



Epiphany
Shines to 75

A CAMPAIGN FOR EPIPHANY LUTHERAN CHURCH
SPRING 2026

Letter to the Congregation

I've always found it inspiring—and very fitting—that Epiphany's first worship service occurred under the branches of a tree. It's true! Our records show that on July 20, 1951, fourteen people gathered for a brief prayer service to begin a new Lutheran congregation at the end of Monument Avenue, and for the site of their prayers they chose the shelter of trees on our current property. Was it the remaining cedar trees that still grace our front lawn, the kind in which we used to hang our angels in the Christmas display? Or perhaps the giant oak trees that stand at the corner of Horsepen Road and Franklin Street? Maybe it was a tree that no longer stands here, having since been removed to make room for a growing congregation's ministry. No matter where it was, the thought of a small, seedling congregation huddled under a tree brings new life Paul's message to his Corinthian congregation: "I planted. Apollos watered. But God gave the growth" (1 Corinthians 3:16). Christ's presence is continuous among his people throughout the ages.

Can you imagine what it must be like to plant a church? It must take faith, energy, a sacrificial dedication of resources, and a vision for a future that will outlast your own lifespan. None of the first group who prayed that day is still with us, but their trust in God's faithfulness endures. Epiphany stands at the end of Monument Avenue today because they planted and then 75-years-worth of servants watered. It is our turn to water now.

"Epiphany Shines to 75" is a perfect opportunity for our congregation to gather once again in prayer to devote some energy and resources for a future few of us may ever see. Truth be told, that is one of the hopeful and exhilarating parts of being called into Christ's mission. Yes, today's ministry will nourish us, but we are not the source of its vitality or longevity. We are all a part of what God has done, is doing, and will continue to do here at Epiphany Lutheran Church. We are one part of how God's love is shining into the greater Richmond metro area through worship, service, and outreach.

We are so grateful for the growth our previous campaign made possible. I hope you will join my excitement in being a part of Epiphany Shines to 75! This next step is about caring for what we've built: upgrading our current spaces and finishing the journey toward a debt-free facility by paying down our mortgage.

We may not be able to imagine what it's like to start a church, but we can find out what it's like to help prepare one for the future. As we commit ourselves to this campaign, we find ourselves gathering not under the embrace of a tree, but under the wide arms of a loving Savior. He gives us growth, and we are nourished. Then he sends us out, again, to shine for the sake of the world.

In Peace,

Phillip Martin, Senior Pastor

Goals for *Epiphany Shines to 75!*

As we celebrate 75 years of ministry, we invite you to invest in a future that honors our past and secures our future. The ***Epiphany Shines to 75!*** campaign ensures our physical home remains a vibrant vessel for God's work and frees our financial resources to serve our community.

1. Strengthening Our Sacred Space

Our building is a hub for outreach, education, and fellowship. Epiphany's Property Team has identified and prioritized capital improvements to keep our facilities safe and welcoming. Key projects include modernizing the Franklin Street entrance for our neighbors and Nursery School, refreshing Price Hall and its kitchen, and completing urgent roof replacements. By completing these repairs quickly, we provide a stable foundation for the next generation, paving the way to another 75 years of ministry.

2. Securing Our Financial Future

Every dollar raised beyond our initial goal will reduce our mortgage principal. With our fixed interest rate expiring in 2029, paying down the balance is important to our long-term health. Our goal is to lower future payments to an amount our operating budget can easily absorb.

This isn't just about debt—it's about *opportunity*. By reducing the mortgage, we shift resources from servicing the past to funding the future. This creates the "breathing room" needed to sustain active ministries while leaving space to dream big—whether that means expanded outreach, music ministry, staffing, or new youth opportunities.

Together, we ensure that Epiphany continues to shine brightly for another 75 years and beyond!

Our Financial Goals

The ***Epiphany Shines to 75!*** campaign has a goal of \$750,000 to be raised over three years, beginning in March 2026 and ending in February 2029. As we celebrate our 75th anniversary and approach our 2029 mortgage refinance, we invite you to consider a commitment over and above your regular annual giving. While our tithes sustain daily operations, campaign gifts are designated to secure our future and care for the home God has provided.

Our goal addresses both immediate needs and long-term stability. The first \$200,000 raised will fund prioritized capital improvements identified by our Property Team. All funds beyond this initial milestone will be applied directly to reducing our mortgage principal. By reaching our full target, we will significantly lower our debt before our fixed interest rate expires so we can fully live out our congregational mission to *Walk the Journey, Worship the Christ, and Witness with Joy*.

Prioritized Capital Improvements

Our Property Team has developed this table which illustrates best cost estimates for prioritized capital improvements to be addressed through the ***Epiphany Shines to 75!*** capital campaign. These needs represent our immediate focus and will be addressed using the initial \$200,000 raised through this capital campaign. By investing in these foundational repairs now, we are securing the long-term future of our church home.

Prioritized Project	Estimate
Price Hall/Franklin St. entrance Improvements: <ul style="list-style-type: none"> • Audio/Visual • Flooring (including kitchen and Franklin Street Entrance) • Refurbish bathrooms • Ceiling and lighting in Franklin St. Entrance • Cabinetry (storage) in Price Hall • Window treatments 	\$82,000
Roof replacement for Sala, Lodge, and Narthex	\$50,000
Kitchen <ul style="list-style-type: none"> • Ovens • Cooktop range/table • Faucets and sink plumbing • Dishwasher 	\$22,000
Epiphany Nursery School <ul style="list-style-type: none"> • Mold remediation • Humidifier system • Room 104 flooring 	\$14,000
Other <ul style="list-style-type: none"> • Security upgrades • Parking lot repainting 	\$10,000
Contingency (12%)	\$22,000
Total	\$200,000



Your Commitment

You are being asked to prayerfully consider your participation in this vision. The table to the right indicates the varied gift levels that would lead us to reach our goal of \$750,000. The table below illustrates the impact to a family's budget over a weekly, monthly, yearly, and 3-year timespan.

Gifts of appreciated stocks may enable you to capture tax savings (see *Commonly Asked Questions--page 7*).

Also, if you are age 70.5 or older, you may benefit tremendously from giving a gift directly from your IRA.

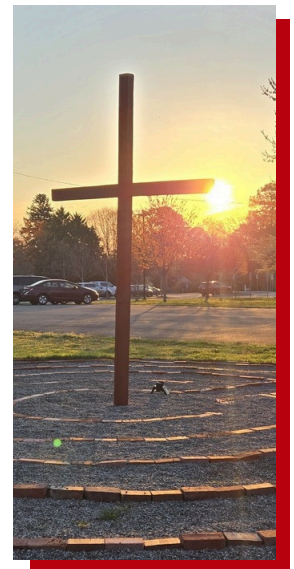
Proposed Gift Levels	# Gifts	Sum of Gifts
\$100,000	1	\$100,000
\$50,000	2	\$100,000
\$25,000	3	\$75,000
\$15,000	4	\$60,000
\$10,000	5	\$50,000
\$7,500	10	\$75,000
\$5,000	15	\$75,000
\$2,500	45	\$112,500
\$1,000	65	\$65,000
\$500	75	\$37,500
Total	225	\$750,000

The table above shows a suggested breakdown of the number of gifts required by proposed gift level to achieve the campaign goal.

Members of the congregation should submit their pledges by June 7, 2026.

Proposed Gift Levels	Weekly	Monthly	Annual	3-Year Total
\$100,000	\$641.03	\$2,777.78	\$33,333.33	\$100,000
\$50,000	\$320.51	\$1,388.89	\$16,666.67	\$50,000
\$25,000	\$160.26	\$694.44	\$8,333.33	\$25,000
\$15,000	\$96.15	\$416.67	\$5,000.00	\$15,000
\$10,000	\$64.10	\$277.78	\$3,333.33	\$10,000
\$7,500	\$48.08	\$208.33	\$2,500.00	\$7,500
\$5,000	\$32.05	\$138.89	\$1,666.67	\$5,000
\$2,500	\$16.03	\$69.44	\$833.33	\$2,500
\$1,000	\$6.41	\$27.78	\$333.33	\$1,000
\$500	\$3.21	\$13.89	\$166.67	\$500

The table above shows the value of gifts over time, showing how various regular giving amounts (weekly, monthly, annual) map to total 3-year gift amount



Physical and Virtual Commitment Options

Please pledge your commitment to the ***Epiphany Shines to 75!*** campaign by June 7, 2026. You can pledge by physical commitment card or digitally via Realm. If you'd like, you can turn in a physical card *and* make your pledge digitally.

Traditional Pledging and Giving

Members of the Congregation will be provided a physical commitment card. Physical commitment cards can be submitted via mail, during any church service, or to the Church Office directly.

If you plan to give via check, please add ***Epiphany Shines to 75!*** on the memo line.

Digital Pledging and Giving via Realm


Realm is our secure and confidential platform for digital stewardship. You can access Realm in a web browser or using the Realm Connect application on your mobile phone. For both the website and the app, you will log into your Realm account. If you need help accessing or setting up your Realm account, please contact the Church Office for assistance.

Use the directions below to make your pledge and set up digital giving in Realm. Directions to communicate your pledge and set up digital giving on the app can be found on page 6.

Using Realm in a Web Browser

You can access Realm by going to the church website and selecting the Realm page. You can also type **bit.ly/RealmShineTo75** into a browser, or use your phone's camera to scan the QR code below. Click "Sign In" to get started.

Pledging in Realm


Click *Giving* on the Connect menu bar on the left of the screen. Select the  button. Select *Epiphany Shines to 75* if prompted.



Access Realm in
a Web Browser

Enter the total amount you would like to pledge during the campaign. Select *As Can* to indicate that you will give as you can during the campaign. Please do not select *Set a Schedule* in the pledge side of Realm. Save your pledge.

Giving in Realm

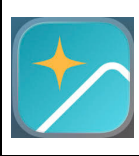
Click *Giving* on the Connect menu bar on the left of the screen. Select the  button. In the *FUND* drop down box, select *Epiphany Shines to 75*.

One Time Gift: Enter gift amount in the *AMOUNT* box. Select *GIVE ONCE*. Select the gift date. Click continue. If a payment method is not saved in Realm, enter payment information. Click *GIVE* to submit your gift.

Recurring Gift: Enter gift amount in the *AMOUNT* box. Select *GIVE MULTIPLE TIMES*. Select the start date and the frequency for the gift. Select *+END*. Select either "*# of times*" or "*Date*." Set your schedule. Click Continue. Click *GIVE* to submit your gift.

Using Realm in the Connect App

First, search for the *Realm Connect* mobile application in your phone's app store. Once the app is downloaded, log in to your Realm account. If you need an email invitation to set up your Realm account or assistance as you navigate the set up process, please contact the Church Office.



Pledging in the Realm App

Select *Giving*. You will see two options: *Gifts* and *Pledges*. Select *Pledges*. Click *Make a Pledge*. Select *Epiphany Shines to 75* if prompted. Enter the total amount you would like to pledge during the campaign. Select *As Can* to indicate that you will give as you can during the campaign. Please do not select *Set a Schedule* in the pledge side of Realm. Save your pledge.

Giving in Realm

Select *Giving*. You will see two options: *Gifts* and *Pledges*. Select *Gifts*. Click *Make a Gift*.

One Time Gift: Enter gift amount in the *AMOUNT* box. In the *FUND* drop down box, select *Epiphany Shines to 75*. Select *GIVE ONCE*. Select the gift date. Click *continue*. If a payment method is not saved in Realm, enter payment information. Click *GIVE* to submit your gift.

Recurring Gift: Enter gift amount in the *AMOUNT* box. In the *FUND* drop down box, select *Epiphany Shines to 75*. Select *GIVE MULTIPLE TIMES*. Select the start date and the frequency for the gift. Select *+END*. Select either “# of times” or “Date.” Set your schedule. Click *Continue*. Click *GIVE* to submit your gift.

Commonly Asked Questions

Q: *Is the goal to pay the mortgage principal down so that it stays the same? If so, about how much needs to go to the principal to make that possible?*

A: Our primary goal is to reduce the principal enough so that future mortgage payments "fit" within our annual operating budget without impacting our ministries. Currently, we use dwindling reserve funds from a previous campaign to cover these payments; those funds will likely be exhausted by the time we need to secure a new interest rate in 2029.

Because interest rates will likely be higher in 2029 than our current 3.875%, paying down the principal now is essential. While it is difficult to predict exact future costs, every dollar we raise today directly lowers our future monthly obligation and protects our mission.

Q: *Is the capital improvements list fixed? Is there any possibility of the identified improvements shifting to other projects?*

A: The current list is based on years of our Property Team's observation and professional bids. While we don't anticipate shifting away from these priorities, our Property Team continuously assesses the building's needs. If an urgent, unforeseen project arises, the Property Team and Finance Committee would evaluate the situation together. Any recommendations to redirect funds would be presented to the Church Council for a final decision.



Q: *Do we have the option to direct contributions to specific maintenance needs or to decrease the mortgage principal?*

A: We are asking everyone to give with confidence in the shared priorities and plan that have been prayerfully established, with the first \$200,000 raised going to prioritized capital improvements and the remaining funds raised going to reducing the mortgage principal. If you feel strongly about directing your funds to either capital improvements or reducing mortgage principal, please contact the Church Office for further guidance.

Q: *I understand that members of the congregation should return their pledge cards by June 7, 2026. When do my gift payments for the Appeal begin?*

A: The Appeal runs from March 1, 2026 to February 28, 2029 with commitments coming in during that three-year timeframe. However, if you feel you can make a larger gift by extending the time, you are welcome to do so. You may also make a one-time gift or make payments for less than three years.

Q: *Will I be asked to give a specific amount? Is it possible just to make gifts to the Appeal without making a specific commitment?*

A: You will be asked to prayerfully consider an amount based on the gift chart on page 4. While you can give without a formal commitment, written responses give us an indication of what we can expect. Please note written commitments are never legally binding. We encourage you to fill out a response card indicating how you will respond, even if you do not make a formal commitment.

Q: *Do all gifts to the Appeal have to be cash?*

A: No. Gifts of appreciated stock is another way you can give. If you are interested in potentially giving in another way, contact your financial adviser and/or broker. You can also contact the Church Office for further assistance.

Q: *What is the advantage of giving appreciated stocks or property?*

A: You may avoid capital gains taxes and receive a tax deduction for making a charitable gift.

Q: *How do I make a gift of appreciated stock?*

A: Contact your financial adviser and/or broker to determine next steps. This may include a process to transfer shares from your account to the church. It is not advisable for you to sell the stock yourself as you will be unable to avoid the capital gains tax. For further assistance, you can also contact the Church Office.



Church Pastors and Staff

the Rev. Phillip Martin, Senior Pastor
the Rev. Joseph Bolick, Associate Pastor
the Rev. Sarah Lang, Associate Pastor
The Rev. Sarah Menke, Visitation Pastor
Kevin Barger, Director of Music Ministries
Turner Barger, Technology & Media Support
Hanne Hamlin, Office Administrator
Rob Hamlin, Facilities Manager
Linda Martin, Coordinator of Community Life
Debbie Sexton, Finance Manager

Church Council

Mike Dunavant, President
Jennifer Edwards, Treasurer
Carl Erickson
Matt Greenshields
Markus Groener, Secretary
Missy Hill
Jane Huddle, Vice-President
Cindy McClintock
Gwen Newman
Leigh Pickels

Campaign Steering Committee

Rob Boyle, Lead Gift Chair
Cheryl Hamm, Special Events Chair
Missy Hill, Inspiration & Information Chair
John Stapleton, Commitment Chair
Jim Huddle, Steering Committee Member
Mike Dunavant, Steering Committee Member

Committee Members

Robyn Bridges, Special Events
Faye Copping, Special Events
Rob Hamlin, Special Events
Linda Martin, Special Events
Dana Ozlin, Commitments
Megan Ragusa, Inspiration & Information
Ken Reckenbeil, Inspiration & Information;
Special Events
Linda Reckenbeil, Special Events



Celebrating 75 Years: Investing Today for God's Ministry Tomorrow

