



Mill Direct News

Living the Log Home Lifestyle

Summer 2020

VIEW FROM THE MILL

By Levi Hochstetler

This is being written at 7:30 in the evening, as I would like to take my annual one week, first-of-May vacation starting tomorrow. The plans are to bicycle down to the Mohican forest to try my luck at seeing a few birds. A few of the boys are going with me, so looking forward to a good day with them. The weather man is calling for some snow showers by Friday. I hope this might be one of the times when he is wrong! Saturday, the two youngest boys, 11 and 13, are doing a birding contest to see who can get the most birds in one day while walking and biking. I hope to go with them part of the time, not to help, but for their safety. Later: The winner had 109 species, the runner-up had 105!

As of yesterday, we have postponed Log Cabin Days till 2021. It was a hard decision. Should we or should we not? Many people will be disappointed if we don't. But is it wise to push ahead when there are so many unknowns? Will it be safe at the time, or will the government even allow us to have it? These heart-wrenching questions went on and on. But for you, our associates, and the safety of everyone involved we felt it would be prudent to call it off. So reluctantly, we postponed it 'til September 17 & 18 of 2021. Hope to see you then! Meanwhile do feel welcome to come and visit us.

Hochstetler Log Homes, LTD
552 St. Rt. 95, Loudonville, OH
800-368-1015

Comparing Apples-to-Apples - by Levi Hochstetler

Kevin and Debbie came to Hochstetler Log Homes with a sketch to get an approximate building cost for a log home. We quoted our standard high-quality material components, along with our guarantee that if there are shortages of any material estimated, we will provide at no additional cost.

After receiving the quote from us for \$179,000, they went to another log home manufacturer and got a bid of the same sketch for \$50,000 less, a 40% savings! As far as Kevin and Debbie knew, it was the exact same deal, only \$50,000 less! After sharing a copy of the competitor's estimate in order for us to review, we found that they were quoting air-dried logs, conventional roof system, cheaper windows and doors. Also, at the same time, they were missing 20% of the material that they would have needed to finish their home! After redoing our quote to their specs, we were more than \$10,000 less than the competitor! Always compare apples-to-apples.

Unsuspecting homeowners can easily get taken advantage of by going with the lowest



The Hochstetler complex includes the Black Fork model (lower left), the mill (center), the dry kilns (upper right) and air-drying yard (far upper right corner).

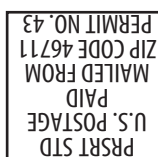
Log Basics 101: Part IV

(continued from Spring 2020 Issue)- by Levi Hochstetler

The Manufacture and Builder: Most reputable log home manufactures are members of the **Log and Timber Homes Council**. The council sets up rigid standards for the grading of the logs and timbers so that you are assured of quality materials that are safe for their intended use. They also require that member companies to provide a **construction manual**, assuring home owners that it's constructed right. It's in your interest as a check and balance to buy your log home package from the manufacturer direct, and then have an independent builder build it. Consider the conflict of interest in having the builder make his own construction manual!

Most manufacturers will also include a **warranty** with your purchases, which gives you additional protection. They will usually pay for any defective material, if it's installed in accordance with their recommendations spelled out in their construction manual. Some, including Hochstetler, will also

continued on page 2



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FEATURED FLOOR PLAN

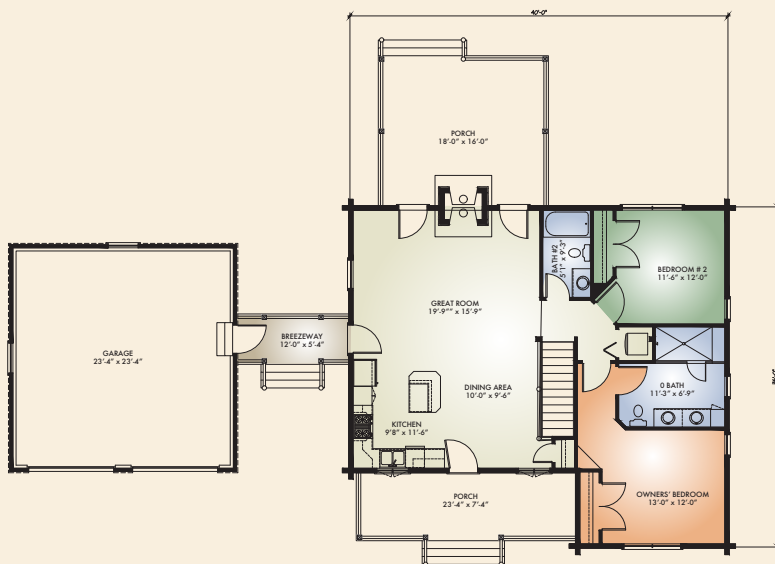
Cuyahoga

Sq. ft. 1248

2 BR / 2 BA



The 1248 sq. ft. Cuyahoga is a 2-bedroom, 2-bath ranch with the ambiance that has made log home living so comfortable and relaxing. The large open-concept great room has the stone fireplace and exposed timbered-ceiling that makes the spacious room so impressive. For entertaining, the double-sided fireplace is both convenient and practical. The kitchen features an island with serving counter and built-in pantry. The master bedroom has a sizable closet, and bath with walk-in shower and double-sink vanity. The second bedroom also has an adjoining full bath. Outside, there are covered porches to view the surrounding landscape. A 2-car garage and open breezeway complete this plan. The timbered gables, custom windows, and multiple roof lines make this home unique and stunning.



Log Basics 101: Part IV - continued from page 1

have workshops to train builders.

You can also check the builders and the manufacturer's reputation with the better Business Bureau or customer's reviews on their website. We've heard cases where customers paid thousands of dollars down and unscrupulous builder took advantage of them as well as their money. Perhaps their life savings!

It's a good idea before you are too far into planning to go visit the manufacturer's mill and see first-hand the operation. Before you go, make an appointment so that they can spend more time with you and serve you better. Also, most manufacturers have model homes nearby that you can visit.

While most builders don't have a model home, they would usually have a few homes they can show you that they have built. If possible, visit them as this will give you a feeling if their craftsmanship is up to par.

Getting started:

The first step after procuring land is to start planning. We say it's never too early to get started. Most manufacturers have a variety of plans to choose from. These plan ideas can help you get started in the right direction. However, most folks will want to customize their plan or even design from scratch. When you design a home that suits you and your lifestyle precisely, it gives you pride to be involved in designing your dream log home.

Once you have settled on a floor plan the next step is to have concepts drawn up. Normally, when you're satisfied with it you go on to having preliminary plans drawn.

After that, you can get good solid prices from both the manufacturer for the package and from the builder for building it. Generally, you won't want to do the final construction plans until after you order the package. This is normally included in the cost of the package. Otherwise, you might spend the dollars to have someone do them only to find out the financing doesn't allow you to build at this time.

A happy and blessed building experience to you! 🏠



Our popular 3-bedroom, 2-bath McKay model



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Postponed until Sept. 17 & 18, **2021**

LOG CABIN DAYS at Hochstetler Log Homes



- Sample mouth-watering barbecue chicken, pastries, homemade apple cider and delicious kettle popcorn.



- Exhibits and seminars that will guide you through the log building process and help you make your dream log home a reality.



- Self-guided tour of several beautiful log homes, including our McKay and Black Fork models (shown to the right).

**TWO FUN-FILLED DAYS OF EVENTS THAT
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Nominal Admission - plus donation for Log Home Tour

CUSTOMER TESTIMONIALS

“While we found out building a log home can be a very stressful thing. We always appreciated the professionalism and service we received from Hochstetler Log Homes. Especially Joe and our design consultant. We will certainly recommend them to anyone who is interested in building a log home, and we already have.”

-- Roberts – Lima, OH

“We had to choose between a conventional plastic house versus a log home. We of course chose the log home. Levi, was always friendly and helpful if he was at the Blackfork when we visited. Our Design Consultant was so easy to talk to and entertaining! Also when we had a concern or needed to change something he got on the phone and got it resolved or taken care of. All of the staff was friendly and helpful. We both loved Mary, she was so friendly and sweet and made us coffee every time we came to hang out.”

-- Cassidys – Mineral City, OH

“We decided in spur of a moment to build a log home. We went to a local Log Home show on a Sunday and Hochstetler Log Homes had already left. (Note: Being an Amish owned company Hochstetler does not work at the shows on Sunday) We talked to half a dozen or more vendors and gathered literature that day. Found Hochstetler Log Homes online and setup an appointment. From there we narrowed it down the list to 3 log home companies. Although other companies offered better pricing and discounts, we were more comfortable with Hochstetler, having visited there model and seeing the quality. The rest is history.”

-- Hennesseys – Moran, MI

“We love our Hochstetler Log Home. They were are a great company to work with. From the time we met the design consultant at a local log home show until the last detail was finished on our custom home, we were given complete attention to our needs. I can't imagine any log home company being better than Hochstetler Log Homes. Thanks for making our dream come true!”

-- Byichs – Clarksburg, PA

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THE "GREEN"

Black Fork

by Bill Dinkins



- Photography by Style Life Photography

Hochstetler Log Homes had its humble beginning as a small, conventionally-framed office with log siding. Later, a little log cabin was added in front, and that became our sales office. It was one room, 12'x24', with a wood-burning fireplace, two desks and two space heaters. The bathroom was an outside porta-potty! The walls were 6x6 logs. At the close of business on Fridays, during the winter months, the heaters were turned off. Surprisingly, on Monday mornings the front sales office, with the solid log walls, would still be comfortable, while the back office would be cold. That was a firsthand indication of the energy-efficiency of logs!


As we expanded our operation, we soon realized we needed a model to be competitive, and the McKay model was built in 2003. The 3-bedroom, 2-bath

model was ideal for the typical family. But there was also an increasing need for a smaller, week-end cabin that could be built on the lake or in the woods ... even a starter home for a young couple or for those downsizing. The idea became a reality when the Black Fork was built in the summer of 2007.

Our main focus was to create a rustic cabin similar to those that dot the landscape in Wisconsin and Minnesota. Rustic and relaxing! This chalet-style plan would feature the open-concept great room with stone fireplace, cathedral ceiling and large exposed beams; a walk-through kitchen with ample space for a pantry and laundry area; and a first-floor bedroom and bath. The rustic "touches" would include recycled barn flooring, a hand-crafted staircase with notched treads, a large

wood-burning stone fireplace, and various antique furnishings, including a duck decoy and split bamboo fly rod. Since many of the customers that prefer the Black Fork intend to build in a rural setting, a handy mudroom and bath are easily accessible from the rear entrance. Upstairs, there is room for a second bedroom and bath, plus an awe-inspiring view of the great room with its glowing fireplace. A catwalk could easily be added to bridge the balcony and a second-floor deck outside.

The Black Fork was also built "green" to make it affordable and an "off the grid" option. For instance, there is no electricity! Lights are gas, office equipment is battery generated, with solar panels. Floors are kept cozy-warm by in-floor, hot water heat. Inside walls are virtually maintenance-free wood ... no walls to paint or paper. Exterior walls are the traditional 8x8 Double Round logs and the roof has energy-saving, 4x8 insulation panels. There is no air-conditioning since it is seldom needed. We simply open a few windows at night to capture the cool breezes! During these times of tight budgets and environmental concerns it is reassuring to know there are viable answers.

Although we could continue to expound on the benefits of living the log home lifestyle, nothing compares to an actual visit. And you can experience that first-hand by visiting our models. Both are open daily from 8am-4 pm. and on Saturday 9am-2pm. Appointments are preferred but not necessary. 800-368-1015. 



Black Fork #1



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

Comparing Apples-to-Apples - *continued from page 1*

number which is often not the best buy. Had Kevin and Debbie gone with the lower cost package, they would have ended up paying more for a log home that didn't have good quality, name brand materials that last a lifetime. The question is, "How can you protect yourself?" Fortunately for Kevin and Debbie, by the "luck of the draw," they ended up with the better deal. However, many don't.

Here are a few guidelines in getting an apples-to-apples comparison:

We recommend taking a different approach other than going around and collecting estimates. To get a true apples-to-apples comparison you will need a professionally-drawn preliminary drawing. They usually cost from \$2000 to \$5000, depending on the complexity and size of your home. However, it may easily be the best investment that you make on your home. After picking out a handful of viable companies that can produce what you want, visit their manufacturing facilities and see for yourself their quality or lack thereof. Then, choose the company that you feel you can work with and trust. Have them draw up your concept and preliminary plans that fit your turnkey building budget. Make yourself a specification sheet listing, the size/shape of logs, timbered or conventional roof, type of doors, windows, door knobs and metal or shingle roof, etc. (Call for us for free sample of a spec sheet) Next, get a price for the material from them and from several other second choice companies as well. When you get the bid, be sure to ask, "is there is anything else I will need to complete the home." Make sure when they say the door is included that the door knobs go along. Any items that are missing, get a price from a separate supplier and add it to the quote. Sometimes these items can add hundreds of dollars but may be included in some manufacturer's packages.

When you have all the bids back you are now ready to compare. Keep in mind that each company may not have the same quality components. You can usually tell if a company is using subpar building components. When you want to build a dream log home you don't want to always buy what's cheapest. You want doors that work and windows that last. You are likely investing years of your hard-earned savings on one of the largest investments in your life. Why not spend it wisely on quality that last's and pass your legacy to your children and grandchildren. What you want to look for is someone you can trust that supplies high quality at a reasonable price. 🏠



LODGING DIRECTORY

<p style="text-align: center; background-color: purple; color: white; padding: 2px;">PLEASANT HILL LAKE PARK</p> <p style="text-align: center; font-size: small;">Hochstetler Log Homes built cabins</p> <p style="text-align: center; background-color: green; color: white; padding: 2px;">Online Reservations at MWCD.ORG</p>	<p style="font-size: x-small;">20 Minutes from Hochstetler Log Homes at I-71 & St. Rt. 97 (Exit 165)</p> <div style="display: flex; justify-content: space-around;"> </div> <p style="text-align: center; background-color: red; color: white; padding: 2px; font-weight: bold;">MENTION HOCHSTETLER LOG HOMES FOR 20% DISCOUNT*</p> <p style="text-align: center; background-color: green; color: white; padding: 2px; font-weight: bold;">Free Deluxe Breakfast Buffet</p> <p style="font-size: x-small;"> QUALITY INN 1000 Comfort Plaza Dr., Bellville, OH 419-886-7000 • www.QualityInnBellville.com COMFORT INN & SPLASH HARBOR 855 Comfort Plaza Dr., Bellville, OH 419-886-4000 • www.SplashHarbor.com </p> <p style="font-size: x-small; text-align: center;">*Some restrictions may apply.</p>	<p style="font-size: x-small;"> 96 Room Resort Lodge • Two Pools Sauna • Dining Room with Lake View </p> <p style="text-align: center; background-color: green; color: white; padding: 2px; font-weight: bold;">CALL FOR SPECIAL HOCHSTETLER PACKAGE*</p> <p style="font-size: x-small; text-align: center;">*Some restrictions may apply.</p> <p style="font-size: x-small;"> 1098 Co. Rd. 3006, Perrysville, OH 44864 419-938-5411 www.MohicanStateParkLodge.com </p>
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CABIN FEVER


“Summer Vacation” by Bill Dinkins

In the last “Cabin Fever” article I mentioned our family vacations, back in the 50’s, to visit my relatives in West Virginia. We would usually stay at my grandparent’s house in Ripley for a few days before going out to visit my aunts, uncles and cousins on their farms, which is where my brother and I roamed the fields and valleys, rode the horses and experienced farm life “first hand.”

One cousin, Camden, was about the same age as my brother and I, so that meant we could get into trouble together and no individual would be singled out. Lol! The three of us would often have horse races without saddles, astride the work horses. But there was one horse, Nellie, a little leaner, that always won the races. Years later, I thought that was borderline crazy since we usually raced, full bore and bare-back, across fields “chuck full” of groundhog holes. One of my cousin’s favorite activities was to see how far away he could shoot one of those pesky critters. I think his record was 120 yards!

We not only rode horses, but Cam introduced us to something new - cow riding! Notice I didn’t say bull riding or we probably would have tried that, too. Anyway, Uncle Wilbur’s cows had to be milked twice a day, but sometimes they wouldn’t come back in the afternoon and we’d have to go out and get them. They would usually be in a distant pasture about a mile away, laying down and chewing their cud nonchalantly. In that case, we climbed upon their backs and rode them back to the barn. Since a cow has a protruding back bone you have to bend down from the waist to ride them. Believe me, it’s not comfortable but better than walking. Once back, Uncle Wil would divvy out the milk pails and each of us would start. I had the largest pail, about 2 gallons, so when the others filled theirs, they would empty the contents into my pail. I happened to get the old Holstein, Elsie, supposedly the calmest, and started milking her. Things were going great, my brother and I were really helping out with chores and this “city slicker” was getting an education. My pail was almost full when Elsie lifted her rear “driver’s side” leg and thrust it down in the bucket, flipping the pail and sending milk everywhere. I heard some new words come out of Uncle Wil’s mouth that day!

My Aunt Freda was a great cook and Sunday dinners were especially delicious. She’d fix mouth-watering fried chicken and gravy, real mashed potatoes, fresh vegetables from her garden and the best blackberry cobbler I can ever remember - but with a catch - we had to get the blackberries. She gave my brother and I each a small pan with instructions, “Don’t come back ‘til these are filled.” And so we walked to the wild patch on the hill and started picking. It was “boiling hot” that July day, so we picked non-stop, only stopping occasionally to sample the plump berries. I’ve never seen berries that large and tasty! I could hardly contain myself when we finally sat down for that Sunday feast. The chicken and “trimmin’s made the rounds ‘til everyone was stuffed and now it was time for the scrumptious delicacy.

Aunt Freda cut a generous slice of cobbler for each of us as we all looked at our servings in mouth-watering anticipation. But Uncle Tucker seemed confused and spoke up, “Where’s the ice cream.” Each of us nodded in agreement. Aunt Freda jumped up quickly and got the pail of homemade vanilla ice cream from the ‘frig, while we all burst into laughter! 



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