



# Roots & Rise:

*The Pepine Gives Newsletter*

Like a tree, Pepine Gives is both **rooted and reaching**. Our roots run deep into the heart of our community—grounded in compassion, connection, and the belief that it truly takes a village. And from those roots, we rise—branching upward to help families, seniors, and veterans find strength, stability, and hope.

We are **deepening our roots in the community**—strengthening connections, building trust, and investing in the long-term health of families, seniors, and veterans. And at the same time, we are **helping people rise**—providing stable housing, hope, and opportunities that lift lives for generations.

This theme flows from our belief that **it takes a village**. Just as communities in days past gathered to build homes, share meals, and lift one another up, we are reclaiming that spirit today. Together, with you, we are rooted in service and rising in impact.

🌟 **Thank you for being part of our roots—and part of our rise.**

-Editor



September 2025 Issue 1



# Pepine Gives

**Building Communities Where Everyone Can...  
*THRIVE-Not Just Survive***

We are supporting working families, seniors, and veterans across Central North Florida by addressing housing insecurity and expanding access to opportunities, creating equitable communities built for lasting stability and growth.

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# Our Third Home Build: The Tensley Home



We are thrilled to announce that we are officially into our **3rd home build** as part of the **Ten Homes in Ten Years** initiative!

Thank you to all our sponsors, silent auction donors, event patrons (2025 Pickleball Open & the upcoming 2025 Charity Golf Scramble), outreach partners, and private funders. Your generosity reminds us that it truly **"Takes a Village."** We would not be where we are today without each of you. Together, this is more than support—This is a **COLLECTIVE WIN** that creates lasting impact for generations to come. Thank YOU!



**The Tensley Family's Story**—For Octavia Tensley, home is the heart of her family. A proud mother, grandmother, and caregiver, she is now one step closer to her dream of a forever home through **Pepine Gives & Alachua Habitat for Humanity**. When asked what homeownership means, Octavia chose three words: **joy, peace, and love**—the values she's building into her new home.

 **Habitat Builds the House. Pepine Gives Makes It a Home.**

Join us in supporting Octavia and families like hers:

- 👉 **Sponsor a Brick** (\$100 personal / \$5,000 corporate) ([Home | Pepine Gives](#))
- 👉 Play in our **Charity Golf Scramble, Dec 8** ([Charitable Events | Pepine Gives](#))
- 👉 Volunteer with our **Village Circle Advisory Group** ([The Village Circle – Advisory Group | Pepine Gives](#))
- 👉 Sign up for a **Pepine Build Day** (perfect for teams!) ([Home | Pepine Gives](#))

*At Pepine Gives, there are many ways to "Come to the Table"—and every seat makes a difference.*



## **The Movement:** Ten Homes in Ten Years-How is it Going?



**We are building**

**Communities where...** *Everyone Can Thrive—Not Just Survive*

Housing is more than walls and a roof—it's the **foundation for opportunity, stability, and growth.** Through our ongoing partnership with **Alachua Habitat for Humanity**, Pepine Gives is committed to addressing housing insecurity across Central North Florida by building homes for working families, seniors, and veterans. But our vision doesn't stop at building houses. **It's about ensuring that families don't just survive—but truly thrive.**

### **Our Vision of Transformation-**

This bold initiative began with the vision of our courageous founder, **Betsy Pepine**, who recognized that thriving requires MORE than a home. It requires COMMUNITY, STABILITY, and OPPORTUNITY. To bring this vision to life, Pepine Gives launched **ThePATH Program—Prosperity Attained Through Healthy Housing.**

**HABITAT BUILDS THE HOUSE, PEPINE GIVES MAKES IT A HOME.**





# THE PATH PROGRAM

Prosperity Achieved Ithrough healthy Housing

Removing Barriers for ALICE Households in North Central Florida



**The PATH Program:** The PATH Program is an **18-month, trackable journey** that every family we “adopt” begins **before the first brick of their home is ever laid**. This program surrounds each family with resources to ensure their long-term success and generational prosperity.

The PATH journey includes two key phases:

- **Family Leadership Program (FLP)** – Months 1–8: Basic essentials for moving into a home; leadership workshops; financial literacy & wellness support; continuing education opportunities.
- **Pepine Home Ownership Program (PHP)** – Months 9–18: Job readiness; trade & college assistance; mentorship & coaching; nutrition, health, and medical wellness resources; ongoing support for emotional, intellectual, and spiritual growth.

With a total investment of **\$100,000 per family**, we are not only building a home, but laying the groundwork for **lasting generational success**. **Our Collective Commitment**—We are deeply grateful to our Board of Directors for working on this innovative program, and to Betsy Pepine for her vision to make **THRIVING** a reality. It truly “**Takes a Village**” to bring these resources to life—and we Invite YOU to be part of that village.

Join us in our NEW “**Village Circle Advisory Group**”, launched in August, where community leaders and changemakers come together to share ideas, resources, and action to bring **PATH Homes** to life. ([The Village Circle – Advisory Group | Pepine Gives](#)) Starting in early 2026, Pepine Gives will host **Lunch & Learn Workshops** to educate and engage the community about **PATH** and our **Ten Homes in Ten Years Initiative**. Together, we’re creating equitable communities built for **lasting stability and growth**. And every dollar given goes directly to making PATH homes possible.

✦ Every \$1.00 makes a difference. Every home tells a story. And every story begins with YOU.



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# Bricks of Legacy Campaign

## Building the PATH with YOU!

✦ Dear Legacy Leader,

We invite you to JOIN US on a **quest to do something MORE**. This is your chance to leave your mark, to use your business as a ministry, and to stand with Pepine Gives in ensuring that more of our neighbors—our children, our veterans, our elderly—find themselves in secure, stable homes.

Let us declare together:

*“Not on my watch will children, grandparents, or veterans go without what we take for granted—a home.”*

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### Why It Matters-

At a time when our world is filled with heartache, we can remind people that the American Dream still flourishes. That is why we are building THE PATH (Prosperity Attained Through Healthy Housing)—and we want YOU to be part of it.

A \$5,000 Corporate Legacy Brick doesn't just change one life—it changes generations. Imagine a child dancing down their family's brick path, reading the names of those who made their home possible. One day, we will all be gone, but our legacy—and our belief in others—will remain.

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### A Story of Why Legacy Matters-

My great-great-great grandfather, Michael Groh, a contemporary of John D. Rockefeller, built businesses, ships, and quarries. But what lasts today is not his wealth—it's the church he built and the stained-glass window my grandmother gave in his honor. Over 100 years later, that church still baptizes, marries, educates, and comforts thousands. His greatest legacy wasn't his fortune—it was what he built for others.

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### Your Invitation-

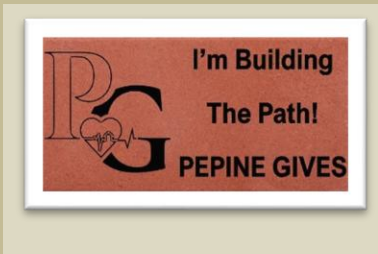
We, too, have that choice today. To build what truly matters.

We invite you to step into this movement and become a Legacy Builder. Contact [www.pepinegives](http://www.pepinegives) for more information of how to order your **LEGACY BRICK TODAY!**

 **Your brick. Your name. Your legacy.**  
**Let's BUILD SOMETHING GREAT TOGETHER.**

### ✦ Legacy Brick Quick Facts

- 💰 \$5,000 Corporate Legacy Brick
- 📸 Recognition with photos + media coverage
- 🧱 Permanent placement in a family's home path
- 👨‍👩‍👧 Supports families like Octavia and her grandchildren
- 📄 End-of-year tax-deductible benefit
- 🌱 Builds a lasting legacy for generations



## Your Legacy Starts Here: Brick Information & Ordering...*Build the PATH.*


*Leave Your Mark.*

Pepine Gives invites you to be part of something lasting through our Bricks of Legacy initiative. Each engraved brick is more than just a donation—it's a story, a memory, a legacy. Together, we're building homes, hope, and a stronger community for the Greater Gainesville Area.


Your brick will be displayed in person at the **3rd Pepine Home Build with Alachua Habitat for Humanity** and also featured on our virtual donor wall, so your impact is celebrated forever.


### Individual/ Family Bricks & Corporate Legacy Sponsorship – \$5,000+

Brick Size	Cost	Details
4" x 8"	\$100	Custom engraving with your name, dedication, or message
8" x 8"	\$1,000	Engraving + optional clip art or logo
12" x 12" Corporate Legacy Brick	\$5,000	Premium engraving with logo (gold highlight option available)


 **Dedicate your brick "In honor of..." or "In memory of..." someone you love. (Includes your engraved brick plus extensive recognition)**


- ✓ Featured on Pepine Gives & Pepine Realty websites & Recognition on the online Bricks of Legacy Donor Wall
- ✓ Social Media Spotlight (4 dedicated posts, 6.3K+ reach) & Feature in Pepine Realty Weekly Newsletter (50K+ reach)
- ✓ One foursome in the Charity Golf Scramble (for \$1000 or \$5000 Brick) & Full-page ad at the Scramble
- ✓ Logo placement on swag bags, auction site, awards area & On-site presence: banner, booth, vehicle display (\$1000 & \$5000 Bricks)
- ✓ Recognition in press releases, radio & TV commercials & Verbal acknowledgment at events
- ✓ Holiday Party invites, Sales Meeting spotlight, Lobby banner & Certificate of 2025 Charity Sponsorship

 **Community Engagement**-Placement on donor & campaign websites; Local media coverage: press, newspaper, radio, TV; Business partnership opportunities; Social media highlights with your brick featured

 **Event Experience-Legacy Wall Display:** Foam-core bricks revealed live during events; **Dedication Cards:** write a name or message on-the-spot

How to Order Your Legacy Brick- Be part of the Bricks of Legacy initiative today!

 Call Pepine Gives at 352-554-7343

 Or visit [www.pepinegives.com](http://www.pepinegives.com)

**(Engraved Legacy Brick Video Link:** blob:https://outlook.office.com/d04f34ce-b097-47e3-b11e-d10431100299)



## Kicking Off Our Building Season 2025 Was a Blast!

This summer, we celebrated community, impact, and incredible moments as we launched the 2025 building season! From home builds to volunteer events and fundraisers, our team, partners, and supporters came together to make a real difference.

Here's a look back at the highlights that made this season unforgettable—smiles, teamwork, and memories that will last a lifetime! ✨ *Join us this year—volunteer, sponsor, or get involved and help us continue building hope and homes in Central North Florida!*

### The Pepine Gives, 3<sup>rd</sup> Annual Greater Gainesville Pickleball OPEN & Silent Auction

**-Brought to Gainesville by Comfort Keepers!**

What a wonderful time we had with vendors, sponsors & players who came out to support Kicking—off our 2025 Building Season! **Gainesville Mayor Harvey Ward**, joined **Dr. Teresa Beachy of the Center for Nonprofit Excellence**, dedicated the morning on Saturday as we embarked on a 2-day quest to launch Octavia Tensley's Home build with **Alachua habitat for Humanity**. **Interim Executive Director Kristine Thompson** and Volunteer Coordinators accompanied Octavia and her Granddaughter to the event, providing their wonderful videographer to capture the day. We **thank Trinity United Methodist Church for our Saturday venue** and **300 Club for hosting our Sunday games!**





## Spring & Summer Photo Gallery-

Our **Summer Lunch & Learn** had an Italian theme and was catered by Piesanos to delight our staff and visiting community members! We thank **Joanne Eddy from First Federal Bank** for presenting, **Lesley Banis from the Center for Nonprofit Excellence** who spoke of wealth in the Gainesville community and community indicators on issues around housing and poverty, and **David Hew from Piesanos** for sharing about their work in the community. All eagerly enhanced our message of **'It Takes a Village'** to make the greatest IMPACT in our communities.



The **1<sup>st</sup> Come To The Table Executive Networking Night** was a HUGE success with over 35 companies stopping by the Pepine Realty office to hear **Brandon West, Founder of PHOS** address the topic of Business as Ministry and challenge the crowd on what Legacy they are leaving. **Comfort Keepers, Butler Plaza, Brightway Insurance** and Piesanos were among the featured companies and SWAG bags were filled with goodies from **Dr. Laura of Momentum Rehab & Chiropractic, City Lifestyle Magazine, PHOS, Comfort Keepers, First Federal, & Visit Gainesville. WE THANK ESCAPOLOGY for 2 outstanding Gift certificates for our Raffle and the offer to host our NeXT COME TO THE TABLE NIGHT on October 14, 2025. Join Us at this NEXT COMMUNITY GATHERING!**

[Come to the Table – Executive Networking Nights | Pepine Gives](#)





# ★ Pepine Gives ★ Charity Golf Scramble

Brought to you by  **Comfort Keepers.**

Tee Off at Golden Ocala  
Golf & Equestrian Club

Introducing Our 2025  
Title Sponsor



Comfort Keepers is the leading provider of in-home care, offering customized services to meet the unique needs of your loved ones. We help seniors and other adults who need assistance to live and thrive in the home environment they love.



## Tee Off at Golden Ocala Golf & Equestrian Club-

Ocala's most sought-after golf event is back — and **Comfort Keepers** is proud to bring you this premier 5-star tournament. This is **our #1 fundraiser of the year**, supporting families across Central North Florida through Pepine Gives.

### Why You Can't Miss It:

#### ☀️ Exclusive Sponsorships & Brand Alignment

From Title Sponsor to Hole Sponsor, position your business in front of top professionals

#### ☀️ Player Packages for All Levels

Join as a solo golfer, twosome, foursome, or corporate team.

#### ☀️ Catered Lunch & Networking 🍽️

Relax after your round with a beautiful catered lunch and community connections.

#### ☀️ Elite Networking 📁

Mingle with leaders, clients, and changemakers in an unforgettable setting **Sponsorship Opportunities-**

Play on the best course around and raise money for a good cause while doing it!

**Volunteers & talents:** bring your energy, skills, and heart—everyone is welcome at the table!

## 🎯 EARLY BIRD PRICING - Ends September 30th

### Current Prices (Early Bird)

- Solo Player: **\$250** (Save \$50)
- Twosome / Duo: **\$425** (Save \$125)
- Foursome: **\$800** (Save \$200)
- Corporate Foursome: **\$1,300** (No change)

### After September 30

- Solo Player: \$300
- Twosome / Duo: \$550
- Foursome: \$1,000
- Corporate Foursome: \$1,300

Don't wait — secure your spot today and enjoy the best rates of the year!

Register Now:



## Together, We Light the Way-

We are passionate about funding our next home and celebrating our supporters at the end of the year! Our goal is to bring the Central North Florida community together in a movement of collaboration—it takes a vision, and it truly **“Takes a Village.”**

We extend an invitation to all as we tell the love story we have been so blessed to live—the story of providing shelter for our neighbors. We offer our time, talent, and resources to show the **PATH** forward, because we know what it feels like to face hard times. We remember the mercy once given to us, kindness from strangers we could never repay, and now we choose to pay it forward.

We recognize the incredible worth of the people we walk alongside and choose to see them fully—helping carry their burdens. It has been said: *“If you help build someone else’s home, when the time comes, your house will be built.”* We believe shelter is a fundamental human right, not a privilege for the few. That is why we’ve intentionally created a platform where **all are welcome at the table.**

Our theme is **“It Takes a Village—Come to the Table”** and we invite you to join us in building a **PATH** for people not just to survive, but to thrive.

**Won’t you join us** for our **End-of-Year Charity Golf Scramble** on **Monday, December 8th at Golden Ocala Golf & Equestrian Club** and help make it the best event of the year? This isn’t just another golf tournament—it’s a way to *light the way* with our passion, our purpose, and our hope for the future. As it’s been said, *“The power in your present is hope in your future.”* Together, we are creating lasting impact for generations.

## Here’s how you can be part of this movement:

- **Companies:** send your teams, sponsor the event, or showcase your business.
- **Community members:** buy a Legacy Brick for our Brick Program, join an Executive Networking Night, or become part of the Village Circle Club.

After the scramble, enjoy a catered lunch, mingle with top professionals, and gain exclusive access to Ryan, our Golden Ocala Golf Pro.

We’re also forming a **Volunteer Marketing Committee**—a unique opportunity to help plan and promote the event, feature your business in SWAG bags, enjoy a volunteer dinner in your honor, and receive other exclusive perks. Your involvement directly helps bring a family into a safe, stable home through our **PATH Program.**

Let us say with our whole heart, that we invite you to share in these works of love. We must do more—now, in these uncertain times—we must get these families into their homes. We offer you places and opportunities to share in these acts of love.

We are so grateful for the opportunity to serve this community, and we invite you to step into a space of involvement. Your energy, ideas, and presence make a lasting difference. Together, we can do so much more.

**It takes a Village. Come to the Table. Let’s light the way—together.**

With deep gratitude,  
**Elizabeth McLaughlin**  
Executive Director, Pepine Gives



*September 2025 Issue 1*

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