

# GREATER DAYTON CONSTRUCTION GROUP

APRIL 2012 | NEWSLETTER

## GDB&R Participates in EcoRehabarama

The Housing Source (a program of CountyCorp) and the Home Builders Association of Dayton (HBA) will host its first ever EcoRehabarama during the first two weekends of May. The green component of the event is only one of two unique characteristics for this year's show which will be hosted outside of the Dayton city limits for the first time in the event's 19-year history.

Ten homes have been selected throughout one of the original sections of Huber Heights to be rehabilitated and Greater Dayton Building & Remodeling has been working steadily to ensure its house is showcase ready.

The home located at 4394 Leston Avenue, with a floor plan originally known as the "Highlander," has been transformed for those with a transitioning lifestyle in mind.



*New Driveway and Facade of EcoRehabarama Home  
– Photo Courtesy of Caroline Morgan*

This remodeled home now greets visitors with an expanded 10-ft wide driveway, new stone facade and updated zero-step entryway. The updated floorplan now includes an open living room, modern kitchen and light-filled sunroom. The kitchen features wood laminate floors, high efficiency appliances, and cabinetry highlighted by a glass and stone backsplash.

Off of the kitchen is a new laundry center and garage space that are concealed by pocket doors.



*New Sunroom Addition / Rear Elevation  
– Photo Courtesy of Caroline Morgan*

Past the main living space are new wide hallways that take you to the full common bathroom, now complete with tub and shower. A second bedroom down the hall has become ideal for children / visitors of the homeowners. The redesigned Master Suite is generously-sized with a bathroom to match. Finished with ceramic tile, vessel vanity bowl and glass mosaic accents, this bathroom will impress! A low threshold shower provides a safe and functional facility, and the new Master walk-in closet is an unexpected bonus to the home's transformation.

If you're interested in attending the show, see dates and times for the event below. Admission is free, but tickets are required and can be picked up at any Wright-Patt Credit Union location.

### DATES FOR ECOREHABARAMA:

- Friday, May 11 – Noon to 9:00pm**
- Saturday, May 12 – Noon to 9:00pm**
- Sunday, May 13 – Noon to 6:00pm**
- Friday, May 18 – Noon to 9:00pm**
- Saturday, May 19 – Noon to 9:00pm**
- Sunday, May 20 – Noon to 6:00pm**

To read more about EcoRehabarama, please visit: <http://www.daytondailynews.com/news/dayton-news/groups-renovate-vacant-houses-in-huber-heights-1367255.html>"

## GDCG/OTC Joins Local Businesses in National Service Event

Greater Dayton Construction Group / Oberer Thompson Company again participated in Rebuilding Together Dayton's "National Rebuilding Day," on April 28th. Despite the stormy weather, a team of nearly 30 volunteers from partnering companies Standard Register and MeadWestvaco lent a hand to the renovation and revitalization of Mrs. Bertha Hutchins's home, located at 1037 Maiden Place in Dayton.



*Volunteers Landscape Hutchins's Home during the Annual Rebuilding Together Dayton Event*

*– Photo Courtesy of Kristen Kaltenstein*

OTC project manager, and House Captain, Jeff Kaltenstein oversaw various improvements to the property, including: vinyl siding and gutter repairs, landscaping and brush removal, and the replacement of a failing tub surround with a new, more durable unit (pictured below).



*Before (Left) and After (Right) of Hutchins's Bathroom  
– Photo Courtesy of John Popelar*

GDCG/OTC was well represented on site by Kaltenstein (and wife, Kristen), along with project manager John Popelar and superintendent Jim Hodge.

To learn more about this unique service organization, please visit: <http://www.rtdayton.org/>.

## Spring Landscaping Tips

With the month of April coming to a close, many are hoping that the "April showers will bring May flowers" to their gardens. Since this April was a relatively dry one (especially compared to last year's rainfall!), here are a few tips to ensure your lawn / garden is flower ready.

**1- Clean Up and Clean Out!** – Take an afternoon and clean out any dead foliage and/or tree branches from your lawn and garden beds. Harsh winter storms can leave branches, leaves and other tree debris.

**2- Weed Patrol** – Clean any existing weeds out of flower beds and check your lawn for any weed growth. Once you are clear of weeds- you should plan on spending 10-15 minutes a few times a week to keep new weed growth out of your gardens.

**3- Fertilize** – Fertilizing your grass, shrubs and flowers now will make sure that anything you want to thrive this season will. For your lawn, there are an array of options available including terf builder and organic weed killers. The same goes for flower beds and shrubs. If you plan on fertilizing herbs and/or vegetables that you will use for cooking, consider using an organic fertilizer that is free of pesticides.

**4- Check your Irrigation System** – Whether you have an in-ground sprinkler system or a hose attachment, you should check to make sure all your sprinklers are working. For an in-ground system- make sure your pump and tank are operating correctly especially if they haven't run in a few months. Check the sprinkler heads and test them to see if any need to be replaced.

**5- Mulch** – A fresh layer of mulch can take any flower bed from drab and dreary to beautiful. Professional landscapers typically suggest about 4 inches of mulch on top of any soil in order to prevent weeds and help plants retain moisture. Make sure to pull the mulch around the base of all plants and shrubs as this will help keep moisture around the root ball.

**Homeowners Tip** – If you plan on purchasing any shrubs or trees this year, ask your home insurance agent about what type of coverage, if any, you have for shrubs and trees on your property. Sometimes a homeowner's insurance policy will provide some coverage in the event that your shrubs and/or trees are destroyed or damaged in a covered peril (wind, hail, hurricane).

## Dayton View Commons II

Dayton View Commons II (DVCII), a new project in 2012 for the Commercial Division, is set for completion in the next several months. DVCII will consist of 32 units; four(4) 3-bedroom single-story, 26 four-bedroom 2-story and two(2) 5-bedroom 2-story homes will be available for rent / purchase to families with low-income in the Dayton area.

Ammenities in the home(s) include: Private entrances, covered porches, 2-car garages, washer / dryer hookups and central air. The 4/5-bedroom units will have basements while the 3-bedroom units will be handicapped accessible. Additionally, OTC's recent EnergyStar certification will allow all kitchens to be fully equipped with EnergyStar appliances.



**4 Bedroom 2-Story Home DVCII Rendering**  
— *Rendering Courtesy of daytonviewcommonsii.com*

Hope IV (DVCII's predecessor) was funded in 1999 by Greater Dayton Premier Management (formerly, DMHA) to help revitalize the old Dayton View neighborhoods, which at the time was one of Dayton's most distressed areas.

Dayton View Commons II, which started construction in January of 2012, is scheduled for completion in August of this year.

### PROJECT AT A GLANCE

Project Manager: Jerry Woodruff

Superintendent: Sean Tucker

Developer: Oberer Companies

Rental Agency: Gold Key (Oberer Properties)

## Project Update: UD New Student Housing

As students at the University of Dayton prepare for graduation and summer vacation, Greater Dayton Construction Group is gearing up for Phase II site improvements for the four new homes it's building on the 400-block of Lowes St. The new homes, which have already passed preliminary inspections for Uniform Federal Accessibility Standards (UFAS) compliance, are also on track to receive "Gold" Level status from the National Association of Home Builder's (NAHB) Green Building Certification Program.

After the mild winter allowed for an earlier than projected start date, the homes are in drywall stages with finishes scheduled to begin in mid-May. The site improvement project, which is highlighted by an expanded parking area with 46 spots (including two van accessible handicap spaces), will include the use of a drywell storm water management system scheduled for install in early June.



**New UD Student Houses on Lowes Street**  
— *Photo Courtesy of Caroline Morgan*

The project is part of the University's highly publicized renovation and new construction efforts that will see nearly \$30 million reinvested in campus growth and revitalization.

GDCG takes pride in the long-term relationships it maintains with its customers, and this project is one of many throughout the course of its existing relationship with the University of Dayton. In 2007, GDCG participated in CitiRama, building five new townhouses located on Stonemill Rd. and rehabilitating five existing units on Frericks St.

For more information on UD's renovation projects visit the Dayton Business Journal's article online at: <http://www.bizjournals.com/dayton/print-edition/2012/04/20/ud-starts-on-30m-campus-renovations.html>

**GO ONLINE TO READ THE NEWSLETTER AT :**

**HTTP://WWW.GDCG.COM/COMPANY-NEWS/COMPANY-NEWSLETTER**

## Spring Time Tornado Preparations

It's no secret that Spring has sprung and for Ohio that means Tornado Season is upon us. Tornadoes are one of nature's most powerful and destructive forces and require proper preparation. Here's some advice on how to prepare for a tornado and what to do if you're caught in a twister's path.

### Safety Tips

- Prepare for tornadoes by gathering emergency supplies including food, water, medications, batteries, flashlights, important documents, road maps, and a full tank of gasoline.
- When a tornado approaches, anyone in its path should take shelter indoors—preferably in a basement or an interior first-floor room or hallway.
- Avoid windows and seek additional protection by getting underneath large, solid pieces of furniture.
- Avoid automobiles and mobile homes, which provide almost no protection from tornadoes.
- Those caught outside should lie flat in a depression or on other low ground and wait for the storm to pass.

For GDCG's office tornado preparations see your HR manager, Steve Maloy.

### April/May Birthdays & Milestones

#### May Birthdays

Ryan Moore 5/22

#### April Birthdays

Jeff Ward 4/2  
Troy Rosenburg 4/4  
Joe Moore 4/21  
Matt Jones 4/24  
Chris Godfrey 4/29  
Jeff Kaltenstein 4/30  
Kelly Fields 4/30

#### April Milestones

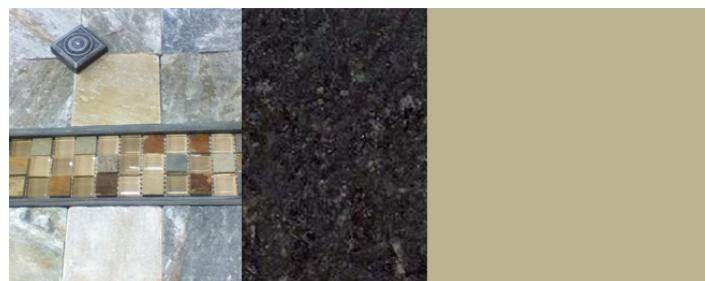
James Skipper – 8 years  
Joe Moore – 6 years  
Todd Conley – 4 years  
Ben Patrick – 4 years  
Rick Reed – 4 years  
Troy Rosenburg – 3 years  
Tony Quinter – 2 years  
John Pollock – 1 year

## Keim Kitchen to Receive Modern Updates

A new project for the GDB&R that began earlier this month has made final selections and is preparing for installation.

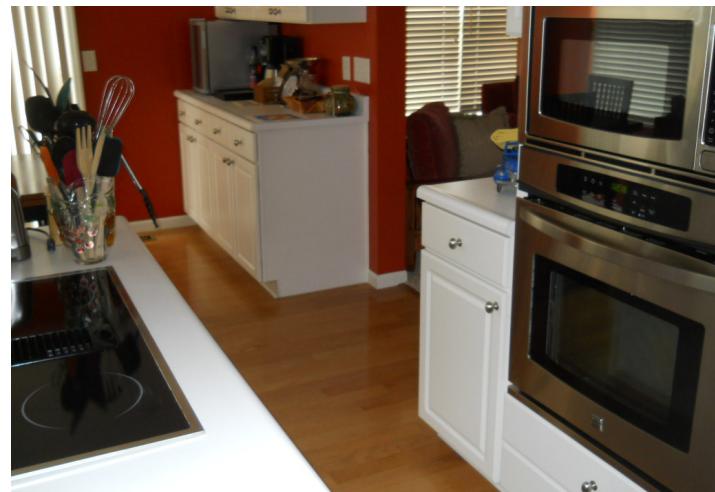
The Keim's of Springboro are ready for their outdated kitchen to receive a much needed facelift and are pleased to have selected Greater Dayton Building & Remodeling for the job.

For the kitchen, the scope of work includes: replacing the original white laminate tops with black-pearl granite, adding a new stone and glass back splash and replacing the current red walls with a soft neutral paint called Wasabi Powder by BEHR.



*Selections for Keim Kitchen Remodel in Springboro  
– Samples Courtesy of Jennifer Luckoski*

Additional remodeling work to the home includes, updating the rear sliding patio door, office door, and painting of the dining room and office.



*Existing Kitchen at Keim Residence  
– Photo Courtesy of Scott Backer*

## PROJECT AT A GLANCE

Homeowners: Marianne and Roc Keim  
Sales Representative: Scott Backer  
Superintendent: Matt Jones  
Designer: Jennifer Luckoski