



Neighbor in Need

# 2024

ANNUAL REPORT



# From our Founder



Hi Neighbors,

It's time for the Neighbor in Need Annual report.

It's pretty simple to summarize this year: All records broken. What a year!

Thank you to all of the people, families, contractors, big hearted neighbors, and our elected officials, for making this the best year ever in what we were able to spend back in our communities.

In 2023 we spent \$270,000 and this year we beat that number by \$65,000, spending **\$335,000**. We don't talk enough about it but we get great deals from many of our contractors and that multiplies how far your money goes.

**We realized this year that Neighbor in Need has spent more than \$1,000,000 in just East Lake, Kirkwood, Parkview and Edgewood, since January 2020.**

Don't forget we also have chapters providing service in East Atlanta Village, Reynoldstown and Westview.

And soon, we will launch our "How to Build Your Own Neighbor in Need" teaching effort and try to recruit new communities who want to; "Change the World on Your Street!". When it comes time, we will need you all to spread the word!

Please look out for your elderly neighbors and refer them to us if we can help. It's a real blessing to step in to help and in return, get to know some amazing people.

Sometimes just a little help and attention can make all the difference in their lives.

With love and gratitude,

A handwritten signature in black ink that reads "K Caldwell, Pres." The signature is written in a cursive, flowing style.

Kyle Caldwell,  
Founder | Neighbor in Need, Inc.



# Your Impact

# \$335K

2024 TOTAL SPEND

## 5



HVAC REPAIRS/REPLACEMENTS

## 9



PLUMBING REPAIRS

## 3



ELECTRICAL REPAIRS/UPGRADES

## 7



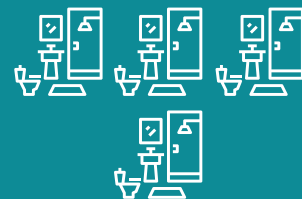
KITCHEN REHABS

## 5



ROOF REPAIRS/REPLACEMENTS

## 4



BATHROOM REHABS

## 8



EXTERIOR CARPENTRY & REPAIRS

## 2

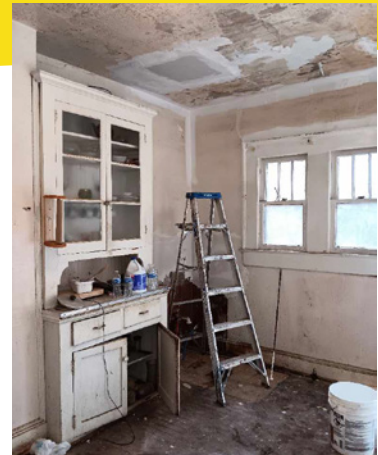
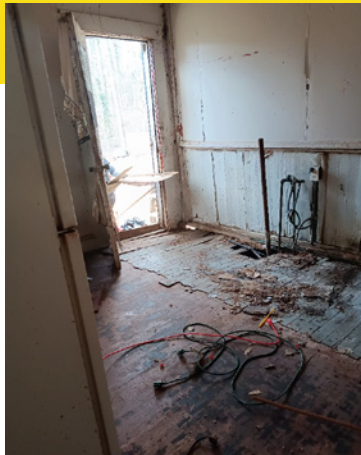


TREE TRIMMING

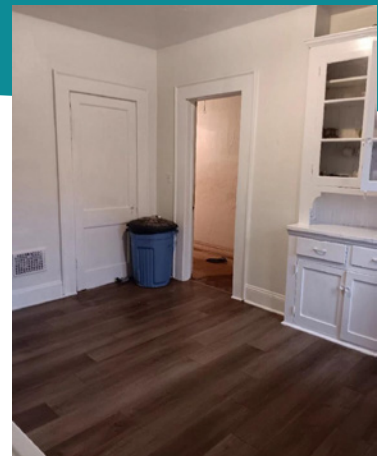
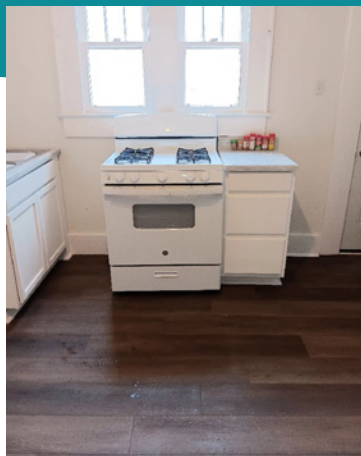
# Impact Story

**Mr. Charles** is a blind, senior neighbor here in Kirkwood. His amazing neighbors on Warren St NE are always looking out for him. They called us to let us know that his kitchen and floors in his home were in such disrepair that he was having to deal with critters coming in from the outside on a regular basis. We weren't having that, so we sent Armando with A.H. Roofing & Construction to close up any access to the house and replace the floors, repair walls, and add a new door to Mr. Charles kitchen. When we pulled up Mr. Charles' floor, we found that his old cast iron water lines were leaking and so we completely replaced all of the lines. We also found that Mr. Charles' range wasn't in working condition, so we ran out and bought him a new one!

## BEFORE



## AFTER



From Sinking to Gleaming



Ms. Bowman - Warren



Ms. Malone - Sisson



Ms. Nelms - South Howard



Save the **DATE** for our annual fundraisers!

# Gala in the Garden 2025

Saturday, June 7th, 7pm  
East Lake Community Garden

# COTTAGE GROOVE

Saturday, November 1st



**KIRKWOOD SPRING FLING**  
MAY 17, 2025 • 12-8 PM • BESSIE BRANHAM PARK



**KIRKWOOD WINE STROLL**

September 19th 7-10pm



# Our Repair Partners

Our repair partners provide quality, life changing repairs while also offering discounts that allow your dollars to go farther.



# VOLUNTEERS MAKE IT ALL HAPPEN!

Neighbor in Need is 100% Volunteer run. The money we raise goes directly to making critical repairs.

This year we would like to recognize and thank a handful of long term volunteers that help make Neighbor in Need what it is.

Maureen Freehill-Demarest runs our food delivery program, provides partnership from the Women's Affordable Housing Network and assists with events.

Margie Tullos runs our senior call program maintaining the list of volunteer callers and matching them with our senior neighbors. She also notifies our project managers of seniors' needs.

Ben Lehrer has run our trivia fundraisers, helps to organize our fundraisers and volunteers during events.



Gail Harding spends time preparing special cocktails for our Gala and always steps up to bartend and volunteer at all of our events.

We also want to thank the dozens of other volunteers that call our seniors and sign up to volunteer for events.

## OUR BOARD

Kyle Caldwell

Fletcher Cody

Sonora Cost

Mandy Dyxin

Jeremy Hudgeons

Tracy Lehrer

Henrietta Spearman

Brittany Molinaro

Rob Osbon

Cami Reynolds

Valencia Hudson,  
EMERITUS BOARD MEMBER



# THANK YOU FUNDRAISING PARTNERS!



East Lake Neighbors Development Corp



Doug & Wendy Loux



Ted Bradford, Realtor  
GENE KANSAS  
COMMERCIAL \* REAL ESTATE



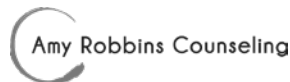
Primary Care Chiropractic  
Dr. Richard Morton, D.C.



WIZARD OF ADS



Decatur Pro Auto Repair



Chuck & Emilie Bryant



# LET'S GROW NEIGHBOR IN NEED

The need for our work continues to grow throughout the metro Atlanta area. If you know a leader in a community that wants to start their own program, please refer them to [neighborinneed.org](http://neighborinneed.org) to download the [New Chapter Guide](#). We can help them establish their own chapter and get them started with a grant!

Email [kyle@neighborinneed.org](mailto:kyle@neighborinneed.org) to get started on your own Neighbor in Need Chapter!



NEIGHBOR IN NEED WESTVIEW

## Introduction

Welcome to the Neighbor in Need Program Guide.

This document is designed to help you establish a program in your community to assist seniors in maintaining their homes and aging in place with dignity. It outlines the steps, resources, and strategies needed to replicate the success of Neighbor in Need in your neighborhood.

If you need assistance getting started, you can reach out to Kyle Caldwell, President of Neighbor in Need, Inc., at [kyle@neighborinneed.org](mailto:kyle@neighborinneed.org).

You do not need to affiliate with Neighbor in Need to make this work in your community. However, we do offer a certification program. Upon completion, we'll assign an ambassador to guide you through the certification process. Additionally, Neighbor in Need, Inc., will provide a one-time \$5,000 matching gift to help you kickstart your fundraising efforts. We expect to fund 3-5 new communities each year.

### Step 1: Understand Your Mission

Every neighborhood is unique, and your organization will reflect that uniqueness. While this guide provides helpful suggestions, your program should be designed to best suit the needs of your community.

Goal: Provide low-income senior homeowners with free home repairs, enabling them to live safely and comfortably in their homes.

#### 1. Identify Your Need

### Key Roles to Fill First:

- **Vice President:** Assists the president, oversees key initiatives, and ensures smooth operation.
- **Fundraiser:** Focuses on securing financial resources through events, sponsorships, and campaigns.
- **Community Liaison:** Builds relationships with local organizations, leaders, and residents to promote the program.
- **Bookkeeper:** Manages financial records, budgets, and ensures fiscal responsibility.
- **Operations Manager:** Oversees program activities and logistics.

### Partner Contractors

Local contractors play a vital role in making this program successful. Partner with reputable contractors for HVAC, plumbing, and electrical work. While you may initially receive some pro bono assistance, this resource can be quickly exhausted. Paying for the work means you get full warranties and guarantees.

### To sustain the program:

- Establish mutually beneficial relationships with contractors. Request discounts (typically 20%–40% off) and publicly recognize their contributions.
- Use social media and community events to promote these contractors, encouraging neighbors to support businesses that give back.

### Action Plan:

1. Recruit volunteers and stakeholders from your community.
2. Form a Board of Advisors to provide oversight and strategic direction.
3. Partner with local contractors willing to donate time or work at reduced rates.

### Step 3: Secure Your Funding

In the early stages, budgeting may be challenging. Focus on three main areas: home repairs, community outreach and fundraising, and operations.

### Tips for Budgeting:

- Avoid taking on projects beyond your financial capacity. For example, don't commit to a \$20,000 repair if you only have \$5,000 available.
- Allocate approximately 80% of your funds to home repairs and 20% to outreach, fundraising, and operations.

### Sources of Funding:

1. Local, State, and Municipal Grants: Research available grants for community services.
2. Corporate Sponsorship: Approach local businesses for financial support or partnerships.





Edgewood

Kirkwood

East Lake



[neighborinneed.org](http://neighborinneed.org)