



# 2011 Spring Newsletter

Jarman Homes is proudly building in the following communities:



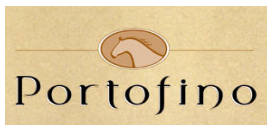
Homes from \$235-\$600's

**TAFT WOODS**  
*West*

Homes from the 300's



Homes from \$365-600's



Homes from \$285-\$600's



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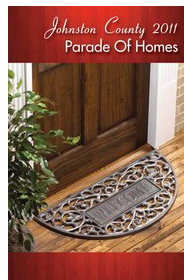
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## Everyone Loves a Parade



Warmer weather, flowers are blooming, days are getting longer & Spring Fever is in the air. What better way to celebrate the start of spring than a Parade. . . The Parade of Homes to be exact. For the second year, the HBAJC is hosting a Spring Parade of Homes and realtors, builders, and suppliers are all a buzz and gearing up for the anticipated "busy season".

All the signs of a successful spring market are in place including low interest rates, lower speculative home inventory, and great home prices. We have been fortunate that Johnston County continues to see growth even under tough economic conditions. Traditionally, spring has been our busiest time of year for new families moving to our area, and the Home Builders & Realtors Associations of Johnston County are planning to take advantage of the timing to highlight some of the area's most prestigious builders.



The HBAJC Parade of Homes has 27 entries ranging in price range from \$125,000-575,000. To get a

sneak peak of this years entries you can go online to [www.JohnstonCountyParadeofHomes.com](http://www.JohnstonCountyParadeofHomes.com) on your PC or Smartphone to view floorplans, interior pictures, and more. Also new this year look for continuous updates on Facebook, LinkedIn, Twitter, and YouTube where you can find home tours, interviews, and more.

So whether you are looking to buy or build a new home or just want to see some great home ideas, be sure to mark your calendar for April 8-10th and 15-17th, because *Everyone Loves a Parade!*



**Mark your Calendar**

**April 8, 9, & 10th**

**April 15, 16, & 17th**

**Fridays 1pm-6pm**

**Saturdays 10am-6pm**

**Sundays 1pm-6pm**

## Interview with Neil Jarman, Parade of Homes Builder

Q- What can we expect to see in this Year's Parade?

A- Families needs have changed over the past year. Industry surveys show that the overall size of the home is getting smaller with more emphasis on "functionality" of the home rather than "extravagant toys". So I think its important to notice how builders are looking to build a beautiful yet functional home that will be budget friendly.

Q- Would you personally live in your Parade Home entry?

A- Absolutely. In fact, Joy and I looked at this plan in detail before we started building to

create ways that would make this home as functional as possible for a busy family like ours. It is located in a great neighborhood with a variety of desirable amenities and of course most important great schools.

Q- Why do you recommend people check out the Johnston County Parade of Homes this spring?

A- Whether you are looking to buy or build a new home or not, the Parade is a great way to get new ideas and see new trends. The success of our industry plays a significant role in the stability of our local economy, therefore, it is important to support our local builders, craftsman, and suppliers.



## *Inside the mind of a Builder: What makes a home “Parade Worthy”*

Parade of Homes is a great way for Builders to show off their homes and a great way for Prospective Buyers to see different builders styles. Although the Parade lasts only two weekends, as a builder we have to start planning at least 9 months in advance. A lot of time and effort goes into picking just the right plan that is going to highlight our style and personality as a builder. So what does make a home plan “parade worthy”?

First, Neil and I look for plans that have a good flow with open spaces,

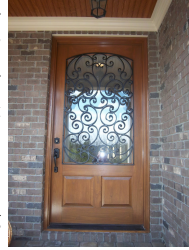
functional space, and offers some specific features that are important to today’s buyers. With three active boys, our personal lifestyle is busy and fast paced, therefore, we feel family time is very important. We look specifically for plans that we offer “family friendly” spaces that incorporate areas the entire family can utilize. We like the Matador Plan because it has several family friendly areas including the open Kitchen and Family Room, the multi-area Bonus Room, and the 3-Season Porch with Patio. This plan also includes a downstairs Master Suite and an additional room downstairs that can be completely flexible depending on the buyers needs such as a Guest Bedroom or an Office.



After the overall plan is chosen and built, the attention to details become very important and what makes each home unique and special. Before we even begin framing we look carefully at what features we can add that will enhance the home’s beauty and function. My top 5 favorite details in this home are:

1. Front Door– The front door is the visitors first impression of the home and therefore should have a initial

“wow” factor. Our front door is a 4’ custom wood door with beautiful wrought iron embellishments. Wow!



2. Ceiling in Dining Room– In order to fully highlight the beauty of the coffer trim work we installed textured wallpaper within each coffer to help make it even more elegant and sophisticated.

3. Hardwoods– We installed field finished hardwood flooring throughout much of this home so we wanted a wood that would be both beautiful and durable. The choice of Brazilian Teak (Cumaru) offers wonderful variations and rich tones yet is a hard wood that will help resist scratching.

4. The Upstairs “Multi-Tasking” Area– In the upstairs landing we installed a desk area perfect for a kids homework area, a mom’s craft area, or home office area. The space is completely flexible in order to best fit the family’s needs.

5. Personal Valet Area- Every home should not be without a Personal Valet Area. Located near the Garage entry door, this area is perfect for storing book bags, coats, purses, shoes, cell phones, etc.



With so much emphasis on tight economic conditions, an important function of the home should be its Energy Efficiency. . We look carefully at ways to make the home as energy efficient as possible therefore saving the homeowner from 20-40% per year in utility bills and extending the life and durability of the home. This home includes the traditional Energy Star features such as Low E windows, Energy Star Appliances, and

Air Sealed house and ducts, but we also included additional features such as Radiant Barrier insulation, a Sealed Crawlspace, Tankless Water Heater, and a Programmable Thermostat. (see more details on p. 3)

We are a technology advanced society with technology constantly changing and evolving. We strive to make sure our homes are wired and ready for today’s needs. All main rooms have been hardwired for High Definition and internet that allows the users to stream data and video directly to the TV in order to accommodate Netflix, Youtube, etc. Wires and equipment are no longer visible to guests and are “hidden” for a cleaner look. The home includes a 6-zone Whole House Audio system allowing users access to up to 5 sources of music/audio in different areas within the home. And of course no home could be complete without the Home Theatre Surround Sound system so the family can enjoy Blu-Ray movies, HD sporting events, video games, etc.

Although I feel our Parade Entry is packed with many features, I think what makes it a great home for any family, is because it combines beauty and function with affordability. And in today’s market, families are looking at how they can get a great home in a great neighborhood for a great price. I invite you to come take a tour of our home and see for yourself why this home is considered Parade Worthy”.

*Also check out our YouTube video.*





Money Isn't All You're Saving

## What does it mean to go "Green"?

In recent years we've heard a lot about "going green". There are a lot of misconceptions of what Green actually means and how it can benefit our personal homes and our planet. Let's look at a few ways adding Energy Efficient Solutions can add to the overall value and function of a new home.

A Green home operates with minimal impact on the environment, using resources such as energy and water usage as efficiently as possible, therefore costing less to operate.

The Energy Star certification is a great program that ensures the builder has met certain criteria by using building methods and products that make the home more energy efficient. Things like tight construction, sealed ductwork, proper insulation, and qualified appliances and air units all contribute to making a home more energy efficient.

For our Parade Entry, we went beyond the traditional Energy Star criteria by

installing additional energy efficient features. One feature we added is Radiant Barrier Sheathing. This type of insulation was originally developed by NASA for astronaut space suits and has become a viable way to save homeowners on their heating and cooling energy bills. The aluminum foil based insulation works by keeping the heat out during the summer and keeping the heat in during the winter, therefore making the home more comfortable and energy efficient while lowering utility bills.

A sealed crawlspace is another great feature that is very important in a our part of the state due to varying temperatures and humidity levels. By sealing the crawlspace, you trap leaking air out of your house and HVAC system and keep it inside the conditioned space where it belongs. Sealed crawlspaces are not only more energy efficient but also provide much cleaner, brighter, and healthier spaces, thus, alleviating mold and insects problems.

Another way we added to the efficiency of heating and cooling the home is

by installing a Programmable Thermostat. This simple upgrade allows the homeowner to adjust the temperature of the home at different times of the day. Therefore, you have the ability to set the HVAC at one temperature while you are away from the home and it will automatically adjust to a different temperature while in the home.

One of our favorite energy efficient products available in this home is the Tankless Water Heater. Tankless water heaters are so much better than traditional models in almost every way including space savings, energy savings, less maintenance, and more durability. The general premise is to only heat water "on demand" as needed. Not only do you save as much as 50% on heating costs than a traditional water heater but you also never run out of hot water.

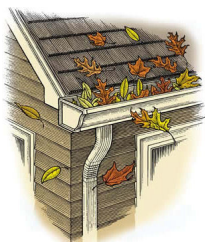
By implementing these energy efficient improvements we add value, comfort, and energy savings while creating a better environment. That's something we can all smile about. :) *Visit our Parade entry to get a closer look at all these Energy Efficient features.*



## Spring Home Maintenance Tips

Spring is here, and it's a great time to do some Spring Cleaning and Maintenance. Here are a few tips to help keep your home in top condition.

1. Check your Air Conditioning system. It's a good idea to pay a professional company to give your AC a tune up before the hot days hit and problems arise. It's best to be ready now, than to be hot later waiting for a repairman to show! Be sure to change your filters regularly. This simple step is important to not only keep your unit functioning properly but helps air quality within the home.
2. Check and clean your appliance vents/filters such as Refrigerator coils, Dryer Vents, and Stove exhaust vents.
3. It's time to clean the gutters. Remove all debris from gutters and



check your flow of your downspouts and redirect if needed in order to get ready for all these spring showers.

4. Trim or remove broken limbs, branches, and bushes that are around the house in order to help protect against insects and moisture.
5. Check caulking in windows, doors, siding, vents, etc. Proper caulking can help protect the home from moisture and help cool your home more efficiently.
6. Inspect your foundation for cracks, damaged or missing vent covers, and insect damage.
7. Inspect your crawlspace for any moisture or insect issues.

By following these simple tips, your home will be in tip top shape so you can concentrate on enjoying this Spring Season.

**Happy Spring!**



**Now Available: Lot 143 Mill Creek West**  
**Price: \$269,900**  
**2298 Heated Square Feet**

Featuring:

- Split Ranch plan with Bonus & Walk-in storage
- Oversized Garage
- Built-in Cabinetry in Family Room
- Spacious Laundry Room includes Folding Station.
- Large Master Suite with His & Hers closets
- Abundant Kitchen Cabinets with Granite Tops, & Tile Backsplash



Neil & I would personally like to thank Stock Building Supply for making our trip to the Riviera Maya, Mexico a wonderful experience. We enjoyed the beautiful accommodations, the wonderful food, and the fantastic hospitality. Most of all we enjoyed our experience meeting other building professionals that make our industry so great. Thanks so much.

# Scrapbook



Pool at the Fairmont Mayakoba



5th Avenue in Playa Del Carmen



Our adventure at Hidden World



Nice Hat, Neill!



Riviera Maya, Mexico  
March 2011



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 **Happy Easter**