



Mill • Direct News

Living the Log Home Lifestyle

Summer 2011

A VIEW FROM THE MILL

By Levi Hochstetler

Spring seems to finally be here for real. Here in north central Ohio a lot of people were getting kinda tired of our long hard winter. Then followed one of the wettest Aprils in Ohio history.

Builders and D.I.Y. homeowners are having a difficult time getting their foundations in. This pushes back their delivery time, translating into our full shop of log package orders waiting to be delivered.

We are very excited to have been able to partnership up with Rich Hersha of Hersha Design and the opportunity to offer his service to our customers. Personally, I believe he is one of the country's most talented designers.

If your taste is for a beautiful, yet practical one-of-a-kind masterpiece, then you will want designer Rich Hersha to design a log home for you.

A good log home design doesn't take any more or different material as a so-so design. The only difference is the material is arranged in such a way as to make it better and more beautiful.

That's where a master designer like Rich Hersha comes in. Rich will also bring a lot of experience and knowledge to our current designers helping them become better as well.

We have some good things lined up for this year; Our Do-It-Yourself Building Seminar - July 15-16; The can't-miss Log Cabin Days - September 16-17; and Design Your Dream Seminar - November 4-5. See page 3 for more information.

Finding the Right Property *By Levi Hochstetler*

When you consider the vital importance of where you live, how you live, and how it can impact you and your family's future, finding a property becomes a serious undertaking.

The first question to ask yourself, "How are we going to use this home and how does it fit our lifestyle? Is it a primary residence, retirement home, or a getaway vacation home?"

However, will the primary or vacation home become a retirement home later? This can be a tough question but needs to be figured out before you begin looking for property.

When picking an area, regardless of the property's intent, you will want to consider distance to church, shopping, fire department (can have an impact on insurance), medical emergency, hospital, dentist, favorite restaurant,

pizza delivery, airport, and any other special needs, including recreation.

Rich Hersha of Hersha Designs says that location is the "granddaddy of all considerations"...what and or whom do you want to be near.

For a primary residence, the two key things to keep in mind are work and school if you have children. School districts that you want your children to go to. Distance to school for the many different activities they will be involved in. If you both work in different towns, you may want to locate as near to the halfway point as you can.

If the intent is a getaway or vacation home, you need to determine how far you are willing to travel. Take a map and decide in what area you would like to be in, knowing that the farther away from a large metro area

the less expensive the land, and the closer it is to your primary residence the more convenient it is and the more you can enjoy it.

Maybe there's a lake or perhaps a recreation area you would like to be in. Sometimes you can find something off the beaten path for less that suits your needs better than inside a busy resort area.

Consider your interests. If you're into water skiing, then being near a lake is a must. Or, if you're into snow skiing, then you would want to be near a ski resort. If it's simply getting away, then you might not want to be near a recreation area at all. Quite often a family is into different recreation. The wife loves to ski and the husband golfs, and you can't find an area with both.

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Self-Taught Designer Earns National Acclaim

Rich Hersha isn't your typical architect. His college degree is in psychology. And though he has never taken a single course in design or architecture, 40-plus years of designing everything from simple homes to multi-million dollar office structures have made him one of the most recognized names in the industry.

Hersha's career got its start after an off-handed remark to a real estate developer who had trouble selling a project. "With that lousy design, I wouldn't buy it either," Rich commented.

"Do you think you could do any better?" the developer replied.

Hersha did do it better, and has been doing it better ever since. He has won the Parade of Homes competition several times, and his designs have been prominently recognized in National Home Builder magazines -

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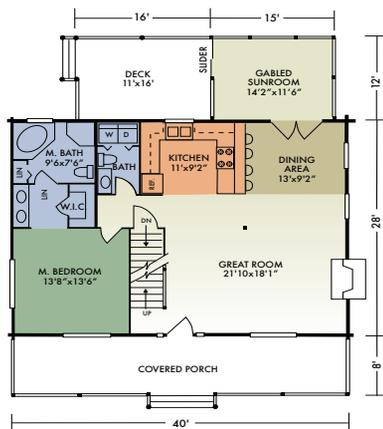
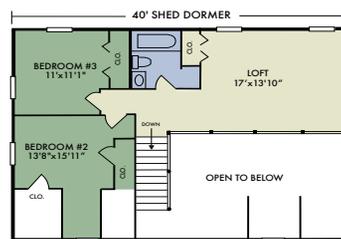
The McKay



The popular McKay model is a very versatile floor plan suitable for a couple or a family. It features the open-concept great room with large fireplace and exposed timbered ceiling, kitchen with convenient raised serving counter, dining area opening out to a gabled sunroom, and open loft overlooking the great room. Outside, there is

a full-length covered front porch and a convenient rear deck off the sunroom.

The master bedroom features an adjoining closet and spacious master bath - large enough for a garden tub and shower. You can visit this model and experience the relaxing, casual lifestyle that makes a log home so fulfilling.



Finding the Right Property

continued from front page

Then find something convenient in between.

When it's a retirement home you are building, then being near children/grandchildren is important. Medical emergency services, along with being close to shopping, becomes more important. Certain retirement activities like golf and fishing etc. should be considered.

Once you have decided in what general area you would like to build, there are several ways to find your place.

Spend some time driving around. You will be able to pinpoint the areas that are more appealing to you. You may find a property for sale by owner. Frequently a property owner will put out a sign and that's the only way it's marketed.

Work with a realtor®. Through the multiple listing system, office networking, connections, and experience, a competent real estate agent can locate a wide variety of available building sites.

Check the classifieds. A property owner may use the classified section to advertise their property. Consider subscribing to a local daily paper during the searching process. Advertise in the classifieds yourself with a such & such property wanted.

Attend land auctions. In an absolute auction, property is sold to the highest bidder regardless of how low the bid. Remember that at auctions there are no contingencies. You're buying property "as is."

Spread the word through friends and local restaurant owners. You may be surprised where a potential nice property shows up.

Search online. Some of the sites are www.realtor.com and www.lakehouse.com. Also, if you Google land for residential building sites, probably over 1,000 sites will come up.

Check with local banks. In this economy, they can be a good resource.

When you've found land in the area that you like, then comes the time to scrutinize it for your needs. Does it work for what you want? Does it slope away so you can have the walkout towards the back you always wanted? Is there room for a garage? If it's a retirement home you probably don't want a long drive in the northern climates where there would be snow to worry about. Will it have the seclusion you always dreamed of, or is it on a noisy highway?

Then there are things like available electric, natural gas, where and how good is the water, what are the prevailing winds? You may not want to be down wind from a cheese factory? Can you actually see the stars, hear the crickets, and the whip-poor-will's call?

A killer view may require a very expensive foundation with absorbent engineering cost.

Is it buildable? Check out zoning regulations and ordinances? The closer to a major city, the more regulations there will be. Regulations can come from various government bodies: Federal-Army Corps of Engineers; State-DNR and highway department; County-planning commission, health department, building department; Township-zoning, and if in a community, there can be association bylaws.

Remember that most regulations are for your benefit. The building department can help in assuring that your home is structurally sound and safe. The health department can help you make sure that your septic system is adequate. You'll be sorry if it isn't! Also, zoning can help keep a factory from moving in next to you. If nothing else, excessive regulations can help you stay secluded by deter-

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Turn left on SR 95 to the McKay model.

Turn right on SR 95 to the Black Fork model.

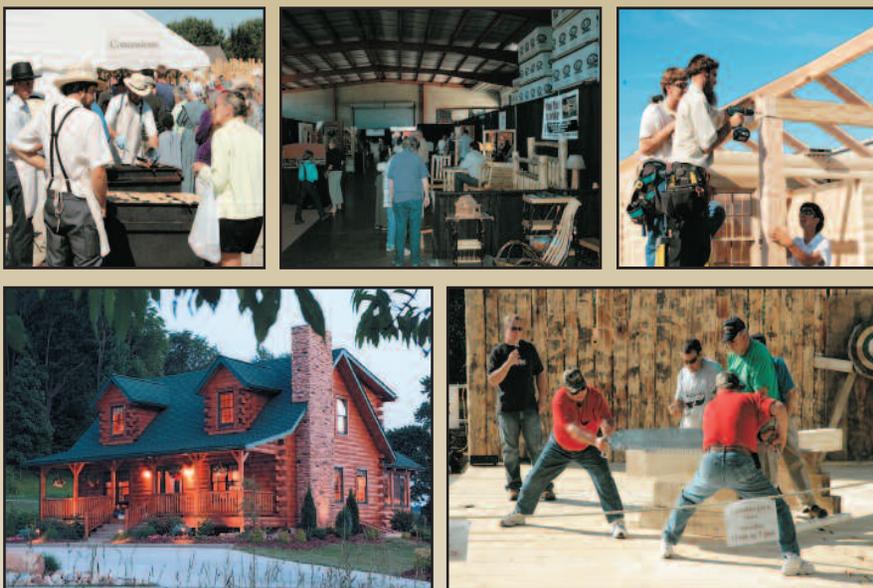


The Black Fork

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If you've ever wanted to design your own dream log home you'll want to attend this informative, hands-on Design Seminar, Fri., Nov.4 & Sat., Nov.5. The main speaker is renowned, cutting-edge home designer, Rich Hersha. Topics will also include interior design, landscape design, planning & problem-solving and financing.

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Mike and Theresa Pape Never Gave Up Their Log Home Dream



From the first time he toured one at a young age, Mike Pape dreamed of living in a log home. So at his first opportunity as an adult, Mike purchased 42 acres of wooded land east of Newark, Ohio with hopes of one day building on it.

As the years went by, Pape and his wife Theresa began to wonder if their log home dream would ever become a reality. Although they weren't in a position financially to build, Mike continued to research by attending trade shows and reading countless magazine articles. He toured model homes, and if he drove past a log home, Mike even stopped to talk to the owners about their building experience.

During the process, the Papes developed a design plan for a potential home - although they were still skeptical it could fit within their budget. Responding to an ad in Log Home Living, they decided to pay a visit to Hochstetler Milling, where they met with the owner, Levi. They were pleasantly surprised.

"I couldn't believe the prices of their deluxe packages," recalled Mike. "They were far lower than we expected. And their quality and service couldn't be beat. The folks at Hochstetler showed us that we could make our dream come true."

The Pape's design plan turned out to be very similar to Hochstetler's McKay model. So it took just a few revisions by the staff blueprint specialists to finalize plans. With prints in hand, Mike and Theresa simply needed to find a builder.

Unfortunately, the search for a builder didn't go as smoothly as planned. The Papes wanted a builder who would allow them to act as the general contractors. Mike planned to do much of the work himself, use sub-contractors for some details, and allow the builder to do the rest.

"The first few builders we talked to didn't want to work with us, and one was just downright rude!" Mike exclaimed. "It got to be so frustrating, we seriously considered scrapping the whole project."

Then he stopped to talk to Sam Yoder of Raymar Builders, who was building another log home just a couple miles down the road. "I couldn't have asked for a better relationship. Sam and his crew were willing to work with us in any way we needed. Even though our home was completed 5 years ago,

Sam and I still stay in touch a couple times a year."

They broke ground on the project in June 2005. Mike, a firefighter, got plenty of help from his team of co-workers. As Mike says, "If they didn't already do plumbing, roofing, or other odd jobs on the side, they knew a friend or relative who did."

Mike's wife Theresa may have had the biggest job of all - sanding and finishing all the tongue-and-groove pine flooring and woodwork that make up the entire interior. It beautifully complements the home's full basement, loft, and stone fireplace.

The Papes moved into their log home in June 2006, just a year after breaking ground and a full 15 years after first acquiring the land. They love to show off their home to friends and family, while entertaining in the peace and tranquility that comes with living in the middle of 42 wooded acres.

And while the process to get there was a long one, Mike stressed that the outcome made it all worthwhile. "I just want to encourage people who have always wanted to build a log home to never give up on that dream. We really owe a lot to Hochstetler Milling. Their help is what made all of this possible."



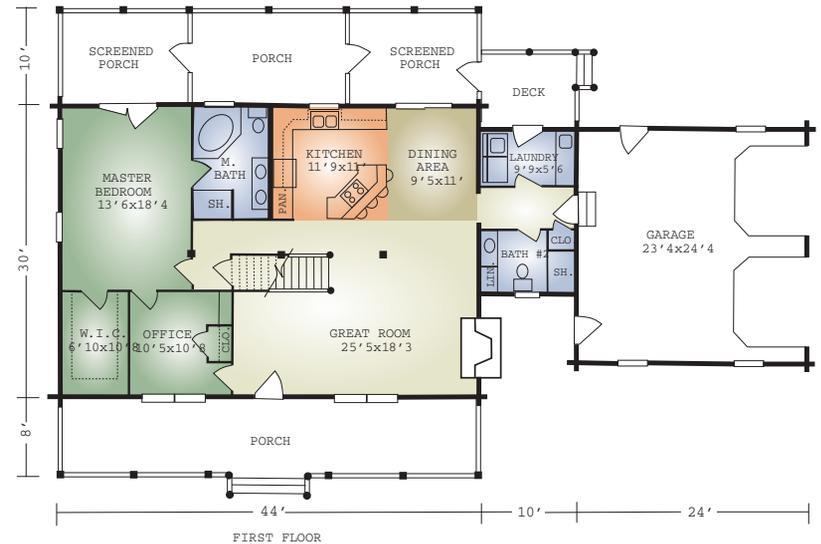
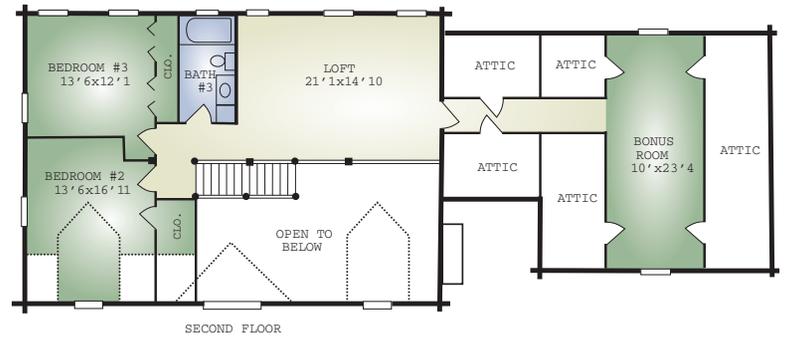


Designer: Home Owner / Hochstetler
MODEL: Custom
LOG HOME PROVIDER: Hochstetler Milling
BUILDER: Raymar Log Homes
PHOTO CREDIT: Hansen Photography

Would you like to have your home featured in a future issue? Please submit pictures and a few words to Hochstetler Milling, 552 St. Rt. 95, Loudonville, OH 44842. If selected, someone will call you for an interview.



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 they thought I was crazy.
 When they saw the final thing,
 they thought I was brilliant.”



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Self-Taught Designer *continued from front page*

once with a featured inside spread, and another on the front cover. He has designed homes in 19 different states, most notably in the Carolinas. He was invited to participate on an architectural panel at Harvard University Graduate School of Design, and one of his homes was used as an example in a college architectural textbook.

You would think such a decorated designer would seek to only work on fancy museums and big-city office buildings. But Hersha is just as happy designing a home for Habitat For Humanity as he is drawing up plans for a large commercial structure. He's proud of the fact that all of his work has resulted from word-of-mouth. In fact, he's never advertised or even owned business cards!

Rich raised his family in Fort Wayne,

Indiana, where his wife recently retired as a news anchor. While living near Indiana's large Amish community, he was contacted by an Amish building crew who wanted to construct one of Hersha's designs. It was while working on this project that he initially met Levi Hochstetler of Hochstetler Milling. Soon after he was designing his first custom log home, and absolutely fell in love with the new elements he had to work with.

Hersha stresses that he simply loves to work with clients on projects of all sizes, and enjoys helping them design homes that best fit their budget and building site. And he has no signature design style that he pushes on clients, like some architects try to do. Each Rich Hersha design is custom to the client's needs.

Rich Hersha joins Hochstetler as custom design consultant



Hersha is designing custom log homes unlike anything you've ever seen. He incorporates multiple rooflines & roof materials, soaring timbered gables and dormers, & windows of all shapes and sizes. For more information, contact Hochstetler Milling at 1-800-368-

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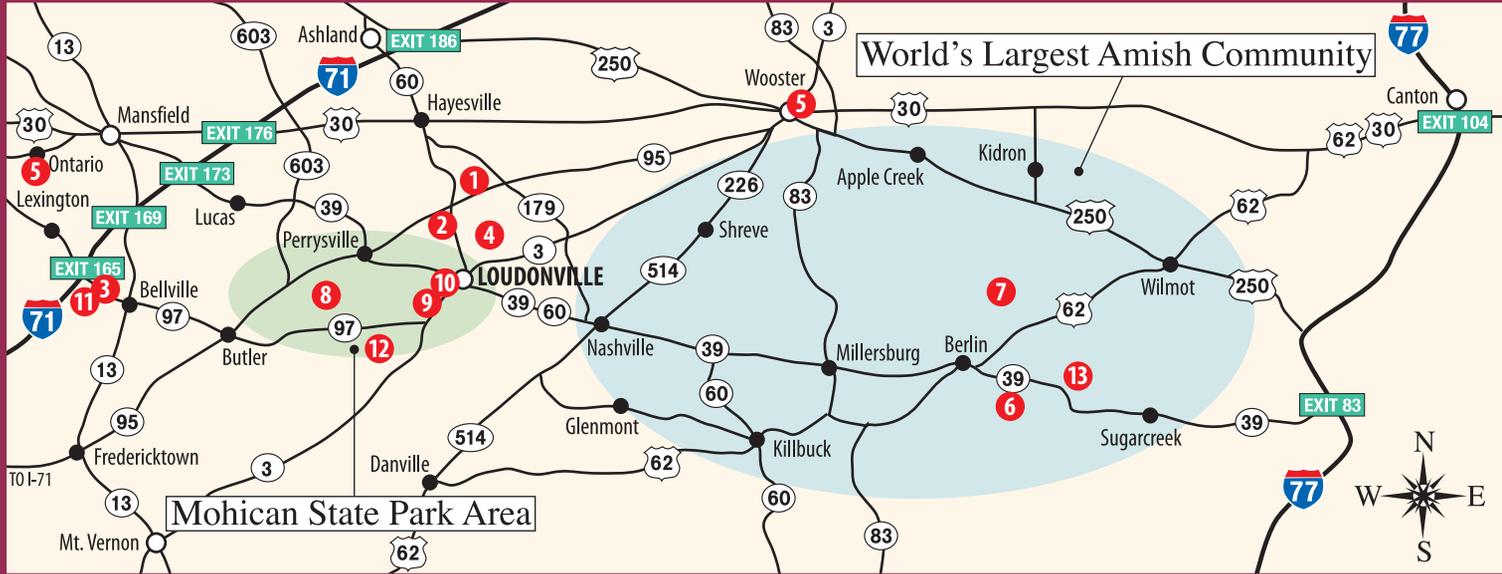
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Finding the Right Property

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ring potential neighbors.

Check the survey map and look for any easements, gas wells, and high-power utility lines. Sometimes you can build on them but they have the right to remove or destroy your place if they need to work on it.

If you're wanting to build on a certain site, will the existing easement prevent you from building other outdoor structures, pools, septic, etc.

Also look for deed restrictions. They are legally binding rules that control how your home looks and what you can do on your property. Horses, alpacas, etc., that you may want might be restricted or totally not allowed.

Some zoning restrictions may include; minimum square feet of home; roof type - can be very expensive; fencing - certain materials only; landscaping - certain trees only; road frontage - minimum to build on.

If no sewer, it's advisable to have your contract be contingent on getting a septic permit. Always walk the property. Who knows what's in back? A junkyard? Also, there may be some good surprises as well. Sometimes there's a beautiful view in the back that you would never imagine from just seeing the front, and once seen wouldn't want to walk away from.

Fortunately, we are not all the same. What you may like, the next person may not. Some folks want to be on the front porch and watch traffic go by, and others wouldn't care if they'd see no living thing but wildlife from their front porch. You may want a walkout to the back, and the next person wants a walkout to the front, and so on.

Looking for land can be a once-in-a-lifetime experience. The main thing is to have patience. Know you don't have to take the first property you find. And if you set your mind to it, you can have fun for a lifetime.



Wetland Music By David Kline

When the winters are long and cold, as this past one was, we often long for the sun and the warmth of spring, and the sounds that accompany it.

The first redwing "o-kee-leeing" from the top of the maple tree; the clamor of northward-winged geese; the warbling song of the bluebirds as they check out the nesting boxes - all are indeed convincing signs that spring is approaching. But the real clincher, in my estimation, is when the spring peepers begin their piping calls. This eagerly awaited event occurs when the daytime temperature gets up to 50 degrees and stays there for three or four days in a row. At first, only a few hardy peepers call, but as the sun warms, they are soon joined by a shrieking chorus.

It seems spring plowing and spring peepers go together. It is usually when we're turning the gently resisting sod that the first shrill cries are heard echoing from a little bog in a neighbor's



woods. They mingle well with the sounds of squeaking leather and popping alfalfa roots. The frog's timing seems to vary over three weeks from year to year. One year the tiny peepers began their calling on April 2, which was late. Another year the first one was heard on March 7, but then cold weather returned and they didn't resume piping until the last day of the month. On the average, though, the peepers quit their hibernation, emerge from the mud, and begin calling around the time of the vernal equinox, or about a week before the first

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Wetland Music continued from page 7

martins arrive.

The spring peeper is in the tree frog family. Its scientific name is *Hyla crucifer*; the crucifer refers to the dark cross on its back. The cross is usually in the form of an X and quite often not too perfect. Barely an inch and a quarter long, the reddish brown frog is rarely found far from water.

For years I listened to the joyous song of spring peepers, yet I had never seen a live one. The shriveled specimen we had in an alcohol-filled jar at school didn't seem to do justice to such an able musician. So one warm April night a friend and I donned hip boots and headed for a nearby marsh, hoping to catch a glimpse of a peeper.

As we waded carefully through the shallow water, around bushes and clumps of weeds, every voice became silent. After we stood motionless for ten minutes or so, a few peepers in the distance began calling again, and soon the whole marsh was reverberating with hundreds of shrill voices. Following the initial hush we could then move around slowly, and with our flashlights we soon found quite a few of the well-camouflaged frogs. They had climbed a few inches out of the water and clung to blades of grass, cattails, or what-

ever was available.

By inflating the throat sac to the size of a pea (actually the peeper's whole body seems to inflate somewhat), it utters an incredibly shrill "peep." When the weather is warm they "peep" at a rate of once every second. Is it any wonder that to some people a large chorus of peepers, at a distance, sounds like the tinkling of sleigh bells?

The peepers' cry is a mating call and maybe a call of triumph - at least it sounds so to me - at having survived another winter.

By October or November when cold weather returns, frogs bury themselves in the silt and mud in the bottom of ponds and marshes. When the sun and rains of March and April arrive, they make their way to the surface, and we are again entertained by a chorus of pipings and trills from the wetlands.

David Kline is a local Amish farmer / writer and has three books to his credit - Great Possessions, Scratching the Woodchuck, and Lark Songs - and is the editor for Farming Magazine. His books are available at Wooster Book Company - 800-982-6651. We are grateful to David for giving us permission to use this article from his book Great Possessions.

CABIN FEVER By Bill Dinkins

Up The Creek



A hazy mist rose slowly over the scenic Kokosing River below our little log cabin, revealing the crystal clear water that meandered its way through the tree-lined hillsides and cascaded over rocks to form quiet eddies below. An idyllic setting for my first solo canoe trip.

After gathering my fishing gear and strategically placing it in the canoe to balance the load, I began paddling down the river, intently absorbing all the sounds, smells, and sights this beautiful Ohio river provided. I was quietly approaching a dark pool that meant deeper water and I thought might hold a large smallmouth or two. A wall of rocks crossed the river in front of me. Perfect! I could carefully ease my canoe parallel to and up against those rocks and, while stationary, casually cast into the "honey hole." Bad idea #1. No sooner had I hit the rocks than I found myself plunging head over heels into the water, sending a fountain of water in every direction...and punctuating the otherwise tranquil surroundings. I struggled to regain my footing on the slippery rocks and finally managed to stand up in the neck-high water...still holding my fishing rod. I grabbed the canoe and headed to shore to take inventory. Let's see... rod, check... overturned tackle box and tangled up lured, check... soggy lunch, check... smelly fishing cap, check... oar, OOPS! No oar. No problem. I repacked the canoe, lay down in front and proceeded to "oar" myself downstream by cupping both hands and pushing outward through the water. That lasted for half a mile when I decided there must be an easier way. I've got to find an oar!

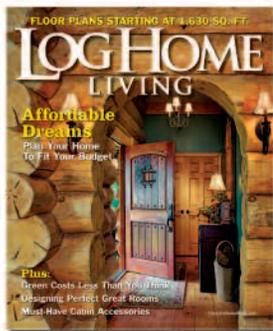
I parked the canoe near a bend in the river, and climbed the bank where a herd of cattle grazed peacefully on the other side of a fence. I reached out to push the top strand down only to discover it was electric. Bad idea #2. I eventually found a lower section and crossed the fence, heading toward a little cabin ahead. I approached the cabin and explained my dilemma to the old man who lived there. He smiled and remarked, "so, you really are up the creek without a paddle." I had to laugh. Fortunately, he had an old paddle. So after thanking him profusely, I returned to the canoe and continued my five-mile trip.

Upon reaching the canoe livery I told the owner what had happened and he assured me the paddle would probably show up in a few days floating nonchalantly downstream.

I returned the paddle I had borrowed from the old man and headed home... soaked and embarrassed... but with a greater understanding of being "up the creek without a paddle!"

Do you have an interesting short story about a favorite memory of a log home? Maybe it's a childhood vacation, a weekend at the lake, or a day visiting a friend. Whatever you remember and love to tell others qualifies. Don't forget - a picture to go with your story makes it even more interesting.

Please mail your submission to Hochstetler Milling, 552 St. Rt. 95, Loudonville, OH 44842. Hope to read about your log home adventure in a future issue!



Hochstetler Milling Featured in National Consumer Magazine

Hochstetler Milling was featured in the **May Issue** of the Log Home Living Magazine, the nation's premier & largest-circulation log home magazine. Log Home Living encourages the dream of log home ownership and keeps alive the passion for the lifestyle.

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