



Mill-Direct News

Living the Log Home Lifestyle

Winter 2009-2010

A VIEW FROM THE MILL

By Levi Hochstetler

Besides financing your log home, selling your existing home is the primary roadblock to realizing your log home dream. Knowing this, we asked the local Board of Realtors if they would share their knowledge on this subject. Thankfully, they obliged very nicely with a helpful article - Selling Your Home in a Tough Economy. See page 7.

Along those lines, the extension of the \$8,000 tax credit should also stimulate some buyer interest in existing homes as well as new construction.

For those who attended Log Cabin Days, we thank you for coming. Hopefully it was both beneficial and educational and you enjoyed it as much as we did. We apologize for the inconvenience our inaccurate directions for the log home auto tour map may have caused you. We are committed to improve them next year. My personal thanks to all the log homeowners who opened their homes for the log home auto tour. Suzi Piskur from the American Cancer Society would also like to extend her special thanks as well.

If you have any ideas and suggestions for improvement on Log Cabin Days, please forward them to my attention. We are always looking for ways to improve and make it even more worthwhile. We look forward to seeing everyone again next year plus many more.

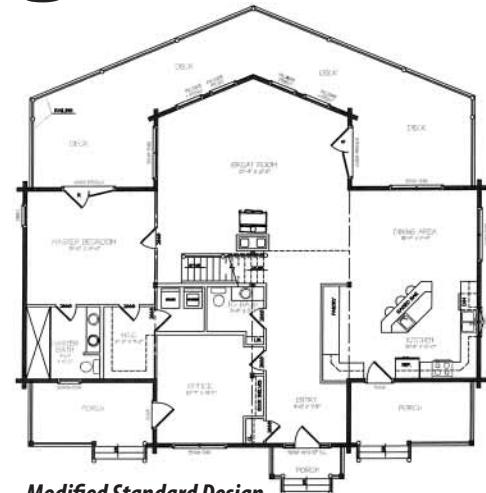
Designing Your Log Home... Piece by Piece



In our last issue we discussed the process of site selection. Now that you've chosen the perfect site, it's time to start planning your home's floor plan.

How do I begin to design my log home? Many people have asked that same question, so take heart knowing that you are in good company. There are several options open to you at this point in your log home experience, and since you have done some of the basic ground work and are armed with your preliminary budget, list of needs and wants, and you have a rough lot layout with an understanding of where you would like to site your home, this next phase of your project will be easy.

The options open to you are to design your home yourself, work with a design professional, or work with a log home manufacturer (such as Hochstetler Milling). Most often the average log home enthusiast can rough out a sketch of what they would like to see in a home plan. You may need help with design patterns, traffic and room flow, and structural details. When designing your log home first ask who will design the home. Will you hire an architect or residential designer? Will you work with the design staff at your log home manufacturer or will you design the home yourself? Design professionals can provide you with layout and design concepts, complete preliminary plans through construction documents, and will assist in all phases of design.



Modified Standard Design

Hiring an architect or design professional has numerous benefits when you are building a custom home with custom features. The costs are slightly higher, but if you are looking for a special design

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Log Cabin Days Was a Huge Success

The second annual Log Cabin Days at Hochstetler Milling was a resounding success. We were particularly encouraged by the large turnout of this annual fundraising event with proceeds benefiting the American Cancer Society and the Mohican Parochial Schools. Over 1,800 people came from 20 states, as far away as Florida, Massachusetts, Louisiana, and Arkansas to enjoy the festivities on Friday and Saturday, September 18 and 19.

Log Cabin Days featured a log home tour of 7 homes, in addition to the two Hochstetler Milling model homes, the McKay and Blackfork. Other featured events included a lumberjack competition, mill tour, vendor displays, hand-hewing, hand-peeling, and portable band saw demonstrations; chain saw carving; an actual log cabin raising that was sold during the event, and plenty of food for all. A full schedule of workshops was held covering important aspects of the log home building process - from the selection of the log profile and species to maintenance, design, and financing.

Thirty exhibitors were on hand and included a building supply company, fur-

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FEATURED NEW FLOOR PLAN

The Orchardview



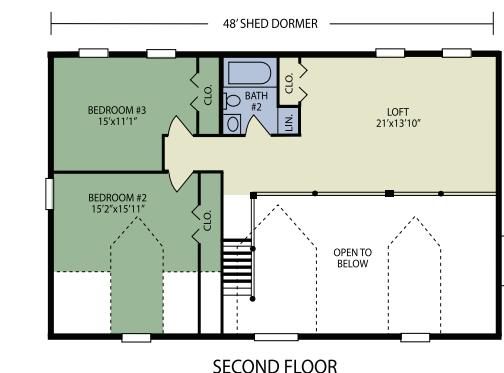
The Orchardview is as spectacular, yet practical, from the outside as it is from the inside. The impressive large central dormer flanked by two smaller dormers, the full-length covered front porch, and the stone chimney all contribute to its outstanding curb appeal.

Inside, the dramatic great room with exposed ceiling timbers, large fireplace, kitchen with raised counter on the island, and dining room opening out

to the gabled sunroom are welcome features.

The conveniently located office, pantry and laundry are step-saving features you'll really appreciate. And, at day's end, you can relax in the master bedroom or hot tub in the adjoining master bath.

Upstairs, there are two additional bedrooms and a bath - plus a loft with a wonderful view of the great room below.



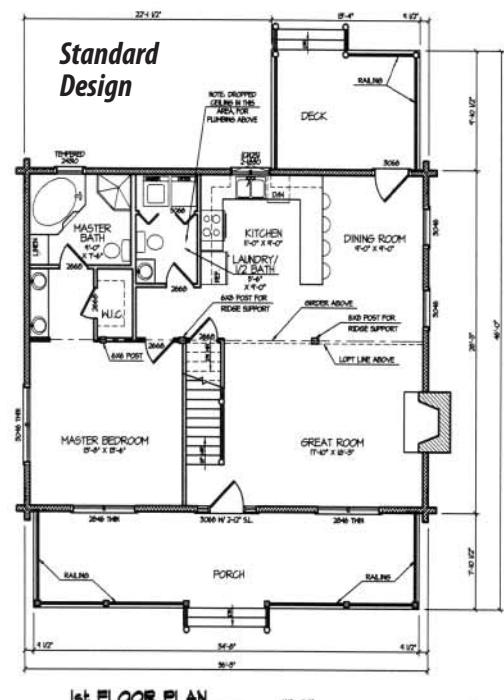
Designing Your Log Home *continued from front page*

that may be an option to consider. You can present your notes, ideas, your design worksheet and lot plan to your designer and work out a great plan.

Another option is working with the log home designers at a log home company. Most reputable manufacturers have a design staff with many years of design experience and know the log and timber systems you will be using inside and out. Most log home designers are experienced at creating the custom design features you may be looking for in your home. They can sometimes suggest cost saving alternatives to design opportunities that may present themselves. Remember though, with taking the custom design route you will have a better experience if you have your files and photo descriptions of design elements ready for your designer.

Within the parameters of design options is working with a standard plan from a log manufacturer. If your budget is limited and you need to be careful about the costs, opting for a standard plan is a good place to begin. Finding the right plan and being able to work within your budget is important, and a pre-designed plan will allow you to concentrate on the building costs. Standard plans can allow for minor adjustments. These may be as simple as moving a window or door location or adjusting interior walls slightly or changing a log style or roof material. Using a standard plan can gain a custom look for a modest price.

The second option for design with a pre-designed floor plan is taking the plan



1st FLOOR PLAN

and reworking it by expanding or modifying the base footprint of the home design. This modification of an existing plan can give the home a new look or aesthetic feel you want to attain. Modifying an existing plan can be a cost effective method of including the custom features you want to design into your home. This is one reason for knowing what features and options you would like to include in the design of your log home. Please be sure you follow copywrite laws when customizing a standard plan.

Regardless of how you choose to design your home - using the services of an architect, working with a log manufacturer's design staff, or a standard design - the goal is to build a home that fits your needs and tastes. Join us in the next issue as we discuss interior and exterior details.



Watch for future articles on putting together the log home design puzzle.

The author, Jim Kanagy, works with Hochstetler Milling and has been designing log homes and timber homes for more than 25 years.

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Model Hours: Daily, 9a.m. - 4p.m.
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The Black Fork

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At Home in the Woods...

Retirement Leads to Escape

When Roy Godfrey chose to retire, he and wife Ruthanne decided it was time to leave the hectic pace of Columbus, Ohio behind them. After all, they owned 8 wooded acres at the top of a hill far away from the sounds of the city, and it was the ideal setting to build a retirement home. It didn't take them long to conclude that a log home would be the perfect fit on their picturesque lot in the country.

"When you walk into a log home, it just seems to have a certain warmth," Ruthanne noted. "It just feels different, and was a natural choice for us."

So the Godfreys began attending log home shows and reading various magazines on log home living, all the while noting designs and decors of interest to them. They spoke to various log home suppliers, but were looking for more than the simple log home kits that most of them offered. That's when a realtor friend suggested they talk to Levi Hochstetler at Hochstetler Milling.

"We were so impressed with the folks at Hochstetler, and the fact that they could draw up a custom design based on our wants and needs," Ruthanne recalled. "Even when we requested changes, they were more than accommodating." She recalled how Hochstetler easily adjusted the plans to include a woodworking shop attached to the 2-car garage - and did so without having to alter the existing roofline.

With plans complete they hired a builder, who began building in September of 1999. Construction went smoothly, and in June of 2000 the Godfreys moved into their beautiful log home just outside the tiny town of Jelloway, about 70 miles north of Columbus.

After nine years, Roy and Ruthanne still get that special feeling of warmth, whether it's sitting in front of the stone fireplace in the family room or enjoying wildlife from the wooden swinging bench on their front porch. The antique



family heirlooms that decorate their house certainly enhance that homey feel.

The Godfreys have discovered an added benefit of their peaceful country home. It has become a vacation retreat for their children and grandkids. Ruthanne happily exclaimed, "Our family just loves to stay here with us, so we look forward to their visits from Florida every summer and every other Christmas."

To anyone considering a log home, Ruthanne offers the following advise. "Be sure to do your research. Go to home shows and read magazines to get ideas of what you're looking for. And take advantage of natural light by planning for lots of windows. And of course we highly recommend Hochstetler



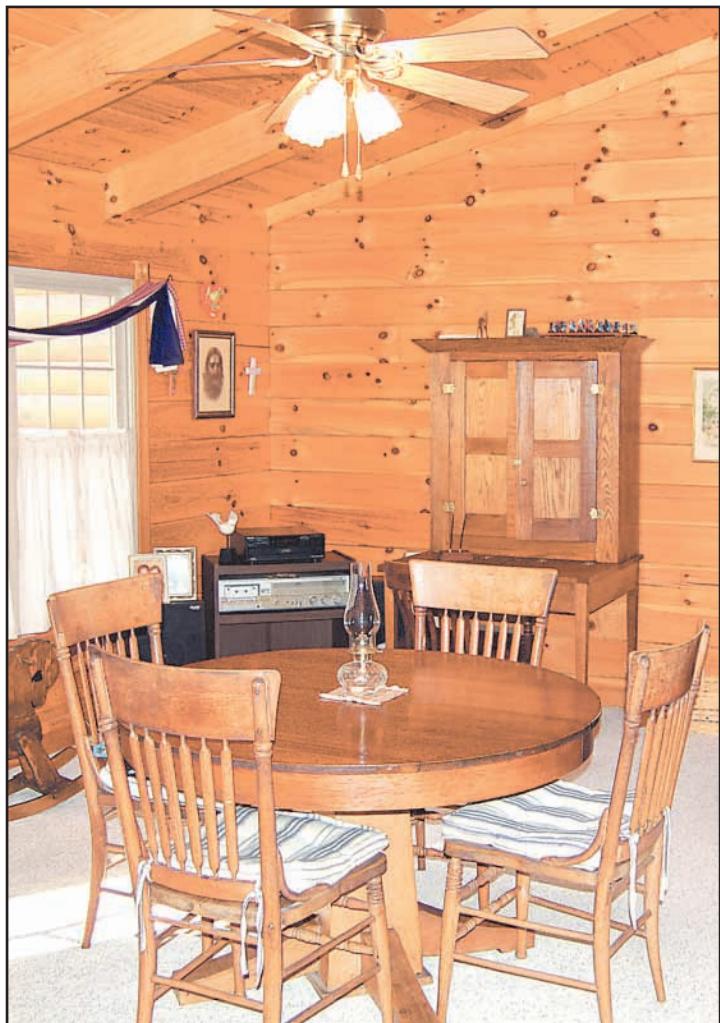
Milling. They were so easy to work with. We couldn't be happier!"

A log home may be one's first house. It could be simply a vacation cabin. Or, as in Roy and Ruthanne Godfrey's case, it may be a place to spend your retirement years. But no matter what one's reason is for building a log home, anyone who has lived in one will agree they provide an indescribable feeling of warmth. And for the Godfrey's, that feeling has lasted over nine years and counting.

from the City



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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Log Cabin Days Success *continued from front page*

niture dealers, log home builders, door, window, cabinetry, and fireplace distributors, log decor suppliers, landscaping companies, and stain manufacturer all coming from the local area and as far away as Kentucky and North Carolina.

Fund raising activities included the log home auto tour, Amish buggy rides, a silent auction featuring a beautiful hand-stitched Log Cabin Star Quilt handmade by several Amish ladies from the Mohican area, along with other handcrafted furniture and lots of related items. It also included a bake sale featuring Amish pastries and breads, a fresh garden produce stand, and sandwiches and concession items. Outdoor open fire kettle-cooked popcorn, baked beans and apple butter, fresh-pressed apple cider, and homemade ice cream insured no one went away hungry.

The weekend fund raising activities benefited the American Cancer Society and the Mohican Parochial School.

Additionally, 112 families signed up for a free packet of Eastern White Pine trees sponsored by Hochstetler Milling. They will be shipped out in April 2010.

The log stacking contest, sponsored by Hodell-Natco, had a professional and an amateur division with first place prizes going to David Yoder of Loudonville, OH in the professional division and Clint Towne of Bremen, IN in the amateur division.

The professional lumberjack exhibition with competitors from the Ohio Lumberjack Association was a

crowd pleasing, educational experience and was sponsored by First Knox National Bank, Rick Hawkins Lumber, Jarry Harris - BP Oil, Hipp Trucking, Troyer Gas, and Hochstetler Milling. First place winners were: Ax-throwing Dave Berlet; Two-man crosscut sawing Dave Mechstroth / Dave



1800 people from 20 different states enjoyed Log Cabin Days

Berlet; Jack & Jill crosscut Rick & Linda Hawkins; Men's log chopping Jared Hawkins; and the Ladies nail-driving first place went to Linda Hawkins.

Imagine cutting off an 8" x 8" in 8.35 seconds with an old-fashioned crosscut saw! That's what Dave Mechstroth and Dave Berlet did. That's as fast as most of us can cut with our chain saws, a whole lot quieter and less fossil fuel to boot!



The chain saw carving art winner was Darin Eichorn. The chain saw art, a mountain stream relief carving valued at \$150, was provided by Hochstetler Milling. This year the completed log cabin - a 13' x 24', 6"x6" D log package with an 8' gabled porch including roofing, windows, and doors - was purchased by Jonas Miller of Dundee, Ohio.

We would like to thank all of the homeowners who opened their homes to tour, exhibitors, volunteers, and staff members for making the 2009 Log Cabin Days Fundraiser an unquestionable success.

Plan to attend next year's weekend events during Log Cabin Days, which has been scheduled for September 17 and 18, 2010.

If you have any questions on next year's event or would like your home on the tour please call 800-368-1015. Suggestions are always welcome as well.

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ANSWER:

With today's energy prices it would not be cost effective to go to an 8" log in the area you are building in. However this could change quickly with energy prices so unpredictable. Consider the '70s when energy prices tripled overnight.

Rule of thumb is when building south of Ohio consider 6", when building north of Ohio consider 8", and when building in Ohio it's a toss up. In your case I'd personally consider an 8" thick log if it's a long-term primary residence and a 6" thick log for a vacation or part-time residence.

If you have a question, please submit to Levi Hochstetler at 1-800-368-1015 or mail to Hochstetler Milling, 552 St. Rt. 95, Loudonville, OH 44842.

Selling Your Home in a Tough Economy

Spruce it Up - Inside and Out

Submitted by Barbara Murray, Mansfield, Ohio Board of Realtors

As the all-important spring selling season approaches in an historically slow housing market, sellers need to do all they can do to market their home - and that includes staging it to attract and "wow" potential buyers. Home stagers know just the right moves to make to take a house from bland to grand and bring home the biggest return on investment.

Curbside appeal is very often the determining factor that persuades potential buyers to venture into a home that is for sale. Once inside, the best way to help ensure these lookers stay is to offer an interior that is just as inviting as the outside. Attention to detail throughout the home can make the difference between a house that sells and one that sits on the market. In particular, improvements to the kitchen and bath - the two rooms that sell a home - will always help bring in buyers.

Below are some easy, effective home improvements and tricks of the trade that can make a big

change without breaking the bank, and all the difference in selling a home - as well as enjoying one.

Curb Appeal: Sprucing up your yard doesn't necessarily have to be costly. For example, sellers can increase the curb appeal of their property by pruning shrubs, or placing attractive flowerpots on the porch. Leave a positive impression by taking care of any exterior maintenance issues before buyers arrive. Power wash walkways and patios, clean gutters, touch up peeling paint, replace broken light bulbs, edge and mulch beds, and add fresh annuals. Polish your front door hardware and sweep away cobwebs. Make sure items such as grills, children's toys, bicycles, tools, and machinery are stored away neatly.

Inside Tips: Once the outside is spruced up, move inside and clean out closets to give them a more spacious feel. Pick up clutter and pack away knickknacks. Remember that potential buyers aren't

continued on page 8

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Selling your home *continued from previous page*

interested in your personal items, especially family photographs or other treasures collected over the years. These items only get in the way of a buyer's ability to envision his or her own personal effects in your home.

Kitchen: Give your kitchen a mini-facelift on a budget by repainting your cabinets instead of replacing them. For a contemporary look consider using a semi-gloss espresso brown, or for a more traditional look opt for a semi-gloss creamy white. Complete the makeover by adding new hardware. Consider professional help and ask a local painter to spray a lacquer finish on your cabinets. Though more expensive than painting, the result looks like a factory finish.

Bathroom: Give an outdated bath a pick-me-up by replacing your existing lighting, faucets, and hardware with updated styles and framing your plate glass mirror with a frame. Easy to install, these frames come in many different finishes and give your bathroom a custom, designer look in minutes.

Bedrooms: Take your bedroom from lived-in to luxurious by creating a headboard that gives your room a more complete look. Measure the width of your bed and determine the height you prefer. Purchase a one-quarter inch piece of plywood fitting these dimensions and cover it with 2 inch foam that fits the dimensions you selected. Wrap the foam and plywood with batting that can be purchased from a craft store. Finally staple a fabric of your choice around the headboard you've created. You can then hang the headboard behind the bed on the wall as if you were hanging a piece of art using "D" rings and hooks, or attach it to your bed frame using bolts and washers.

Family Room: Make your fireplace or

great view the selling feature, not your entertainment center. Chances are your family room is currently centered around the things you do every day, such as watch TV. Before showing, rearrange your room to showcase the architectural focal point of your family room.

Dining Room: Keep this room uncluttered and streamlined so buyers can imagine how they can enjoy this space with their families. Before showing, make sure to remove any knickknacks and extraneous items from your china cupboard or cupboard. A rule to follow: pack up any items that are smaller than a softball, such as salt and pepper shakers, wedding cake toppers, and small figurines.

Living Room: Make sure you are selling your space, not your stuff. Before showing, again, remove any family photos from the mantle, end tables, and bookcases. Give this space a less cluttered look by keeping no more than three items per surface. For example, go with a piece of art and a pair of candlesticks on the mantle instead of your favorite collection.

In conclusion, sellers should think of themselves as living in a model home when they market their property. That means that in addition to making sure the home is constantly kept clean, they need to be willing to move some of their favorite furniture out. It just makes it easier for a potential buyer to envision a home office in place of the cozy den a seller may have used the room for. Since buying a home is usually the biggest purchase of a consumer's life, it gets frustrating for them if they cannot see past someone else's clutter.

All these improvements should be made before your home goes on the market, because as the saying goes - you never get a second chance to make a first impression. 



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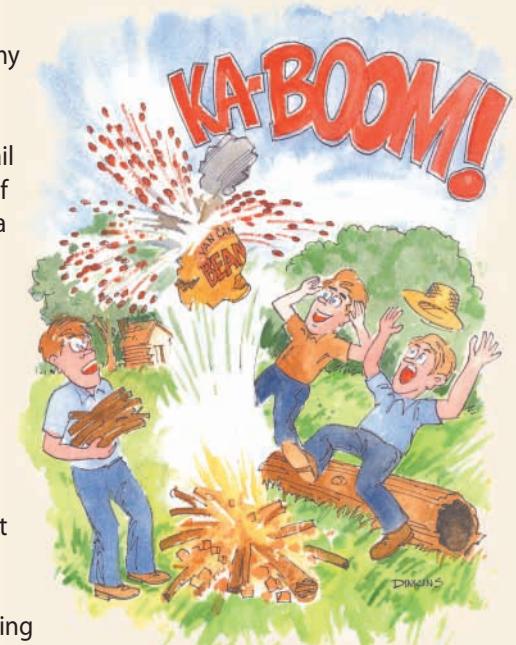
"Beans from Heaven"

By Levi Hochstetler

Bright and early one morning, my brother Mahlon and two teenage friends of his decided to check the bluebird houses on our bluebird trail - and knowing it would take most of the day, packed some utensils and a large can of pork & beans for their lunch. After being on the trail all morning and with stomachs growling non-stop, they finally came to our cabin where there was a firepit and clearing that seemed like the perfect spot for their lunch. And, like Pavlov's dogs, they were all practically salivating at the thought of how scrumptious those beans were going to taste.

They quickly gathered the kindling and arranged it in a small tepee for their fire. In no time they had a little fire going and, without hesitation, placed their can of beans atop the glowing coals. At last, they could sit down and relax on a large log while their beans were heating. They couldn't help but notice the can shaking though, and suddenly with an ear-splitting "KA-BOOM" it rocketed skyward as the lid blew off! Seconds later, beans "rained down" upon them as they looked at each other - speechless and dumbfounded at the sudden turn of events. There would be no beans on their plates that day for they were wearing most of them!

On the way home they were tired and hungry - and a little wiser, but also knowing a delicious home-cooked meal would be waiting as well as some good-natured kidding about their "beans from Heaven."



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!

"When I said a log home,
they thought I was crazy.
When they saw the final thing,
they thought I was brilliant."



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