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Living the Log Home Lifestyle

Winter 2014/2015



VIEW FROM THE MILL

By Levi Hochstetler

With Log Cabin Days behind us things have slowed down around here. Next thing is to get ready for our Christmas open house. **See our ad on page 3.** Already leaves are falling and it seems like winter has barely left us. Are we in for another hard winter like the one that we seemly have just gotten through?

Mortgage interest rates are poised to go up, and it's only a matter of when. With the global economy sputtering building material cost will probably not rise a whole lot in 2015. But as soon as they get back on track I expect material prices will shoot through the roof. There may never be another opportunity like this in your lifetime, to get your mortgage rates locked in on such a low rate and at the same time being able to buy the material at a reasonable price. In fact, probably never before either.

If you're looking to take advantage of this remarkable historical occurrence and want to build in 2015, you will need to sit down with a designer right away and get your design work started. As soon as you have them completed you will want to line up your builder as well. In fact, you may want to put your feelers out before they're done. There's every indication that good quality builders will be in demand in 2015.

Y'all have a good Christmas and stop by during our open house.

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How to Fit the Log Home You Want into Your Budget

- By Levi Hochstetler

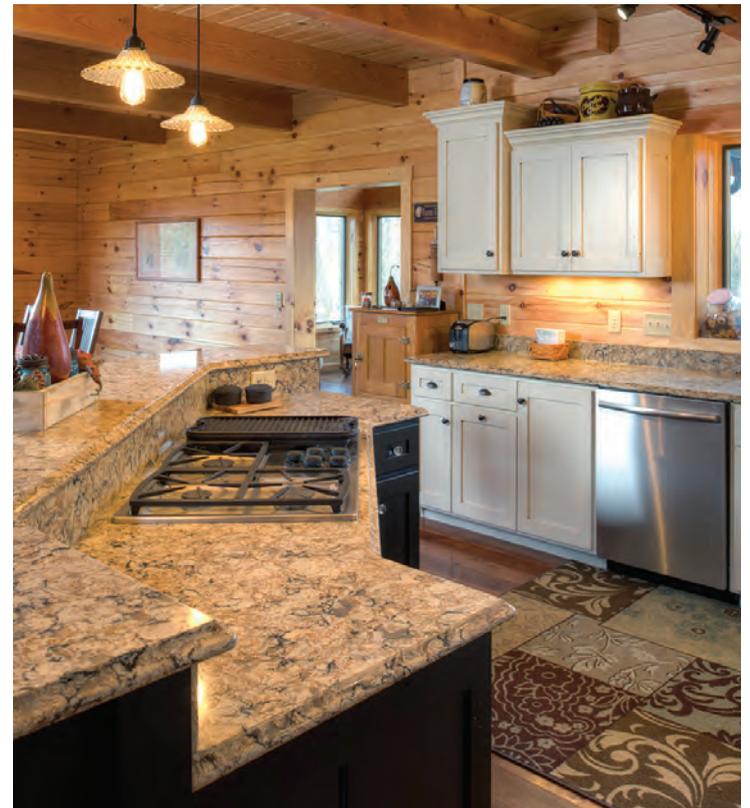
This story is the fifth and final part of a continuing story. In part one (see our winter 2013/14 issue at www.HochstetlerLogHomes.com) we mentioned 32 steps that will be described more as follows.

#25 Laminated cabinet counter tops vs. granite or stone. Additional cost for stone is approximate \$5000 to \$7000 in an average size kitchen.

Natural material, regardless if it is soapstone, granite, quartz or something else, looks more appropriate in a log home than fake material such as laminate or even solid surface. However, laminates have come a long way with manufacturers coming up with some nice choices that mimic natural material fairly well. When using laminates, consider putting a wooden edged strip around the counter top, it complements the logs and timber. Another alternative that you should look into is the man made "artificial" stone (like Cambria or Silestone) they look okay in a log home and cost less.

The good news is that counter tops are easily upgraded later and that it's one of the last things to get installed in your new home. This means you could potentially wait until your home is nearly finished to decide.

continued on page 2



Log Cabin Days – A Family Event - *By Bill Dinkins*

Log Cabin Days mean lots of things to many people but one thing they can all agree on is it's lots of fun for the whole family. Once again the event was a resounding success, benefitting the American Cancer Society and the local parochial school, and attracting over 3,000 people from states as far away as California and Canada. Highlighted by the Log Cabin Tour, which gave visitors the opportunity to visit eight homes and talk candidly to homeowners, Log Cabin Days has become a win-win situation for all! Proceeds from the tour resulted in a \$2,520 donation to the cancer society. We want to take this opportunity to thank all the vendors, sponsors, and visitors for their generous support. Without them the event would not be possible.

Always a real crowd-pleaser is the auction of a 13'x24' log cabin, held on Saturday. The cabin was constructed during LCD's and attracted several hundred onlookers. This year's winning bid of \$20,500. was submitted by William Martin.

The two-day family event also included the popular Lumberjack Show, featuring competitive axe throwing, wood chopping and sawing; a line-up of excellent seminar speakers; over 30 booth exhibits containing log home style furniture and furnishings, builders and craftsmen; a silent auction for a multitude of handmade items including an authentic Amish quilt; hand-hewing, hand-peeling, and blacksmith demos; chainsaw carving; a watercolor painting demo; a vintage

continued on page 6

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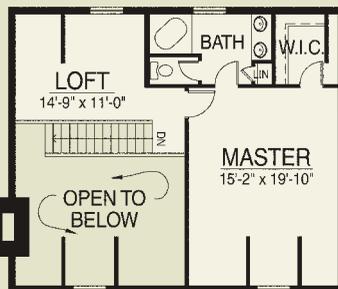


Welcome to the classic, beautiful Adirondack-style Elkmont with a complete wrap-around porch – perfect for enjoying nature’s paradise regardless of the season. The impressive great room continues the rugged natural look inside with its large stone fireplace and cathedral ceiling with exposed timbers.

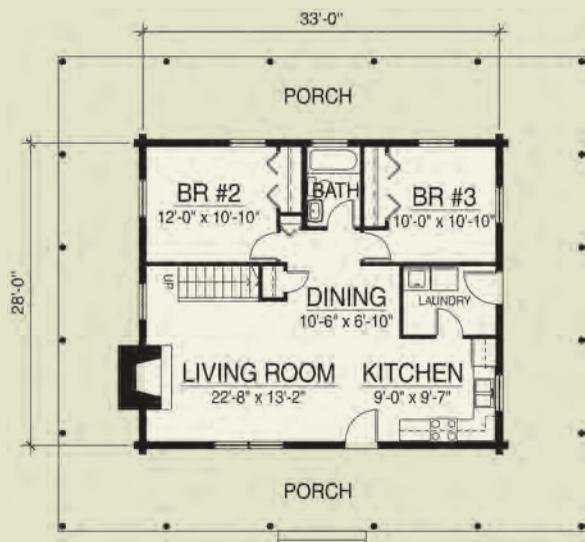
The master bedroom is located upstairs for added privacy and includes a walk-in closet and spacious bath. The open loft overlooks the great room downstairs.

The main floor features the popular open-concept great room with kitchen and centrally located dining area. A separate laundry room is conveniently located off the kitchen.

This home is clearly “a cut above” in terms of functionality and style! Plus, its relatively smaller size makes it more affordable.



SECOND FLOOR



FIRST FLOOR

How to Fit the Log Home You Want into Your Budget - *continued from page 1*

#26 Fiberglass shower vs. tiled custom shower. Additional cost for a tiled shower is approximately \$3000 to \$5000.

Tiled showers can look great in a log home. They generally will last longer than fiberglass showers but aren’t as easy to replace when the time comes. Tiled showers can potentially leak for years, in behind where you can’t see it until a lot of damage has been done. Marble or granite slabs are a nice alternative to tile. Easier to clean, maintain and cost about the same as tile.

If you decide on a fiberglass shower stall, make sure there’s a window or door large enough for a replacement to pass through when needed.

#27 Standard fiberglass tub vs. Jacuzzi with tile. Additional cost for a Jacuzzi is approximately \$3000 to \$5000.

Only you can evaluate this. You will have to ask yourself, “how much will we use it”? If the answer is “very seldom,” then consider saving your hard-earned cash for something that’s used more often, like a nice walk-in shower. However, if the answer is “quite frequently,” then you might consider spending the extra dollars. Keep in mind a Jacuzzi tub has lots of mechanical parts that will eventually require maintenance. In case you’d ever want to sell your home, Jacuzzis will add to the resale value. Jacuzzis are romantic and for the emotional buyer can help motivate them into buying.

#28 Shower curtain vs. glass door. Additional cost for the door is approximately \$1000 to \$1500.

Just a small thing but it does make a difference. If your budget is tight this is a simple thing that can save you a few dollars. It can make a nice birthday gift five or ten years after the home is build. Walk-in showers can be designed so you don’t need a door or even a curtain.

#29 Standard interior doors and trim vs. custom doors and trim. Additional cost for a 2000 sq. ft. home using custom is approximately \$2000 to \$5000.

If you’re running tight on budget, interior doors is another item that can be upgraded later. Buy appropriate stock doors now and plan on upgrading in ten to twenty years or when they need to be replaced. Given the fact that doors are highly visible and get used every day, you may not want to compromise on their quality.

Plain square trim looks very good in a log home, there’s no need to buy anything special for it. In fact, traditional trim like fancy crown molding, tends to look out of place in a log home.

#30 Standard electrical fixtures vs. upgrade. Varies all over the board, additional cost for upgrade is approximately \$1000 to \$5000 and up for a 2000 sq. ft. home.

The sky is the limit when it comes to electrical fixtures, you can easily blow the \$5000 on one piece alone. If budget or when a tight time line becomes an issue, we’d recommend buying very basic standard fixtures initially, other then maybe the main focal point. Now, at your leisure you can upgrade one at a time whenever you find another “wow” piece. This also works well when you don’t have the luxury of hiring an interior designer or aren’t gifted as one yourself.

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#31 Standard plumbing fixtures vs. upgrade. This too can vary a lot; additional cost for upgrade is approximately \$1000 to \$3000 for a 2000 sq. ft. home.

The same thing applies here as with the electrical fixtures. If you need to, buy basic at first and then upgrade later or replace as needed.

#32 Cathedral gabled dormers vs. flat ceiling. Additional cost for cathedral is approximately \$1500 to \$2000 for two standard 6' dormers.

This seems like a small thing, yet for the builder it does make a difference. You can go all out and have the dormer roof cathedral with exposed timber and insulation panels or do them with conventional material with maybe a few deco timbers, or just a plain flat ceiling. We suggest going with the middle option for the dormers, but then with the main house roof, exposed timber, etc.

Conclusion: Whatever you do, I can't overemphasize this enough, when looking for areas to cut your budget – first compromise on the items that can be replaced or upgraded later. As an example, keep the timber roof system that can't be upgraded and compromise on the front door that can, or stay with the 8" thick log wall and compromise with the railing instead.

Remember, you can spend as much on your home as you want; it's all in the components. I like to use the bicycle analogy. You can buy two identical frames made and costing exactly the same. Depending on what components you put on them they can vary 100's of dollars. The same thing applies to a home. The question is what windows are you willing to pay for or what are you willing to put up with? Depending on your decisions it can vary 1000s of dollars. Everything is a compromise; does it really make sense to spend the extra money for copper down spouts when painted metal will perform equally as well which you seldom touch, but skimp on a shower that you use every day? 🏠

This article along with 9 Steps to a Good Log Home are available in booklet form.

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It's that time of year when we wish to invite you to come in and enjoy the casual and relaxing lifestyle that makes a log home so special. Refreshments will be served.

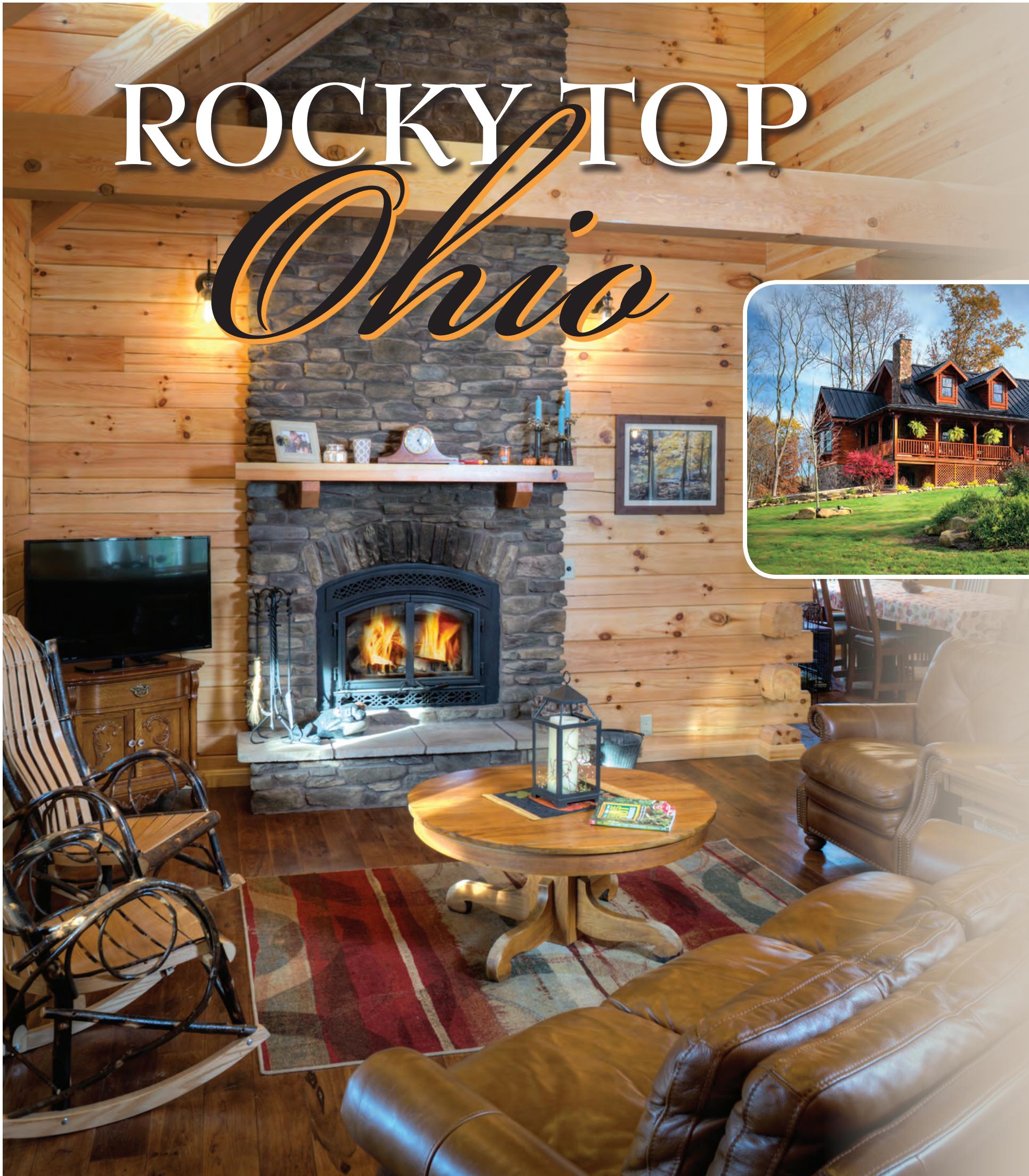
This is also an ideal time to discuss your building plans with our experienced design staff and get a free, no-obligation estimate. Our McKay model is at the intersection of hwy. 60 and 95, 5 mi. north of Loudonville, Ohio. The second model, the Black Fork is only 1/2 mi. up the hill on hwy. 60.

Open House days are: Dec. 22, 23, 26, 27, 29, 31 from 9am-5pm. Closed Dec. 24, 25 and Jan. 1.

We hope to see you!

ROCKY TOP

Ohio



Perched majestically atop a hill overlooking a tributary of Salt Fork reservoir in southeastern Ohio sits the beautiful home of Ed and Karen Colby. It is difficult to imagine a home site more suitable for a log home.

Tiring of the hustle and bustle, not to mention the constant traffic noise of nearby Cambridge, the Colby's set about to find a home site more secluded and quieter than their place in town - yet not too far away from Ed's medical practice. They were intrigued by the casual and relaxed log home lifestyle after staying in a log home on vacation and attending several log home shows. The clincher, though, was visiting Hochstetler Milling's Log Cabin Days and touring the McKay model Their Cape Cod home in town was too large - since their oldest daughter was married and the two other children were attending college - so it was time to downsize.

They met with Doug Coen from Hochstetler and liked the size and layout of the Loudonville plan, but with a few modifications. First, they "flipped" the plan end-to-end and secondly, added a gabled sunroom in back, like the McKay. To create a more open concept a kitchen wall was also removed. With the floor plan finalized it was time to find a home site and sell their existing home.

Some friends had heard of their plans and asked to see the home, but after a rather quick tour didn't seem that interested. Karen said things quickly changed a few days later when she received a call. They were interested, a price was discussed and quickly accepted. The only problem - the couple wanted to take possession in 30 days!

"Through the grapevine" the Colby's had heard of some land a few miles from town that might be available. The owner had all but given up on plans to build there and used the 26 acres for family recreation - mostly hiking and picnicking. The Colby's had other ideas! They hiked

all the way up to the rocky hilltop and marvelled at the view all around. There were towering hardwood trees completely encircling them - mighty Oaks, colorful Maples, even wild Dogwoods. Large boulders of every size could be used for landscaping and a quiet pond out by the road could be used for picnics and family get togethers. This was perfect!

A price for this "slice of heaven" was agreed upon and the search for a builder was immediately underway. Tim Yoder, a log home builder, was contacted and, after checking references, offered the job. Ed and Karen both felt comfortable with him and were impressed with his overall knowledge of log home construction. Tim broke ground on their home in January of 2013 and put the finishing touches on it 5 months later, in June.

Now, having lived in their home for a year and a half, their enthusiasm for the log home lifestyle remains as fervent as it was on day one. When asked what she likes most about their new home Karen replied, "it is just so comfortable." Their daughter, Erin, and husband, Keith, who live in Chicago were equally impressed. They visit several times a year and enjoy the casual, relaxing lifestyle the log home provides. Jess and Chris, the two other children, find the new home equally inviting.

However, the Colby story would not be complete without mentioning the other family members. They include a half dozen chickens, raised from one day old, several goats and three dogs. The Colby's became farmers over night! The dogs include Sammy, a black lab; Lola, a border collie mix; and Endley, an adopted hound of unknown pedigree. Endley was named after the road she was found wandering on and seems to like her new name, as well as her new home!

To paraphrase a classic country song, the Colby's home is surely ... "Rocky Top, you'll always be home, sweet home, to me." 

For additional information about the home of Ed & Karen Colby, please contact Hochstetler Milling at 800-368-1015.



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Log Cabin Days a Success - continued from page 1

steam engine in operation, and a complete landscape layout.

The speakers included: Ashley Weaver of Farm Credit, who talked about log home financing; Levi Hochstetler, Hochstetler Milling, who discussed maintenance; Bill Dinkins, Hochstetler Milling, who discussed what you need to know about log homes in "Log Basics 101"; and Steve Lykins, Hochstetler Milling, who talked about floor plan design. These seminars covered almost every area of log home construction and planning and were free. Plus, a "Design your dream" workshop was added this year whereby signees could bring in their log home sketches and have professional designer, Steve Lykins, review them. A design kit was included to help participants design their dream. This workshop was enthusiastically received and we plan to repeat it in the future since it allows people to be an integral part of the design process.

Log Cabin days would not be complete without activities for the kids. A small petting zoo gave them a chance to visit, up close, animals like the pony, goats, calves, puppies, rabbits and kittens. Or, they could play "gold-digger" and sift thru shavings for small trinkets and coins or take their first pony ride. Still others joined there families in an authentic horse-drawn covered wagon ride through the nearby woods.

The winners in the popular lumberjack competition were Dirk Mechstroth, axe-throwing; Jim and Derek Dusthimer, 2-man crosscut; Angie and Derek Dusthimer, Jack and Jill sawing; Jarod Hawkins, wood chopping; and Linda Hawkins, ladie's nail driving. Chris Tuttle was the lucky winner of the elaborate chainsaw carving and Wayne Hochstetler won a \$50. gift certificate in the log stacking contest.

Once again, a popular destination is the food tent with its array of authentic old-fashioned, mouth-watering food. Delicious chicken, barbecued over an open pit and cooked to perfection; plus noodles, potato salad, baked beans and a variety of pies highlighted the menu. There was also homemade ice cream, fresh-squeezed apple cider, apple butter and kettle-cooked popcorn to further tempt your taste buds. "Take-out" items included fresh produce; locally-made Amish Swiss cheese and trail bologna; and cereals, jams, jellies, honey and maple syrup.

For those early risers, an "Early Bird" breakfast at 7 a.m. on Saturday, and featuring kettle-cooked scrambled eggs and bacon, real stuffed sausage, pancakes, donuts, coffee or juice started the day off just right.

Note: At this time we are not planning on having Log Cabin Days next year, but will have it again in 2016.



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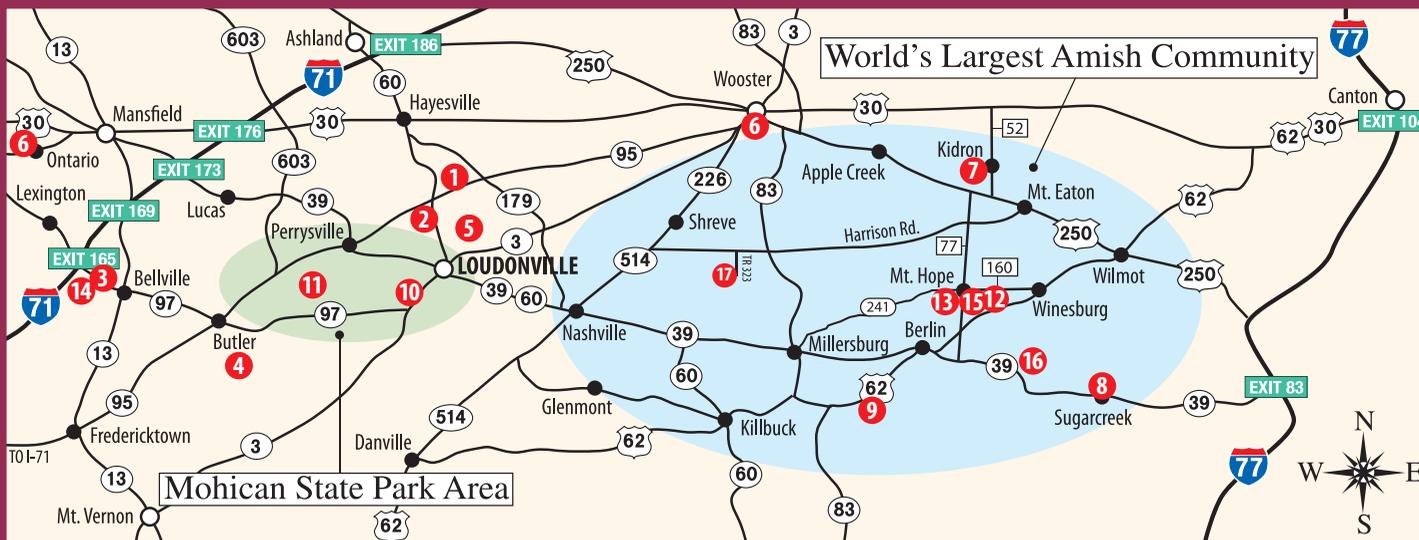
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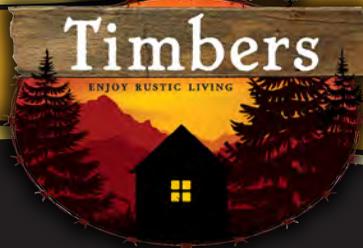
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CABIN FEVER

“Mystery fish...” by Bill Dinkins

I have a good friend, Woody, who loves to fish - and over the years we have spent many happy hours on the water. From the small lakes in Ohio to the expansive, rocky lakes in northern Ontario - we have probed the depths for the elusive bass. Last week he invited me to join him on a trip up to the big lake - Lake Erie. To be more specific, West Harbor.

I met him at my usual morning spot, McDonalds, at 5 a.m. sharp and we proceeded north. In about two hours we unloaded his new bass boat and started casting along the shoreline, him in front on the trolling motor, and me in the rear tending the landing net. The air was a bit brisk but the morning sun made it comfortable, especially since I borrowed an old, slimy sweat shirt from my buddy. We caught several small bass but nothing large enough for the net. Yet.

As we crossed a small bay, I had my trusty Senko (rubber worm) bouncing along the bottom when it suddenly changed direction. I instinctively reared back on the rod and felt a strong tug. Wow, this was what we were after - maybe 4lb., or 5 or even more! A large bass for sure!

He was taking more line than I was gaining so I quickly tightened the drag. This only made him more determined and he surged deeper before coming to the surface and rolling - his immense white side reflecting off the water. “That’s an unusual color for a largemouth,” Woody remarked.

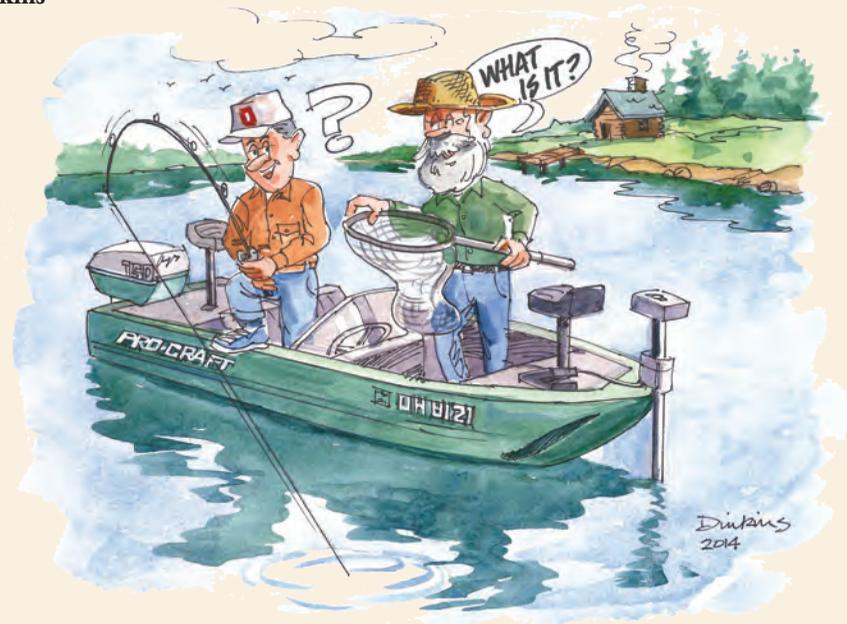
“I think he’s that color ‘cause he’s old, I replied. After several minutes he surfaced again, but closer this time. “Get the net, I shouted, this is a monster!”

“A monster sheepshead,” he laughed.

Finally, I guided him alongside the boat and Woody netted him - not too thrilled to have that trash fish in the hollowed presence of his new BASS boat!

At a restaurant on the way home Woody introduced me to an elderly gentleman, “I want you to meet Bill, King of the Sheepshead.” Since Woody had caught more bass than I had I replied, “I deal in QUALITY not QUANTITY!”

When I got home I checked the FISH OHIO qualifying length for sheepshead and it was 24”. Mine was over 28” and weighed an estimated 8 -10 lbs. Although the lowly sheepshead is not regarded as a sport fish it is nevertheless a very strong fighter and fun to catch. To give it the respect it deserves, I now refer to it by a more acceptable name - Hybrid Walleye! 🏠



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 Hwy. 95, Loudonville, OH 44842. **Hope to read about your log home adventure in a future issue!**

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