

WELCOME HOME

Magazine

GREATER KALAMAZOO HOME IDEA GUIDE & LIFESTYLE MAGAZINE **COMPLIMENTARY**

SPRING 2014



A SHIPSHAPE HOME ON PAW PAW LAKE

REMODELING: WHAT'S HOT AND WHAT'S NOT

FOOD DANCE KOREAN STYLE STEAK

FLOORING AT A CROSSROADS

An Affordable Luxury



graniteworks

CUSTOM GRANITE & QUARTZ COUNTERTOPS

269-553-0902

8701 Portage Industrial Dr. • Portage (In the old Tile Mart Bldg.)

Hours: Mon. - Fri. 9am-5pm, Sat. 9am-2pm, Evenings by appointment

**Granite Countertops
for only**

\$2,200.00*

***Offer includes:**

- Select Colors
- Measure, Fabrications & Installed
- Under Mount Sink Cutout
- Stainless Steel Sink (4 to choose from)
- Permanent Sealer
- Minimum purchase 40 sq. ft.

- **FREE Undermount Sink Cutout**
- **FREE Stainless Sink**

with any regular granite purchase of 45 sq.ft. or more

**WE WILL MEET & BEAT ANY COMPETITORS
WRITTEN ESTIMATE BY 10%¹**

Expires May 16, 2014.

¹On exact granite only. 10% applies to granite only

Shop with the experts!

SIDING WORLD®

SIDING - WINDOWS - GUTTERS - ROOFING - DECKING



SPRING SALE

DISTRIBUTORS OF **EVERYTHING EXTERIOR**

Beat the Announced Spring Price Increases

VINYL SIDING

SALE

WHITE & Some Colors

\$46.95 Per Sq.
First Quality W/Warranty

ALUMINUM

COIL STOCK
24" x 50 ft. White

\$63.95 + Colors

White
VINYL SOFFIT

\$9.20 Each
FOR OVERHANGS 12" Wide 12" Long

SIDING WORLD **KALAMAZOO'S** SIDING WORLD

#1 ROOFING SUPPLIER

VISIT OUR SHOWROOM FOR ALL YOUR REMODELING SUPPLIES



Decking • Siding • Windows • Gutters

SEAMLESS GUTTERS

6" GUTTER **\$1.63** Per Foot .032 Gauge
5" GUTTER **\$1.15** Per Foot .027 Gauge
18 COLORS

GUTTER LEAF GUARDS

MANY TYPES IN STOCK!!
COLORS AVAILABLE

CUSTOM TRIM AVAILABLE

Bring in your measurements and we will custom form your trim



Any Shape-Any Color

VINYL DECKING & RAILING SYSTEM

CertainTeed

EverNew®

Deck & Railing Systems
10 Colors Available

VINYL SIDING

Molded ⇄
Foam ⇄
Insulation ⇄



NAPCO

SUPERFOAM Insulated

VINYL SIDING

Most Colors & Styles
\$59.95 Per sq.
Lifetime Warranty

www.SIDINGWORLD.com

KALAMAZOO	SOUTH BEND	JACKSON	BATTLE CREEK	GOSHEN
5177 Comstock at Sprinkle Rd. 269.382.6260	51236 SR-933 1/2 mile S. of State Line 574.272.8200	3505 Ann Arbor Rd. 1 block east of 127 517.764.0888	1605 W. Columbia East of Helmer Rd. 269.969.2800	418 Blackport Just N. of Elkhart County Fairgrounds 574.534.1591

HOURS: MONDAY-FRIDAY 8:00-4:30 • CLOSED SATURDAY AND SUNDAY • EXTENDED HOURS BEGIN IN APRIL

Great Things Local®

Welcome Home • Spring 2014 • 3



Feature Home

(ON THE COVER)

17

For a house that started as a tiny, concrete block-walled cottage on a stellar lakeside lot, it took a leap of imagination to turn it into a beautiful Greek Revival style home with modern amenities.



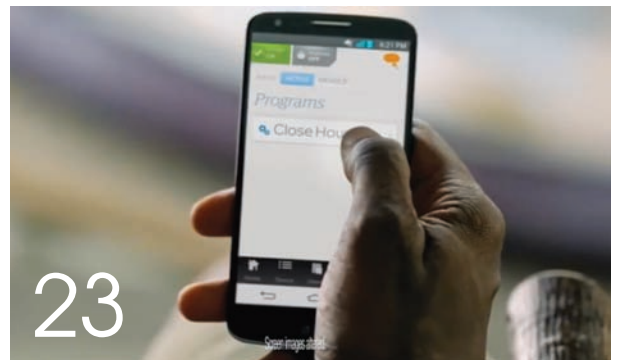
13

Decorating for Spring



7

Food Dance Korean Style Steak



23

Controlling Your Home from afar



9

Remodeling: What's Hot



27

Flooring at a Crossroads

CONTENTS

WELCOME HOME Magazine

VOL. 21, NO. 1

SPRING 2014

PUBLISHER

O'Keefe Publishing, Inc.

EDITOR

John O'Keefe

ACCOUNTING MANAGER

Donna O'Keefe

EDITORIAL ASSISTANT

Amanda Emme

ADVERTISING

John O'Keefe

okeefepublishing@sbcglobal.net
269-547-0333

CONTRIBUTING WRITERS

Kaye Bennett

Zolton Cohen

Linda Hoard

PRODUCTION

O'Keefe Publishing, Inc.

PRINTING & MAILING by JB PRINTING CO.*

Terri Bennett, Charlie DeVries
Dave Doss, Jerry Elkins,
John Fahl, Mike Fahl,
Brian Fulbright, Joe Hegedus,
Kevin Hoard, Mike Majors,
Bert Meinema, Steve Reeves,
Dawn Taggart

*JB Printing is an O'Keefe Publishing company

Welcome Home Magazine© is published 4 times each year by O'Keefe Publishing.

Welcome Home Magazine

8235 East O Avenue
Kalamazoo, Michigan 49048

Phone 269-547-0333 / 269-385-9281
okeefepublishing@sbcglobal.net
www.welcomehomekzoo.com

Publisher is not responsible for unsolicited manuscripts or photos, and they will not be returned to sender unless accompanied by return postage.

Copyright©. All Rights Reserved - No part of this publication may be reproduced without written permission from the publisher.

Errors: The Publisher will not be responsible beyond the charges for the advertisement itself, for errors, misprints or omissions.

Welcome Home Magazine reserves the right to edit or reject advertising which may be objectionable by law or considered undesirable by the Publisher.

Information in this magazine on products and projects is from sources believed by the publisher to be authoritative. The publisher, however, cannot assume responsibility for damages, losses or injuries resulting from the use of any of these products or involvement in any of these projects. Before undertaking any project, you should be certain that it is suitable to your skills. Consult with professionals, if necessary, and observe safety precautions. Before using any product, you should study and understand the manufacturer's instructions.

Welcome Home Magazine is owned and published by O'Keefe Publishing and is not affiliated with any other publication or organization.

buy local
GREATER KALAMAZOO



One sure sign of Spring is the Kalamazoo Home Expo & Garden Show and most of us are anxious for spring to arrive. It has been a winter where we learned more about the polar vortex than we cared to know.

Each year during Home Expo we have the opportunity to meet many of you at our booth. We take great pride in bringing you Welcome Home Magazine and appreciate your feedback and article ideas.

We hope that you enjoy this issue of Welcome Home Magazine.

Think Spring,

John & Donna

Welcome Home Magazine & JB Printing are O'Keefe Publishing Companies

Help Wanted
Pressman

Apply at JB Printing
3111 Lake Street, Kalamazoo
johno@jbprinting.com

J.B. PRINTING

Great Things Local®

Abode Building Center

Your Complete Destination for Home Interior Remodeling & Design



Kitchen & Bath Cabinetry

Granite, Quartz, Solid Surface, Laminate and Natural Stone Countertops
Windows, Entry Doors, Patio Doors, Garage Doors and Openers

**VISIT OUR SHOWROOM AT 8308 SHAVER ROAD
PORTAGE, MICHIGAN 49024 • 269-329-1800
www.abodebuilding.com**



Celebrate Good Food

Food Dance Korean Style Steak

Ingredients

- 1/4 cup soy sauce
 - 2 tablespoons rice vinegar (not seasoned)
 - 1 tablespoon grated peeled ginger
 - 1 garlic clove, minced
 - 2 teaspoons Sriracha (Southeast Asian chile sauce)
 - 2 teaspoons sugar
 - 1 1/2 teaspoons Asian sesame oil
 - 1 to 1 1/4 pound flank steak
 - 2 scallions, finely chopped
 - 2 tablespoons toasted sesame seeds
- Accompaniments: rice; soft leaf lettuce

Preparation:

Stir together soy sauce, vinegar, ginger, garlic, Sriracha, sugar, and sesame oil. Prepare a gas grill for direct-heat cooking over medium-high heat. Oil grill rack, then grill steak, covered, turning over once, 6 to 8 minutes for medium-rare.

Transfer steak to a cutting board and drizzle with 2 tablespoons sauce, then let stand, uncovered, 5 minutes. Thinly slice steak across the grain. Serve with remaining sauce, scallions, and sesame seeds.

If you believe in the age-old adage that you are what you eat, head over to Kalamazoo's Food Dance.

To owner Julie Stanley and Chef Robb Hammond, finding honest-to-goodness fruits, vegetables, meat and eggs that come from the farm, not the factory, is a bit of an obsession. We are talking REAL food here in an upscale, eclectic eatery with bold, full-flavored dishes using the freshest and finest ingredients available, and serving that food in a warm, inviting, and trendy atmosphere.

Julie and the staff at Food Dance have a personal relationship with the local farmers who provide food for their tables. As they say, "Local farmers are our secret ingredient." Even the bar uses fresh fruit purees, fresh-squeezed juices and make their own Bloody Mary mix from fresh vegetables. They even bake their own breads and keep a full time butcher on staff. They take quality seriously, and it shows in everything they do!

You not only can dine at Food Dance, you can participate in monthly events, and even shop at their recently updated market. Here you can purchase great quality cuts of meat, tempting mouth-watering cakes and pastries, and home-made stocks for cooking your own great recipes at home. They offer cooking classes and events throughout the year with March being Meat Month. So check out the website for more information about these exciting food selections and unique opportunities.

TRUSTED SPECIALISTS SINCE 1978

We Listen. We Deliver. Let us put our 35 years of professional remodeling expertise to work for you.

Jorden and Branden DeHaan with their father, DRS founder, Robert DeHaan

- KITCHENS & BATHS
- ROOM ADDITIONS
- LOWER LEVELS
- CUSTOM BUILT-INS
- EXTERIORS & MORE!

DH DEHAAN REMODELING SPECIALISTS, INC.
PH 343-3757

Get ideas at DeHaanRemodeling.com

Relax, Refresh, and Renew!

- 3 & All-Season Sunrooms
- Gazebos
- Swing Sets
- Gliders
- Wicker
- Rattan
- Poly Furniture
- and more!

SHIPSHEWANA RABER PATIO ENCLOSURES & FURNITURE, LLC
Relax, Refresh, and Renew

655 S. VanBuren St (SR5) and in the Davis Mercantile, Shipshewana, IN
260.768.7100, or toll free at 800.768.2740

www.RaberPatis.com

ORGANIZED STORAGE SOLUTIONS

HALLS CLOSETS & MORE

LOCALLY OWNED, FAMILY OPERATED

Imagine... A place for Everything

We will design and install organized storage solutions for your home!

Visit our Showroom in Portage (open by appointment)

Bette Hall
Owner
Halls, Closets & More
halls closets.com
269.382.5182

simplify your life. call Bette today.

THE WOW FACTOR IS OUR SPECIALTY. CLUTTER? WHAT CLUTTER?

OH BABY, WHAT A CLOSET. A MAN'S BEST FRIEND.

halls closets.com 269.382.5182
free design consultations

ORG HOME



Photos courtesy of DeHaan Remodeling Specialists

Remodeling: What's Hot and What's Not



By Kaye Bennett

Southwest Michigan remodeling experts know what's happening – and what's likely to happen in the future – when it comes to home trends. Here's what they say about what to look for and, sometimes, what to look out for:

KITCHEN:

Kitchens continue to be the number-one room to remodel, says Bob DeHaan of DeHaan Remodeling Specialists, Inc. And, although the occasional blogger warns that the end of the open-concept kitchen trend is on the horizon, that's not happening yet in this area. DeHaan says that his customers still view the kitchen as the focal area for the family and for entertaining, and they want to remove walls, add islands or peninsulas and design space for multiple cooks.

Steven Hoogstraten of Hoogstraten Builders, Inc., says he, too, has been upgrading lots of kitchens built in the 1970s and

80s, when the kitchen was viewed as totally utilitarian and “. . . as small as they could make it.” Instead, Hoogstraten says, builders back then put in formal dining rooms, which often saw little use. By removing a wall, today's remodelers can radically increase kitchen space and create connectivity with adjoining areas. Islands, Hoogstraten says, are so popular that he sometimes has to talk his customers out of putting one into a too-small space. In these cases, a peninsula may better suit the room's geography.

DeHaan says that simple cabinet designs like Arts and Crafts and Shaker, are still hot, and that, in addition to wood finishes, he's seeing growing popularity of painted cupboards, particularly whites and off-whites. Open or glassed-in shelves are a good way to show off dishware, and LED lighting, including a continuous strip of LED lights under cabinets, are popular. Doors and drawers that close themselves are a big hit with homeowners.



Photo courtesy of Hoogstraten Builders

Stone countertops are still the first choice of DeHaan's remodeling clients, and stainless steel is still popular for appliances.

As for flooring, both DeHaan and Hoogstraten find that, in addition to ceramic tile and wood, a new product, luxury vinyl tile (LVT) is coming on strong. Warmer and more forgiving than ceramic, but more resistant to dropped plates and spills, LVT is gaining fans quickly.

BATHROOMS:

As baby boomers age and their children move away, tubs are becoming ever less popular. With that decline comes even more emphasis on showers. Not only do glass doors, creative water delivery systems and built-in seating and niches make showers more comfortable and more attractive, but they also offer increased safety and ease of access for people with mobility or balance problems.

DeHaan says that ceramic tile floors, particularly with built-in electric heat, are especially popular in bathrooms. He's also installed many granite and quartz countertops in bathrooms, where the smaller size lets homeowners take advantage of buying stone remnants and smaller pieces. Hoogstraten says that, in addition to natural stone, synthetic quartz tops with built-in sinks are gaining favor.

LOWER LEVELS AND OUTSIDE:

Steve Powell of Powell Custom Homes says that the project he's most often asked for these days is the backyard garage.

HOOGST RATEN BUILDERS

DESIGN · BUILD · RENOVATE

Steven Hoogstraten, CGB
 Hoogstraten Builders, Inc.
 6086 Far Hills Way
 Kalamazoo, MI 49009
www.hoogstratenbuilders.com
 269-375-5623

WET BASEMENT?

Michigan's Largest Waterproofing Specialist

GreatLakes WATERPROOFING

Save Thousands Over the Competition!

SAVE **\$150.00**
Not valid with any other offers or discounts. Please present coupon at time of estimate. Expires 5/1/14

View Online Video to Receive Coupon

NO DIGGING!

www.greatlakeswaterproofing.com
269-385-1956
 Serving Kalamazoo & Surrounding Areas



Photo courtesy of Powell Custom Homes

A second garage, finished in a style to match the house, adds extra room for storage and much more. With so many water-lovers in this area, such buildings can frequently offer space to store boats and, if they're heated, to work on those vessels comfortably through the winter. One homeowner, says Powell, had him add a hoist so he could get under his boat to work on it and clean it.

Powell says his company is also experiencing a huge interest in lake house replacements. With the encouraging growth in the economy, new buyers, or sometimes long-time owners, of houses on inland lakes are wanting to tear down the old house or cottage and rebuild – often much, much bigger. In just one recent winter month, Powell says, his crews started work on five such lake house replacement projects.

Inside the house, lower levels are being turned into home entertainment centers, with all three builders using the term “man cave.” Those big, flat-screen TVs need wall space, and the gadgets and games and remotes they require need near-by storage space, so built-in cabinets surrounding the TV are also popular. Wet bars, says DeHaan, are making a comeback, as many younger homeowners are rediscovering the joy of cocktail parties.

Hoogstraten says he's been removing 1970s-era wood paneling from basement walls, as people go for a cleaner, brighter and more up-to-date look.

THE REST OF THE HOUSE:

One trend that DeHaan says will only continue to grow is remodeling to meet the needs of the multi-generational family. With a redesigned space, a widowed mom or dad can enjoy privacy in a bedroom and living space of their own, but still be close to the rest of the family. Hoogstraten is even adding first

floor additions so that owners of two-story houses can relocate their bedroom to the first floor and enjoy single level living as their own health needs change.

As he creates new designs for homeowners, DeHaan says the environment is a growing consideration. Updating the look of old fireplaces, many home owners also upgrade their energy efficiency, switching them from wood-burning to a gas insert. In addition, DeHaan says his goal is to keep old materials, as much as possible, out of landfills, so he makes arrangements to donate cabinets and other items he's replacing to charities such as Habitat for Humanity.

Local remodelers agree that, even with the improving housing market, renovating homes rather than relocating is the way many people are going. “Many baby boomers,” says Steven Hoogstraten, “don't want to sign up for a big mortgage again. . . They prefer to upgrade their lifestyle without having to move.”

Hoogstraten advises that, no matter what your project, it's important to choose a remodeling company you're comfortable with (after making sure they're licensed and insured and have great references, of course). Unlike new construction, you'll be living at the remodel site as the work is being done, so you want your new and temporary “family” to fit in. A remodel experience, says Hoogstraten, “. . . is not like getting married. . . but it's close.”



Not your Typical Recliner Not your Typical Furniture Store



A Recliner for him, a chair that doesn't look like a Recliner for her. Thousands of fabrics and over fifty leathers to choose from.



Flair
INTERIORS

Call or visit us today and we will help you put the perfect room together.

**Furniture
Window Fashions
Accessories**

427 W. Cork St.

372-0110

www.shopatflair.com

Create a lasting impression....

...with elegant architectural metals

Custom designs for interior and exterior

We build your ideas, your designs, your way!



Railings in any design, in any color and low maintenance!



**CUSTOM
STEEL
DESIGNS**

1665 S 1000W
Shipshewana, IN 46565
Ph. 260-768-7268
Fax 260-768-7868

At Long Last:



By Kaye Bennett

After the extreme winter of 2013-14, we're all more than ready for spring, right? And we'll want to show that eagerness in our homes, freshening up and reflecting the season in the decor, right? Well, according to local experts, only within limits. While spring may inspire your inner decorator genes, do it wisely, they advise.

"Don't change things just because it's spring," says Dian Latora, president of Cork Lane Decorating Center. "Decorating is quite a process." After investing time and money to achieve the look that reflects your personality and your style, she says, you should be very careful if you try to bring in seasonal things.

There are, however, some subtle nods toward the changing season that even the best-dressed house can make without endangering its carefully thought-out design.

Bypass the main living areas, says Latora, if you yearn for something new. Make small changes, such as spring-colored pillows or area rugs (but ". . . not the main area rug"), in the kitchen or the laundry area or a half-bath. A table-top arrangement or different hand towels or napkins or candles or a centerpiece would be appropriate. And spring flowers in the guest bath or the kitchen would be fine.

Latora doesn't like to see customers swapping out winter bedding for a lighter look in summer spreads, again, because a well-designed room is both timeless and seasonless. She recommends instead changing just a pillow or a sham. It's important, she says, not to destroy the whole scheme that's been planned and created.

Tim Green, who with his wife Ava owns Flair Interiors, agrees. "When a room has been decorated," he says, ". . . it is

theme driven; it has a plot." Color and furniture and accessories are part of that theme. "You can't change the color palette easily," he says.

One place a welcome-spring message would be appropriate would be the front porch. A seasonal wreath on the front door, a fresh rug, and possibly a topiary are nice touches, and don't forget to bring the potted plants outside.

Green says that the front entrance is, indeed, a good place for seasonal decorating. He extends that advice to just inside the door. The entry hall or possibly the dining room, he says, may have a large buffet or bookcase. Typically, that piece of furniture is part of the overall design of the room, with books and art and photographs arranged on it as part of the room's look. But there's often room for a few seasonal or holiday items there, too.

Another way to acknowledge the new season, says Jan Guigue, designer and owner of Expressions by Jan, is to look toward the maintenance and cleaning of your home. Guigue's business is primarily centered around window treatments, and she recommends designating one day a year (like April 1, just to make it a date you'll remember) to walk through your house and look carefully at your windows and their adornment. See if there are any problems, any cords that need to be replaced, if anything is crooked or needs to be cleaned; make sure that everything's working the way it should.

But when it comes to cleaning fabric window covers, don't overdo it by sending them to the cleaners, Guigue says. Regular vacuuming of fabric window treatments is a perfectly adequate way to keep them clean; it should be done every other



Let Us Design Your Dreams

**CORKLANE
DECORATING CENTER**

342-6894 • 1101 E. Cork St. • Kalamazoo
www.corklanedecorating.com

Spring Specials

Plantation
Shutters

30% off

Draperies

40% off

Faux Blinds

70% off

Valspar Paint
Dealer

Free Consultations &
Installation on Draperies
Quality Fabrics
Superior Workmanship
& Best Prices



RETRACTABLE PATIO AWNINGS

SALES • SERVICE • INSTALLATION



DO IT YOURSELF
CASH & CARRY



Relax... We've Got You Covered!

Retractable Awnings for Decks & Patios
Stationary Fabric & Aluminum Awnings
Roll Curtain for Screen Porches • Canvas Repair

Call Us For A Free At Home Demonstration!

SUN & SHADE AWNING

12291 Bidelman Rd. • Three Rivers, MI • 269-244-5307
www.sunandshadeawning.com • markbidelman@comcast.net

Locally Owned & Operated Since 1985
Serving the Michiana Area

week, she says, but, human nature being what it is, it's more likely to get done between two and four times a year. Blinds and other hard treatments should be vacuumed or dusted at least once a month.

When you vacuum or dust your drapes, she adds, the back is the side that needs it the most, and is most apt to be forgotten. On the front of the curtains, movement in the room keeps the dust at bay to some extent. But it just keeps collecting on the back side. Swiffers are a great way to clean there.

This spring, says Guigue, homeowners may find that they need to rethink some of their window treatments completely. After a winter like one we just had, she says, ice and heavy snow may have brought down branches or even trees in your yard that used to provide shade for your rooms. With these gone, you may need to block the sun from your rooms by installing new window covers.

When it comes to decorating for spring, advise the pros, make sure you emulate the proverbial lamb, rather than the lion: Tread lightly and don't put your home design plan at risk.



*In our classrooms...
miracles happen everyday.*



Come grow with us

St. Monica Catholic School

530 W. Kilgore Rd.
Kalamazoo, MI 49008

www.stmonicakzoo.org

Preschool through Grade 8

A Mission Ordered towards Reaching Eternal



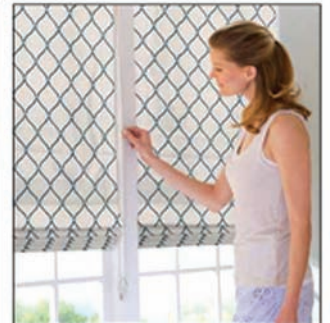
**FREE CORDLESS
or FREE CLUTCH**

Every Shade. Every Day. Forever.

Includes every shade from the Natural Woven Shade, Shade of Elegance™ and Soft Shade collections!



Free UpRight Clutch Controls



Free Cordless ONE Controls



BY JAN GUIGUE
Expressions

style your windows, love your home

269.383.9979 or 269.637.6924



www.expressionsBYJAN.com



MURRAY LANDSCAPING LLC

Southwest Michigan's Premier Landscaping Service

Murray Landscaping guarantees the highest quality landscaping services in West Michigan.

Our Services Include:

- Commercial & Residential Landscaping
- Tree & Shrub Planting
- Outdoor Lighting
- Ponds & Water Features
- Boulder, Decorative Block & Timber Retaining Walls
- Brick Patios & Walkways
- Landscape Design



Murray Landscaping, LLC is family owned and operated, with over 30 years of experience in the landscaping industry. We emphasize quality workmanship at a fair and reasonable price, with an experienced, friendly staff. We have over 4,000 shade and ornamental trees growing in our nursery!

Please Visit or Contact Us for a Free Estimate.



Ken Murray - Owner

5132 S. 29th Street,
Kalamazoo, MI 49048
(269) 381-1936



www.murraylandscapingllc.com

FOLLOW US ON **twitter**

2dogsnursery

Murray Landscaping in Kalamazoo, Michigan offers commercial & residential landscaping, nursery, trees, flowering trees, hardscaping, brickwork, retaining walls, sod, outdoor lighting to Kalamazoo, Portage, Colon, Sturgis, Allegan, Plainwell, Battle Creek, Oshtemo, Texas Corners, Gull Lake, Three Rivers, and Southwest Michigan.



A SHIPSHAPE HOME ON PAW PAW LAKE

The detail-rich Greek Revival exterior facade of the completed remodeling job was inspired by a local historic home. *Exterior photos courtesy of the Homeowner*

By Zolton Cohen
Photography by Zolton Cohen

DBrian Pennings, President of Pennings and Sons, says one of the most interesting aspects of the remodeling project he recently completed, a cottage on Paw Paw Lake in Mattawan, was working with Dee, his client. "She's a lot of fun and you don't need to spend a lot of time explaining concepts; she's very creative and artistic and gets it right away. And there is a story behind everything in the house."

PENNINGS ALSO SAYS, "DEE CAN PACK TEN POUNDS OF STUFF INTO A ONE POUND SPACE."

On entering the home for the first time, it is clear what Pennings is talking about. Dee and Jim have collected a lot of items over the years; family heirlooms, antiques, pieces made by local craftsmen

and artwork. But, as on board a ship, each has its place. The result is a tidy and eclectic mix of color and texture.

For a house that started as a tiny, concrete block-walled cottage on a stellar lakeside lot, it took a leap of imagination to turn it into a beautiful Greek Revival style home with modern amenities. Here is how that transformation came about.

A COTTAGE WITH FAMILY HISTORY

During the WWII years, Dee's father discovered the property while duck hunting on the lake. It was owned by a woman who only agreed to sell when Dee's dad was able to obtain parts for her defunct furnace through his job at the Kalamazoo Stove Company.

Dee says, "My parents were factory people. Not professionals and not rich.

Great Things Local®



Framing work begins on an addition to the original small, concrete block cottage on Paw Paw Lake.



In back of the large, movable kitchen island, removable 'wall-cling' photos of Dee's azaleas in bloom are set in the recessed panels of the upper cabinets.



The full kitchen in the home's lower level has concrete countertops as well as a concrete backsplash behind the range.

They thought that if they rented boats out here they could at least earn enough to pay the taxes. So for many years that's what they did."

Eventually, a neighbor sold to the DNR, land next door to create a public access to the lake. Dee's parents continued to rent boats, but as her mother's health declined they asked Dee's son to move out there to look after things.

Her son, just graduated from high school, lived in the cottage for five years. When he announced he was getting married, Dee decided to turn the place into a retirement home. Township officials informed her that, from a property tax perspective, it would be more economical to remodel the existing dwelling rather than tear it down to start anew.

As an interim step, Dee did some cosmetic remodeling on the inside and had vinyl siding installed on the exterior. She says, "I mulled it over for three years. As a second home to come out to and enjoy in the summer it was fine. But we couldn't live in the cottage year-round; it had closets the size of a chair."

PICKING A CONTRACTOR

Dee spent some time going to the annual Parade of Homes and open houses to, as she puts it, "get a feel for who did what, and discover what I liked." Increasingly, she found herself drawn to work by Pennings and Sons. "Whenever I saw one of their houses it was never a cookie-cutter style; it was always something that had been customized in some way. One year they had two or three different properties in the Parade and they were all nice, but in different ways."

Meeting with Brian Pennings was a revelation, Dee says. "His approach was very different. We sat at a kitchen table in the



The home's lower level, with decorative concrete floors and a coffered drop ceiling, is a comfortable and informal area for parties and guests.

cottage and he had a little camera with him. He took pictures and measurements, all the while asking questions. As we talked it became clear that he had a visionary style. Brian wanted to learn about what would be right for me. He even asked to come to my house in Schoolcraft so he could see the way I lived there."

PROJECT PLANNING AND IMPLEMENTATION

Dee didn't have firm ideas about the bigger scope of the project at first. But she knew she wanted specific things; a large, walk-in pantry instead of a cabinet; a mud room or foyer so you didn't enter a room directly from the outside; perspectives in the house that excluded views into private areas like bedrooms and bathrooms.

Pennings told her that, given her budget, he could deliver two out of three things; square footage, detail or quality. He also said that if she chose to eliminate quality he wouldn't be interested in the project. Dee says, "Reality set in. I realized I don't need a huge house. But I wanted something very open, with good details, and good for entertaining."

Pennings drew inspiration for the exterior design from the "Oliver House," an 1850's-era Greek Revival historic home that used to be located on Milham Road. It had been moved in 1991, to preserve it, to the American Hydrogeology Corporation office complex on Sprinkle Road. Its history included an aunt moving an existing home next to the original structure and joining the two. Pennings had worked on some structural issues in the house after the move.

"Our house in Schoolcraft was a Greek Revival," Dee says. "I told Brian I like symmetry, at least on the road side, and heavy-duty woodwork and returns. He came up with a design



Windows in the dining room were set to exactly match the width of the sideboard.

Guardian ShowerGuard.
Glass that gives
hard water a
ridiculously
hard time.

J & J Paint and Glass

509 E. Vine Street
Kalamazoo, MI 49001

(269) 344-2834

www.JJPaintGlass.com



Prompt. Professional. Expertise.



GUARDIAN
SHOWERGUARD
REGISTERED DEALER

that looks like a little country farmhouse nestled in, and that's what I wanted."

For the interior, Dee worked closely with Brian's daughter, who lives in Texas. Their Skype sessions, over four months, included, as Dee puts it, "shifting walls and making changes right as I sat in the Pennings office."

FROM DESIGN TO CONSTRUCTION

Remodeling the home came in three phases. The first involved demolition, adding additions, and finishing the upstairs. Pennings and Dee collaborated on adding detail as the work progressed. Dee says, "I had a friend who was in Maintenance when I worked as a teacher at Portage Central High School. He bought a sawmill in Paw Paw and I asked him to make a piece of custom molding out of cherry to finish off the kitchen island."

Pennings picked up on the molding's profile and mocked up a similar look to cap the posts in the dining room. Pleased with the result, Dee then asked for that feature to be extended down the stairway and into the bedroom. "You can't put a price tag on that," Dee says. "It's wonderful that he had me in mind and the creativity to come up with something like that."

As a way of putting one of Dee's existing possessions to use in the remodeled cottage, she had Pennings repurpose an old store candy counter unit that had served as a workbench in her previous home into a large kitchen island. It has a ceramic tile top and is mounted on robust casters so it can be moved for cleaning. The back side is open for storing frequently-used items.

Pennings also suggested adding windows under the upper cabinets in the kitchen so a view of the lake is visible to anyone sitting at the island. One of those windows, in a corner by the refrigerator, is devoted to pass-through status so food, drinks and dishes can be shuttled directly from the house to the back deck.

Phase two of the project involved finishing off a corner of the basement so Dee, a jewelry-maker and photographer, could have a workshop. The third phase, after their big house in Schoolcraft was sold, included finishing off the rest of the lower level. "My first call was to Brian," Dee says. "I told him let's get on it."

HOW THE HOUSE LIVES

Using foam insulation to isolate the cold concrete block walls from the interior of the house was an important step in bringing its energy performance up to current standards, Pennings says. So, too, was the installation of the geothermal heating system. "It's a bigger expense up front, but the payback comes pretty quickly," he says, "especially compared to the cost of propane." Two propane fireplaces provide backup heat however, should the electricity ever go out.

The floor in the downstairs is decorative concrete, which Dee says is essential to combat abuse from a dog with wet feet, grandkids, and people running in and out from the lake. Thinking of the future, she asked Pennings to make the upstairs as barrier-free as possible.

The lower level is complete with a bedroom, bath and kitchen. "Friends stay over for weekends for local weddings, or for visits," Dee says. "As a guest, sometimes it's nice to get away from your hostess, so they can have the entire lower level to themselves."

The result of all the planning and work on this comprehensive remodeling project is a warm, comfortable home with enough room for everything Dee and Jim want. There is sufficient space to invite 50 people over at Christmas for an open house. And in the master bathroom, on a shelf over the bathtub, are several duck decoys that belonged to Dee's father when he used to hunt on the property.





A beadboard ceiling with a center medallion dresses up the main floor spare bedroom.



Cabinetry pulled from the original cottage was put to use again in the bathroom in the lower level of the home.

Design & Remodel

Detailed and personal construction that builds character into your home.



Solution oriented with a positive perspective.

At Pennings & Sons, we guarantee high-quality building services, expertise, professionalism, comprehensive proposals with realistic allowances, and customer satisfaction. All around greater Kalamazoo you'll meet people who live in the superbly-crafted, custom remodels we've designed. Our customers will tell you they're pleasantly surprised with the design and construction process of Pennings & Sons.



Visit us at the Parade of Homes - June 20-28

penningsandsons.com | 269.372.1930

Great Things Local

Welcome Home • Spring 2014 • 21

**Built ...
for a Lifetime
of Relaxation**



**All pools built
locally by
Vlietstra
Brothers**



269-349-7779

4266 Ravine Road
Kalamazoo, MI 49006
www.vlietstrabros.com



Summer hours. Mon-Fri 9-5:30, Sat 9-2 or by appt.

Sandstone Creation



STONEMWORK LANDSCAPE

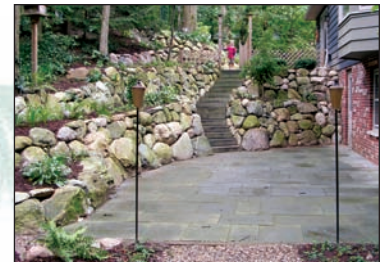
Downtown
KALAMAZOO

Call us at
269.343.8100

Design - Build

Retaining walls Patios
Planting beds Lighting
Water features Sculpture

www.SandstoneCreation.com



Our designs accentuate the beauty of the home,
the land, and the character of each client.





Digital Life functionality may not be available to all customers.

Photos above and below courtesy of AT&T

Lights, Cameras, Music and More: Controlling Your Home's Communication System from Afar

By Kaye Bennett

Maybe you've seen the AT&T television commercial that shows the older couple at a cabin when their grown children drive up. Obviously concerned that the kids had stopped by their house in town, the dad checks in remotely (via AT&T technology, of course) and can remedy what the young people left awry, turning off lights, music and even water from his rocking chair on the porch.

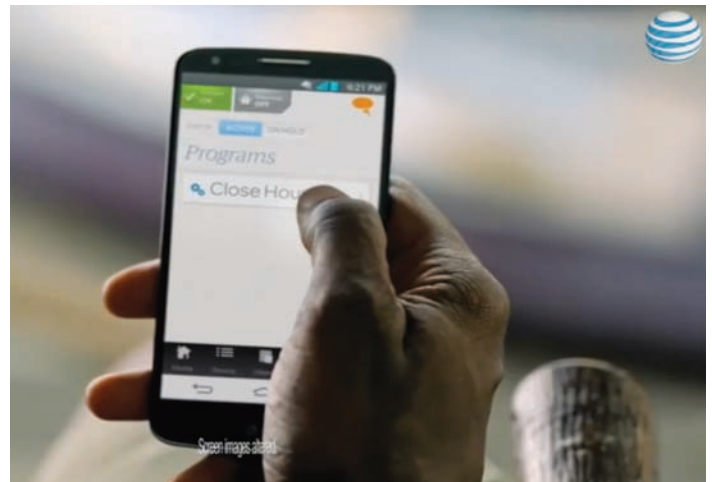
So . . . can you really do all that remotely? Really? Well, agree local experts, yes. Or at least almost all of it.

The questionable part, they say, would be turning off the water. All the communications systems in a house, says Ed Buday, Jr., owner of Buday's Home Electronics Simplified, can indeed be run from a single app on your mobile device. So lights, thermostats, cameras, media rooms, music and security: No problem, and getting more common all the time. But water is more involved, so that would be a lot trickier and a lot more expensive. "You would need an automated valve," says Peter Cook, who owns Automation Design + Entertainment, Inc.

Buday, who has been in the home automation business for 26 years, says that the TV ads have generated a lot of phone calls. "People want to be in control and they want the peace of mind."

To jump into the automation stream, the homeowner should have an idea of what he'd like to be able to do. Then the experts can pay a visit to the home, learn about any concerns, see how the family lives, and design a system.

Troy Cuvelier is systems designer and president of Integrated Smart Technologies. He says that, so long as your house and your cell phone have high speed internet, you can control almost anything that has a motor or a sensor from any place in the world. A simple box attached to the router is the foundation for whatever you want to automate, says Cuvelier. He points to another benefit of such a system: "It lets you get rid of the remote control and app clutter."



Since he started in the business in 1992, Cook has seen the evolution of the internet and smart devices ". . . open up the world to new possibilities." By integrating heating, air conditioning, lights, AV equipment and security systems, he says, a house becomes a "smart home." The systems in such a house talk to each other, Cook says. The thermostat knows not to turn on the air conditioning if the security system tells it no one is home.

By automating your home's door locks, you can not only check to make sure it's locked when you're not there, says Cuvelier, but you can even set a temporary code for repairmen to use to get in or you can remotely let them in when you're away. (That's also a good way to make sure repair charges add up, he says. By knowing exactly what time the repairman arrived and left, you can know if his bill accurately reflects the time he spent there.)

Van Tuinen Painting

Serving Southwest Michigan for over 40 Years

Residential & Commercial • Interior & Exterior • Wallpaper Hanging

345-4444

5035 Meredith
Portage, MI 49002

Ask us for names of satisfied customers

Free written estimates

Fully insured

We welcome small jobs

70% of our customers are referrals or repeat customers. That's strong testimony.



Main screen provides a quick glance of the home showing the Hearth Room AV system is on, music is being listened to in four rooms and the security system is armed.

Photo courtesy of Buday's Home Electronics Simplified

By monitoring your door locks and your security cameras on your app, you can check what time the kids get home from school, plus whether or not they bring any friends along. (The popularity of this particular app with your offspring may be up for debate.)

Home automation systems, says Cuvelier, are highly encrypted and quite secure. Homeowners are advised to maintain and regularly update passwords, and use firewalls and hidden wireless networks as extra layers of protection. Buday and Cook agree that few hackers would see value in accessing individual home automation systems.

The typical customer for automation apps is younger, mid-30s to mid-40s in age, says Buday. But, he adds, many older customers are drawn to the technology because of its simplicity. As the Gen X-ers and Gen Y-ers mature and start buying homes, Peter Cook says, they are seeing no reason that their houses shouldn't be as smart as their phones.

Both existing homes and new ones can be automated. Buday estimates that 70% of his business is from existing homes. Cook says that newcomers to the smart home world can start out slowly, staging the project. "You don't have to do it all at once," he says, recommending that the security system and thermostat might be a good place to start, then adding lighting and audiovisual later. In a new house, he says, the construction phase is the cheapest time to wire for everything.

Spurred by Michigan weather and winter travel, Buday sees "a huge spike" in people asking for automation systems each winter. Michiganders want to make sure that the home's temperatures and lights are controlled on cold, dark days, and that they can check up on things at home when they're enjoying warm weather down South.

RESPONSIVE. IMPRESSIVE. EFFICIENT. AMAZING.



ENJOY FAMILY NIGHT AT THE MOVIES. IN THE COMFORT OF YOUR OWN HOME.

Turn your Family Room into an instant home theater. Or create a movie palace in a bonus room with breathtaking picture and spectacular sound.



MORE BRIGHT IDEAS

We can create beautifully lit spaces that fit your needs with smart lighting. In one room or your entire home.



KEEP AN EYE ON YOUR HOME, AND A FINGER ON THE THERMOSTAT. EVEN WHEN YOU'RE NOT THERE.

See if there's someone at the front door or check in on the kids. Whether you're across town or around the world.



UNLIMITED POSSIBILITIES.

All of your devices, working together. With you in control. Not only can we make it possible, we can make it seamless.



INTEGRATED
SMART TECHNOLOGIES

888 774 SMART (7627)

istmi.com

- Home Theaters & Media Rooms
- Multi-room Music
- Home Automation
- Smart Lighting & Climate Control
- Security Integration



**MEDICATION DISPOSAL
FAST - FREE - SECURE**

www.redmedbox.com www.kalamazoo.com/hhw



- Kalamazoo Dept. of Public Safety - 150 E. Crosstown Pkwy., Kalamazoo, 269.337.8101 8:00AM - 4:00PM
- Kalamazoo Township Police - 1720 Riverview Dr., Kalamazoo Township, 269.343.0551 8:00AM - 4:30PM
- Kalamazoo County Sheriff's Dept. - 1500 Lamont Ave., Kalamazoo, 269.383.8821 7:00AM - 4:00PM
- Portage Police Dept. - 7810 Shaver Rd., Portage, 269.329.4567 24 Hours - 7 Days a week
- Schoolcraft Police Dept. - 422 N. Grand St./US131, Schoolcraft, 269.679.5600 8:00AM - 4:00PM



Today's home automation systems can control security systems, monitor the home, and control heating and cooling from in the home or far from home with your smart phone. Additionally, everything from your movie to the direct, and ambient lighting, shades and special effect lighting options can be controlled with smart phones and tablets.
Photos courtesy of Integrated Smart Technologies

Cook sees ecological value in home technology. By using dimmers and LED lights, by shutting off lights not in use and by carefully controlling temperatures, energy use can be managed much more wisely.

Then there's the safety side of home automation. "Studies have shown," says Cuvelier, "that the biggest deterrent to break-ins is light and sound." In addition to remotely turning on lights and sound at random times to give the impression that someone is home, the smart home can take action even as a burglary is happening. If the security alarm is tripped during a break-in, for example, the smart house can be programmed to start flashing all the exterior lights and to turn on all interior lights. Not to be outdone, the house's music system can start playing at the same time, and it's not limited to music: A verbal announcement can chime in, or even the sound of (presumably very large) dogs barking.

Another option, says Cuvelier, could prepare the house for a fire. Lights can be set up to come on, illuminating the planned exit pathways, and an audible announcement can be triggered to remind family members of the steps in the emergency plan. In addition, the system can be set to turn off the heating and cooling system (to limit the spread of smoke) and to unlock all doors.

Cook foresees the next wave of home automation as the notification phase. Before long, he says, the house will send you a text message if, for example, the furnace fails.

Ten years ago, Troy Cuvelier says, home automation was common mainly among ". . . the extremely wealthy or the techies." Now, however, it's much more widespread, thanks to the proliferation of smart phones and tablets. "There's no need to be a geek," says Cuvelier.



Infusion Kitchen & Bath Showroom

Etna Supply Company
 5231 E. ML Ave
 Kalamazoo, MI 49048
 infusionshowrooms.com
 269-349-8388

Showroom located 1 block north of I-94 on Sprinkle Rd., right on ML Ave

Mention this ad and receive 25% off your entire order! Expires 8/31/2014

Indio™ Cast Iron Sink

Indio cast iron sinks are easy to clean and guaranteed not to chip, crack or burn and come complete with a basin rack and cutting board. Multiple color options present a wide variety of design choices—allowing for customization in any kitchen space. Visit our showroom to experience firsthand the exceptional quality of KOHLER® Cast Iron sinks.

THE BOLD LOOK
 OF **KOHLER.**

Beautiful. Made Affordable.



HARDWOOD | NATURAL STONE | CERAMIC | CARPET | AREA RUGS

MIGALA  **CARPET ONE**[®] **FLOOR & HOME**

Portage
Shaver Road
South of Centre

Kalamazoo
Gull Road
East of Sprinkle

Battle Creek
W. Columbia
West of Capital

migalacarpetone.com | gianrug.com



Do Look Down! – Flooring at a Crossroads

Carpet has come a long way in terms of construction and sustainability over the past few years. However, carpet popularity has fallen as interest in other floor covering has increased. *Photo courtesy of Migala Carpet One*

By Zolton Cohen

That rumbling sound you feel beneath your feet may be attributable to a seismic change occurring in the flooring industry. Wall-to-wall carpet, long the go-to choice for homeowners wanting comfort, color and style, is beginning to recede in popularity. As Amie Whittington, in sales and design at Howland Floor Covering says, “People are putting hard surfaces almost everywhere these days.”

‘Hard’ surface flooring means ceramic tile, porcelain, wood and vinyl. Here is how local experts like Whittington, Lori Ruimveld from Migala Carpet One, and Angie Farrell, a designer at Woodwork Specialties Company view the way these products, as well as carpet, stack up against one another.

CARPET

Ruimveld concurs that the popularity of carpet has fallen as interest in other floor coverings has increased. Longevity, she says, may be one reason. According to industry statistics, “Carpets have an average service life of 7-10 years, but that includes multi-family and offices as well as residences. Hard surfaces have a longer lifespan, and can even last as long as the life of the home.”

Farrell adds, “Carpet has come a long way in terms of construction and sustainability. But it still has the potential to contain dust, dirt, odors and pet dander.”

Still, carpet is a big seller in areas like bedrooms, Ruimveld says, “The biggest thing in the last two years is a soft fiber, available in either polyester, triexta or nylon. It does take more care and maintenance though, so it’s better suited for less-used rooms, like bedrooms, where you like the softness and luxurious feel. But it’s not going to have the durability for a main traffic area.”

For high-traffic areas, Ruimveld says, nylon carpet is more resistant to abrasion than polyester and will hold up better over the long haul. Also, she notes, “The shorter, tighter and denser



Wood flooring is popular not only in living rooms, but also in kitchens and bathrooms. *Photo courtesy of Carlisle Wide Plank Floors and Woodwork Specialties Co.*



Ash is popular for flooring because it looks similar to hickory but has a density similar to white oak and is lower in price. *Photo courtesy of Carlisle Wide Plank Floors and Woodwork Specialties Co.*

the fiber the longer the carpet will last. It won't ugly-out as fast. The looser and the longer the fiber the quicker you'll see traffic patterns, like pivot turns in hallways and the middle of a staircase."

WOOD

Farrell says that wood flooring sales have been strong not only in living rooms, but in kitchen and powder rooms as well.

"In smaller homes it unites the entire space," she says. "In larger areas, homeowners are using area rugs to define space over hardwood floors."

One reason hardwood flooring is making its way into kitchens and bathrooms, Farrell says, is that, "Appliances and plumbing fixtures are being made better and leaks occur less frequently."

Solid wood flooring comes in either site-finished or pre-finished versions, she says. There are advantages to each. Prefinished floors, once installed, can be walked on immediately. There is no dust or finishing odor, and the factory applied wear layer is very durable.

Site finished floors can be sanded flat so no edges are higher than others. They can also be sanded several times over the years, increasing their longevity.

Ruimveld says, "Michigan seems to still be a big ¾ inch thick hardwood flooring state and not so much interested in engineered flooring. People like the fact that they can sand and refinish in the future. We have a Michigan supplier, and people like to buy locally; it makes them feel good when they can buy something made in Michigan."

For domestic hardwood species, Farrell says, "Hickory is popular because it is so dense. Ash is popular as well, because it looks similar to hickory but has a density similar to white oak and is lower in price. Rift and quarter-sawn white oak is popular for contemporary spaces because it has a linear look."

VINYL

Luxury Vinyl Tile (LVT) or Luxury Vinyl Flooring (LVF) is the newest kid on the flooring block, and it has muscled its way into many areas of the home.



CARLISLE
wide plank floors™

The Epic Wide Plank Floor Company



Hardwood Flooring, Cabinetry & more...




WOODWORK SPECIALTIES CO.
Since 1957



269-343-3343
www.woodworkspecialties.com
7811 Ravine Road • Kalamazoo, MI 49009

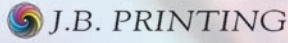





JB Printing provides top quality traditional offset Printing and modern Digital Printing services to the greater Kalamazoo area and beyond. From business cards to post cards to marketing brochures, JB Printing ensures each project meets our stringent expectations of superior quality, design and affordability.

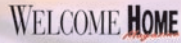
PRINTING COPYING DESIGN BINDERY MAILING

JB Printing, Welcome Home Magazine, and AmeriKal are O'Keefe Publishing companies. *John and Donna O'Keefe and the rest of the team invite you to visit us at 3111 Lake Street, east of the Kalamazoo County Expo Center and Fairground.*



3111 Lake Street, Kalamazoo, Michigan 49048 • (269) 349-9601
info@jbprinting.com





www.JBPrinting.com



An emerging flooring trend is porcelain tile. Polished porcelain is durable and can create the illusion of space.
Photo courtesy of Glas Associates.

Whittington says, "LVF can mimic ceramic tile or slate in appearance, or faux wood, in a plank style." A flexible, acrylic grout, applied after installation to LVT products with beveled edges, adds to the ceramic tile look, and it seals the floor against water intrusion.

The "visuals," Whittington says, "are absolutely beautiful. And there is more deflection or 'give' to the floor, so it's better on your back for people who stand in a kitchen and cook a lot. It also doesn't fade or change color. Consumer Reports magazine has gone gangbusters reporting how wonderful a product it is."

Ruimveld says, "There is certainly a place for it. People who don't like the coldness of ceramic tile ask what else is available

that has that look, but not the feel. There are gorgeous patterns and it is easy to maintain. The products we carry have limestone in it so it is very durable. It is also available in wood plank configurations because people want the warm look of wood but they also want ease of maintenance."

CERAMIC TILE

"We sell so much ceramic," Ruimveld says, "mainly for bathrooms and kitchens. If you want a pretty much bulletproof, no-maintenance floor, ceramic would be one of your first choices." Ceramic tile, Ruimveld says, can last the life of the home if installed properly. It requires a stiff floor that doesn't bounce or deflect.

"We recommend installing a heat mat under tiles in master bathrooms," she says, "where you stand at the sink and get out of the shower or tub. It is a luxury item, but it's a nice way to warm up tile underfoot. Plus it heats up the entire room. Master baths are the favorite spots for heat mats, but we also install them in front of kitchen sinks."

PORCELAIN

Whittington is very enthusiastic about another flooring product: porcelain tile. "It is an emerging trend," she says. "You see it in magazines now; a very polished, elegant, refined look. It resembles marble or travertine but is much harder, less expensive and requires less maintenance."

The beauty of a polished floor is that it reflects light, Whittington says. "It makes things brighter. Put that kind of floor in a room with no windows or in a bath with a small window and it makes the room seem larger; it creates an illusion of space. And because porcelain tile does not absorb water, it can even be installed successfully outside in areas with freeze/thaw cycles."



Ceramic is a favorite flooring choice for kitchens and baths due to its low maintenance and durability.
Photo courtesy of Migala Carpet One



**GIVE YOUR HOME A CUSTOM LOOK
WITH A NEW GARAGE DOOR**



GARAGE DOORS THAT ONLY LOOK EXPENSIVE.

Sales • Installation • Service • Repairs • FREE Estimates
Residential & Commercial • Over the Counter Parts Sales

The Genuine. The Original.



**See us at
Home Expo!**

March 6-8
Booth
279/280

OVERHEAD DOOR COMPANY OF KALAMAZOO

5291 Wynn Rd.
Kalamazoo

FAMILY OWNED SINCE 1973

381-9570

INDEX OF ADVERTISERS

Abode Building Center	6
BrioLife Photography	30
Cork Lane Decorating Center	14
Custom Steel Designs	12
DeHaan Remodeling Specialists	8
Expressions by Jan	15
Flair Interiors	12
Glas Associates	31
GraniteWorks	2
Great Lakes Waterproofing	10
Halls Closets & More	8
Hoogstraten Builders	10
Infusion by Etna	25
Integrated Smart Technologies	24
JB Printing	28
J&J Paint and Glass	20
Migala Carpet One	26
Murray Landscaping	16
Overhead Door	30
Pennings & Sons	21
Raber Patio Enclosures	8
Red Med Box	24
Roberts Built Homes	32
St. Monica Catholic School	15
Sandstone Creation	22
Siding World	3
Sun & Shade Awning	14
Van Tuinen Painting	24
Vlietstra Bros. Pools & Spas	22
Woodwork Specialties	28



**SENIOR
MODELS
WANTED**

See website for details



BRIOLIFE PHOTOGRAPHY

BY LINDA HOARD

www.BRIOLIFEPHOTOGRAPHY.COM | 269.649.9604



INNOVATIVE DESIGN...
attention to *Detail*

269.353.7737

GLASASSOCIATES.COM

GlasAssociates

CUSTOM HOME DESIGNERS/BUILDERS

ALL NEW

Large Lots-Prime Location From Roberts Built Homes, Inc.



3,800 sq. ft., \$439,900

Includes finished basement and \$75k lot

Texas Heights Phase 9

Lot prices \$65k to \$75k

Homes from \$350k on up

Large lots



3,600 sq. ft., \$419,900

Includes finished basement on a \$75k lot

Crooked Lake Cove Phase 2

Lot prices \$60k to \$70k

Available now!

Homes from mid \$300k



3,900 sq. ft., \$449,900

Includes finished basement on a \$75k lot

Call Todd Roberts today to reserve your spot
in one of these highly desirable developments



Todd Roberts

**ROBERTS
BUILT HOMES, INC.**

Generations Of Building Quality Custom Homes

269.217.2096

toddmroberts@aol.com

WWW.ROBERTSBUILTHOMES.COM