



YOUR HOME

Live. Maintain. Enjoy

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Project Spotlight: FABULOUS ONE-STORY LIVING

Jim and Shirly had lived on a farm for many years but always envisioned themselves moving off the farm someday and building a new home. A rather unique situation developed quickly which required them to move out of the farmhouse. Jim and Shirly decided to turn their farm into a wedding venue, and as part of the venue package at Harvest View Barn, the farmhouse is now able

to be used by the bridal party for preparation on the day of the wedding. They were fortunate to be able to subdivide a wooded lot off of their farm that overlooks the countryside with an absolute stunning view.

Fabulous One-Story Living – Continued on page 2

In This Issue

PAGE 1

- Project Spotlight – Fabulous One-Story Living

PAGE 2

- Project Spotlight – Continued

PAGE 3

- Green Tips for Fall
- National Good Neighbor Day
- Fabulous Fifties Flashback

PAGE 4

- New Home Available In Lancaster



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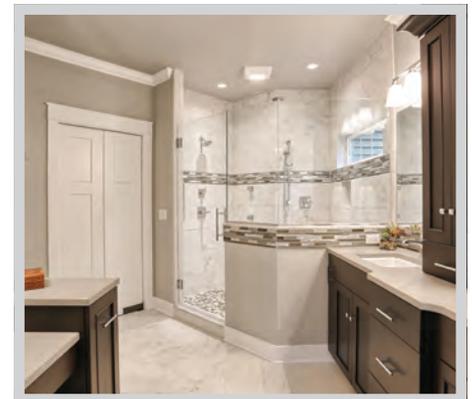
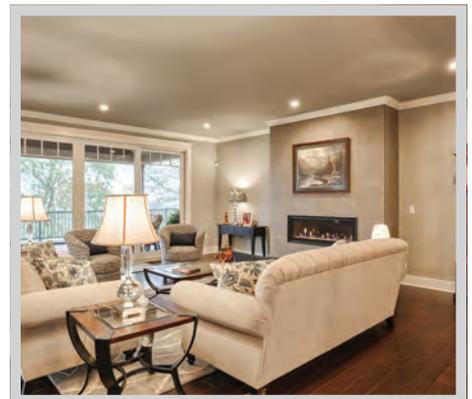


Shirl always enjoyed studying blueprints of houses and envisioning the home they would someday build. A lot of thought went into the type of home they wanted to build and an open floor plan that flowed well was important to them. Shirl states, "I really enjoyed working with the Metzler team, including the architect.

They were all very attentive to our thoughts and wishes in drawing the plans for our house. Best of all, we enjoyed seeing those dreams come to life."

They love the open floor plan they decided on; it provides plenty of space for family and

entertaining. The large deck with an automated screened-in porch is their favorite spot to relax in the evening. Much thought and planning went into this house and the end result is a truly stunning place for Jim and Shirl to call home.



“Fall has always been my favorite season. The time when everything bursts with its last beauty, as if nature had been saving up all year for some grand finale.” - Lauren Destefano

GREEN Tips for Fall

1. Turn Down the Thermostat

When the weather starts to get cooler, we all tend to reach for the thermostat. Instead reach for a sweater, use draft stoppers in doorways and invest in a programmable thermostat—just don't turn the heat up.

Not only will you save energy, you will also save money. According to the U.S. Environmental Protection Agency, heating an "average" house (2,280 square feet) adds up to about 34 percent of a homeowners' total utility bill. For each degree you turn down the thermostat, the EPA estimates you'll save about 4 percent in monthly utility expenses.

2. Start Composting

Autumn is the perfect time to start a compost pile or bin in your backyard (or inside, with a special composting bin). Even if you don't have a large garden or yard, you can still benefit from composting. It enriches soil and reduces the need for water, fertilizers and pesticides. And if you keep a small garden or containers, those plants will love the extra nutrients, too.

3. 120-degrees Fahrenheit

Many water heaters default to 140-degrees Fahrenheit (60 degrees Celsius) when they ship from the manufacturer, but temps that high pose not only high energy costs but the risks of scalding to your family. Most water heaters operate just as efficiently at 120-degrees Fahrenheit (49 degrees Celsius), and the

lower temperature could help increase the lifespan of the heater.

For every 10 degrees you lower the water temperature, can save between 3 and 5 percent in utility costs. Additionally, wrapping an insulating blanket around your water heater will help save energy in winter, possibly as much as 4 to 9 percent in water heating costs. You can find them in your local hardware store.

4. Elbow Grease

Before the cold winter season locks you inside, take the time to clean your house from top to bottom. Toss out the conventional cleaners and whip up some of your own, non-toxic eco-friendly versions. For example, a mix of baking soda and warm water can be used as an all-purpose cleaner on everything from countertops to grease spills to laundry.

In fact, keep air pollutants to a minimum all winter long by cleaning with homemade products. Baking soda, vinegar, lemon juice and water can keep your home clean, germ-free and also free of toxic chemicals.

5. Plug Leaks

As you clean and organize your house, why not take the opportunity to conduct your own home energy audit (or hire a professional service to do it for you)?

According to the U.S. Department of Energy, sealing leaks around the house could potentially save you anywhere from 5 to 30 percent in energy costs. Check in places both big and small, from electrical outlets to window frames, baseboards to gaps around pipes. Don't avoid inspecting the basement and attic, too. Caulk and seal around plumbing and wiring leaks and gaps, and anywhere you feel a draft coming in around windows and doors.

Source: How Stuff Works, www.howstuffworks.com

Fabulous Fifties Flashback

Metzler Home Builders was started back in 1953 by Abe Metzler. There have now been four generations involved in the family business – Abe Metzler, Roy Metzler, Dan Metzler and Jordan Metzler. A lot has changed in the last 64 years!



Take a look at life in 1953:

Average cost of a new house	\$9,550.00
Average wages per year	\$4,700.00
Average cost of a new car	\$1,650.00
Cost of a gallon of gas	\$0.22
Cost of a loaf of bread	\$0.16
Cost of a gallon of milk	\$0.94
Cost of a postage stamp	\$0.03

Highlights from 1953:

- First polio vaccine was developed
- Queen Elizabeth II was crowned Queen of England
- Dwight Eisenhower was President
- First color TV sets appeared, selling for \$1,175.00
- The Korean war ended after 3 years and 1 month

NATIONAL GOOD NEIGHBOR DAY



National Good Neighbor Day is observed annually every September 28. This day was created to acknowledge and celebrate the importance of a good neighbor. It is a blessing to have a good neighbor, but it is even a greater thing to BE a good neighbor. Good neighbors often become friends. They watch out for each other, lend a helping hand and are there for advice when asked. Neighbors offer that cup of sugar when we are short, collect our mail when we are on vacation, watch our homes and sometimes watch our children and our pets. Simply put, being a good neighbor makes good neighbors and develops lifelong friendships.

HISTORY

National Good Neighbor Day was created in the early 1970s by Becky Mattson of Lakeside, Montana. In 1978, United States President Jimmy Carter issued Proclamation 4601:

"As our Nation struggles to build friendship among the peoples of this world, we are mindful that the noblest human concern is concern for others. Understanding, love and respect build cohesive families and communities. The same bonds cement our Nation and the nations of the world. For most of us, this sense of community is nurtured and expressed in our neighborhoods where we give each other an opportunity to share and feel part of a larger family...I call upon the people of the United States and interested groups and organizations to observe such day with appropriate ceremonies and activities."

(Source: National Day Calendar, www.nationaldaycalendar.com)



NEW HOME AVAILABLE AT 321 WENDOVER WAY, LANCASTER, PA

This beautiful brand new duplex unit is complete and ready for immediate occupancy. Located in the Willow Bend Farm Community, it features 3 bedrooms and 2.5 baths. The master bath is located on the main floor and the two upstairs bedrooms share a Jack and Jill bath. A community center and walking paths are part of this lovely planned community.

Call us at (717) 687-6302 for more information on this home, or other homes and lots still available in Willow Bend!