



# THE RIDGE VENT

Issue 1, Spring 2007

## Annual Yard Sale

Our 2007 Yard Sale will be held on **June 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup>** in back of the Taylor Rental Store on Route 3. This will be same location as our last sale.

Be looking and listening as we get closer to June again will be asking for donation of items for the yard sale and will be advertising on WIRY and other local radio stations and in the newspaper. Also, information will be available on our web-site—CVVHFH.com about items we are looking to sell and items—such as clothing that we cannot use on the sale. Items that we can't sell (like clothing) we ask that you contact the Salvation Army and local Church thrift stores that can help other residents in need.

The money we raise during the sale will be used for building materials for our 6th home in Clinton County.

## Habitat Homes

We have completed five homes now, with four being located on Wallace Hill Road in Plattsburgh and one in Champlain Park on Cumberland Head. Our last home was a fully ADA compliant home with many special features for the homeowner. We made it a two bedroom house by enlarging a room to 23'x10'6" to enable the use of special equipment and bed in the master bedroom. Also the closet was made 5'x10'6" so that equipment can be moved into and out of the room easier

as well as letting the homeowner access the closet in his wheel chair. The 36" door to the room swings both ways and has a ball latch to allow it to close midway in the door frame. The flooring was also finished in quarry tiles to allow easy movement for the wheel chair.

The bathroom door is across from the master bedroom and also has the door that can swing both ways. Schluter Systems made the specially built bathroom shower. It was built with Schluter Kerdi-membrane water-proof membrane on the walls and Ditra sub-floor membrane which were then finished with wall and floor tiles making the roll-in shower a 41"x6'6" area. The rest of the floor was quarry tiles and the sink/countertop was wall mounted so the chair could be under the counter and the sink used.

The kitchen cabinets were ADA designed and supplied by the Cabinet Gallery and Kraftmaid. The floor in the kitchen was also finished with quarry tiles.

The living room, hallway and second bedroom were carpeted.

An 'L' shaped 2"x10"x5' deck and cross-back ramp were placed on the outside for access to both doors and to get the wheel chair down to the driveway.

## Volunteers Needed

Habitat is in need of many volunteers locally to help fill positions on our Board of Directors. If you are interested in becoming a BOD member, please contact us by calling 564-HOME and leaving your name and phone number and state your interest.

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Elections for the positions of President, Vice-President, Treasurer and Recording Secretary will be held during the June 27th meeting. In addition other members will also be placed on the Board at this time. The regular meetings are held on the fourth Wednesday of the month at the Peru Community Church Fellowship Hall at 7:00 PM.

Volunteers are also needed for our committees and to help during fundraising events and when building the house. For more information and to submit a volunteer form on-line, visit the site at CVHFH.com or call 564-HOME with your name and address saying that you would like a volunteer form mailed to you.

### **Special Playhouse Auction**

During the annual Yard Sale in June there will be a special sealed bid auction for playhouses built by local contractors. They will be available for view prior to the Yard Sale behind Taylor Rental, during the Friday to Sunday sale and the bids will be opened at 1:00 PM on Sunday.

This will be an excellent chance to support Habitat, our local contractors and to bid on a playhouse for your children or grandchildren.

You can also vote for your choice of the best playhouses and provide a chance for the winning contractors to receive a plaque. The playhouses will have the contractor's name and phone number posted to help place your vote.

### **The Next Habitat Home**

The sixth Habitat home will be built on Hill Street in Keeseville on the Clinton County side of the river.

The land is quite level compared to our previous locations making it easier for

construction. The Mayor of the Village of Keeseville has agreed to connect the water and sewer to the house for us.

The opportunity for larger partner families will also exist for this home. We will have plans for three, four and five bedroom homes before the family selection process gets underway.

When the application process is ready to begin, the combined Family Selection and Family Support committees will be advertising throughout the county to let people know how they may qualify and apply for the Habitat home. To be placed on a list to obtain the application, calls can be made to 564-HOME and leaving a message to have the application mailed when they are ready. Make sure to clearly state your full name, address and request to be put on the list for home applications.

### **The Ridge Vent**

We've revived The Ridge Vent newsletter on a semi-annual publication that will be published in March and September.

Since we are still in the process of setting dates for fund-raisers and for construction, actual dates are not yet available. For more information and dates for events you can go to CVHFH.com or watch for the information that will be available on local radio stations and in the print media.

### **Fall Bowl-A-Thon**

In able to involve more school and college students and youth groups with the Bowl-A-Thon fund-raiser, we've changed the date to the **21<sup>st</sup> of October** this year.

A letter will be sent to all bowlers that took part in last years Bowl-A-Thon letting them know about the date and trying to set up some friendly

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competition between schools, grades and other groups in order to make this a more successful event. If you work with a local business or know people that do—we ask that you try to organize a team competition with adults too that can support Habitat.

Businesses will be contacted for prize donations again for different age groups—from younger children to adults.

### **Donations!**

You can help! Habitat can always use your donations for building materials. We would like to start and complete our sixth Habitat this year, but our funds are a bit low right now.

We purchased the land in Keeseville on the 29th of December 2006. The owner was asking \$18,000 for the lot. She donated \$8,000 in value to Habitat and sold the lot to us for \$10,000.

If you would like to make a donation it may be mailed to:

Champlain Valley HFH  
ATTN: Treasurer  
PO Box 55  
Peru, NY 12972

You can also use the secure site located on our web-site—CVHFFH.com, and designate the donation for Champlain Valley HFH with a credit card.

### **Strategic Planning**

Champlain Valley HFH became an affiliate in February 1999. Since then we have built homes in 2000, 2002, 2003, 2004 and 2006. Our initial goal was to build a house a year for the first 4 years and then increase the number built per year. We still aren't at that point in time, but we are working to make that goal a reality.

This is where people in the community

can help realize that goal. We can use more people on the Board as members, possibly as an officer or as a member of a committee. We have several long term Board members who will be going off the Board for a year based on our bylaws. We need some energetic people that can take us into the future to raise funds to build 2 houses a year and then 3-4 homes per year.

If you do not have the time to work on the Board, but have ideas on how we can raise money toward the building materials—you can e-mail us at [pc0cvhfh@charter.net](mailto:pc0cvhfh@charter.net) or mail them to:

Champlain Valley HFH  
ATTN: Development Committee  
PO Box 55  
Peru, NY 12972

Besides providing homes to families in need with no-interest mortgages, Habitat places home properties on the tax records in the Town, County and schools. Our partner families qualify for the Star program based upon their income and their taxes are reduced under this program. The home assessed values on our five homes built since 2000 are as follows: \$76,000, \$72,000, \$74,000, \$80,000 and \$123,000.

The escrow for the mortgage principal, taxes and home owners insurance for all our partner families is still under \$350 per month. This amount is almost half of what the families were paying for rent in substandard apartments before they moved into their Habitat homes.

This continues along the goals of Habitat of allowing the families to support the community with financial support to local stores and to better their lives.

Habitat homeownership provides all family members with the chance to improve their future chances for a better financial status.

## Habitat ReStore

With the success of our annual three-day Yard Sales over the past few years of around \$8,000 per sale, we are looking into a year round ReStore to provide more continuous funding for our construction projects.

The idea of a ReStore works in many ways for Habitat to support our local community.

We would continue our request for donations of items that have sold in the Yard Sales, such as furniture, appliances and other items as well as expanding to cover kitchen cabinets, sinks, toilets, and other building materials that can be reused.

The ReStore would reduce many tons of solids annually from going into the landfill that could be reused in low to middle income homes to make low cost improvements. Additionally, it would benefit apartment building owners in upgrading or replacing damaged items with a low cost.

In addition to our donors that have supported our Yard Sales in the past, new sources of materials would come from home re-modelers, construction companies, appliance stores, retailers and construction material suppliers.

The reduction of solid reusable/recyclable materials in the landfill is also very environmentally friendly.

Some of the items received by the ReStore might also be used in the construction of our homes, reducing costs spent at regular retail prices. These items would be transferred from the ReStore account to the Habitat construction account on a monthly basis.

Our Development Committee has formed a ReStore sub-committee to work on a business plan, look into securing grants and/or donations and preparing a listing of merchandise that would be available for sale.



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