

New Model with New Ideas... Currently Under Construction



We are extremely excited about our upcoming model in The Estates of Forest Hills. This home has a new exterior look and new interior ideas. It will feature a combination of stone, stucco, and brick on the exterior. The entire roof will be "stick built" enabling us to create custom ceilings in many rooms. The Master Bathroom layout is different from any we have done to date. We will be conducting a muddy shoe walk-through in May and the home will be finished in time for the Parade of Homes in September. ■

Muddy Shoe Walk-Through
 Sunday May 22, 2005
 1 - 4 PM



September 24 - October 2, 2005

Directions:

Take 81 N
 Take 322 towards Lewistown
 Right on Rt 39, Linglestown Rd
 Turn Left on Colonial Rd, toward the mountain
 Turn Left onto Continental (2nd entrance)
 Turn Right onto Kensington (1st Street on Right)
 The Model Home is on the Right

Inside this issue:

Subcontractor Story	2
Summer Picnic	2
Two years ago today...	3
Silent Floor System	3

Lots Available

We currently have 7 lots available in local developments.

Estates of Forest Hills	Lot 2	(East Shore)
Forevergreen Farms	Lot 13	(West Shore)
Lindenwood	Lots 6, 36, 64	(West Shore)
Manor at Fair Oaks	Lot 38	(West Shore)
Wentworth Estates	Lot 54, 55	(West Shore)

For more information, Call (717) 697-8643 or visit us online.

GARDEN HOME UPDATE

The success of the Garden Homes of Witney Ridge continues. Presently nine lots are available and two are on hold. Only two have the option for an exposed basement. Soon construction will begin for a two-story spec home for the Parade of Homes on Lot 54. Please visit the one-story office/model at 123 Windrush Lane, or call (717) 697-8643 and ask for Mindi Roland Schrock for more details.

Subcontractor Spotlight -- W. A. Klawitter Construction

We have determined that the difference between an average home and a quality custom home begins with the framing. Wayne Klawitter, owner of W. A. Klawitter Construction, has been framing our houses for several years. Wayne and his crew are skilled craftsmen who have the ability to take architectural plans and make them work. Wayne has a unique ability to see potential problem areas and will call our office to say "I can build what is drawn but you won't like it."

During the framing process, Wayne is in contact with almost all of our vendors. After we approve the various orders, we rely on him to arrange deliveries so that

materials are available as needed. He sticks to the schedule we give him very well by utilizing his various crews. He plans ahead so that he can deliver a quality framing job to us every time.

As a builder of custom homes, our clients frequently want to make modifications to the original plans. Wayne understands that and keeps his crews available to handle the needs and requests of our customers. And, when necessary, he meets directly with the homeowner to discuss the changes. This has been especially true when we build a model home because we often make last minute changes to walls and ceilings.

You have heard of "street smarts." Wayne Klawitter has "framing smarts". Remember all those math tests we took in school—all those formulas and equations that we thought we would "never need to know?" Wayne knows them—and he uses them everyday. If framing is the ultimate test of math skills and spatial relations, then Wayne is a "straight-A student." A brief anecdote: Following high school, Wayne's son, Brandon, went to a technical school to study construction. After one semester, he realized that "...he had learned more working with his dad than the school could teach him." Now he is a valuable member of his dad's crew.

In conclusion, we have observed that Wayne is also a good boss. His philosophy of management is this; "Rules without a relationship create rebellion; rules with a relationship create respect." It is obvious that Wayne has the respect of his crews. And, just as important, he has our respect.

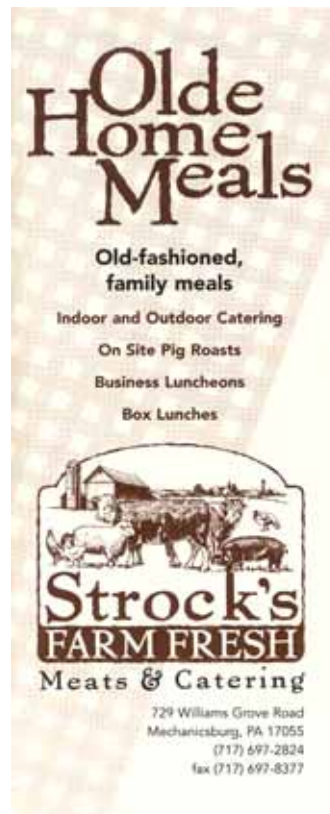
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To nominate one of our subcontractors for the next issue email Brent Roland broland@rolandbuilder.com

Summer Picnic

During this past summer Lee and Rosalie hosted a picnic for sub-contractors and current clients. They had an excellent turn-out as you can see from the photos. The kids went swimming and everyone else mingled and visited. Did I

mention the food? We were treated to a catered meal provided by:

Strock's Meats & Catering

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Box Lunches

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729 Williams Grove Road
Mechanicsburg, PA 17055
(717) 697-2824
fax (717) 697-8377

SPRING PROMOTIONS
For March April and May

HOMESYTL E CATERING
Order homestyle catering and Strock's will give you a second meat for FREE! (That's a 20% value)

BOX LUNCHES - \$7.50
Order 10 box lunches and get one FREE!

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(717) 697-2824

Any time of year, indoor or out, enjoy the goodness of Olde Home Meals.

Two Years Ago Today... client testimonial

It's hard to believe that it's been two years since my wife and I began our journey down the road to building our first truly custom home. I still remember that bitter cold winter day we visited our lot to see the location Lee Roland had staked out for positioning our new home. In fact, it was the first time we had seen the lot since before it was cleared, having been completely wooded just days prior. It was so cold that day that we took only a brief look at the iron rods marking the boundaries of the foundation, relying instead on Lee's judgment, something we would do many times over during the building process.

Today, as we now celebrate nearly 18 months of living in our new home, I can reflect back on what a smooth process it really was. My wife and I have often asked ourselves the question, "If we could do it again what would we do differently?" Given the same set of circumstances, we really can't think of



much of anything. I could give you laundry lists of changes we would have made to our previous home, but for some reason this one seems to have avoided all of the "I-wish-we-would-haves".

Working with the Roland staff really seemed to make the difference. They seemed to cater to whatever our wants and needs were, no matter what challenges we offered. One particular must-have for us was radiant heating. Since I work for a heating equipment manufacturer, I was adamant that we have this somewhat "special" type of

heating system. Fortunately, Roland's heating contractor, David F. McClure Company, was quick to accommodate us with this need. As we continued on in the process, I found that each of the Roland subcontractors was equally accommodating and able to provide us with the options we wanted in our home. When you add it all up, it's no wonder W. Lee Roland, Builder won Harrisburg Magazine's, "Simply The Best" award. I know our experience was, very simply, the best!

I write as a sincere thank you to all of the staff and associates of W. Lee Roland, Builder for their assistance in making our dream a reality.

Jim Eisenbeis

If you wish to submit a testimonial for our fall newsletter email Brent Roland, broland@rolandbuilder.com

BUILDING TECHNIQUE -- *Silent Floor System*

We implement a *Silent Floor System* in every home that we build. This system begins with TrusJoist® manufactured I-Beams. Microllam laminated veneer lumber (LVL) is manufactured from thin sheets of veneer and structurally bonded together. These joists are structurally uniform, dimensionally



stable, and have a consistent moisture content. They resist shrinking and twisting, which means no gaps-and no squeaks!

The next step involves the material we

use for the subfloor. AdvanTech engineered wood flooring panels are bonded with an advanced resin technology system. They are uniform and lack core voids and knotholes. As well, the strength is consistent throughout the entire panel. AdvanTech panels have greater weatherability than traditional plywood so there is no warping or delamination. So in the event you see standing water on the floor during the framing, the panels will not warp or delaminate.

The final step to accomplishing a silent floor system is the installation of the AdvanTech panels. We apply glue to the LVL beam and then nail the flooring panel to the floor joists. Finally, we screw the floor panels to the joists to complete the process and eliminate squeaks.



For additional information visit www.trusjoist.com



123 Windrush Lane
Mechanicsburg, PA 17055

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NEWSLETTER -- Spring 2005, Volume 2, Issue 1

The Garden Homes of Witney Ridge



One-story model home in Witney Ridge at 2,150 sq. ft. with all the latest amenities and Lawn Care and Snow Removal

Directions:

Route 15 South
Exit Mechanicsburg/Bowmansdale
Left onto Route 114
Through Light (1 mile)
Witney Ridge will be on the left

123 Windrush Lane / Mechanicsburg, PA

OPEN SUNDAYS 2 - 4 PM



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