

PRECISION

RESIDENTIAL ♦ COMMERCIAL

www.prehomes.com

SPRING NEWSLETTER ♦ 2009 ISSUE

CONTENTS

- Page 1 GREEN BUILDING:
Precision Homes will help you find the right shade of green.
- Page 2 FEATURE:
Homes from the \$280's
- Page 3 TRENDS:
For the latest in Building Trends
- Page 4 MAINTENANCE FREE:
Maintenance Free Living

GREEN BUILDING

Precision Homes will help you find the right shade of green.

Until relatively recently, when someone said they live in a "Green Home," we pictured a green (the color) home, and the only "Green House" that came to mind was one made of glass where plants grow. Not so much any more! Today, a green home embraces resource efficiency in its design, construction and operation, with the

overall impact on the environment taken into account every step of the way. Green homes are healthy, environmentally friendly, save money, conserve energy and water, reduce global warming, conserve materials and reduce waste.

When you choose Precision Construction, you can rest assured that you're getting a builder dedicated to bringing you green building practices, including ENERGY STAR



windows and appliances, and water-conserving fixtures. "What is now commonly referred to as green building has always been

a part of our standard package," Ted Rohn said. "What we've found is that our homes already meet the relatively new green certification standards set by ENERGY STAR and the National Association of Home Builders (NAHB). In fact, many would receive the absolute highest ratings."

ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices. ENERGY STAR qualified homes include features that lower energy demand and reduce air pollution.

According to ENERGY STAR published reports, a typical household spends \$2,000 a year on energy bills. With ENERGY STAR, you can save more than 30% or more than \$700 per year, with similar savings of greenhouse gas emissions. Precision offers buyers the opportunity to reach ENERGY STAR's highest rating of 5 Stars as well as the NAHB's top-level Gold Certification which together will maximize their savings over time.

With both ratings conducted by independent verifiers, the NAHB covers more ground. Their certification addresses 7 key areas, including site, resource efficiency, energy efficiency, water efficiency, indoor environmental quality, homeowner education and global impact. For example, they consider whether a new home's orientation and design take advantage of natural daylight to reduce lighting needs.



www.prehomes.com

The Lifestyle Collection by Precision Homes priced from the \$280's

One way that Precision addresses some of the most common requests is to introduce fresh designs. Most recently they unveiled 7 new plans that can be built in two of their communities or the buyer's choice of location starting in the \$280s. These homes can be built in Deer Creek Estates, Winfield and Summer Tree Estates, Crown Point. The plans include ranch and 2-story designs ranging from 1,800 to 2,600 square feet.

"The exterior design and floor plans of these homes are in keeping with Precision's attention to details and aesthetics, but based on what the market is telling us, we broadened our price range," Ted Rohn said.

"The exterior design and floor plans of these homes are in keeping with Precision's attention to details and aesthetics, but based on what the market is telling us, we broadened our price range," Ted Rohn, Precision's architect, said. "When you combine the more affordable price of these homes with the fact that Indiana's tax cap is in place and taking effect, that's a great deal of incentive especially for Illinois buyers."

Offering you the opportunity to be surrounded by some of the area's most unique natural landscape, Precision communities have been designed to provide an unparalleled setting for your new home.

"After building individual custom homes in some of the most desirable locations throughout the region for years, we started looking for land where we could build entire communities," Dave Van Dyke, designer, builder and founder of Precision Construction said. "Our goal has been to create something unique in each Precision community, to provide homebuyers with

an option that's a little different than the norm."

Creating entire communities literally from the ground up to compliment the beauty and style of Precision's



custom and semi-custom homes, Van Dyke and his team used their considerable experience to optimize the natural terrain in each location.

Summer Tree Estates is located at 101st Avenue and Colorado Street just past Westfield Southlake Mall on US 30. It is ideally situated between this shopping corridor, where you can access I-65 until the convenient new exit at 109th is complete, and downtown Crown Point's historic shopping district.

Each Precision community offers the benefits of northwest Indiana's award-winning schools,



diverse dining and shopping opportunities, nationally-recognized healthcare facilities and easy access to Chicago for work or pleasure.

Summer Tree Estates in Crown Point

A scenic golf course community, Crown Point's Summer Tree Estates fits a number of lifestyles with single-family homes and paired villas nestled just beyond its picturesque tree-lined borders. You can choose from Precision's semi-custom or full design/build single-family homes

Deer Creek Estates in Winfield

An emerging community with a peaceful country setting and pristine 15-acre nature preserve featuring winding walking trails that offer a self-guided tour of the native flora and fauna, Winfield's Deer Creek Estates is a true nature-lover's paradise. Giving you the opportunity to share your neighborhood with a variety of native birds and butterflies, this area is now managed by the Save the Dunes Conservation Fund so residents will enjoy the beautiful scenery for generations to come. Deer Creek Estates features Precision's semi-custom and custom homes ranging between 2,200 and 5,000 square feet, starting in the low \$280s. Plans call for a total of 112 single-family homes along its gently winding roads, with a number of premium, coved cul-de-sac, English basement and walk-out home sites to select from.

Deer Creek Estates is located at 109th Avenue and Grand Boulevard just 4 miles east of I-65 and south of US 30. The town of Winfield is one of the fastest growing in Lake County with new home buyers attracted by the peaceful setting, exceptional municipal services and the area's lowest taxes. The opening of the new exit at 109th will especially benefit Winfield residents.

Deer Creek Estates, Winfield

Single Family Homes from the 280's

Located in Winfield Nature Preserve only 4 miles from I-65 and Westfield Mall.

Directions: Take Route 30 to Grand Blvd. Turn right (south) approx. 4 miles. Turn left (east) on 109th Ave to entrance.

219.661.2527

Summer Tree Estates, Crown Point

Single Family from the 290's, Paired Villas from the 250's

Located at Summer Tree Country Club only 2.5 miles from I-65 and Westfield Mall.

Directions: Take Route 30 to Mississippi Street. Turn right (south) to 101st Street. Turn left (east) to entrance.

Single Family: 219.662.1837 - Villas: 219.226.1800

Trends in the Marketplace

In-Law Suites

A recent survey by the NAHB indicates that nearly one quarter of all new upscale homes (4,000 square feet and above) include what is commonly referred to as in-law quarters. Sixty-two percent of builders also reported an increase in interest in these additional suite arrangements.

Extremely versatile, in-law quarters generally add a second spacious suite along with the master bedroom area. Most are 500 square feet or larger and typically include a room with an adjoining bathroom and substantial closet. Larger in-law quarters can include a sitting room and small kitchen area outfitted with a mini refrigerator and coffee bar.

Most in-law quarters are positioned away from the master suite, usually on the first floor, and they can even have a separate entrance.

“When my mom turned 88, she wasn’t able to live safely on her own anymore, and it was time to present her with some choices,” David Derenzo said. “We investigated assisted living and found that she could not afford that option. That left her with the option of living with my brother in California or staying here with my family. The decision was made to sell both of our homes and find someone to build a new home that would meet all of our needs.”

That’s where Precision’s star shined brightest.

“My wife and I were already considering options that would make it easier when we got older when we discovered Stone Bridge Estates and Precision,” Derenzo said. “They were really great to work with. They showed us several dozen plans and explained how they could be modified to work in our situation. When it became obvious that a ranch plan would not accomplish our goals, we found the perfect plan to accommodate 2 master suites on the main floor with 3 bedrooms upstairs. Throughout the entire process Precision was always right there to help us accomplish our goals. Of course price was an issue, but I would say that we got about 95% of what we wanted.”

Since moving into their new home last spring, the Derenzo family has been extremely happy.

“The decision was made to sell both of our homes and find someone to build a new home that would meet all of our needs.” said Derenzo.

“The move has actually enriched mom’s social life,” Derenzo said. “She discovered a community center on US 30 with exercise classes and more that provides bus transportation right in our neighborhood so she still has her independence. At home she has her own space with a small refrigerator and zoned heating and cooling for privacy and comfort. It’s a great arrangement.”

Along with making aging parents comfortable and giving them privacy, in-law quarters provide access to the rest of the home and, most importantly, the family.

But don’t be fooled by the name. These spaces can work just as well for live-in nannies, college-age children when they return home, caregivers for someone who’s ill or disabled, professionals who need a private office or guests deserving a special retreat. The best part is, they can easily be modified as the need arises.

Special Needs

With the expertise needed to get it right the first time, Precision has outfitted both homes and commercial spaces to comfortably accommodate special needs. Having gained an intimate knowledge of the difference between what is the minimum and the more preferred dimensions for fittings and fixtures, the company can help you determine the very best design features and styles of hardware to suit your individual needs.

When quadriplegic Melanie Grau got tired of the limitations in her current home, she came to Precision with an interesting challenge – recreate a floor plan that she loved to make it handicapped accessible.

“As a company that built commercial spaces, I felt that they would be the most up-to-date on creating high-quality, accessible spaces, which was very important,” she said.

Precision’s new, user-friendly plan includes wider hallways and doorways, entrance ramps, lower light switches and cabinetry, special handles on the cabinetry, a platform for the tub and an elevator providing access to all 3 floors.

In keeping with Grau’s request to keep the home low-maintenance, some of the highlights Precision added include durable granite countertops, a maintenance-free all-brick façade and an



Stone Bridge Estates, Schererville

Single Family Homes from the 450's

Easy access to 80/94 & just 35 minutes to Downtown Chicago. Impressive variety of homes in a spectacular wooded setting.

Directions: Take US-41 to Deer Creek Drive. Directly West of Menards and Home Depot.

219.322.8207

DEER CREEK, SUMMER TREE & STONE BRIDGE MODEL HOURS

Monday thru Thursday - By Appointment Only

Friday 12:00pm - 6:00pm
 Saturday 10:00am - 6:00pm
 Sunday 12:00pm - 6:00pm

MAINTENANCE FREE

Precision Villas are Your Ticket to Gracious Golf Course Living

Bringing all the benefits of an extraordinary golf course lifestyle to new home buyers looking for exceptional maintenance-free living, Precision invites you take a look at their magnificent villas - and when you do, be prepared to meet the neighbors. They just can't say enough about how much they love their new homes.

"When I retired from 34 years of teaching in Lansing 2 years ago, I found myself with an empty-nest and ready to make a change," Sharon Power said, "I think I looked for a new home everyday all summer and fall that year. I considered everything in the area since I had been living near the square in Crown Point for so many years. I looked at just about every single-family home, cottage home and villa being built. Everywhere I went had models but here so I really had to be a visionary. I asked around quite a bit and found that Precision was a good name with a good reputation. I really wanted to be here because there is truly no other view like this, and I put my trust in Mr. Van Dyke. I've been especially pleased with the uniqueness of each of the homes being built out here. Every one's a little different. I'm not a golfer, but maybe I'll take it up now!"

Similarly, Butch and Cookie Galka were typical empty-nesters looking to downsize without giving up the conveniences of their single-family home when they found out about Precision's plans at Summer Tree Estates.

"We had already put money down on a few other places but changed our mind. To be honest, we really weren't sure about attached living and having roommates," Cookie Galka said. "We had to really step out of the box on this one. There wasn't really much to see out here since we were the first to sign up. Even though we've been living

here for 6 months, I still wake up everyday and think I'm on vacation. I've never had so much time to just sit outside and read or enjoy the view. When Butch wants to golf, he can pick me up with the cart and I can ride with him. I just love it out here."

"I golf in a league every week, but I can also just walk to the clubhouse and rent a cart anytime, it's that convenient. The course is very nice and well-maintained," Butch Galka said. "Our experience so far has been very pleasant. It's paradise. This is what we



worked for all those years."

"We have all the benefits we enjoyed in our previous home without all the hassles," Cookie Galka said. "We lived on a 1/2 acre, but I have to say the view here is even better. Our home is the perfect size, with plenty of closet space. We're even looking forward to continuing our tradition of hosting Thanksgiving dinner and a Christmas Eve open house for as many as 30 guests. We plan to use the basement to set up the tables so everyone can eat together at Thanksgiving. We're excited we can still do that, we didn't want to give that up."

Both Sharon Power and the Galkas are so pleased with their experience that they always want to share their stories with the people who come out to learn more about Summer Tree Estates.

"You can't go wrong living out here," they all agree. "Everyone is so nice. We all share common bonds in our backgrounds that make this neighborhood a little more friendly."

Summer Tree Estates is nestled alongside the 18-hole Summer Tree Golf Club, which offers over 6,500 yards of well-manicured championship golf, with challenging water attributes.

MISSION STATEMENT

Precision Construction builds its reputation on creating quality homes, retail, office and light industrial facilities in the Chicagoland and Northwest Indiana areas. It is our mission to exceed customer expectations and above all work with integrity and respect for our clients, employees and vendors.



Dave VanDyke
Designer ■ Builder



9616 Indianapolis Boulevard
Highland, Indiana 46322