

VIEW FROM THE MILL

By Levi Hochstetler

We are finalizing our plans to go on a 2 ½ week family vacation to south Texas in February! It will make a dent in the Hochstetler work force as 7 of the boys besides myself will be pulled out. In addition to lots of bird watching we hope to help on a building project in San Bonito. It is a housing project for homeless children along with offices for staff. Going to south Texas is on most of us bird watchers "bucket list." We have been dreaming of doing this for years.

The Fed has been ratcheting interest rates up and up. I hope they know when to stop! Interest rates have a direct effect on the affordability of housing. Yet, when I compare them to what they have historically been they are relatively low. With my first business loan in 1985 I had to pay 18.5% and mortgage rates were over 12%! I expect the Fed to raise them several ½ points yet this spring but then that's just a guess. The ones who locked in their rates a year ago have reasons to feel good about themselves. Today, folks may want to do the opposite. Get a variable rate now and then plan on refinancing once the rates go back down. Keep in mind I'm not a financial adviser!

On January 12th the owners (myself and my 6 sons) met to do some intense thinking and business planning. Two of the questions we asked ourselves were: Where do we want to go from here? How can we serve our customers better in the next year? We plan to make this meeting an annual event. We did it for the first time a year ago and it seems to be a worthwhile, productive thing to do.


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Visit The New Teton Log Home!

- by Nathan Hochstetler

When deciding on what style of log home you want, it's much easier if you're able to see the home in person. You get to visualize the flow of the home, room sizing, and the curb appeal. This is what prompted us to build the Teton spec home.

A beautiful 10 acre property was purchased only minutes from the many tourist attractions of the Pleasant Hill Lake and Mohican State Park area. It had the perfect site for a log home overlooking a large pond. Immediately the architects went to work putting together a design that is now called the Teton. Much thought was put into the plan using lots of ideas from client feedback on what homeowners would like to see in a home. The floorplan can be viewed on page 5.

We are now opening the doors and ready to give tours. Details of the grand opening can be found on page 5. However, the Teton log home will be offered for sale, so you'll want to tour this beautiful home while the opportunity is here! Make an appointment today! Call 800-368-1015. 



GRAND OPENING!

See page 5 for details

Building a Good "Builder-Homeowner" Relationship *(Part IV - Continued from Winter 2022 Issue) - by Levi Hochstetler*

#6 Communications were lacking

Communication, communication, communication. It's so important and yet it's so lacking everywhere. You would think that with all the modern technology, communication would be much better today. Unfortunately, it seems to be lacking more than ever.

Part of the problem may be that it is easier to communicate via cellular phone, texting, E-mail, Facebook, etc. More is expected and yet it doesn't seem to happen.

One problem may be that quite a few of the log home builders are Amish owned and often don't have the latest in technology. Many have access to a phone but it's calling only. To make matters worse many of the log home building sites are in areas with limited cellular service. Case in point, one of the builders was

continued on page 4

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The Farmhouse provides log home living at the next level. On the exterior, the stark contrasting colors on the logs and natural timber posts provide a modern-farmhouse appearance with a country vibe. The beauty of this classic home is not only on the exterior; it will welcome you as you step inside. The great room makes the stresses of the day disappear as you relax in your favorite chair with the fire crackling in the fireplace. A massive structural timber frame truss dramatizes the cathedral ceiling above. The kitchen and dining area is designed to cook for a large family and guests. The laundry is conveniently located close to the kitchen with access to the back porch. The Master Bedroom has its own bath, walk-in closet and porch for the hot tub or late evening relaxation. Upstairs, there are 3 additional bedrooms and a bath. Choose this log home for the true country lifestyle...at its best.

All our plans can be modified to fit your lifestyle. Call 800-368-1015 to get your new log home started.



Photo and floor plans may differ slightly from actual blueprints.

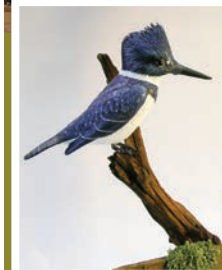
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CUSTOMER TESTIMONIALS

Excellent quality, sales representative was excellent. Hochstetler Log Homes staff helped me when windows doors were delayed during the COVID supply chain issues. They sent material to close all window and door openings so I could heat the home. Even though it was no fault by Hochstetler it still was done at no extra cost to us.

Smiths — Grafton, OH

I was very satisfied with the Hochstetler Log Homes' sales representative. He was very helpful and nice. We were amazed at your mill and quality of your product. I would highly recommend your company to anyone wanting to build a log home.

Dow — Hughesville, MO

HOCHSTETLER IN THE NEWS

Congratulations to Mark Shaffer on receiving the honor of having your log home featured on Cabin Life.com!



Photo of Mark Shaffer's home

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Building a Good “Builder-Homeowner” Relationship

- cont'd from page 1

working on one of our client’s projects for nearly a year where they had almost no cellular reception.

Another thing to keep in mind, many builders need to keep swinging their hammers during daylight hours in order to make a living. As you can imagine after a long hard day on the job site the last thing they want to do after they get home is call an upset client that has an issue. Yet communicating is what needs to be done in order to resolve issues.

Keeping cool and not showing your frustration is very important when leaving a message or text. Builders will be far more likely to call back if they know they won’t be yelled at.

Make sure the builder understands when and how to best get in touch with you right from the get-go. Also, the same thing applies to you in getting in contact with the builder. Some builders have a certain time in the day they keep open for communications. Maybe the best time is when traveling to and from the job site.

#7 Didn’t finish the job

There shouldn’t be any excuse for this. It’s hard to imagine that a builder would do this. Yet it apparently does happen or we would not have gotten these comments on our returned questionnaires. The good part is that it doesn’t happen very often.

Could it have been that these builders ran out of financial resources before they were done and ended up walking off the job as a way around their dilemma? Or can the relationship between the builders and homeowners deteriorate so badly that they quit? Many builders are a small crew show. I know of one case the father/owner died while in the middle of a build. In this case, the son and the rest of the crew came back and finished it. Maybe not every homeowner would be this lucky. Remember that this happens very seldom.

So what is the answer to avoiding these scenarios? Homeowners beware when the price from a builder is much lower than any of the competitors. You will want to do your homework and make sure their is not a string of unfinished projects to their credit. Sometimes these builders can go on for quite a while by borrowing from the next customer to finish the previous project. I know of one builder who went on an elaborate vacation to Alaska after receiving a substantial draw. Unfortunately, he ended up not having enough money to finish the project.

Probably the main thing you want to be careful with is to make sure they have paid their suppliers - otherwise the unpaid supplier could potentially put a lien on your property, causing you to pay twice. It is always a good idea to get lien waivers every step of the way from the builder’s subcontractors and suppliers before you disperse funds. However, if the contractor seems to be hanging by a shoestring you may want to pay the subcontractors directly.

The key thing is their reputation and you would do well to check with their past customers before you sign up! 🏠

To be continued in the next issue of Mill-Direct News

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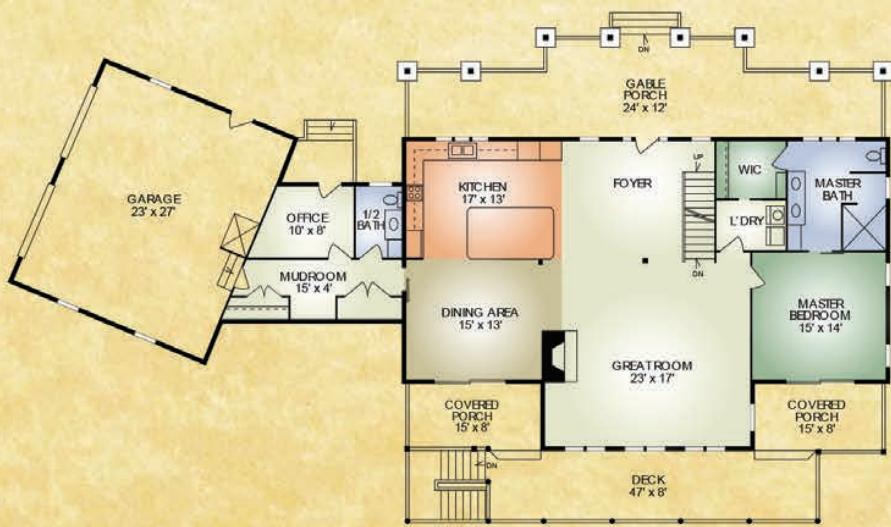


GRAND OPENING!

MARCH 27 - APRIL 1



SECOND FLOOR



FIRST FLOOR

Welcome to the Grand Opening of the Teton Log Home.

Everything is luxurious in this 3083 sq. ft. home called the Teton, the architects have left nothing amiss. What brings this design to the forefront, is the curb appeal - no matter how you approach it you will fall in love. As you enter the foyer area your eyes will be drawn to the huge timbers that soar above the great room along with the extra-large glass windows. To your right is the chef-style kitchen that offers plenty of room to cook your thanksgiving dinner. Spacing is not limited in the Master Bedroom and bathroom along with the walk-in closet. Upstairs, there is an open loft area that offers a grand view of the great room with the large stone fireplace. Two additional bedrooms and a bathroom offer ample sleeping area for family or guests. Another feature this plan offers is the office in the breezeway with a door leading to the exterior, making it easy to meet with clients. And, don't miss the dog wash in the garage. This one truly offers it all!

Call 800.368.1015 today and make your appointment to tour the Teton, McKay and Black Fork models and Mill.

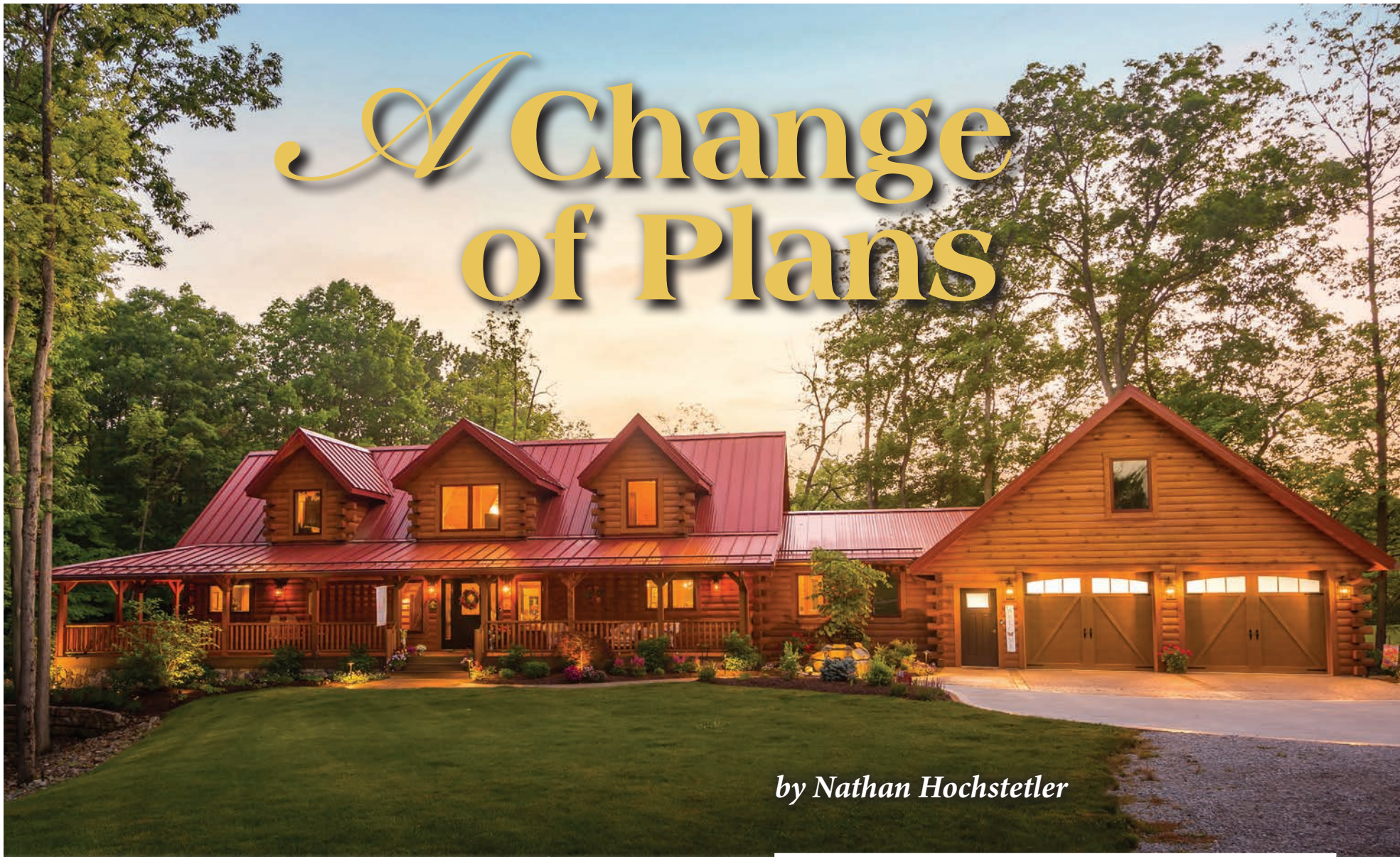
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LOG HOMES DONE RIGHT

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A Change of Plans



by Nathan Hochstetler

- Photography by Style Life Photography

A log home was not necessarily in the plans for David and Lucia Greene as they prepared to build their dream home on a beautiful piece of property in Medina, Ohio. But after working with a few different architects and just not being able to design a home that got them excited, they started looking at other options. After visiting several model log homes, they knew this was what they wanted.

Now the excitement was at an all-time high as they looked through log home magazines. They also met with several builders and finally got their choices down to two. The Greene's had seen a photo of a home that had an arched doorway into the home and they were resolute that they would have one just like it. They showed it to both builders and the one said he had never done anything like that and the other one said, "not a problem," and that was the builder they chose to build their home.

They learned about Hochstetler Log Homes at a Log and Timber Show and after going out to visit their model homes and touring the mill they were confident that they were the company they would trust to provide the material for their dream log home. "Our representative was down to earth, honest, and if we ran into any dilemmas he would always stay calm and make some suggestions and we could keep moving forward. That was what we needed," said Lucia

Some of the things that were on their wish list for their dream home was a wrap-around porch and an open-concept great room with lots of glass to bring the outdoors in and plenty of room in the kitchen and dining area to serve guests. With these ideas, the Hochstetler design team went to work and came up with this beautiful custom design that had all the amenities and would fit perfect on the peninsula of their 3-acre pond.

The Master Bedroom and Master Bath are located on the main floor. Two additional bedrooms, a bath and a loft area are located upstairs. Pantry, office, ½ bath, mudroom



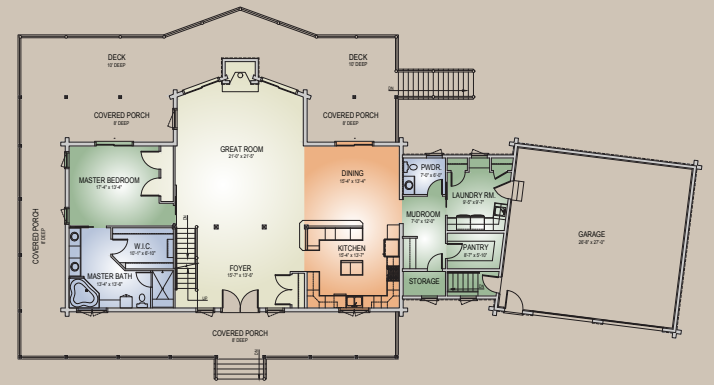
and laundry are in the breezeway which leads to the 2-car garage. The total square footage came to 3182.

On the interior finishes they decided on painted cabinets. David had wanted Natural Hickory to match the great room floor but Lucia convinced him to go with painted ones and now they both love it. Their interior decorator coached them in keeping neutral colors on the fireplace and it really makes everything blend together attractively.

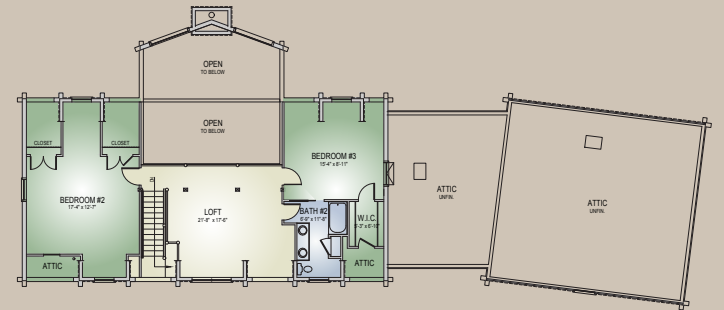
Lucia's love for flowers is evident throughout the home and on the exterior landscaping. The landscaper did a phenomenal job in listening to the Greene's visualization and featuring it in the arrangement. Lu had told David, "you can have the log home but there is one thing I will have and that is flowers."

The Greene's have a bit of advice for future homebuilders. (1) "Use a builder that is experienced with log homes. If you have cancer you don't go to the heart doctor, you go to someone that specializes in cancer treatments. (2) Don't nickel-and-dime everything that the professionals suggest. (3) Decide on as many things as possible early on, like the color and style of the hardware, etc. We thought our representative was pushing us when he was getting us to make these choices on one of our first visits, but when we were right in the middle of building we were glad that those decisions were behind us."

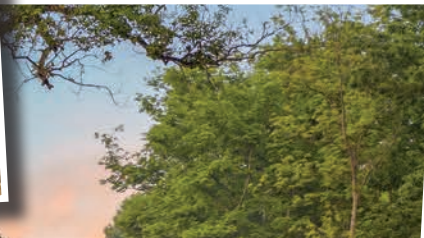
The Greene's couldn't say enough about how they like their log home. It was worth all the work that was put into it. When we walk in our home we are greeted by the wonderful aroma of the wood. We love it! 🏠



First Floor Plan



Second Floor Plan



For additional information about this home, please contact Hochstetler Log Homes at 800-368-1015.



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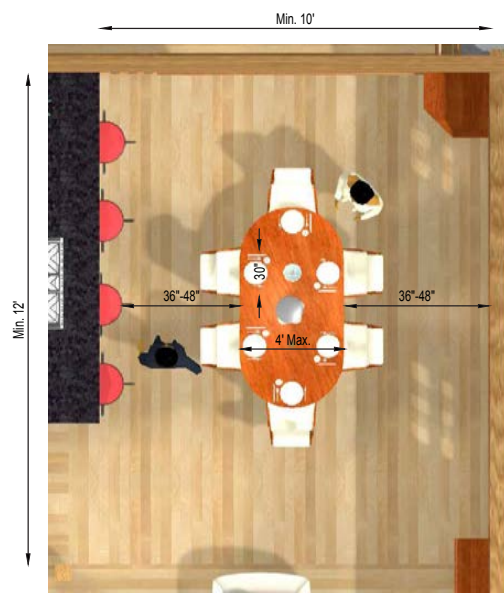
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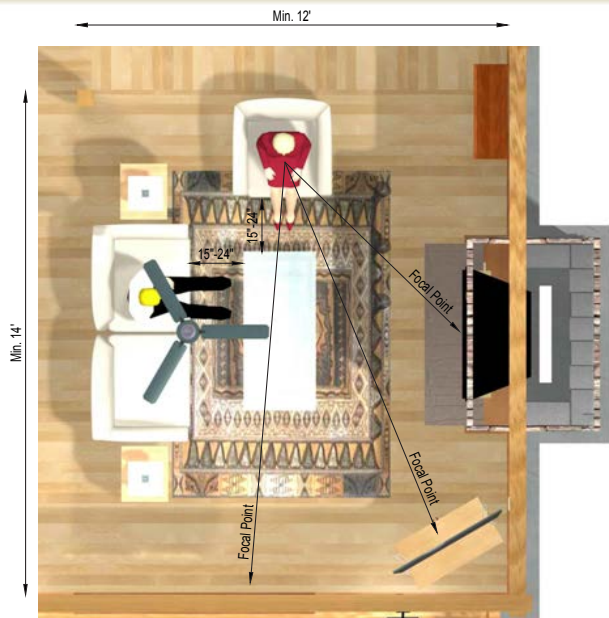
Log Home Design Tips

When designing the layout of a log home there are a lot of things to take into consideration. And, one of these is your room sizing. How large a great room, or kitchen, and there are many more rooms to take into consideration. Here are some room measurements that Steve Lykins the Architect and Engineer at Hochstetler Log Homes recommends. You will find these helpful in making the best decisions and not end up with a room that is too small for you. If you still have questions please call and we will be happy to help you. 800-368-1015



Dining Rooms

- Minimum Size: 10'x12' to seat six, 10'x15' to seat eight
- Provide 30" space for each setting
- Maintain 36"-48" around the table for comfortable movement.
- Custom furniture (i.e., hutches, china cabinets, etc.) should be accounted for.
- Formal Dining Rooms are well defined by walls and/or columns.
- Informal Dining Areas are loosely defined, perhaps by a single post or transition in floor covering.
- Suspend a dimmable light fixture directly centered above the table, approximately 30" above the table surface. This fixture is usually a chandelier or group of pendants.
- Provide windows for natural lighting, ventilation and views to the exterior.
- In small cabins, consider putting the Dining Table in the Kitchen to save space. When the table is not in use, it can double as an island/workspace for the Kitchen.



Great Rooms

- Minimum Size: 12'x14'
- Provide 15"-24" between furniture pieces.
- Square shaped spaces are generally more flexible in their arrangement.
- Usually arranged around one or more focal points (i.e., fireplace, view to exterior, television).
- A flush fireplace hearth can save floor space in a compact design.

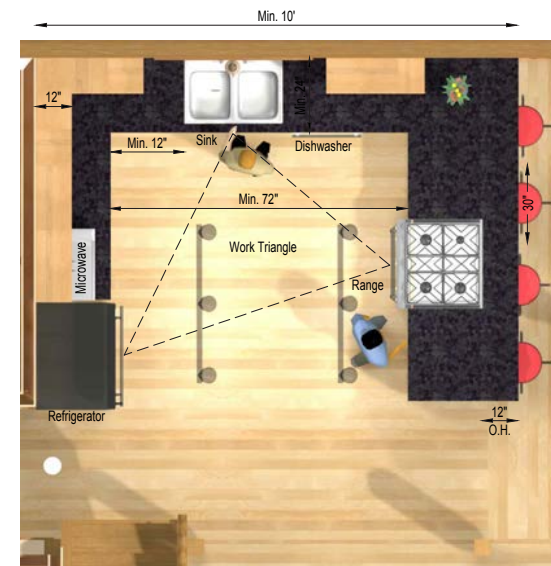
- Create a more formal design by aligning the furniture arrangement about the centerline of the fireplace.
- L-shaped furniture arrangement allows for taking advantage of multiple focal points.
- U-shaped or parallel furniture arrangement allows for conversation across the arrangement.
- Allow for at least two points of entry/exit.



Stairs

- Typical Dimensions: .. Risers: Max. 7 3/4", Min. 6" .. Treads: Max. 11", Min. 10" .. Width: Min. 36", recommend 42" .. Less than 4" space between treads where open riser design is desired.
- Consider non-slip surface for exterior stairs.

- Stairs must have a guardrail or wall, Min. 36" high (only where the floor is more than 30" below the walking surface).
- Stairs must have a handrail that is Min. 34" high and Max. 38" high (only if the stair is four or more risers in height).



Kitchens

- Minimum Size: 10'x8' · Provide at least 72" between base cabinets for a U-shaped Kitchen.
- Provide at least 48" between base cabinets for a pass through Kitchen.
- Provide at least 30" space for each setting at breakfast counters and bars.
- Provide at least 12" of counter work space on at least one side of each appliance and fixture. Preferably 15".
- Countertops should be at least 24" in depth. Overhangs should be at least 12" for bars. Wall

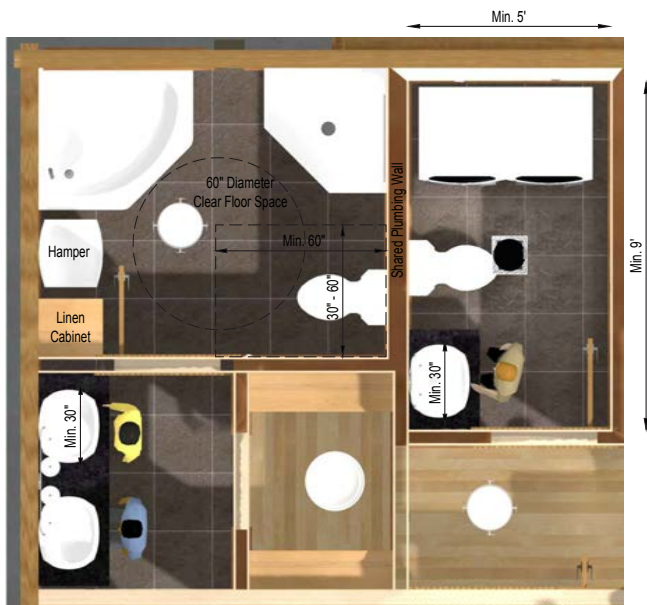
- cabinets should be 12" deep.
- Provide a 30" x 48" clear floor space at each appliance.
- Ensure that appliance doors do not interfere with one another when opened.
- Islands allow for more flexibility and mobility in the Kitchen when compared to peninsulas.
- Do not arrange the refrigerator, oven/range and the sink in a straight line. Provide a work triangle between these three appliances/fixtures. This will make it easier for more than one person to use the Kitchen simultaneously.



Hallways

- Minimum Width: 36", recommend 42"-48"
- Minimize the length of Hallways. Hallways cost the same to build as most other spaces in a home, so minimizing Hallways means maximizing usable living space.

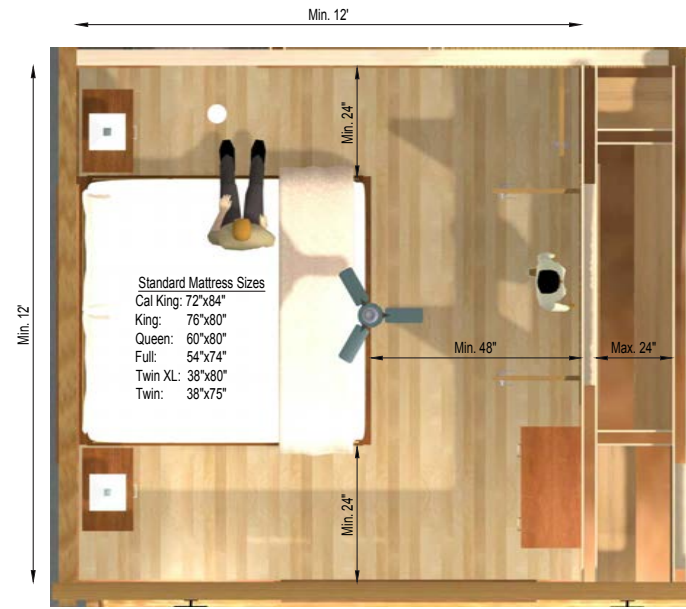
- Consider designing Hallways with niches for artwork, built-in seats and windows for a 'Gallery' feel.
- Hallways that serve other functions (such as an entryway) may need to be wider to accommodate the specific use. Perhaps 5' or 6' is appropriate.



Bathrooms

- Minimum Size: 3'x7' for Half Bath
5'x9' for Full Bath
- Provide at least 30" for each lavatory and/or counter space.
- Provide at least 30" x 60" space for toilet.
- For greater eaccessibility consider a 5' diameter clear floor space and a 5'x5' clear floor space at the toilet for greater mobility.
- Consider stacked or back-to-back arrangement for Bathrooms for efficient plumbing if it is practical. Don't sacrifice your convenience for the plumber's sake.
- In log homes with exposed timber floors,

- drains from toilet and tub/shower fixtures above will stick through the ceiling. Use false ceilings or soffits to conceal unsightly piping.
- Consider storage for clean linens as well as a clothes hamper if appropriate.
- Pocket doors can be appropriate for Bathrooms to save floor space. Avoid track doors for Bathrooms if privacy is a concern.
- Provide at least 30" x 48" clear floor space at each fixture to ensure accessibility for everyone.



Bedrooms

- Minimum Size: 9'x11' or 10'x10' to accommodate a twin or full size bed.
- Primary Bedrooms (shown) are generally 12'x12' or larger to accommodate a queen or king size bed.
- Provide at least 24" walkway between bed and wall or between bed and other furniture pieces.
- Provide at least 48" in front of closets for dressing space.
- Reach-in closets should be no more than 24" deep.
- Walk-in Closets should be at least 5'x5' for shelves on two perpendicular walls.

- For closets with volume ceilings, consider capping it off at 8' or 9' high with a plant ledge to avoid unusable, hard-to-clean spaces.
- Do not place windows where they might be obscured by the headboard of the bed. Consider short windows above the headboard height.
- Arrange the furniture so that the bed is presented foot first as you enter the bedroom doorway.
- Avoid arrangements where the bed is in a corner butting against two adjacent walls, except for bunk beds.

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CABIN FEVER

Forest Fox Trot

- by Bill Dinkins

A good friend of mine, Bob, is an avid outdoorsman and accomplished hunter. Each year, Bob eagerly awaits the turkey and deer seasons and October 2022 was no different.

For many years Bob has hunted the hills of southern Ohio in search of turkeys and whitetails, and been quite successful for both. Fortunately, one of his friends owns 80 acres of prime hunting land with abundant wildlife. So finding a place to hunt was no problem..

Last fall, armed with his 150 lb. crossbow, he set out to go deer hunting with his wife, Bobbie, who was more interested in bagging an elusive turkey. It was cool that Fall morning but they were well-equipped ... sporting their camo suits, "hunter orange" vests, insulated boots and, of course, weapons. They left in total darkness and arrived just as the sun was climbing over the hills to the east. Bob quickly, but quietly, set up with his back braced against a massive oak tree. It was on the crest of a hill overlooking a corn field and surrounded by trees. The sounds of nature were all around. Birds, cheerfully chirping their distinctive calls, squirrels dashing non-stop to stash nuts for the winter, and, in the distance, a flock of crows scolding a hawk for getting a little too close to their territory. One of the things an experienced hunter knows is how animals warn each other of the presence of an oncoming person or predator. It is, therefore, necessary to arrive early and be as quiet as possible.


Bob's first attempt at luring in a buck was with the use of a grunt call, which mimicked the grunt of another buck. After a few calls he noticed a deer in the distance, but with no response he turned to another call. The "bleat call" was in a can and, when tuned upside down, emits the call of a doe in distress. Fifty yards away he spotted a large buck coming quickly to investigate. A 10-pointer for sure ... and enough meat for the winter, he thought. Now, only 30 yards separated him and the buck. Bob was ready. He slowly reached down to place his arrow and wrapped his fingers around the string. He tried to pull back, but just didn't have the strength to pull it back all the way. What's happening, he thought, and then the answer came, "Damn, I'm getting old!" To add insult to injury, the red lazer, which was to focus on the target, had also malfunctioned.



tioned. He knew it needed a new battery, but in his haste to get to his hunting ground had forgotten it. The buck, however, was undeterred and kept coming closer ... stopping a mere 20 yards from Bob, while glaring at him and stomping the ground as a warning. Finally, the buck, probably sensing Bob's dilemma, wandered off, while Bob shook his head in disbelief.

On the way back to the truck Bob noticed someone had hung a bottle from a tree, probably meant as a trail marker. He pulled it off, but didn't notice a hornet's nest inside. Almost immediately, one attacked and stung him under his nose between the nostrils. He quickly swatted at the pesky critter, while dancing a number Michael Jackson would have been proud of! As tears welled up in his eyes, he wondered what else could go wrong!

A short time later, Bobbie approached and he knew her first question would be, "Well, how'd you do?" To which he would quickly answer, "Saw one, but he was out of range."

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