TO OUR PARTNERS

Artesian Water Works, Inc.

Ben Whanger, Rivah Lawn and Landscaping

Chesapeake Bank

Chesapeake Tree Services

Commonwealth Pest Management

Dehnert, Clarke & Co., P.C.

Dominion Energy Virginia

Engineering Design Associates

E. W. Beasley Jr., Drywall Contracting

F&M Homes

Gary Gray

Geoproducts

Home Depot

Horns Northern Neck ACE

Hubbard, Terry & Britt, Attorneys at Law

KBS Home Center (Granite Company) on Main Street

K.L. Krout Pump & Well Service

Lamberth Building Materials

Lancaster County

Lillian Lumber Company, Inc.

Lowe's

Millers Services

New Upton Construction LLC

Northern Neck Electrical Cooperative

Northumberland County

One Stop Electrical & Plumbing

Parker's Masonry, LLC

Ransone's Nursery & Maintenance, Inc.

Soil Evaluation Services, Inc.

T. A. Paris Plumbing, Inc.

Taylor Bros Masonry

Tomlin & Keyser Land Surveyors

Truss Systems

Ty Brent – real estate appraiser

Veney's Heating and Air Conditioning

W.C. Lowery, inc.

Lancaster/Northumberland Habitat for Humanity®

William Carter

Hello Summer

Home Preventative Maintenance Checklist

Exterior Maintenance

✅ **Inspect the Roof** :

- Check for missing, damaged, or curling shingles and leaks. Check for rusted flashing and signs of sagging.
- **Tip:** Use binoculars or hire a professional if you're unsure—it's safer and more thorough. Summer sun and storms can worsen existing damage, leading to leaks or higher AC costs.

✅ **Clean the Gutters & Downspouts** – Remove leaves and debris; ensure proper drainage. Clogged gutters can cause water damage, mold, and foundation problems.

- Clean out leaves, sticks, and debris.
- **Tip:** Use a hose to test water flow; ensure water is directed *at least 3–5 feet* from your foundation.

✅ **Examine the Siding & Paint**

- Power wash siding, decks, patios, fences and driveways. Repaint or touch up where needed to act as a barrier to sun and moisture damage.
- **Tip:** Use the correct pressure setting based on material (too much pressure can damage wood or paint). This will remove dirt, mold, and pollen buildup; improves curb appeal.

✅ **Inspect & Clean Windows** – Wash windows inside and out; check for cracks or leaks.

✅ **Locate the Main Water Shut-off Valve** – Make sure you know how to turn off the water in case of emergency.

✅ **Check Outdoor Faucets & Sprinklers** – Test for leaks or damage.

✅ **Service the Air Conditioning Unit** – Clean the coils and change filters

✅ **Inspect Driveways & Walkways** – Fill cracks and repair uneven surfaces.

✅ **Clean & Inspect the Deck/Patio** – Power wash, reseal if necessary, and check for loose boards.

✅ **Check Outdoor Lighting** – Replace burned-out bulbs and clean fixtures.
operation.

✅ **Clean & Organize Outside Sheds** – Declutter, inspect for pests, and check shed door operation.

Home Preventative Maintenance Checklist

✅ **Yard and Garden Maintenance**

- **Lawn Equipment:** Sharpen mower blades and service trimmers
- **Mow regularly:** Keep blades high (~3") to shade roots and prevent burnout.
- **Water deeply, not daily:** Early morning is best to reduce evaporation.
- **Fertilize:** Use a slow-release summer formula (but avoid before a heatwave). Remove weeds before they spread and add mulch to gardens to help retain moisture and control soil temps, aerate soil, fertilize, and reseed bare spots..
- **Cut back branches:** Especially those near your roof, power lines, or windows to improves airflow and reduces storm hazards.

✅ **Pest Control**

- Look around pipes, foundation, windows, and doors. Seal entry points using silicone caulk or expanding foam for larger gaps.
- Keep yard tidy by storing firewood away from home, trim vegetation and empty birdbaths and pet bowls regularly.
- Use natural repellents: lemon eucalyptus for mosquitoes, peppermint oil for ants. Install screen doors and windows that are in good condition.

Interior Maintenance

✅ **Check HVAC System** – Replace air filters and schedule professional servicing if needed. Clear obstructions from outdoor condenser units.

✅ **Check Ceiling Fans** - Set counterclockwise (summer mode): This pushes air down, creating a cooling breeze. Clean blades for dust buildup which can increase performance and prevent allergens.

✅ **Test Smoke & Carbon Monoxide Detectors** – Replace batteries every 6 months, or get 10-year sealed models. Check alarms in kitchens and near bedrooms especially.

✅ **Test Water Heater** – Flush the tank and check for any leaks or efficiency issues. Sediment buildup lowers efficiency and shortens lifespan. If it's older or hasn't been drained in a while, consider hiring a plumber.

✅ **Inspect Plumbing for Leaks** – Check under sinks, around toilets, and in the basement/crawl space.

✅ **Deep Clean Kitchen Appliances** – Clean behind/under the fridge, oven, and dishwasher.

✅ **Inspect Attic & Basement/Crawl Space** – Look for moisture, pests, or insulation issues.

✅ **Wash Curtains & Deep Clean Carpets** – Freshen up fabrics after spring.

✅ **Inspect Doors & Windows for Drafts** – Re-caulk or replace weatherstripping as needed.

✅ **Check Window Seals** – Make sure windows are sealed tightly to avoid pollen buildup.

✅ **Check for Pests** – Look for signs of rodents, ants, or termites.

✅ **Prepare an Emergency Kit** – Stock up on essentials like bottled water, non-perishable food, flashlights, batteries, and first-aid supplies

✅ **Review Emergency Procedures** – Know how to handle a power outage, or weather- related events.

✅ **Stock up on Summer Supplies** – Replace air filters, stock up on allergy medication, and check sunscreen and bug spray supplies.

By completing these tasks, you'll help protect your home from the challenges that summer brings and maintain a comfortable living environment all season long.

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Volunteer Opportunities

- **Habitat home build sites**—No construction experience is necessary. Many first-time volunteers have never picked up a hammer!
- **Habitat ReStore**—If you enjoy a fast paced, fun and rewarding retail environment that strives to provide outstanding donor and customer service, then the ReStore would be a great volunteer opportunity for you!
- **Donation pickups**— Help our dedicated crew of volunteers picking up donations from homes and businesses around the NNK.

Donation Opportunities

Lancaster/Northumberland Habitat for Humanity is a non-profit, 501(c)(3) organization. Your donations are tax deductible and 100% of your contributions stay here in Lancaster and Northumberland counties.

- **Website:** L/NHH website DONATE button (LNHabitat.org/support)
- **By mail:** Send your checks to the L/NHH, 460 N. Main St., Kilmarnock 22482
- **Shop:** Shop at our ReStore, 460 N. Main St., Kilmarnock
- **Planned giving:** Your gift through your will, trust, or other account will be your personal legacy of building a world where everyone has a decent place to call home.

Everyone deserves a decent place to call home,
and LNHH has been helping residents of
Lancaster and Northumberland counties do just that

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Land Donation or Purchase Request

Seeking one or more building sites (you donate or we purchase) in either Lancaster or Northumberland counties.

We seek land that:

- Has no buildings on it and is not heavily wooded
- Is zoned residential
- Will support (or has) water/septic systems on site
- Is suitable for a 1,100 sq.ft. home (1+ acre)
- Is located in Lancaster or Northumberland County

We are a 501 (c)(3) and your donation is tax deductible. Please contact us at habitat22482@gmail.com to explore next steps. Thank you for considering supporting your local Habitat chapter this way.

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