

ROLAND BUILDER NEWS

Volume 3, Issue 2

WINTER 2006

"BEST IN SHOW"



We had a very successful Parade of Homes again this year. We entered 2 homes each valued over 1 Million dollars. The home shown above is located in the Estates of Forest Hills in Harrisburg. It is currently for sale at \$1,598,000. It also won the prestigious Fulton award for the Best single-family home in the show.

Our other home was a one-story custom home with a contemporary style located in the Rich Valley development in Mechanicsburg. It also garnered several awards including Best Kitchen and Master Suite.

Parade OF Homes

**2413 Kensington Way
Harrisburg, PA 17112**

AWARDS:

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

OPEN SAT & SUN 1 - 4 PM

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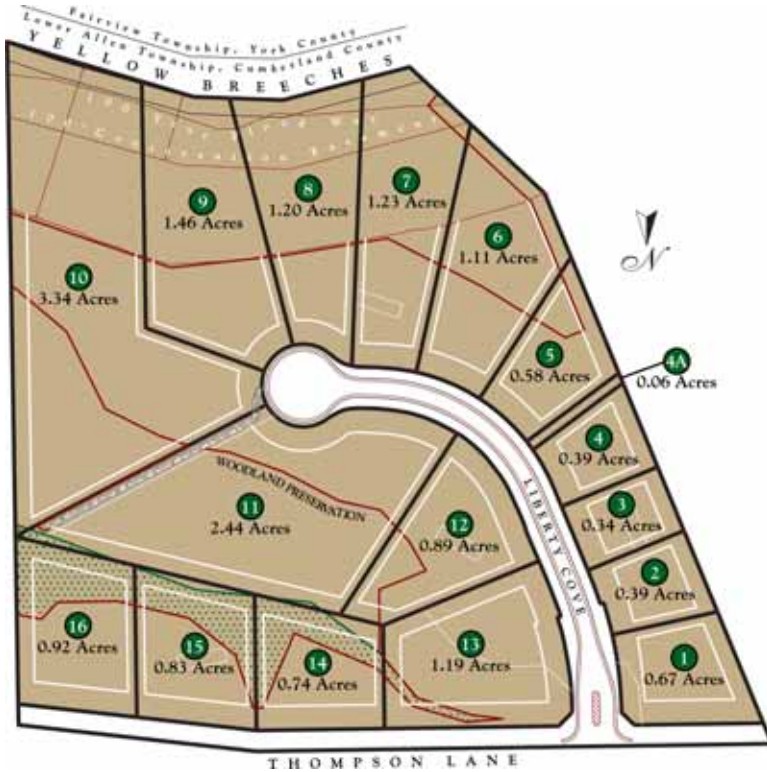
GARDEN HOME UPDATE

The success of the Garden Homes of Witney Ridge continues. Presently two lots are available. Please visit our two-story office/model at 100 Windrush Lane, or call (717) 697-8643 for more details.





16 Gorgeous wooded homesites with incredible views. We are the exclusive builder providing lawn care and snow removal.



HOME SITE PRICING

1	\$169,000	MODEL HOME
2	\$133,500	
3	\$135,900	
4	\$144,900	
5	\$175,500	RESERVED
6	\$215,900	
7	\$218,900	
8	\$221,500	RESERVED
9	\$248,900	
10	\$278,000	RESERVED
11	\$236,000	
12	\$198,000	
13	\$187,900	
14	\$169,500	
15	\$173,500	
16	\$177,500	

This summer we purchased our first development: Liberty Point. This scenic piece of land possesses 16 beautiful wooded home sites ranging in size from 0.34 to 3.30 acres. The most exciting aspect of this development is that we will be the exclusive home builder. The consistency of quality and style will be upheld to the highest degree. As in our Garden Homes of Witney Ridge, we will offer lawn care and snow removal. Site improvements will be taking place during the next few months. We anticipate the construction of our first model to begin in January 2007. Call to reserve a Home Site, 697-8643.

Directions:

RT 15 to Rossmoyne Rd/Wesley Drive exit
 Take Rossmoyne Rd to Lisburn Rd.
 Turn Right on Lisburn Rd.
 Travel ½ mile, turn Left on Thompson Lane
 Travel ½ mile to the Liberty Point entrance on the Right

LOTS AVAILABLE

We have 24 lots in local developments.

Liberty Point (West Shore)	Lots 1 - 16
Estates of Forest Hills (East Shore)	Lots 2, 136, 158
Lindenwood (West Shore)	Lots 36, 64
Manor at Fair Oaks (West Shore)	Lot 38
Wentworth Estates (West Shore)	Lots 54, 55

For more information call 697-8643 or visit our web site. www.rolandbuilder.com

Client Testimonial

“Four years ago my husband and I bought a beautiful waterfront lot at Lake Meade. We then proceeded to look for house plans and a builder to carry out our dream of having a lake home nearby our children, grandchildren and friends. We were not first time home builders, since we had built our original home in Camp Hill in 1972 and our second home in Mechanicsburg in 1985. In both of those cases, we had found good builders and were pleased with the outcome of their efforts. Now, we were hoping for a similar successful relationship as we built our “last”, (maybe), home. We spoke with several recommended builders but were not satisfied with what we heard.

Then, one Sunday afternoon we visited a Roland home in Pinehurst Hills. It had amazing quality trim work and extras including an indoor/outdoor fireplace that was fascinating. Rosalie Roland was the hostess at that open house and we were impressed with her knowledge and friendliness.

We finally found plans that we liked on the Internet, and we made an

appointment with Rosalie, who does the design work. She and Mindi looked over our plans and made a couple of suggestions for changes (like widening the hallway and the stairway). Lee Roland came out to our property and spent a large amount of



time situating the house appropriately on the lot so that there would be views of the water from every window. Then to top it off, Brent made us a DVD using our plans to show us what the interior and exterior of the new house would look like.

All of the subcontractors seemed to have a similar willingness to provide quality service for their specific area of the home. The Rolands have found a pretty amazing group of subcontractors who provide the kind of outcome that clients appreciate. If a glitch happens, it is corrected immediately and there is no problem. That in itself is a recommendation for the Roland process.

Lowell and I have enjoyed working with Lee, Rosalie and Rolla (the project manager) to build a magnificent home on our property at Lake Meade. Interestingly, the Adams County inspectors indicated that they are not used to seeing the high quality of construction that Roland Builders provided for our home.

If people are trying to find a great builder to make their dream home a reality, we can enthusiastically recommend the team of Roland Builders who will do their best to smooth the process and make your new home a dream come true.

--- Lowell & Nancy Starling ■

Subcontractor Spotlight -- J. E. Filbey and Fauth Painting Ltd.

Since 2002, when John Filbey and Jason Fauth decided to take their many years of painting experience and start their own company, they have been our painters. Working “in the trenches” as they do, allows them to remain in charge of the day-to-day operation of their business. For them, painting really is a “hands on” proposition. They concentrate on new construction with specialties in custom wall finishes.

John, Jason, and their employees have a strong work ethic and are willing to put forth the effort it takes to get the job done well. Their professionalism and courteous conduct are demonstrated by the care they take when meeting with clients. Their attention to detail keeps painting callbacks



to a minimum. We are always pleased to learn when past clients have contracted with John and Jason to do additional painting, wall papering, or special finishes. This level of customer satisfaction is critical to the quality of the homes that we build. Thank you Jason and John for your great work.

To nominate one of our sub-contractors for the next issue, please email Brent Roland broland@rolandbuilder.com



100 Windrush Lane
Mechanicsburg, PA 17055



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

NEWSLETTER – WINTER 2006, VOLUME 3, ISSUE 2

FOREVERGREEN FARMS



New model currently under construction. One-story living with 4 Bedrooms, 3 1/2 baths, and the finest amenities. Available for purchase, February or March 2007.

FOR SALE
\$769,000

Directions:

RT 15 to Mechanicsburg/Bowmansdale Exit
Take RT114 East
At the bottom of Bowmansdale hill where 114 turns left, go straight ahead approx. 3 miles to Saw Mill Road.
Turn right onto Saw Mill; proceed 1 mile, turn right into Forevergreen (Tannenbaum Circle; First house on right.

ROLAND BUILDER, INC.

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