



### **Katelyn Fox— House #98**

I'm excited to build relationships within this Habitat community and learn how to build a house from the ground up! I've never done anything like this before and I can't wait to learn from everyone who's willing to teach throughout this build season. I'm most ecstatic to finally have a home of my own. It feels surreal and I'm still trying to wrap my head around how this is coming into fruition by the grace of so many good people!

I'm Katelyn Fox. I grew up in and graduated high school from Gibbon. I've lived in Lincoln, Kearney, and Brule, NE. I've worked for Viaero Wireless for four years and am a momma to a very precious one and a half year old boy. When I'm not in "mom mode" I'm managing a phone store, doing yoga, reading a book, or getting outside with my son as much as the weather permits.

My mom, Deb Fox, was a board member with Habitat for a few years and recommended I check out Habitat for Humanity. I took a chance, and here I am!

I don't even know where to start on thanking all the volunteers who help during the build season! I am so, so grateful for you all. You're helping me and so many other dreams come true. Because of all of you who volunteer your time, I will soon be able to plant some roots and call somewhere home for my son and I. Thank you, from the bottom of my heart, for being so selfless with your time and giving back to families who need a little extra love and support. Without all of you I'm not sure I would ever be able to call a house a home.



### **Logan Rutan— House #99**

My name is Logan Rutan. I have one son, Adonis, who is three years old. I work at First National Bank of Omaha. I love spending time with friends and family. I learned about Habitat for Humanity a long time ago when I was working with a coworker who had gotten a Habitat house.

After talking with my dad, he was the one that convinced me to apply. I am excited to have a place that is finally my own and have a yard my son can play in. I think it will be fun to get to experience the building process of my own home. I just want to say thank you to all of the volunteers that will help build my house. I am so thankful for you and for you to be a part of this journey!

## *Meet the 2024 Homeowners*



### **Shelbie Luethke—House #100**

My name is Shelbie Luethke. I have 3 kids, Caden (10), Rayna (8), and Beaux (2). I also have a dog named Vinny (7). I am the cook for Sonshine World Daycare. With our time away from school and work, we enjoy nice weather so we can be outside doing things like going for walks, going to the pool, playing at the parks, or just doing anything outside. We also enjoy having movie nights at home, going to the Children's Museum, playing at the YMCA, and just getting involved in the community.

I heard about Habitat several years back when I worked at a local daycare and one of the kiddos in my room had a parent who was doing a Habitat house. I didn't know much about it until recent years. My sister is the one who urged me to apply, and I'm so glad she did!

I'm excited to have my own home to root my kids and to be able to call a place OUR HOME. I'm also eager to put my own touch on things in my home, considering I have a background in interior design. I can put my knowledge to use in my own house!

Words can't even begin to describe how thankful I am to have an incredible number of people who take time out of their own lives to help others succeed in life. You are the epitome of what it truly means to be someone who would literally give the shirt off your back for someone else who needs it. You are truly bringing, not only a home, but kindness, compassion, and unconditional love to humanity.



## Patrick Waltemath is leading us for the third year as chairman

I am completely humbled as I am writing this letter. This year has been nothing short of a miracle as we continue to press forward to build house #98, #99, and #100! Can you believe it? 32 years and 100 houses! This is only made possible by God, He is the ultimate driving force! We partner with God, helping God's people to have simple, decent, housing where they are safe and can create memories with their families. Board members and the committees have been strategizing this year as we are planning a celebration for the construction and dedication of the 100<sup>th</sup> house.

The work of this affiliate takes many hands and hours of dedicated volunteers to make all of this possible. But one thing that we must not forget, is the support of the Kearney community. The partnership that we have with our community members is great and we want to thank all of the support we have received from businesses and other independent volunteers. Your support is what helped our affiliate get to where it is today!

I spoke of the legacy that has been created over the years. We started from humble beginnings, and we remain humble servants as we move forward with excitement and anticipation of what is to come! We ask that you come along with us on this journey to the next phase of creating new beginnings for families that God brings to us! The Building Committee's message is loud and clear, "We can always use more volunteers," and I could not agree more! It takes nothing more than a yes and the willingness to serve! It doesn't matter if you can swing a hammer, cut a board or help paint a house, or if you can serve coffee! It all matters! Your support is what makes Kearney Area Habitat for Humanity what it is today! We love our volunteers!

In closing, thank you again for all that you do! The level of support from donors, businesses, volunteers and most of all God! We look forward to the continued partnership and the new families and friends that we will develop relationships for the years to come. **Let's keep writing that legacy!**



## It will be a very good year.....2024

Jerry has been far too busy to worry about a newsletter article so I would like to share some of the remarks he made on June 1st at the Groundbreaking Ceremony for the 100th House. (Taken from Mary Jane Skala's Hub article)

*Jerry Marlatt, who has been Habitat's building superintendent since its founding, told attendees that the Habitat founders wondered whether sufficient money, supplies and volunteers would always be available. "It came down to "just trust in the Lord," he said. He also said many Habitat for Humanity affiliates across the country have paid administrators, but not here. "We have no paid staff. People here help because they want to. All of us are volunteers," he said.*

As I watched my video of the entire event some other things stood out. When Ken Mumm asked if anyone present had been on site for all 100 houses, Jerry raised his hand. (There were at least 8 others too) He continually emphasized that KAHfH is based on volunteers and the area businesses and organizations that donate time and goods. He said, "This is not the end, we have lots of lots to build on." (You will see a report on that elsewhere)

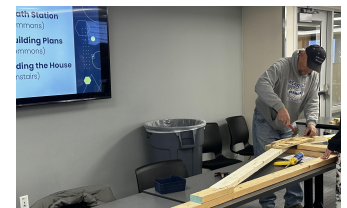
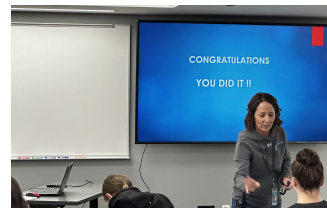
After all the speakers remarks, they and a lot of other special people were invited to pick up a shovel. Not some gold Chamber shovel but ones from the work trailer. Jerry used the one that he used for that first house. At that time all the footings were dug by hand. Here is a picture of that shovel.

Founded in 1992 by Jerry and three others —Bill Bal-lou (not [present], Jim MacKenzie and Joe Methe — Habitat is stronger than ever in its 32nd year.



## Paster John educates others about Habitat Church Relations Chairman

In January, we were presented with a unique opportunity to share the variety of skills and work in developing a Habitat home. We had a wonderful experience presenting for 2 hours at the **Hanny Arram Center** of Kearney Public Schools, with 30-40 7<sup>th</sup>-9<sup>th</sup> grade students. After a 20 minute presentation on Habitat history and 'how Habitat works', the group divided for three 20 minute presentations. While one group figured math activities (learning about mortgage, interest, incomes), another group used design and graph paper to make house plans. In the meantime, a third group hammered and nailed rafters together for one of the storage sheds (and yes, they signed their names, which will be visible for posterity). Thanks to Kay & Rodger, Tep, Tracy (and Aram teachers) for helping Ken and I put this experience together.



Stacy Pierson (teacher) and Darrell Teply (KAHfH) are pictured

BUT this is just ONE way we can share about Habitat's great work, and give everyone a chance to volunteer *in whatever capacity and skill they may want to use!* The offer stands for us to share a presentation in your church, civic organization, classroom or work place. A presentation as simple as a few minutes of talk, to a 'hands on' participation in math, drawing, financial counsel and, yes, even hammering, can be made available.

Wouldn't this be a great time to put together an 'invitation to volunteer' with your fellow workers? Or to pull together a unique Sunday School experience? Or just to have a powerpoint presentation for your group? Contact the Habitat office, or feel free to shoot me an email: [pr.john.foc@gmail.com](mailto:pr.john.foc@gmail.com).

We'll make it work. And we'll have fun! —Pastor John Gosswein

## Homeowner Applications still being accepted

Bill Wright

**Family Selection—** We would like to let everyone know about the process for obtaining an Application to become a Habitat home buyer. That Application is available on our website at kahfh.org.

### How to apply

**1. Fill out the pre-application online, then print it off and sign it. All pre-applications must be signed to be considered to become a homeowner. They can be mailed to:**

**Kearney Area Habitat for Humanity**  
1815 1st Ave.  
Kearney, NE 68847

**OR, put it in the secure box by the door of the warehouse at the above address.**

*If you would like to save a copy of the form, first right click on the form link and save target as, and save the file. Then open the file, fill out the form and follow the remaining directions above.*

**2. Call 308-234-6030 and leave your name, phone number and that you want to apply.**

3. e-mail to: [kahfh@yahoo.com](mailto:kahfh@yahoo.com), and send your name, phone number and that you want to apply. **DO NOT SEND ATTACHMENTS AS THEY WILL NOT BE OPENED FOR SECURITY PURPOSES!**

At this time I know that there is at least one applicant approved to start accumulating hours to complete the application to build a house in 2025. If you or someone you know is

## Families are our Priority

Kathy Everitt

Again this year our committee was charged with running the financial classes for the 2024 home buyers. Last year we pivoted from the Dave Ramsey Financial Peace classes to the Fannie Mae Homeownership classes. We will follow the Fannie Mae framework and will hold three classes during the build season to help build community, improve budgeting practices, and increase knowledge about being a homeowner.

In addition to the financial classes, our committee also organized the homebuyer manual meeting at the beginning of the build season and will have a lawn care meeting near the end of the season with the help of other Habitat volunteers and committees.

We would like to thank the Kearney community members who volunteered their time to serve as support partners for the 2024 homebuyers: Deb Fox (Katelyn Fox), Melissa Hansen & daughter Kelsie (Shelbie Luethke), Michaela Marcy, Janette & Todd Marcy (Logan Rutan)

These support partners help work on the build site to donate sweat equity hours, attend meetings with the homeowners and also pray with and for the homeowners during the entire process. We appreciate all of the help and support they each gave during the year.

Finally, our committee keeps a record of the sweat equity hours during the build season. Each homebuyer has to complete 400 hours before receiving the keys to their home. Last year our homeowners, their support partners, and their family and friends completed a total of 1,300 sweat equity hours for the 2023 build season. That is 100 hours over the required amount of sweat equity hours!

We look forward to continue working with the new families and support partners for the 2024 build season and to see how many hours these awesome people will complete..

## Site Development Committee—

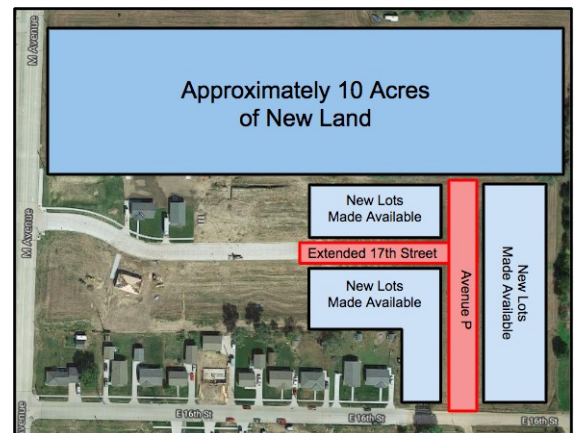
Mike Mertz

KAHfH is currently working with Miller and Associates and the city of Kearney in planning the Marlatt Fourth Addition. This property is located north of the existing build site. (shown at the top of this map) 18<sup>th</sup> street would be extended through this area east of Avenue N.

A City of Kearney DRT meeting is planned in June of 2024 to reviewed the proposed layout. 25 to 28 lots are planned for this location, which will be developed in three phases. Phase one will be the development of 8 lots, phase two has 11 lots, and phase three has about 9 lots. It is hoped that the footings for the third home of 2025 will be completed in this new location in late October 2024.

The water and sewer infrastructure is tentatively scheduled to start in December 2024 with street paving to begin in the Spring of 2025. We will have a better idea of dates after the DRT meeting and city council meetings are complete. In the meantime there are two additional lots in the exiting addition which will be developed for houses one and two of 2025.

This spring Ken Mumm worked with several partners including the Nebraska State Arboretum in sourcing trees and plants. In May 2024, KAHfH volunteers and a crew from Rowe Sanctuary worked with homeowners to plant trees and native plants in yards and around the Marlatt sign at the entrance of the subdivision. A big thanks to all involved.





## Funds to help build a home

Margaret Messbarger

**Fundraising Committee—** We have five committee members: Mel Wiens, Drew Wagner, Matt Sommers, Mary Sommers and Margaret Messbarger.

Thanks to hundreds of donations, Habitat continues to build three homes a year in Kearney for and with God's people in need. Half of our construction funding comes directly from individuals, through direct donations, membership in our Carpenter's Club, and the Give Where You Live campaign. These individual donations provide the core funding for the materials necessary to three build homes each year. A quarter of our funding comes from six local area churches. We are grateful for the continued faithful support of these local churches. They provide a necessary part of our construction funding. The final quarter of our funding comes from grants from businesses and foundations with local ties to Kearney. These business foundations are Wells Fargo, Parker, Ashley Furniture, First National Bank Omaha, and BMO (formerly Bank of the West). Please thank them for their support of our local Habitat affiliate.

Our committee works to communicate with donors, apply for grants, and plan for the future. If you'd like to join the Carpenter's Club or your church would like to join in supporting our mission; please reach out to us through the main email at kahfh@yahoo.com or leave a message at 308-234-6030.



### Despite snow, rains and heat the work goes on

**Building Committee—** Tracy Broeker who is the Building Committee co-chair keeps everyone updated weekly. He does this using a detailed spread sheet with jobs crossed off as they are completed. Here is the last report he sent.

We are off to a good start this year. The first two houses are enclosed. We are starting to install drywall and getting prepared to start insulation. The exterior painting is about to go and we will be pouring footing on the 100th home Saturday if all goes well. We were able to get the footers dug on Tuesday June 4th and even though we usually only work on Tuesday and Thursday, we worked on Wednesday since we are anxious to make progress on this House #100. On Thursday we finished the footers.

All of the many volunteers are continuing to make a significant contribution to our progress.

Our building committee consists of: Jerry Marlatt and Tracy Broeker, Co-Chairmen, Ken Mumm, Marshall Everett, Darrell Tepley, Kay Payne, Keith Lindvall, Mike Fox, Mike Mertz, Dudley Friskopp, Steve Walters, Paul Jackson, Milt Kotrc, Roger Hoffman, Fred Kempf, Bill Wright, Sandy Dondlinger, Dennis Sandrock, Ron Janssen, Bill Brown, and John Gosswein .

## Feeding the flock & taking their picture

Bonnie Mumm

**Hospitality— Thanks for a great 2023 Build Season:** The Hospitality Committee was blessed to have four teams that facilitated 29 Saturday morning coffee and roll breaks and noon lunches. I want to especially thank Rita Lindvall who very efficiently contacted volunteer groups to provide the lunches. Whether in cold days of April and May, November and December or in the heat of July and August, our hosts were at Elane's Food Shack welcoming our volunteers and hopefully making them comfortable at the site. In addition, the committee organized and hosted three dedications in November and December this year.

Recognition should be given to the photographers who were also on site every Saturday and at dedications documenting the builds for the families: Carolyn Menke, Cindy Walker, Becky Walline and Lori Schulte. These ladies are great at capturing the families as they work on their houses and all the volunteers that help.

We are blessed to have the same team in 2024 with Bonnie stepping in when necessary. Carolyn plans to come with her camera on Tuesdays and Thursday as the 100th House is built.

### And on to this very special year in the life of KAHFH

As we begin our 32nd year of Kearney Area Habitat I would like to thank all of the many groups that have signed up to host and provide lunches for our Saturday volunteers. From our beginning in 1992, our founders and Edith Marlatt believed we should provide lunch for our volunteers...and the Kearney community responded! THANK YOU!

And, if your group would like to serve and haven't reserved a date yet, please contact Rita Lindvall at 308-293-0307. If you would like to help host on Saturdays occasionally or take pictures of our progress occasionally, please contact Bonnie Mumm at 308-440-1709.

## Finance Committee Calendar for 2024

Deb Hansen

January 2024:	40 Active Homeowners
February 2024:	Review Real Estate Statements for active homeowners
April 2024:	Paid Active Homeowners first half Real Estate Taxes
May 2024:	All Homeowners will receive their 2024 Notice of Valuation Change
June 2024:	Review Active Homeowners 2024 Valuations
July 2024:	Analyze Active Homeowners escrow balance
August 2024:	Pay Active Homeowners second half RE Taxes Mail out Analysis letters to Active Homeowners Contact Appraiser to add KAHFH to their calendar for appraisal of the new 3 new homes
September to December 2024:	Prepare closing documents for the 2024 new homeowners Evaluate Homeowners insurance renewals New Homeowners mortgage closings

This is a year in the life of the Finance Committee and as you can see it is a busy one

## 100th House Celebration Committee

### Ken Mumm

The KAHFH Board of Directors appointed a committee to organize the celebration of building our 100th house.

Those members are: Judy Drown, Rita Lindvall, Jim McKenzie, Jerry & Edith Marlatt, Joe Methe, Margaret Messbarger, Ken & Bonnie Mumm and Brook Pierce from Scorr Marketing.

The task given to us was to **THANK** the Kearney Community for their support as volunteers, donors and vendors.

Watch on Facebook (Kearney Area Habitat for Humanity), Instagram (kearneyhabitat) and the web page at kahfh.org for events during the year for the 100th Celebration and the dedication of houses 98, 99 and 100 in the fall.

The 100<sup>th</sup> House Groundbreaking was June 1 at 9 a.m.



## Wilcox Scholarship Committee—

### Judy Fisher

The Kearney Area Habitat for Humanity offers scholarships for homeowner and their families through the generosity of Elane Wilcox, who was a former Habitat supporter. She was the first Hospitality Chairman for KAHFH. Elane passed in 2010 and at that time, she donated money to the KAHFH organization to use at their discretion. She had a great love of education and had also been a teacher so the KAHFH Board decided to use part of this money for scholarships for the Kearney Area Habitat homeowners and their families who indicate an interest in furthering their education.

Since the Fall of 2013, 79 scholarships totaling \$39,199 have helped approximately 25 homeowners and their families in furthering their educational goals. These families have used this scholarship money to attend various schools of higher education such as the University of Nebraska at Kearney, at Lincoln, and at Omaha. Also, some have attended CCC in Kearney, Hastings, and McCook Joseph School of Beauty, Southeast Community College. Scholarship money has been used to take ESL classes which better prepared them to find employment. Kearney Area Habitat for Humanity hopes to continue to be able to assist the homeowners and their families in improving their lives through furthering their education.

Anyone who wishes to donate to the Scholarship Fund may do so by sending his or her donation to the Kearney Area Habitat for Humanity with that designation noted.

## The First Chapter

### Bonnie Mumm

June 1, 2024 was a big day for Kearney Area Habitat for Humanity because we broke ground for the 100th House in Kearney.

This is only the second time we have done a ground-breaking since the first one in 1992! Jerry even had the shovel that he used on August 28, 1992 at 1311 Avenue D.

Ken Mumm was Master of Ceremonies and he introduced dignitaries who spoke to the group of about 80 people. Those speaking were Patrick Waltemath, Dean Buse from New Life Church, Mayor Stan Clouse, Chamber President Derek Rusher, and Jerry Marlatt, who has been present on all 100 houses built.

Current homeowners and home-buyers present were recognized. Shelbie Luethke, our 100th homeowner, and her children and her parents, her build partner, and her support partner were recognized.

Attendees who worked on the very first house were recognized, and everyone was invited to participate in breaking the ground for this 100th House in Kearney!

Everyone shouted OHAYAY, a phrase Millard Fuller brought back from Africa, which is used to say JOB WELL DONE!

Donuts and coffee were served to the group following the groundbreaking ceremony and then it was back to work on houses 98 and 99.

## 2024 Kearney Area Habitat for Humanity Board

*Patrick Waltemath* . . . . .President  
*Kati Osterbuhr* . . . . . Vice President  
*Charlie Pickens*. . . . . Treasurer  
*Keith Lindvall*. . . . .Ass't Treasurer  
*Beth Forbess* . . . . .Secretary

### Committees

*Jerry Marlatt* . . . . . Building  
*Tracy Broeker* . . . . . Building  
*John Gosswein* . . . . . Church  
 Relations/Volunteer Coordinator  
*Kathy Everitt*. . . . .Family Nurture  
*Judy Fisher*. . . . . Scholarship  
*Bill Wright/Kati Osterbuhr* . . . . .  
 Family Selection  
*Margaret Messbarger*. . Fund Raising  
*Bonnie Mumm* . . . . .Hospitality  
*Deb Hansen* . . . . .Finance  
*Mike Mertz* . . . . .Site Development

Habitat needs a Public Relations Chair  
 and a Volunteer Coordinator  
 How about YOU

## Build Season 2024

Kearney Area

**Habitat for Humanity**

1815 First Avenue

Kearney, NE 68847

# Thanks

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**LIPS Print Service**

Check the website **kahfh.org** or Facebook or Twitter for the latest updates



### Cans for Habitat

You can put them (secured in bags please) in the cage box on the north side of the Habitat building at 1815 1<sup>st</sup> Avenue.

You can take cans and other aluminum items to Anderson Wrecking on Avenue M and ask them to put your donation on the KAHfH account.

OR, if you have a place with a lot of cans, our "can man" Charlie will come and pick them up. Just call 234-6030 and leave a message for him.

### 100th Habitat Celebration

Every Friday KAHfH will post a timely tidbit about the history of 100 homes in Kearney. These will be on Facebook (Kearney Area Habitat for Humanity) and Instagram (kearneyhabitat). Here is the one for June 7th, 2024. I think Julie will have them on kahfh.org too so you can follow along.

**Started by four friends in 1992, Kearney Area Habitat for Humanity has come a long way! After 7 months establishing the organization and 3 very busy months of building, a single mother and her two children moved into our first home in time to celebrate Christmas. Since then, our 100<sup>th</sup> house is underway, and we are excited and grateful to keep making a difference.**

### Address changes & Other Business

Call 234-6030 (office)

**kahfh@yahoo.com**

Requests for changes can be left on the answering machine. Leave a clear, concise message so that Julie can get back to you ASAP. **Or send via email BEST WAY** **YOU CAN request an email copy of the newsletter in color**

**Kearney Area Habitat for Humanity † 1815 First Avenue, Kearney, NE 68847 † 308-234-6030 (office)**