

FALL 2025

blueprints

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A photograph of a man and a woman standing in the doorway of a house. The man is on the left, wearing a black t-shirt and black pants. The woman is on the right, wearing a black cardigan over a red top and black pants. They are both smiling. There are blue and green balloons tied to the door frame. The house has light-colored siding and dark shutters.

Giving the
gift of **home**

read
online



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Giving the gift of home



Our first home dedication of 2025

Last month, Monroe County Habitat for Humanity had the honor of hosting our first Home Dedication of the year, handing over the keys to a newly renovated home for a local family. The project, completed through our Home Partnership program, took more than **1,500 volunteer hours** to complete, and involved the transforming of the house into a **safe and secure space**. Volunteers, staff, and community members joined together to celebrate this milestone, and to wish the family well as they begin their new chapter in life.

Creating a safe and secure space

The project, completed over the course of 2025, was overseen by our own Site Supervisor, Bill Snell. Here is his direct account on the repairs and upgrades undergone:

"When we first walked into the house it was full of furniture and knick-knacks. After the house was finally emptied, we started our rehab on the second floor. First, we pulled up the rugs and repaired the floor on the one bedroom, then took out the sliding barn door that separated the staircase. Then we started on the bathroom; replaced the flooring and installed shut off valves on that sink and one in the bedroom because neither had them. We replaced the toilet with a new low flush one and resealed around the tub area.

While we worked upstairs, we also were working downstairs where we discovered a closet full of vinyl records, video tapes and room full of books which needed to be moved before we could begin there. In the basement, we discovered that when it rained the basement flooded

because the Bilco door needed to be replaced. Meanwhile we rehabbed the first floor bathroom into a handicapped bath with new flooring and a toilet. We also installed a handicap ramp out front.

With most of the repairs completed we started on painting, starting with the upstairs so they could be re-rugged plus the stairs and then the entire downstairs and the basement.

We decided to replace the oil burner with a new gas one. This began the "oil tank Odyssey". The oil tank was an in-ground one and it took some work to find someone to take it out. The kitchen needed some extra care. The sink needed to be replaced as well as all the appliances. The outside back porch needed attention along with the garage door. All the outlets throughout the house were tested and replaced as needed. The roof had to be replaced and the garage had to be painted and the house and fence were power washed. The out building needed the doors repaired and debugged of ants and wasps. This work was all done by dedicated volunteers: Bob, Paul, Paul, Joe, Joe, and our lunch lady, Elaine. We all hope the family have many happy years living in this home."



Volunteers from this Home Partnership project pose with partner family in front of their newly repaired Home Partnership house at our Home Dedication ceremony.

Our continuing commitment to Monroe County

At Monroe County Habitat for Humanity, our work is rooted in the belief that everyone deserves a safe and stable place to call home. This year's recent Home Partnership project serves as just one example of how we continue to partner with families and volunteers to make that belief a reality. As we look ahead, we remain steadfast in our mission to **build strength, stability, and self-reliance through shelter**, and to serve the families of Monroe County with compassion and commitment.

Building more, together: support our tool room donation fund

The success of our recent Home Partnership project is a reminder of what can be achieved when our community comes together — but it also highlights the critical need for the right tools to get the job done. At Monroe County Habitat for Humanity, our tool room is the backbone of every repair and renovation project, ensuring that work can be completed safely, efficiently, and to the highest standard.

Right now, we are actively working on 30 homes across Monroe County, with over 100 additional families on our waitlist. To meet this growing need, we must renew and expand our tool room so our staff and volunteers have the resources required to continue transforming lives through safe and secure housing.

You can help make this possible. By contributing to our **Tool Room Donation Fund**, you are not just giving tools, you are giving families the foundation for strength, stability, and self-reliance. Together, we can make it happen. Please consider making a charitable donation today.



Partner family pose with Scott J. Fabian, Executive Director (left) and Suzanne Young-Mercer, President of the Board of Directors (right), on their newly installed handicap accessible ramp.



Learn more about our **Tool Room Donation Fund** at the QR code.



Visit habitatmc.com/services to learn more about the programs we offer for families in Monroe County.

A message from our president



Suzanne Young-Mercer,
President of the Monroe
County Habitat for
Humanity Board of
Directors

“Habitat is about
more than just
building houses
—it’s about
building hope,
strengthening
families, and
creating lasting
change in our
community.”

It is both an honor and a privilege to serve as the new President of the Monroe County Habitat for Humanity Board of Directors. I am deeply grateful to my fellow board members for their confidence in me, and I look forward to working alongside them, our staff, volunteers, and community partners to continue building a brighter future for families in Monroe County.

This past year has been a meaningful one for our organization. We recently celebrated the joy of handing over the keys to a new home for a family of seven. Helping them achieve the dream of first-time homeownership is exactly why Habitat’s mission is so important—because homeownership creates stability, builds stronger communities, and lays the foundation for generational wealth.

In addition to building homes, our Home Preservation Program continues to play a vital role in keeping families safe and secure in the homes they already own. By providing repairs and improvements, we help homeowners stay in place, protect their investment, and live with dignity.

We also marked a special milestone with the one-year anniversary of our ReStore. The ReStore has quickly become an important part of our mission—offering gently used furniture and household items to the public, while ensuring that every dollar raised stays right here in Monroe County to support our ongoing work.

As we look ahead, I am excited about the opportunities before us. Habitat is about more than just building houses—it’s about **building hope, strengthening families, and creating lasting change in our community**. Together, we can ensure that every family has a safe, affordable place to call home.

Thank you for your continued support of Monroe County Habitat for Humanity. With your partnership, we will keep building, preserving, and restoring homes—and with them, the futures of families across our county.

Warmly,

Suzanne Young-Mercer

President

Monroe County Habitat for Humanity Board of Directors

A message from our executive director



Scott J. Fabian,
Executive Director of
Monroe County Habitat
for Humanity

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“We can
accomplish more
together than
working in a silo.
Life is a team
sport.”

As the Executive Director of Monroe County Habitat for Humanity, I was happy to be named to the Board of Directors of Community Development of the Poconos.

Community Development of the Poconos is a recently launched non-profit to focus on housing creation and preservation in the Poconos.

The organization's objectives are:

- **Advocacy and Education** – Working with municipalities to incorporate zoning reform and infrastructure for housing into their ordinances and comprehensive plans.
- **Single-family homes** – Working with organizations such as the Redevelopment Authority and Habitat for Humanity to unlock additional funding for the home preservation and development work they do, plus back-filling roles or capabilities that they don't.
- **Multi-Family Homes** – Developing affordable small rental properties from duplexes to apartments under 35 units in cooperation with special services agencies (Domestic Violence Services, Disability programs) as well as general affordable rental housing.
- **Apartment Complexes** – Attracting larger developers with expertise in creating larger-scale affordable housing (40+ units) and navigating the complex financial requirements involved with funding to keep rents reasonable for seniors and working households.

This organization will help Monroe County Habitat for Humanity in its mission and as a team, we can accomplish more together than working in a silo. Life is a team sport.

Sincerely,

Scott J. Fabian
Executive Director
Monroe County Habitat for Humanity

Events in the community



28th Annual Golf Tournament: a successful day on the greens

On September 9th, Monroe County Habitat for Humanity hosted our 28th Annual Golf Tournament at the Great Bear Golf Club. The day brought together community members and supporters for a full schedule of fun — 18 holes of golf, raffles, prizes, trophies, and a celebratory dinner and awards ceremony to close out the night.

This year's tournament was made possible thanks to the incredible support of our community, with over 24 event sponsors and 17 registered teams taking part. Their enthusiasm and generosity made the event not only a success, but a celebration of the impact we can achieve together.

We extend our heartfelt thanks to every sponsor, golfer, and volunteer who helped make this year's tournament possible. We look forward to carrying this momentum into next year's tournament, and hope to see you on the green!

Online iconic heart-shaped tub raffle

This past August, Monroe County Habitat for Humanity held a unique raffle featuring an iconic piece of Pocono history — a heart-shaped tub from the "Honeymoon Capital of the World." Generously donated by Raj Investments, the tub once belonged to the legendary Pocono Palace resort.

The raffle drew great interest, with over 1,000 tickets sold to participants from across the United States. All proceeds directly support our mission of providing safe, affordable, and equitable housing in Monroe County. The winning ticket belonged to a local couple, who intend to repurpose the tub for their own use.

We're thrilled to announce that another heart-shaped tub will be raffled off this coming Valentine's Day! We also have a red heart-shaped tub exhibit at the Monroe County Habitat for Humanity ReStore to take your own photos with.



Monroe County Habitat for Humanity Board Vice President Dennis Mooney and team at our 28th Annual Golf Tournament.



Golfers lineup for a shotgun start at the Great Bear Golf Club



Iconic heart-shaped tub tourist attraction currently located at the Monroe County ReStore.



Upcoming events for Fall 2025

This upcoming Fall 2025 season has plenty of events in store for Monroe County Habitat for Humanity, especially near the Holiday Season! Be sure to follow us on Facebook to see any updates or event changes.



Events calendar for Fall 2025

October 2025

Oct. 4: Pickle Me Poconos Festival (Tabling Event) | 12 PM - 5 PM
Pocono Chamber of Commerce
Crystal Street, East Stroudsburg, PA 18301

Oct. 22: Boscov's Friends Helping Friends | 8 AM - 11 PM
Boscov's Stores
Donate \$5 to and receive a shopping pass that gives you 25% OFF, all day, at all Boscov's stores, available online or at the ReStore

November 2025

Nov. 1: Monroe County Habitat for Humanity Amaryllis Sale start - purchase and have delivered amaryllis bulbs in time for the Holiday Season, sale link will be posted on our website and Facebook.

Nov. 29: FREE Pictures with Santa at the ReStore | 10 AM - 12 PM

December 2025

Dec. 1: Annual Appeal start - help us bring in the New Year by raising funds for Monroe County Habitat for Humanity! All proceeds directly support our mission in Monroe County.

Dec. 6 & Dec. 13: FREE Pictures with Santa at the ReStore | 10 AM - 12 PM

January 2025

Jan. 1: New Year's Day, Annual Appeal end

upcoming events



See all upcoming Monroe County Habitat for Humanity events online at the QR Code or at habitatmc.com/events

Putting God's love into action: Faith Outreach Committee launches **Housing Families Grant**



Maggie Hartmann,
Chair of Faith Outreach
Committee

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**"Jesus calls us to
love our
neighbor, to feed
the hungry, and
to welcome the
stranger."**

Earlier this year, Monroe County Habitat for Humanity's Faith Outreach Committee united local congregations and people of faith with a shared goal: to extend Habitat's mission beyond hammers and nails. The committee quickly discerned a pressing need among neighbors who are transitioning from homelessness into permanent housing – families who, while finally receiving the keys to a safe place, often lack the essentials to make that space a true home.

Guided by the leadership of the Stroudsburg United Methodist Church, the committee created the **Housing Families Grant**, a program that provides household necessities through partnerships with area case managers. These small but essential items offer dignity, stability, and hope as families begin the next chapter of their lives. In recent years, state funds were allocated to other local agencies to provide this essential service, however, that funding is no longer coming to our County, making the Housing Families Grant a critical resource for our community.

This work reflects the heart of Habitat's mission: putting God's love into action. In scripture, Jesus calls us to love our neighbor, to feed the hungry, and to welcome the stranger (Matthew 25:35). Providing a warm bed, a stocked kitchen, and the simple tools of daily living is a tangible way to answer that call. The Housing Families Grant is more than charity – it is a shared act of faith, rooted in the belief that every person deserves not just shelter, but the chance to thrive.

Through the Faith Outreach Committee's leadership, Habitat's ministry continues to grow. Each grant given is a reminder that God's love is best shown through action: meeting practical needs, lifting burdens, and walking alongside families as they build strength, stability, and self-reliance.

Together, we are not only building homes – we are building hope, in the spirit of God's love.

Maggie Hartmann

Secretary/Chair of Faith Outreach
Monroe County Habitat for Humanity

Protecting your home: the importance of maintenance and planning



By Paul Suhrie, Board of Directors, Treasurer

There's more to owning a house and just paying the mortgage.

Maintenance is an ongoing project. Inevitably things will stop working or break or start leaking. Having an emergency fund for these so-called emergencies is highly recommended. With a good maintenance program, these surprises could be less significant.

Water intrusion is undoubtedly the biggest enemy of a house either from the sky, from the ground or from plumbing issues.

The roof is covered with shingles to protect everything under it. You should know the age of your shingles and plan on replacing them near to the manufacturers' recommended life span, normally 20 or 30 years. An old shingle will get dry and brittle and can crack allowing moisture to soak in and potentially rot the sheathing and eventually the rafters. Roofs should also be equipped with rain gutters. This directs the water away from the foundation that potentially could seep back into the basement or crawlspace. Gutters without leaf guards will need to be cleaned out to keep the rainwater flowing down and away from the foundation.

Basements or crawl spaces are also an area of huge concern when it comes to water intrusion. Many are equipped with a sump pump which must be working in the event of a heavy rainstorm to pump the ground water away before it rises enough to flood this area. You must inspect it occasionally to make sure it is operating properly. A dehumidifier is highly recommended in a basement or crawlspace to keep humidity levels around 50%. High humidity levels can be a source of mold and actually rot wood over a period of time. A vapor barrier on the ground and insulation on the walls will help control the environment so a dehumidifier will work efficiently.

Leaking plumbing can also be a huge issue. When you see a stain on the drywall, don't just ignore it, do some investigating and fix the core problem before it becomes a bigger, more expensive repair. Dampness around the base of your water heater is a sure sign it's time to replace this appliance. These leaks left unchecked could potentially rot out floors, stud's and joists. I also recommend replacing the flexible waterlines, connecting toilets, faucets, and washing machines per the manufacturer's recommendations.

In addition to all of this, keeping things clean is important as it's easier to detect changes in the color of drywall and so on.

As a homeowner, you need to pay attention to changes in sounds of motors, dripping noise, and even rodent noises and address these issues before they become a major problem.



Volunteering with Habitat



Mike Baltz, Starfish award recipient Fall 2025

Starfish award: Mike Baltz

Monroe County Habitat for Humanity's Starfish Award - an award which recognizes volunteer excellence in the community - goes to Mike Baltz for Fall 2025! Mike has been a consistent volunteer with Monroe County Habitat for Humanity, often assisting on our various Home Preservation and Home Partnership projects in the field. We thank Mike for his continued service to the community of Monroe County! From Mike Baltz:

"I'm a big believer in people helping people, and Habitat is a great representation of that concept."

Why do I volunteer at Habitat for Humanity?

"In my life, I've been fortunate enough to have been taught how to do a great number of things, both in my personal life and in decades of working with my hands."

I'm a big believer in people helping people, and Habitat is a great representation of that concept.

I hope the homeowners we serve get as much out of our work as I do - I love seeing the improvements we can make to someone's home, and the knowledge that we've made someone's life at least a bit better."



Volunteer with us



Learn more about our volunteer opportunities at the QR code, or at habitatmc.com/volunteer



Recognizing dedication at the annual Volunteer Appreciation Dinner



On July 9th, Monroe County Habitat for Humanity gathered at the historic Shawnee Inn & Golf Resort to celebrate the heart of our organization — our volunteers. The evening was filled with delicious food, refreshing drinks, and lively music, creating a warm and festive atmosphere for all who attended.

The highlight of the night was recognizing those who went above and beyond in service. Special awards were presented to volunteers for their outstanding dedication and for reaching remarkable milestones in volunteer hours throughout 2025.

Events like this remind us how vital our volunteers are to our mission of creating safe, affordable, and equitable housing in Monroe County. We are grateful for every individual who gives their time, energy, and heart to Habitat — and we look forward to celebrating together again at next year's Volunteer Appreciation Dinner in July.

Distinguished volunteer award winners:

- Faith Partner of the Year Award - Stroudsburg Methodist Church
- Volunteer of the Month Award - Brian McGloin
- Corporate Donor of the Year Award - Raj Investments
- Community Partner of the Year Award - Shawnee Inn & Golf Resort



Distinguished volunteer award winners from the 2025 Volunteer Appreciation Dinner with Executive Director, Scott J. Fabian (pictured middle). From left to right: Pastor Margie Good, Stroudsburg United Methodist Church; Brian McGloin, Volunteer of the Year; Scott Fabian, Executive Director; Soham Shah, Raj Investments; Rob Howell, Shawnee General Manager



The Monroe County ReStore



ReStore Calendar Fall 2025

October 2025

Oct. 4: Learn to Juggle at the ReStore, 10 AM - 12 PM, completely free and open to all

Oct. 14 - Oct. 19: Bath SALE - 30% OFF all bath products

Oct. 23: Thrifty Thursday - 30% OFF storewide, with exclusions

Oct. 27 - Nov. 1: BOO BUCKET Raffle - win a GreenSheen 5-gallon paint bucket of any color! - purchase tickets at the ReStore or enter by spending \$50 or more in-store.

November 2025

Nov. 4: Voter's Discount - 25% OFF, bring "I voted" sticker

Nov. 11: Veteran's Day SALE - 50% OFF all Military (must show ID)

Nov. 20: Thrifty Thursday - 30% OFF storewide, with exclusions

Nov. 28: Black Friday SALE - 40% OFF storewide, one day sale, with exclusions

Nov. 29: Pictures with Santa at the ReStore, 10 AM - 12 PM

December 2025

Dec. 6: Pictures with Santa at the ReStore, 10 AM - 12 PM

Dec. 13: Pictures with Santa at the ReStore, 10 AM - 12 PM

December Sale Dates TBD

January 2025

January Sale Dates TBD



Follow us on **Facebook** to get the latest ReStore sales & news!