

Successful Parade of Homes!



2411 Kensington Way

We had a very successful Parade of homes this year. We entered a two-story garden home and a million dollar plus model in the Estates of Forest Hills. Both homes won GOLD in all categories and our Forest Hills model won the coveted Fulton Bank award.

We have already begun our homes for next year and we plan to enter 2 homes priced over a million, one on the East Shore and one on the West Shore. You can review www.paparadeofhomes.com for more information. ■

Parade OF Homes

CATEGORIES:

- Best Exterior - GOLD
- Best Interior - GOLD
- Best Kitchen - GOLD
- Best Master Suite - GOLD
- Best Decorated - GOLD
- Best Landscaped - GOLD
- Fulton Award - Best Single Family Home

OPEN SAT & SUN
1 - 4 PM

SIMPLY THE BEST... AGAIN!

We were honored to win the Harrisburg Magazine's Simply the Best Home Builder again this year. Thanks go out to all that voted for us.

We have spent the last 25 plus years perfecting our craft and it is nice to be recognized for our efforts. We continue to push the envelope of custom home designs and plan to be around for another 25 years as the best home builder in the Harrisburg area.



Inside this issue:

Subcontractor Story	2
Custom Mouldings	2
Lots Available	2
Client Testimonial	3

GARDEN HOME UPDATE

The success of the Garden Homes of Witney Ridge continues. Presently five lots are available and one is on hold. Please visit our new two-story office/model at 100 Windrush Lane, or call (717) 697-8643 and ask for Mindi Roland Schrock for more details.

Subcontractor Spotlight -- *David F. McClure Company*

David F. McClure Co. is a vital part of our building team. They have supplied our homes with quality HVAC systems for over 10 years.

The David F. McClure Co. is a premier heating and air conditioning company. The business started in 1979. Through the years their professional team has provided superior service including 24 hour a day on-call service. McClure uses top brand equipment such as Trane and Nordyne to create and maintain a reliable and comfortable environment for the

homes we build.

McClure also uses the most updated software to assure accurate calculations for heat gain and loss. Additionally, they have an on-site training facility where their technicians stay current in HVAC technology.

The David F. McClure Co. invites you to visit their showroom where you can see the many equipment options that are available—including a working zone system. Justin McClure, the son of the founder, manages the new build division. He works directly

with us and our clients to ensure every house is outfitted with an excellent HVAC system.

Justin has expert knowledge in his field from growing up in the business and graduating with an engineering degree from Penn State. His attention to detail and exceptional customer service are invaluable to our company.

■
To nominate one of our sub-contractors for the next issue email Brent Roland broland@roland-builder.com

BUILDING TECHNIQUE -- *Custom Mouldings*

In the early days of our company, Lee and a small crew did most of the work. W. Lee Roland, Builder has grown a great deal since 1976 adding various sub-contractors to our team. One aspect we continue to do “in house” is our finish work. In fact, our reputation of quality workmanship is derived from the installation of our window and door trim, baseboard, crown moulding, chair rail, and other specialty woodwork.

Recently we enhanced the quality and uniqueness of our woodwork. Previously, we installed standard mouldings from a catalog

provided by a local building supply company. In 2005 we purchased a



machine to design and cut a custom profile for our moulding. Additionally, we hand pick the best quality “clear” poplar lumber, instead of the manufactured or “fin-

ger jointed,” pine.

The other secret to our unique and award winning craftsmanship is our professional trim carpenters. They boast of 50 years combined experience and it shows in the details. The expert installation includes mitering all inside corners for a clean finished look. Our woodwork and craftsmanship really sets us apart and we look forward to more opportunities to grow in quality and creativity.

LOTS AVAILABLE

We currently have 9 lots available in local developments.

Estates of Forest Hills	Lot 2, 158	<i>(East Shore)</i>
Forevergreen Farms	Lot 13	<i>(West Shore)</i>
Lindenwood	Lots 36, 64	<i>(West Shore)</i>
Manor at Fair Oaks	Lot 38	<i>(West Shore)</i>
Pinehurst Hills	Lot 26	<i>(West Shore)</i>
Wentworth Estates	Lot 54, 55	<i>(West Shore)</i>

We could not be happier... client testimonial

We could not be happier with, or more comfortable in, our Witney Ridge home. In the beginning, as with all beginnings, there was more doubt and uncertainty than confidence that all would turn out so well.

It started just about a year ago. We decided it was time to get our own place again, having rented a townhouse for a few years after selling our home. In addressing our first decision, whether to buy an existing property or build a new home, we opted for the latter and began our search that ultimately brought us to Rosalie and Lee Roland's Model Home at Witney Ridge. Our decision to look into a new home was not without trepidation; the concerns were numerous including our lack of knowledge of local home builder and even less experience in all the aspects of home building. Ultimately, our decision was based on the belief that to buy an existing home would most certainly entail a great deal of renovations to end up with the house we wanted for ourselves. So, we began our new home journey by listing the elements of the home we desired, how it would lay out and how it would be furnished. Next, we worked on a budget that encompassed equity, mortgage payment target, insurance and taxes, new furnishings, and finally, a reserve for unexpected costs.

The next step involved

researching builders and locations. We visited several developments to obtain a sense of the market, to familiarize ourselves with different builders, and to match our ideas against actual building plans. We spoke with many individuals, friends, business and social acquaintances, and realtors. Our



questions covered the gambit of issues related to building a new home with a special focus on the critical elements of the builder and the neighborhood.

The name of one builder kept coming to the fore: W. Lee Roland Builder. Then, in response to our description of our "dream" home, a friend suggested visiting the Roland's Garden Homes in Witney Ridge. After our first visit, as the saying goes, 'that's all she wrote.' At this point, but before any contract was signed, the myriad of details that go into building a new home had to be worked out with Roland Builder. All of our energies focused on meetings with Rosalie Roland and Mindi Roland Schrock to work on the details that go into a

plan to make a new home our new home. We can not imagine a builder more accommodating than Roland Builder, and helpful too. With their vast experience in residential home building, there was so much that Rosalie and Mindi offered that turned out to be so helpful and right. Only then, did we sign a contract with Roland Builder.

Before long, a bulldozer was preparing the lot for construction. And, here is where the really big, and most pleasant, surprise of all greeted us. Roland Builder placed us in the care of our project manager, Rolla Lehman, and the construction phase proceeded under his guidance to completion, on time. Rolla, with Karen Eisenbeis and Brent Roland, were there at every turn, often ahead of the curve, to attend to every issue and question raised by us promptly and in a positive manner.

We moved into our new Garden Home in August of this year. And still, the "Roland Service" continues to see to our needs, inquiries and requests. Before we started this journey to a new home, we would joke that if we ever built we'd end up getting divorced. Well, Roland Builder made the experience a real pleasure, and now, we're together in our new home. -- Joe Pierce

NEW OFFICE LOCATION

We will be moving our office to 100 Windrush Lane, Mechanicsburg in January 2006. This 2-story garden home was a Parade of Homes entry in 2005 and won all of the gold awards.

The office is open during the week from 8:00 AM - 4:30 PM. It is also open Sundays from 2 - 4 PM.

"Stop by and see our new digs!"



123 Windrush Lane
Mechanicsburg, PA 17055

NEWSLETTER -- Fall 2005, Volume 2, Issue 2

Happy Holidays



We sincerely thank you for your business during the past year and wish you the blessing of hope and the peace of His love at Christmas and always.

Lee & Rosalie

Phone: (717) 697-8643
Fax: (717) 697-5889
Email: homes@rolandbuilder.com

www.rolandbuilder.com