Lancaster/Northumberland Habitat for Humanity®

460 N. Main Street

Kilmarnock, VA 22482

804-435-3461

The Hammer

WINTER 2025 – NEWS & UPDATES FROM L/NHH

Board President's Message

Friends,

First, the really good news: as of Dec. 20, 2024, our newly-finished 22nd Habitat house became the home of a deserving family.

Our construction crew of about 25 volunteers spent over 600 hours building it. They used lumber, nails, siding, windows and other items paid for by our donors and ReStore shoppers. Our donation pickup crew spent 240 person hours and 350 miles of driving last quarter to fill the ReStore with inventory. We cannot do what we do without you. So congratulations on YOUR accomplishment too.

The not- good-news: we need land to build our 23rd home. Our skilled volunteers are ready and we have the tools, supplies and funds for the initial work. WE SIMPLY NEED THE LAND. Please read our request on page 8 and talk with family and friends who own excess land. We promise to put it to very good use.

Our ReStore staff are creating room for the hundreds of gently used items our neighbors will donate from their spring cleaning. Please call us at 804-435-3461 if you have a large item. We are always grateful for donations.

Families living in cramped, perhaps unhealthy conditions contact us weekly asking to be considered for our next home. With your help, we can answer their prayers.

Thank you and Happy Spring.

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.

Build #22 is now Tiffany Frazier's home! Pictures from the Housewarming will be in the Spring newsletter.

How wet and cold was it in February? Ask the manikin in front of Habitat for Humanity's ReStore on Main Street. Yes, those are icicles! (Photo by Genevieve Fontaine)

Board of Directors and Staff

Officers

Sandra Baxter, *President*

Annemarie Walsh, *Vice President*

Gracie Davenport, *Treasurer*

Victoria Gardner, *Secretary*

Directors

Dick Bennett

Pastor Donald Conaway

Directors (cont.)

Christopher Dameron

Edna Davenport

Jim Dullea

Bill Haglan

Ralph Hendrickson

Alex Mason

Al Ross

Lucia Schoelwer

Mason Washington

Eddy Whichard

Staff

Delinda Nelson, *Store Manager*

Jennifer Poole

Sally Boltz

Karen Raham

Kari Gordon

Peggy Hendrickson

Genevive (Gen) Fontaine

Presentation on Affordable Housing in Lancaster County

On 24 February, Lancaster County Economic Development Director John Bateman spoke with members of the Lancaster County Ministerial Association at their monthly meeting. L/NHH Board member Lucia Schoelwer, representing Habitat, and Maggie Watts, Executive Director at The Link, also attended the meeting.

Bateman provided updates to the Lancaster 2035 Strategic Plan (https://lancova.com/documents/BOS_strategic_plan_02282019.pdf). The focus for this year is Workforce Development, including increasing the workforce-age population (20-60). Affordable housing is essential to achieving that goal, but is currently a roadblock.

The Housing Choice Voucher Program is the federal government's major program for assisting very low-income families, low-income families, the elderly, and the disabled to decent, safe, and affordable housing in the private market, but Bateman noted that there is a waiting list of 300+ with only 64 units currently available. To increase the housing pool, the County is exploring various options, including:

- Offering investments to renovate homes in exchange for offering affordable rent for 10-15 years.
- Working with private companies to convert the old Primary School into housing
- Rezoning waivers for church-owned land to be used for housing.
- Supporting R-4 zoning that allows up to 6 housing units per 1 acre – so far, no one has taken advantage of R-4 zoning
- Reviewing existing policies on maximum density of a manufactured home park (currently no more than three per gross acre)
- Creating a mixed use (residential and commercial) housing development on County-owned land on Good Luck Road
- Working with Bay Aging to find private funding to expand Mercer Place, a 16-unit complex on 5.8 acres off East Church St. in Kilmarnock that was created to house teachers, nurses, law enforcement, and healthcare workers.

Habitat Board members will hold a follow-on meeting with Bateman, as well as Tina Reamer, Housing Director for Lancaster County, to further discuss housing options and any roll that our affiliate might play in meeting this critical need.

The Economic Development Authority meets quarterly – the next meeting will be in April. Meetings are in the Board of Supervisors Meeting Room, County Administration Building, 8311 Mary Ball Road, Lancaster, Virginia (Live streams and recordings of previous meetings are also available on Lancaster County's YouTube Channel)

The Board of Supervisors regularly scheduled public meeting is usually held on the last Thursday of each month at 7:00 PM. The meetings are held in the Board of Supervisors Meeting Room at the Lancaster County Administration Building, 8311 Mary Ball Road, Lancaster, Virginia. The public may view or listen to Board of Supervisors Meeting (5:30 PM Special Meeting followed by regular monthly meeting at 7:00 PM) from their computer, tablet or smartphone. As an alternative to Zoom webinars, most public meetings can also be viewed live or at any later time on the county's YouTube Channel (live stream is view only - no public participation). Please visit https://lancova.com, Boards & Commissions tab, Board of Supervisors, for agenda and access details.

Board Updates

At the January 27 2025 Board meeting, Eddy Whichard was elected to rejoin the Board of Directors. He also was appointed to chair the Site Selection/Land Management Committee.

Stories from the ReStore

Sisterly Love

The Habitat ReStore in Kilmarnock offers an amazing variety of items for sale. The items reflect what members of this community have bought locally or brought back from elsewhere and no longer want or need. A recent stroll through the store revealed the nesting wooden dolls typically carved in Slavic countries, green wine glasses with clear stems sold in Germany, ornamental sheets of tin showing a country scene from some European country, and a 3-piece panel of abstract American art. The larger pieces included a massive roll-top desk with 40 or so small compartments for stamps, pens, bills and whatever else, several china cabinets for displaying treasured items, huge blown glass vases and a large dining table with chairs upholstered in white fabric.

When the table and chairs were picked up by our donation crew, the owner said she was simply returning them along with a china cabinet and bedframe she had bought at the ReStore for her brother a year earlier. He had recently moved into a furnished room in a care facility. "Of course I'd send them here," Diane Owens said, "so they'd help someone else."

We welcome all donations, of course, but it's especially gratifying to learn that something we sold has served its purpose for one person and is ready to do it again for another.

(Diane Owens, seated at the table she recently donated, with Habitat president Sandra Baxter on the left and ReStore manager Delinda Nelson on the right.)

In Memoriam

Thomas (Tommy) Hemans passed away unexpectedly on 4 January 2025. Hemans was L/NHH's first Executive Director, serving from 2016 – 2022. He brought a wealth of experience and enthusiasm to the affiliate and oversaw administration and operations for the affiliate for building four Habitat homes (#17 – #20). A memorial service will be held at 3 p.m. March 15 at the Boys & Girls Club of the Northern Neck, 517 North Main Street, Kilmarnock. Tommy was instrumental in establishing the BGCNNK and served on its Board of Directors for many years.

(Tommy with then Construction Supervisor Bob Kammerer)

Helping Neighbors ReBUILD

The devastating wildfires throughout Los Angeles have left thousands displaced, many of whom have yet to return to their homes and are now grappling with the emotional and financial challenges of rebuilding their lives. Many of the households affected are uninsured, underinsured, and have limited incomes.

It takes many people coming together to rebuild our communities, to provide housing solutions where they are most needed and to offer hope in a time of great loss. To aid current fire victims, San Gabriel Valley Habitat for Humanity and Habitat LA have launched ReBUILD LA™, a long-term emergency response campaign to assist people with limited means to rebuild their homes, relocate to other housing, provide essential supplies, and restore their lives. In Altadena there are 9 Habitat partners – homeowners who either purchased homes through our homeownership program or received critical home repairs to homes they own when they did not have the means to do the repairs on their own – and each who lost their homes in the fire.

L/NHH is donating 10% of the February net proceeds from our ReStore to this effort – $642. Please consider contributing to their campaign. They ask for a credit card but you also can mail a check directly to them with a personal note. https://sgvhabitat.org/rebuild-la/

THANKS TO OUR PARTNERS

We couldn't do it without you!

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.

William Carter

Lancaster/Northumberland Habitat for Humanity®

Home Preventative Maintenance Checklist

Exterior Maintenance

- ☑ **Inspect the Roof** – Check for missing, damaged, or curling shingles and leaks. Have a professional repair any issues to avoid leaks during the spring.
- ☑ **Clean the Gutters & Downspouts** – Remove leaves and debris; ensure proper drainage.
- ☑ **Examine the Siding & Paint** – Power wash, repaint or touch up where needed.
- ☑ **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 winter damage.
- ☑ **Service the Air Conditioning Unit** – Clean the coils and change filters before summer heat.
- ☑ **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.
- ☑ **Prepare Lawn & Garden** – Rake leaves, aerate soil, fertilize, and reseed bare spots.
- ☑ **Test the Lawn Equipment** – Sharpen mower blades and service trimmers.
- ☑ **Clean & Organize Outside Sheds** – Declutter, inspect for pests, and check shed door operation.

Interior Maintenance

- ☑ **Check HVAC System** – Replace air filters and schedule professional servicing if needed.
- ☑ **Test Smoke & Carbon Monoxide Detectors** – Replace batteries if necessary to ensure they are working properly.
- ☑ **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.
- ☑ **Declutter & Organize** – Donate unused items and reorganize closets.
- ☑ **Dust & Clean Light Fixtures & Ceiling Fans** – Remove dust buildup before summer.

Lancaster/Northumberland Habitat for Humanity®

Home Preventative Maintenance Checklist

- ✅ **Wash Curtains & Deep Clean Carpets** – Freshen up fabrics after winter.
- ✅ **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.
- ✅ **Test Water Heater** – Flush the tank and check for any leaks or efficiency issues.
- ✅ **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.

Extra Tasks for Added Comfort & Efficiency

- ✔ **Reverse Ceiling Fans** – Set blades to spin counterclockwise for better airflow.
- ✔ **Clean Out Dryer Vents** – Prevent lint buildup and reduce fire risks.
- ✔ **Stock Up on Spring/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 spring brings and maintain a comfortable living environment all season long.

Lancaster/Northumberland Habitat for Humanity®

Lancaster/Northumberland Habitat for Humanity®

460 N. Main Street
Kilmarnock, VA 22482
804-435-3461
Habitat 22482@gmail.com
LNHabitat.org

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.
- **Cars for Homes:** We welcome cars, RVs, motorcycles, boats, farm and construction equipment.

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

Lancaster/Northumberland Habitat for Humanity®

460 N. Main Street
Kilmarnock, VA 22482
804-435-3461
habitat22482@gmail.com
LNHabitat.org

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.

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