

BLUEPRINT

Official Newsletter of the Greater Fredericksburg Habitat for Humanity

31 YEARS OF BUILDING HOPE



A Message from our Executive Director

Hello Habitat Partners and Friends,

I am excited to share my second update with you as we move into a season of incredible momentum. While my first note was an introduction to my vision for our organization, this update is all about the "hammers on the ground" and the vital projects that are shaping the future of affordable housing in Greater Fredericksburg.

We are currently hard at work on Duke Street, where we are extensively



renovating a 2-bedroom, 1 bath home to provide a fresh start for a local family in Mayfield. We are still actively seeking the right homeowner for this property, and we encourage you to share this opportunity to apply within your networks. Further ahead, we are shifting our focus to the future of Davies Street. We are preparing to begin the infrastructure phase soon, a massive undertaking that sets the stage for 6 new homes! I recently had the pleasure of hosting a Partnership Tour at the site, and the energy was incredible. There is something special about seeing the raw potential of a lot before construction happens. If you weren't able to join us for that tour, I would love the opportunity to take you out there personally. As progress gets underway, seeing the site firsthand is the best way to understand the scale of the impact we are making together.

Beyond the construction sites, our community spirit was on full display at our recent Annual Poker Run. It was a fantastic day of camaraderie and support, reminding us that the "work" of Habitat is fueled by the passion of people who believe in our mission.

As we look toward the months ahead, our goal is clear: growth. We are looking for partners in every facet of our work—from corporate sponsors and donors to volunteers and advocates. Whether you are contributing to our fundraising efforts or helping us spread the word, you are an essential part of the Habitat story.

Thank you for your continued support and for being a cornerstone of this community.

The future is **UNDER CONSTRUCTION**.

Many thanks, Mimi

in this issue

EXECUTIVE DIRECTOR'S MESSAGE

Pages 1

POKER RUN UPDATE

Page 2

WOMEN BUILD UPDATE

Page 2

TRIBUTE TO CAROL LEPP/HOMEBUYER SERVICES UPDATE

Page 3

VOLUNTEER UPDATE

Page 4

RESTORE HAPPENINGS /SUPPORTING HABITAT

Page 4

Virginia Ride Poker Run



The 19th Ride Virginia Poker Run This year's fundraiser was nothing short of spectacular, and we want to give a special shoutout to the team for knocking it out of the park. Michelle, Mike, Janet, John, and Karin continue year after year to produce successful events. This year, the Poker Run team raised over \$ 18,000.00 to benefit Greater Fredericksburg Habitat for Humanity, one of the highest years on record.

Mike Eastman, Janet Lopez, Karin Reed, Michelle Wilson, Mimi Mitchell, and John Reed shown above.

A heartfelt thank you goes to all the riders who participated and supported our mission. Your involvement and enthusiasm truly make the event come alive. Every dollar raised and every moment shared brings us closer to building stronger communities. See you next year, riders!



Women Build Stockards Charity Event

In March, Women Build team hosted an incredible fundraising event at Stockyards Restaurant & Bar to benefit the Greater Fredericksburg Habitat for Humanity. Their event was a smashing success, thanks to the overwhelming support from the community, raising over \$ 5,000 The Charity Celebrity Bartender evening truly brought everyone together for a great cause.

We want to extend our heartfelt thanks to all the members of Women Build who participated and helped organize the event. A special thanks goes to our generous donors whose contributions made an impact.



We appreciate our celebrity bartenders for their time and enthusiasm. 104.5 Thunder provided excellent MC duties, keeping the energy high throughout the evening. We are grateful to Stockyards Restaurant & Bar for graciously hosting the event in their wonderful venue. Special recognition is due to Sherrie Shaw, Teisha Ingraham, and Mary Beth Rich for leading the planning and coordination efforts.

Upcoming Events

May 15, 2026

Women Build at FREDNATS!
4 pm - 8 pm

May 20, 2026

Homebuyer Interest Meeting
2 pm - 7 pm

June 17, 2026

Father's Day Grill & Chill Sale
11 am - 5 pm

June 17, 2026

Homebuyer Interest Meeting
2 pm - 7 pm

June 27, 2026

2026 Affordable Housing Expo
10 am to 1 pm



Women Build volunteers shown to the left and above .

Board of Directors, Greater Fredericksburg Habitat for Humanity, Inc.

Send email to the Board at: board@fredhab.org

President:

Mary Beth Rich

Secretary:

Dugan Caswell

Treasurer:

Joyce Lungstrom

Board Members:

Tracy McPeck Susan Want
Cynthia Avallone Brittani Hill
Clarence Collins Jackson Key
Elizabeth Romero
DeAngela White

Executive Director

Mimi Mitchell (Mimi.mitchell@fredhab.org)

Director of Homebuyer Services:

Patricia McGee (patty@fredhab.org)

Director of Operations

Kaitlyn Irby (Kaitlyn.Irby@fredhab.org)

ReStore Interim Manager:

Robyn Warr (robyn.warr@fredrestore.org)

SCAN THE QR CODE TO REGISTER FOR ONE OF THESE SESSIONS



Held on the 3rd
WEDNESDAY of the
MONTH
2 pm, 4 pm, and 6 pm



your old vehicle
can help a family to build strength, stability and self-reliance



Homebuyer Information Session!



Honoring An Amazing Volunteer: Carol Lepp

Carol Lepp – whose unwavering dedication and kindness have left an indelible mark on all of us. For 13 years, Carol generously volunteered her time and heart to the Greater Fredericksburg Habitat for Humanity ReStore, she sewed hope, community, and a legacy of compassion.

Her presence was a comforting constant, always ready with a helping hand or a warm smile that could brighten even the darkest days. Carol believed deeply in the power of giving back, inspiring those around her to live with kindness and generosity. The countless hours she dedicated to helping with joyfulness at the ReStore are a testament to her selflessness and love for others. While we mourn her loss, we also celebrate her extraordinary life – a life lived fully and devoted to making a difference. Her legacy is woven into the fabric of our organization and the lives she touched.

Homebuyer Services Update Hot Property Update: Duke Street



Greater Fredericksburg Habitat for Humanity is excited to partner with the Virginia Statewide Community Land Trust (VSCLT) to promote affordable homeownership in our community. This collaboration combines Habitat's hands-on homebuilding expertise with VSCLT's



206 DUKE STREET

Fredericksburg, VA 22401

This gorgeous 2 bedroom 1 bath new construction home features an open floor plan and is constructed and sold in partnership with the Virginia Statewide Community Land Trust (VSCLT).

VSCLT creates a permanently affordable home by retaining ownership of the land and selling only the building to an income qualified buyer. This lowers the cost of the home to the buyer, resulting in a smaller down payment and lower monthly mortgage expenses.



Greater Fredericksburg Habitat for Humanity

- DONATE
- SHOP
- VOLUNTEER

SCAN TO SCHEDULE YOUR FREE DONATION PICKUP!



STORE HOURS:
TUESDAY-SATURDAY
11 am - 5 pm

2378 Plank Road
Fredericksburg, VA 22401
(540) 891-5009
www.fredrestore.org

FOR MORE INFORMATION OR TO APPLY CONTACT

Patty McGee, Director of Homebuyer Services
(540) 891-4401 x2014
patty@fredhab.org
www.fredhab.org



<https://forms.cloud.microsoft/r/1ftaX7tX43>

*Picture above is a conceptual/illustrative image. The final product may vary in design, features, and appearance.



All New or Updated!

- Finished Hard Wood Floors
- Plumbing
- Spacious kitchenette
- LED Lighting
- Appliances
- Central air/heat
- Rail front porch
- Back Patio
- Fencing
- Upgraded landscaping
- Solar Panels

innovative land trust model, ensuring families have access to safe, affordable, and sustainable homes. By supporting this initiative, families can build equity and achieve long-term financial stability. Find out more about the project at: <https://fredhab.org/services/builds/duke-street>

Volunteer Update

Duke Street Back to Rehab Event

The Duke Street, The Tao Rho Chapter of Omega Psi Phi, supported Greater Fredericksburg Habitat for Humanity during our recent service day activities at our newest rehab. Volunteers cleared, cleaned, and prepped the site for upcoming Rehab activities. Our team looks forward to getting back out to Duke and having more volunteer build site events. We will also have upcoming Davies volunteer build site events during the summer months. Stay tuned. You can always check out our events by signing in to Galaxy at: <https://fredhab.galaxydigital.com/>



Duke Street volunteers on site.



Volunteers attending the appreciation luncheon shown above.

Annual Volunteer Appreciation Event

Greater Fredericksburg Habitat for Humanity held our annual volunteer appreciation luncheon event in April, highlighting the many volunteers who continue to dedicate themselves to our mission and provide their complete support. Staff had the great privilege of breaking bread with our cherished volunteers and getting to know them more deeply.

ReStore Happenings



Grill & Chill Father's Day Event

Get ready, Fredericksburg! The Greater Fredericksburg Habitat for Humanity's Grill & Chill Father's Day raffle is upon us. As the weather warms up, the ReStore is getting summer off to a great start with all of the things you might need to grill and chill on your weekends. Tickets are \$5.00 for a chance at winning the whole package valued at \$532.00. Tickets go on sale Tuesday, June 2nd Tuesday and ends on Friday, June 19th (winner will be pulled and can pick up the day of).

\$532.00 Value

ReStore Greater Fredericksburg Habitat for Humanity

Purchase \$5.00 Raffle Tickets!

GRILL & CHILL FATHER'S DAY RAFFLE

Enter To Win:

A fun Father's Day Grill package to include:

- 2 Burner Grill
- Smash Bruger Kit
- Grill Wipes
- Always Flavored Seasoning
- Master Grill Apron
- Cooler
- Oven Mitts

ReStore - 2378 Plank Rd, Fredericksburg, VA 22401 | 540-891-5009 | <https://fredstore.org>

Make a BIG impact with a monthly gift



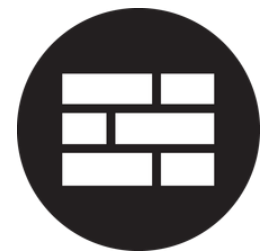
Tailored to you

With small payments spread out month to month, it fits any budget. Even small amounts can make a big impact!



Hassle-free

Your donation occurs automatically each month. You can change the amount or cancel at any time.



Immediate impact, all year long

Monthly donors make a difference every day with reliable, ongoing donations.

- 1 [Visit our website at www.fredhab.org](http://www.fredhab.org) and click **DONATE ... OR SCAN HERE!**



- 2 [Choose your amount](#)
- 3 [Follow the prompts](#)