



Building on the Rock

RESTORING LIVES - ONE HOME AT A TIME

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5,000 work hours on 5 projects in 1 week!

The mission of Good Neighbors Inc. is to make homes warmer, safer, drier and healthier for qualified homeowners as an expression of our faith in Christ.

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WHEN A HOUSE BECOMES A HOME

by Darcie Ward

It started as a temporary solution. Diane and Richie Stansberry, along with their three young children, would move in with his dad to help take care of the house, share the bills and save a little money to purchase a home of their own. The house was in need of some work but they planned to work through it together.

But life often doesn't take heed to our plans and a short time after moving in Richie became seriously ill. The family struggled to pay bills and make the mortgage payments while he struggled through chemo treatments and into remission. Over the next several years both Richie and Diane worked hard to catch up on medical bills and raise their children but when Richie's dad suddenly passed away they had to scramble to get financing so they could keep the house. There was little left to make home repairs or even stay current on the maintenance. However, they continued to dream of what this little house could become.

Over the next few years Richie's health continued to improve until in 2003 a small spot was detected on his lung. Again they returned to the challenge of treatments and surgeries and never ending medical bills. And then in the fall of 2009, Richie succumbed to the multiple illnesses that attacked his body. It was now left to Diane to care for the house that had become home to her, her children and grandchildren.

One of the most severe repair issues for the home was the heating system. Diane's regular service technician, after applying several 'band-aids' to her furnace, suggested that she call Good Neighbors. It took her some time to reach out to them but once she



did Jay matched her up with our partner contractors at DelFera Heating and Air Conditioning to install a new heater, Michael Swift to clean out and install a liner for the chimney and JC Restorations to install new windows to keep all of that wonderful new heat in the house instead of escaping to the outside. Diane admits that there are still other projects to be completed, but the help of Good Neighbors has given her the hope and confidence needed to stay in her home. She continues to work towards making this house the home of her and Richie's dreams.

Diane is a remarkably faithful person. She shares how throughout his last bout of illness, she was constantly aware of God's presence in her life and in every detail of her relationship with Richie. She will tell you that knowing God was with her, watching over her gave the comfort and strength needed to persevere through all of those trials. She continues to see God working in

From the Director's Desk

Changes & Challenges Repairing Homes, Restoring Lives & Revitalizing Boards!

Those of you who have been following Good Neighbors lately have witnessed a host of changes in numerous aspects of the ministry: technology, consultants, funding cuts, an aging van, and senior level retirements, to name just a few. Yet, we still sense that God is really blessing our efforts – and guiding us through these difficult changes and challenges.

In the field, we continue to focus on “home changes” which are the easy to identify and quantify as we hammer decks, shingle roofs and paint walls for local under-privileged homeowners. The resulting changes are clear and tangible, with obvious and significant benefits to the community. Along the way we also seek to facilitate “heart changes” which are typically less obvious and more nuanced. Heart changes come slowly, but when they occur, they’re often powerful and restorative. Pounding nails can be satisfying; but finding ways to touch lives and restore hope – that’s truly rewarding! Our continuing aim is to do both.

If you attended our fall Banquet this year, I trust you gained an appreciation for some of Good Neighbors’ more recent challenges and successes. More importantly, I hope you gained an appreciation for the heartfelt thanks we received as some of our homeowners (Diane Stansberry and Cindy & Crystal Jester) shared how God used GN to bless them – not only with significant home repairs, but also with a renewed sense of hope. Their expressions of deep gratitude are not intended for just our employees or volunteer laborers. Rather, the gratitude extends to every Good Neighbors prayer partner, community ambassador and financial supporter! You know who you are; and each of you plays a critical role in helping GN meet our challenges. So please allow me to echo our homeowners’ gratitude and add my heartfelt thanks for your partnership with GN. Together we’re making a real difference... in homes and in hearts!

A recent challenge for Good Neighbors has been succession planning for two senior level Board members. To keep the ministry of GN vibrant and growing requires not only a steady supply of funds and volunteers, but fresh ideas and strong leadership. That means periodically revitalizing our Board of Directors. Thankfully, God has seen fit to enable us to do just that! We are delighted to welcome two new additions to the GN Board: Robalee Deike and Bob Johnson. Both have recently retired following decades-long DuPont careers; both have abundant technical and leadership skills; and both have a passion for serving our community as an expression of their faith in Jesus Christ.



Robalee (“Robbie”) brings a wealth of board experience to Good Neighbors, having served over four years on the board of the YWCA. Already she is taking on a critical leadership role as Chair of our Fund Development Committee.

Bob Johnson has been a longtime supporter of GN having served as Administrative Coordinator for our annual summer work camp every year since 1998. In addition, Bob now serves as our Treasure, stepping into this vital role as Danny Wigley retires. We are truly blessed to have Robbie and Bob serving as new board directors! Please welcome them warmly when you next meet.



The Nitty Gritty

1st Half 2011 Review

2011 is off to a good start. We have served 35 families and 10 are new to us. We are gearing up for our largest Youth Work Camp week with 55 teens from 7 area churches signed up. We have had to do more work with our subcontractors due to nature of much of the work but are still being blessed that our income is more than keeping up with expenses. We continue to seek new funding sources, build our volunteer base and increase awareness of the ministry to those who have need for our services. Please keep those who need our services in your prayers. Share our news with others - someone you least expect may be blessed!

Statistics for 2011 (YTD)

Total Families Served	35
New Families	10
Regular volunteer hours	1,507
Admin. volunteer hours	300
Total \$ spent all activities	\$78,705
Total \$ income all sources	\$60,785



A Member Agency of
the United Way of
Southern Chester County



Thankful for the changes and challenges
God kee

Rob Ellis, Executive Director

Good Neighbors Receives Philadelphia Foundation Grant

It's rare for a nonprofit to be awarded 100% of a grant request, but that's exactly what happened on August 16, 2011 when R. Andrew Swinney, President of The Philadelphia Foundation announced the \$23,000 award to Good Neighbors. The grant, supplied by the Milton Apfelbaum & Walter E. Hering funds of The Philadelphia Foundation, is earmarked for improving GN's organizational effectiveness. "This is a pivotal period for Good Neighbors as our founder and several key leader retire..." said Executive Director, Rob Ellis. "This grant enables us to work with expert consultants to wisely navigate our path forward amid some major challenges."

Good Neighbors will use this award to chart their course in three key areas of organization effectiveness: Succession Planning, Board Development and Fund Raising. "The overarching goal," said Board Member and Grants Coordinator Bob Whitlock, "is to manage the ministry wisely, so we can continue to grow and serve more under-privileged homeowners in southern Chester County. Above all, we desire for all we do to be God-honoring as we labor in His vineyard."

We look forward with great anticipation to working with our expert consultants over the next year, rejoicing in the way our great God continues to shower blessings on Good Neighbors.

BOARD OF DIRECTORS

R.J. Scaggs, President
Jim West, Vice President
Robert Whitlock, Secretary
Robert W. Johnson, Treasurer
Carl Sorzano
Bruce Thorngate
Fred Bruns
Robalee Deike
Rob Ellis, Executive Director
John J. Malthaner, Operations Director
Douglas Stirling, Chaplain

GOOD NEIGHBORS STAFF

Rob Ellis Executive Director
John J. Malthaner, Operations Director
Sara Ward, Office Administration
Robert Whitlock, Grant Administration

Contact Us:

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2011 ANNUAL BANQUET

Good Neighbors held its Eighth Annual Banquet & Silent Auction on September 22, 2010 in the beautiful ballroom of the Mendenhall Inn. This event serves as both a fundraiser and celebration of the accomplishments of Good Neighbors in eliminating substandard housing throughout Southern Chester County. Over 180 friends of the ministry gathered for a delicious meal and short program.

Speakers included R.J. Scaggs as Master of Ceremonies and Jay Malthaner, Good Neighbors founder who recently retired as Executive Director after 19 years of selfless service. Rob Ellis, our new Executive Director then took the stage to present the status of the ministry, highlighting the tremendous efficiency of this ministry in converting funding into home restoration accomplishments. Rob then interviewed two homeowner clients: Diane Stansberry & Cindy Jester (who was accompanied by her special-needs daughter, Crystal). With deep emotion, both homeowners described how the efforts of Good Neighbors volunteers resulted in mi-

raculous, life-changing transformations of both their homes and their outlook on their future.

Jim West, Vice-Chairman of the Good Neighbors' Board, closed the evening with a heart-felt stewardship appeal, emphasizing how tangible this ministry can be as we can impact those we serve financially, physically, socially and spiritually.

Prior to the dinner, attendees enjoyed an expansive silent auction that included a large collection of items of unprecedented quality. In total, this year's net proceeds exceeded \$30,000. Good Neighbors is grateful to its community of supporters for their willingness to gather each year for this joyous occasion.



GOOD NEIGHBORS OFFERS BUDGET COACHING

Do you know someone who might benefit from learning how to develop and live on a reasonable balanced budget? Good Neighbors is now offering budget coaching in addition to their home repair ministry. Don Aldrich has recently assumed the role of Applications Coordinator for Good Neighbors. In this role, Don meets with homeowners who are seeking help with repairs to their homes to assist them in completing the necessary application forms.



Don Aldrich

Don is a trained Money Map Coach with Crown Financial Ministries, and applies the training he has received through Crown to offer each applicant the opportunity to meet with him to develop a balanced budget and learn how to live within that budget. Crown's approach is based solely on God's wisdom as revealed in the Bible and thus is a natural extension of Good Neighbors Ministry. If you know someone who would like help in setting up and living on a balanced spending plan, even if they do not need home repair, please contact Don through the Good Neighbors office: 610-444-1860

Meet Our New Field Project Managers!

Both Tom MacAulay (left) and Phil Smith (right) have been faithful Good Neighbors volunteers for nearly 10 years. These men are highly skilled contractors as well as caring Christians. Each enjoys the physical ministry of home repair, yet each also has great sensitivity for working directly with homeowners. It's heartwarming to see these gentlemen live out their faith as they consistently put others first. We are grateful and delighted to have Tom and Phil stepping into their new roles and enabling GN to serve even more low-income homeowners in southern Chester County, PA.

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*When a House Becomes a Home
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her life through the ministry of Good Neighbors. One of her most precious impressions of the help given by Good Neighbors was the example of the contractors working on her home. Not only was it a joy to witness how they worked together, but they also ministered to her, always treating her with gentleness and respect, empowering her to be able to move forward after her loss.

Although it took Diane some time to make the phone call to Good Neighbors, her angels in disguise, she now says that the best advice she can give to others is 'don't be afraid to ask'. She knows that whenever we can, Good Neighbors will help homeowners to make their homes warmer, safer and drier wherever there is a need.



Good Neighbors Summer Work Camp

Over the years, the Good Neighbors Summer Work Camp has earned quite a reputation! This past July 57 youth volunteers and 98 adult volunteers endured 102-degree temperatures to tackle 5 simultaneous home repair projects in southern Chester County. Each year during camp week, our youth really bond with homeowners as they learn to serve the less fortunate right in our back yard. They also learn practical home repair skills from our adult volunteer/mentors. During this one week in July 2011, GN donated over 5,000 hours toward "Restoring Lives, One Home at a Time". Thanks to all who made Camp 2011 another remarkable GN success!