

### Samples Select GDB&R for Second Remodel Project

Todd and Srujal Sample of Xenia, a previous Greater Dayton Building & Remodeling customer, are moving forward with their basement remodel and are in the process of making selections and designing layouts.

The proposed basement space will feature an open floor plan to accommodate fitness equipment, foosball, and a home theater system. The basement concept will provide needed space for family gathering and frequent visitors.

The walk-out basement will also include a kitchenette with “Giallo Ornamental” granite and modern cabinetry in a “Java” finish. Floating shelves will be installed to provide additional storage and new stainless steel appliances will be added to complete the look. Additionally, a full-bathroom with a low threshold shower will be built to accommodate visitors with restricted mobility.



*Cabinet and Granite Selections for Basement Kitchenette*

*-Courtesy of Jennifer Luckoski*

In 2011, GDB&R remodeled the Sample’s kitchen and laundry area to provide an open space for the busy family’s lifestyle.



*Sample Kitchen Post 2011 Remodel*

*-Photo Courtesy Of Caroline Morgan*

The kitchen now features new wood flooring, modern cabinetry, glass-stone mosaic backsplash, breakfast nook and a granite top island.



*Sample Kitchen Granite Island*

*-Photo Courtesy Of Caroline Morgan*

### PROJECT AT A GLANCE

**Homeowners:** Todd & Srujal Sample

**Location:** Xenia, Ohio

**Designer:** Jennifer Luckoski

**Superintendent:** Matt Jones

## Dayton View Commons II – Grand Opening!

Dayton View Commons II (DVCII), held its grand-opening / ribbon cutting ceremony this month to celebrate the completion of their 32 rent/purchase homes. DVCII consists of four(4) 3-bedroom single-story, 26 four-bedroom 2-story and two(2) 5-bedroom 2-story homes. All 32 units are EnergyStar Certified and will cost between \$364.00 - \$600.00 a month for qualified renters.

Among those in attendance were: President of County Corp, Steve Naas; Mayor of Dayton, Gary Leitzel; State Representative, Roland Winburn; and Congressman, Mike Turner.



*Ribbon Cutting Ceremony for DVCII  
– Photo Courtesy of Caroline Morgan*

This multi-year Dayton View project began in 1999 with the award of a HUD HopeVI grant, followed by the first tax credits awarded from the Ohio Housing Finance Agency in 2001.

Included in previous phases of the development are a 30-unit seniors only apartment building and a 50-unit public housing development of single family homes and duplexes, all completed in 2003.

A total of 172 new housing units are being developed through this multi-phase project.

### **PROJECT AT A GLANCE**

**Project Manager:** Jerry Woodruff

**Superintendent:** Sean Tucker

**Developer:** Oberer Companies

**Rental Agency:** Gold Key (Oberer Properties)

## Keeping Your Home & Identity Safe While on Vacation

The Insurance Information Institute (I.I.I.) reports that most home burglaries occur in the months of July and August while homeowners are away on vacation.

“Once in your home, a burglar can easily obtain credit card information, social security numbers or other identification information by going over personal documents in a home or stealing the family computer,” said Loretta Worters, vice president for the I.I.I.

**Here is a list of actions to better protect you and your home while away.**

1. Keep your home well lit. Mount exterior lights in your yard or on your house so that they are out of reach of would-be burglars. Put indoor lights on a timer.
2. Make it time-consuming to break into your home. Dead-bolt window and door locks can slow a burglar down. You may qualify for a discount of 2 to 5 percent on your insurance policy for installing these devices.
3. Make it noisy to break into your home. Invest in a burglar alarm. The most effective systems ring at an outside service, which alerts the police, fire or other emergency service. A sophisticated alarm system could result in insurance discounts of 15 to 20 percent..
4. Turn off your computer and disconnect it from the Internet. If you save personal information in your computer, make sure it is difficult to access. You do not want a hacker at work while you are on vacation.
5. Keep valuables in a secure location. When possible, do not leave personal documents in your home office or desk—burglars know to look for them there. Keep important documents, expensive jewelry and other items in a safety deposit box in a bank or other secure location.

Keep this information in mind for yourself and when talking to homeowners. To read the rest of the article visit: [http://www.iii.org/press\\_releases/as\\_you\\_head\\_out\\_for\\_vacation\\_protect\\_your\\_home\\_and\\_your\\_identity\\_against\\_burglars.html](http://www.iii.org/press_releases/as_you_head_out_for_vacation_protect_your_home_and_your_identity_against_burglars.html)



## Swormstedt Residence Receives Final Repairs

On November 19th 2011, Greater Dayton Construction Group's Emergency Response Team responded to a fire loss at the Swormstedt residence of West Chester, Ohio.

What started as an over-heating golf cart quickly caught fire and spread throughout the attached garage, resulting in severe interior and exterior fire damage.

While the fire remained relatively contained to the garage, the rest of the home suffered heavy smoke and residual heat damage.

After performing temporary board up work to the garage and front door, GDCG was able to begin full repairs on the rest of the home.



*Fire Damage to Garage of Swormstedt Residence  
(Final Picture to be Included in July Edition)*

*– Photo Courtesy of Jeff Ward*

The scope of the restoration project included: exterior siding, interior and exterior trim, interior paint, replacement windows, new insulation into the attic and a new front door.

GDCG is in the final stages of production and will complete the project in the next two weeks.

### **PROJECT AT A GLANCE**

**Homeowners:** Jeffrey & Kathleen Swormstedt

**Superintendent:** Jeff Ward

**Estimator:** Mike Jonas

**Damage Type:** Fire / Smoke

## Tips For Creating the Perfect Outdoor Living Space

### **Make It Functional**

The goal of an outdoor living area is to make it functional for your family. The types of activities you plan to do in the outdoor living area impact the design, layout and features you add. Write a list of the uses for the space. This might include dining, entertaining, relaxing, playing games, gardening or cooking. Identify the most logical locations for each activity. For example, you might designate a corner of the yard as an outdoor kitchen area with a grill and counter space. Placing it in the corner keeps it out of the way for other activities.

### **Create Personal Touches**

If you plan to spend a lot of time in the outdoor living space, personalizing the area makes it more inviting. Choose an overall theme or feeling for the area before you plan the details of the project. For a serene, calming tone, you might add a water feature and use cool colors such as sky blue or sea green. For a more invigorating feeling, bright orange or red works well.

### **Blend With House And Landscape**

Your home's exterior and the existing landscaping play a role in shaping the outdoor living space you create. If your backyard has a gentle slope, you might create a terraced patio with multiple levels. This gives you different functional areas while blending in with the backyard's natural flow. Decorating the outdoor living space in a drastically different style than the home makes it stand out and can detract from the home's overall appeal.

### **Add Privacy**

Adding privacy barriers allows you to enjoy your outdoor living space without the feeling that everyone can see you. A privacy barrier makes the outdoor living space feel more like an extension of your home because it isn't highly visible by neighbors or to those passing by. Unlike your indoor rooms, the outdoor living space gives you a view of nature, even with the privacy barriers. Shrubs or trees provide a natural privacy barrier that blend in well with the surroundings. Fencing material is available in a variety of styles and materials, allowing you to find one that fits your personal style.

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

[HTTP://WWW.GDCG.COM/COMPANY-NEWS/COMPANY-NEWSLETTER](http://www.gdcg.com/company-news/company-newsletter)

## **GDCG Welcomes Starr Rodgers!**

The Greater Dayton Construction Group is happy to welcome one of it's newest members, Starr Rodgers!

Originally from Quincy, Illinois, Starr comes to GDCG as a veteran of the U.S. Air Force with 10 years of military experience and will primarily provide administrative support to the Insurance Division.

Starr now resides in Beavercreek and has a 13-year old daughter and a son that just graduated from high school. In her free time, Star enjoys developing her passion for Interior Design.

Welcome to the GDCG/OTC team Starr!

## **GDCG/OTC Welcomes Dan Gillen!**

The Greater Dayton Construction Group & Oberer Thompson Company is also happy to welcome it's newest lead carpenter, Dan Gillen!

Dan comes to GDCG/OTC after recently moving to Beavercreek from the Toledo area. He brings over 16 years of industry experience with him and enjoys hunting, fishing and watching NASCAR in his free time.

Welcome to the GDCG/OTC team Dan!

### **Birthdays & Milestones**

#### **June Birthdays**

Ben Patrick 6/1  
Laura Moore 6/4  
Travis Earnhart 6/18  
Matt Prenatt 6/29

#### **July Birthdays**

Sean Tucker 7/3  
Shawn Miller 7/11  
Tony Quinter 7/17  
Jim Hodge 7/20  
Kathy Flannagan 7/26  
Mike Jonas 7/27  
Victor Rooney 7/30

#### **June Milestones**

Dave Mackintosh - 1 year  
Mike Jonas - 1 year  
Brad Blacker - 2 years  
Jim Hodge - 2 years  
Tommy Lee - 2 years

## **OTC to Sponsor Bethany Village Golf Outing**

Oberer Thompson Company is proud to be a key sponsor in the upcoming Bethany Village Golf Tournament being held at The Golf Club at Yankee Trace on July 13th, 2012.

Continuing its long-standing relationship with Graceworks Lutheran Social Services, OTC is currently working on several new construction projects at its Bethany Village Property—a 100-acre, nationally accredited Continuing Care Retirement Community located off of Far Hills near I-675.

The Grand Cottages (currently under construction) at Bethany Village will be single-family homes. Approximately 2,100 sqft in size, these homes will be fully accessible with wider hallways and zero step entries and doors.



*Grand Cottages Under Construction at Bethany Village  
– Photo Courtesy of Caroline Morgan*

Completed OTC projects at Bethany Village include the exteriors of Villa homes and multiple interior renovation projects.



*Exterior Elevation Of Bethany Village Villa  
– Photo Courtesy of Caroline Morgan*

In addition to this work for Graceworks, OTC has constructed an 80-ton salt barn, installed 90 bollards, remodeled three apartment interiors, and performed work at their Lawrenceburg, IN campus.