

LOCATION...LOCATION...



Flexlite: HARVEY ACHEY CONSTRUCTION
Paving: MARTIN PAVING INC.



Should we stay or should we go? A not so uncommon issue for those of us reaching our retirement years. For most of us, the children are grown and on their own, and the attraction of brand new, spacious, and maintenance-free adult communities can be very enticing. It certainly was for homeowners, Joyce and Richard—and it weighed on them heavily.

As much as they loved their location, their 1980's vintage Cape Cod was simply becoming too small. Instead of down-sizing with the departure of their children, they quickly realized just how small their home was. Typical of the homes built in its day, the rooms were small, the hallways were narrow, and closet space was limited.

According to Joyce, "This place was entirely too small for our family get togethers. At holidays, it seemed like we were on top of each other,"

Richard adds, "And our bedroom was even worse. There just wasn't any room to comfortably navigate. And although

it didn't come to that, it would have been impossible for us to use a walker or any other type of medical device, if we had to. There simply wasn't enough room."

The spacious room sizes, open floor plans, and aging-friendly bathrooms that were being offered by the adult-living communities were certainly tempting. What was holding them back?

The fact was, they really, really loved their home's location. Sitting on a quiet, attractive cul-de-sac, the main draw was in the back of their home. Their property backed up to a well-appointed and beautiful community park—complete with a children's playground, a paved bicycle/walking path, and volleyball courts. To give all that up was not an easy decision.

And as attractive as the adult communities appeared, there were some concerns.

"For me, I just wasn't comfortable with all the rules that the adult communities had in place. We would be sacrificing

some freedoms that we've taken for granted. They have restrictions on pretty much everything...the number of guests, children visiting, noise limits, parking... We're just not used to that." explained Joyce.

So what was it that tipped the scales? "It was the roof," said Richard. "We needed to replace the roof and we found ourselves looking at shingles with a 50-year warranty. Heck, if we're going to be putting on 50-year shingles, why not also look into expanding the bedroom and address the back deck that's falling apart?"

That in fact, was the start of things to come. First came a visit to one of the local home shows where they met Kevin Bollinger, owner of Quality Design & Drafting Svcs., in Lititz. Before long, they asked Kevin to come over to

SPOTLIGHT

project description

Type:	Additions and Exterior Makeover.
Contractor:	Middle Creek Builders Inc. (see ad on p. 31)
Designer:	Quality Design & Drafting Svcs., Ltd. (see ad p. 30)
Trade Partners:	Cloister's Flooring America (see ad p. 36) Good Painting (see ad p. 38) Gundrum Electric LLC (see ad p. 34) HAJOCA Corporation (see ad p. 40) Harvey Achey Construction (see ad p. 32) J.K. Mechanical, Inc. (see ad p. 36) John King Drywall (see ad p. 38) Martin Paving (see ad p. 32) Melron Industries Inc. (see ad p. 38) Musselman Lumber Inc. (see ad back cover) Ronald D. Reiff Hardscaping & Landscaping (see ad p. 32) Yale Lighting Concepts & Design (see ad p. 34)
Scope:	This was a 1980's 1-1/2 story Cape Cod colonial with Williamsburg flair in the paint colors and design. The homeowners, Richard and Joyce, considered moving into a 55 and over community. They loved their location so they decided to stay and renovate their existing home. The entire exterior was updated and completely re-done with the exception of the existing overhead doors and brick veneer. Added to the home's exterior were: a covered patio with columns and a vaulted ceiling; a barrel vault front porch roof with columns; a pent roof over the existing garage doors; columns and a freeze board to the annex; new roof; new siding; new stamped concrete sidewalks; and, an outdoor living patio with 1/2 walls and a gas fire ring built-into the patio. Interior additions included: a great room with a cathedral ceiling; a master bedroom with a cathedral ceiling; a walk-in closet; a master bathroom with a tiled walk-in shower and sunken whirlpool tub; a pantry; and, a full basement with a walk-out door. Interior renovations included a remodeled 2nd floor bath and an enlarged 2nd floor bedroom.

Quality Design & Drafting Svc., Ltd.
Residential Design

PLANNING SERVICES FOR:



- Custom Home Designs
- Addition Designs
- Builder Design Services
- 3D Rendering Services

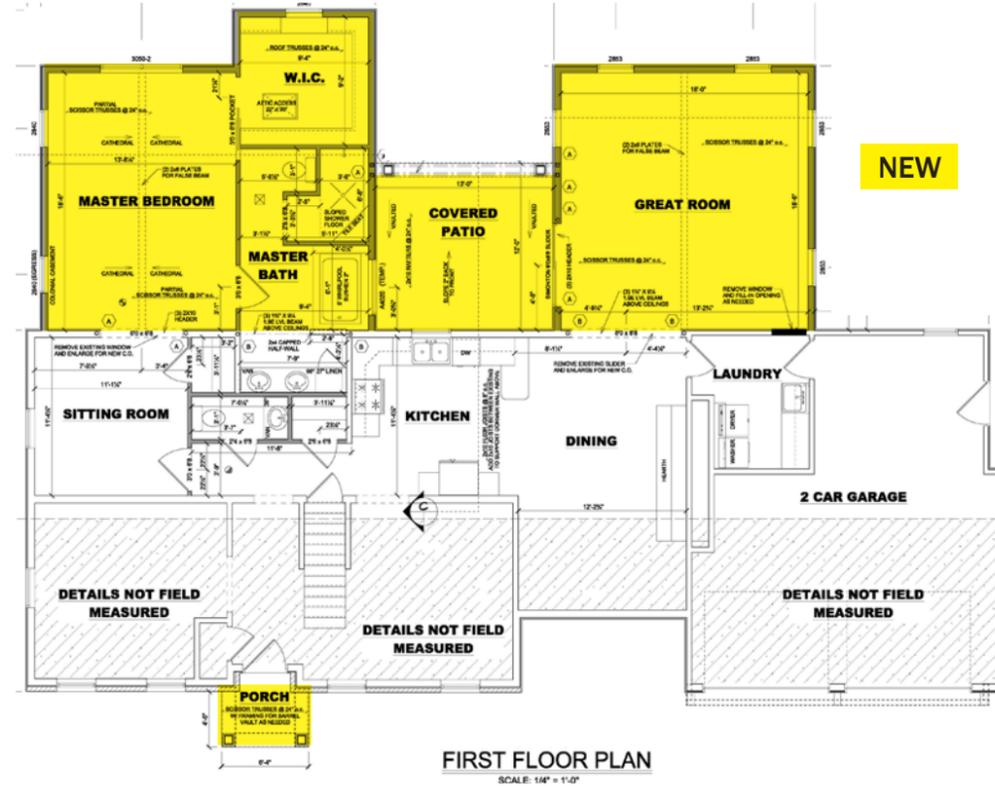
WWW. QUALITYDESIGNLTD.COM
(717) 626-5257 - 356 EAST MAIN STREET - LITITZ, PA 17543



As seen on the plans (left page) as well as the BEFORE and AFTER photos on this page, most of the exterior changes occurred in the back of the house. Note the staggered length of the three addition extensions in contrast to the flush solid back wall in the before photo.



the house to discuss things and possibly offer some suggestions. From that meeting and subsequent discussions, preliminary plans were drawn, refined, and redrawn. According to Richard, "Before long, we had ourselves a full-blown home addition and renovation project that would solve our issues and allow us to stay in our home into advanced age. Kevin did a wonderful job in designing our new home and we were excited to get things started."



Note the subtle change to the garage door framing to complement the barrel vaulted ceiling of the new front porch.



Making the ordinary EXTRAORDINARY since 1974.

Middle Creek BUILDERS INC.

Additions | Renovations | New Homes

717.733.8966 • www.middlecreekbuilders.com

PA11808



Quality, Service, and Reliability

Our Tradition!

For over 42 years, Middle Creek Builders has specialized in custom home building and quality home renovations! Our goal is to build truly unique homes that far exceed the homeowner's expectations!

Middle Creek Builders is a family-owned and operated business, started in 1974 by Walter Bollinger Jr. From the beginning, Walter focused on quality custom home construction, tailoring his business to the unique needs of his customers. Not surprisingly, his hands-on approach and dedication to quality soon earned him a solid reputation in the industry.

In subsequent years, Middle Creek Builders incorporated and Walter's sons, Darryl and Duane, joined the business. Together, they continued the tradition of providing quality hands-on service to their customers and added custom renovations to their growing list of services.

Today, over 80% of Middle Creek Builders' business comes from referrals—satisfied customers who have recommended their services to family and friends. With over 42 years of experience and a list of quality sub-contractors, Middle Creek Builders continues to help homeowners re-invent their homes and build their dreams!

Harvey Achey Construction
 STUCCO • STONE • ICF PA010343
 717.484.0189 (o) • hacheyconst@dejazzd.com • 717.484.0493 (f)

Among Kevin's list of recommended builders, Richard and Joyce first interviewed a company that impressed them both in terms of their experience and capabilities. They were ready to sign a contract right then and there.

In an attempt to remain objective, they agreed to meet with another builder—for comparison purposes. That builder, Darryl Bollinger of Middle Creek Builders, who incidentally is Kevin's brother, turned out to be no comparison.

"Nothing against the first guy we interviewed, but Darryl took things to a whole new level," reports Richard. "Although

RONALD D. REIFF
 Hardscaping & Landscaping
 Design | Build

Patios	Outdoor Kitchens	Planting
Fire Places	Retaining Walls	Pruning
Fire Pits	Landscape Lighting	Mulching

717.445.0067 PA011768

Martin Paving Inc.
 committed to doing the job right...every time!
 since 1974

Residential & Commercial
 Paving | Oil & Chip

531 E. 28th Division Highway, Lititz
717.626.2494
 PA019484



Rain or shine, the homeowners have outside living space to accommodate the weather. The above covered porch is well protected from the rain and with a fan under a vaulted ceiling, the air flow keeps the temperature pleasant even on the warmest of days.

Hardscaping: RONALD D. REIFF HARDSCAPING & LANDSCAPING

OUTDOOR LIGHTING

Provides A Warm Welcome & Protection For Your Home.



Yale **YaleLightingConcepts.com**
 LIGHTING CONCEPTS & DESIGN 1245 Manheim Pike, Lancaster • 717.299.4444
© US Electrical Services Co.






Darryl listened intently to us just as the other guy did, Darryl also raised questions...things we hadn't thought about. He made some very impressive observations and suggestions. He told us to give them some thought. One of the things that we really respected was the way Darryl nudged us in the direction of updating the exterior. Without being

for the basement—a temporary stone driveway was constructed on the side of the house. Later, upon completion of the heavy work, the stone was repurposed as backfill for the future construction of the new hardscaped patio.

Although all the construction activity during these early days was confined primarily outside the home, life for the homeowners inside was no day at the beach. On the contrary, they were tasked with consolidating their belongings in preparation of the demolition which was to take place tying in the new additions to various areas of the existing home. Exterior walls would be coming down!

Joyce remembers it well, "When all this started, we consolidated everything into the two front rooms—they were packed! As for us, although we still had access to the kitchen, our temporary living space was the second floor—the one unaffected bedroom and small bath."

As trying as it must have been, Richard notes that "Darryl and his team did everything possible to lighten the impact on us. He kept us informed as to what to expect

at all offensive, he suggested a variety of things we could do to bring it up to date."

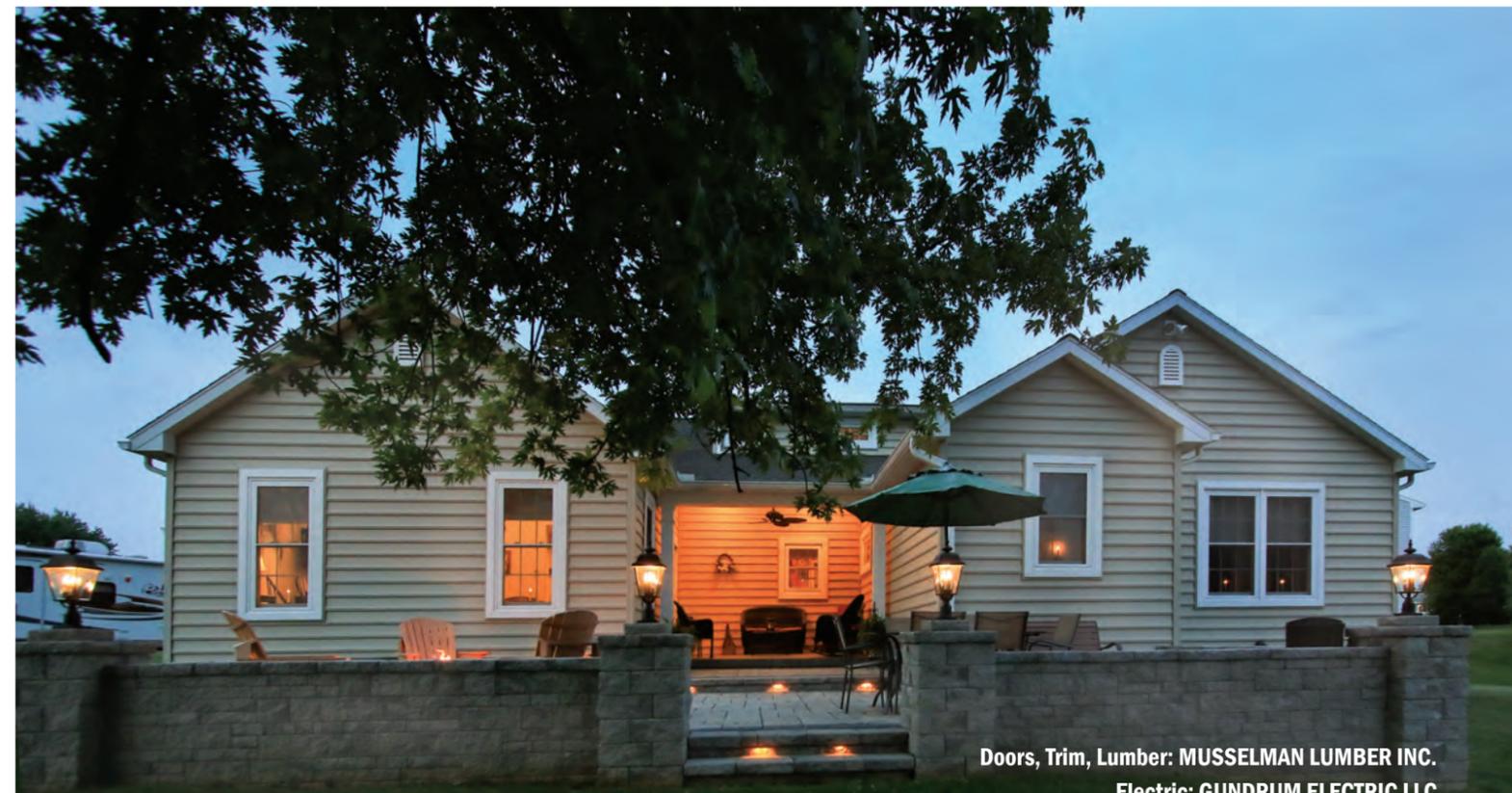
After that meeting, Joyce turned to Richard and asked, "Well, is there any question now as to who we should hire?"

There wasn't. Both agreed, Darryl Bollinger and his Middle Creek Builders team would be taking on the project.

To help make Joyce and Richard even more comfortable with their decision and perhaps to give them a different perspective of any upcoming project decisions, Darryl arranged for them to visit the homeowners of a previous Middle Creek home make-over project. In fact, that project was actually showcased as R&A Magazine's cover story in the Fall 2014 edition. Apparently that meeting went well.

Although construction began slowly in mid January of 2014 due to severe cold and snow, the pace was picked up as temperatures became more moderate.

To facilitate better access to the back of the home where the majority of the work was being done—including the excavation



Doors, Trim, Lumber: MUSSELMAN LUMBER INC.
 Electric: GUNDRUM ELECTRIC LLC
 Lighting Fixtures: YALE LIGHTING CONCEPTS & DESIGN

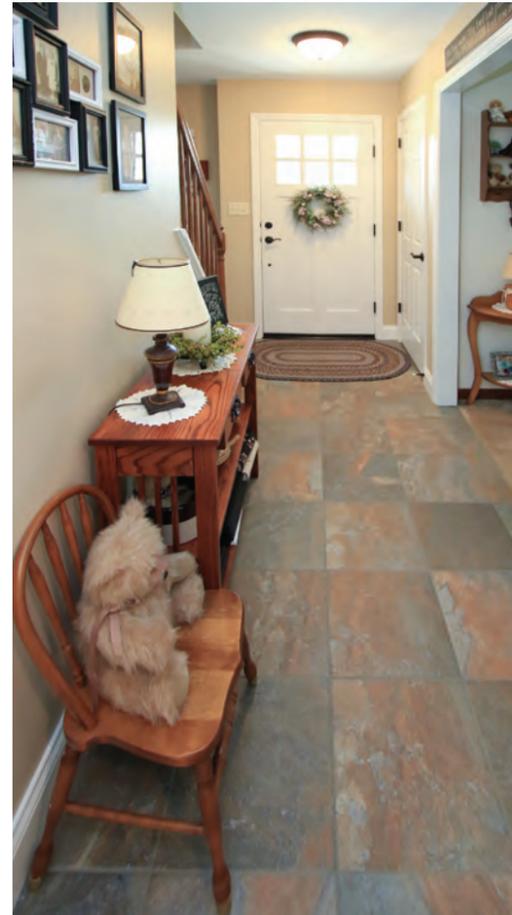
Carpet | Vinyl | Hardwood | Laminate
Tile | Blinds | Dustless Hardwood Refinishing

**Cloister's
Flooring
America**
With You Every Step of the Way!

LITITZ
701 S. BROAD ST.
717.627.4990

EPHRATA
100 DURLACH RD.
717.733.3130

PA024549 WWW.CLOISTERFLOORING.COM



For reference, the entry to the family room addition came from the wall housing the French doors (pictured above).



And here (BEFORE photo) is a rear view of where the family room addition came off the original home. The opening to the right in the below photo is approximately where the French doors were located.



HVAC: J.K. MECHANICAL
Flooring and Tile:
CLOISTER'S FLOORING AMERICA

and when to expect it. They also did a great job in partitioning off their work areas to minimize the mess.

To Joyce, there wasn't much of a mess to speak of, "I think the entire team including the sub-contractors knew what Darryl expected as far as cleaning up for themselves. It was never an issue."

Another thing that made an impression on Joyce and Richard was how committed the team was in getting things done and doing them correctly.

"Instead of running out at quitting time," says Richard, "it wasn't unusual for them to be here an extra hour or two. You could just tell they wanted to get the job done right rather than just getting it done."

Of particular mention by Joyce was the work of the electrician, Curt Gundrum of Gundrum Electric. "Curt was extremely helpful to us especially with



his lighting suggestions. Among many other things, he came up with a way to tie in all our window candles under a single switch. What a convenience!"

"That wasn't an easy feat given that much of the wiring needed to be retrofitted—that was a lot of wire fishing," points out Richard. "And his suggestions on our exterior lighting were right on the money. Curt insisted that good lighting would enhance the look our home and I couldn't agree more."

J.K. Mechanical
HVAC | SOLAR | GEOTHERMAL
ELECTRICAL | GENERATORS

Factory Authorized Dealer
Carrier
Turn to the experts

Comfort begins with the first call

717-464-0111 www.JKMechanical.com PA6738

GOOD PAINTING Inc.
CONTRACTOR

Quality Workmanship for over 30 Years

Painting • Contracting
Property Maintenance

RESIDENTIAL • COMMERCIAL
Fully Insured

717.738.3484
goodpainting@ptd.net

PA12325

MUSSELMAN LUMBER INC.

(see our ad on back cover)

MIO MELRON INDUSTRIES PA018676

Plumbing • Excavating

serving Lancaster County for 3 generations

118 N. 7th Street, Akron
717.859.2271

New Construction | Renovations | Kitchens & Baths | Repairs & Service
Septic Systems | Water & Sewer Services

Dependability when you need it most!



Another trade partner that made a big impression was Cloister's Flooring in Ephrata. Coming back from a vacation, they were informed by Cloister's tile installer that he had postponed his tile floor installation in the bath because he suspected that they wouldn't be happy with the product that was specified. He was right. According to Joyce, "I wouldn't have been happy."

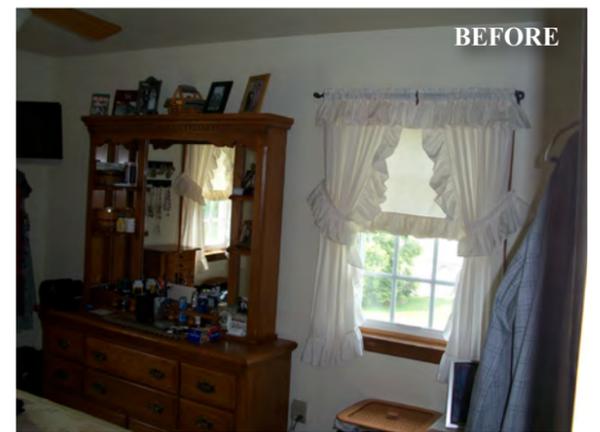
Richard points out, "What he did was very impressive. Rather than simply install the tile that he was given, he used his judgment. And his judgment was in our best interest. To make

JOHN KING DRYWALL

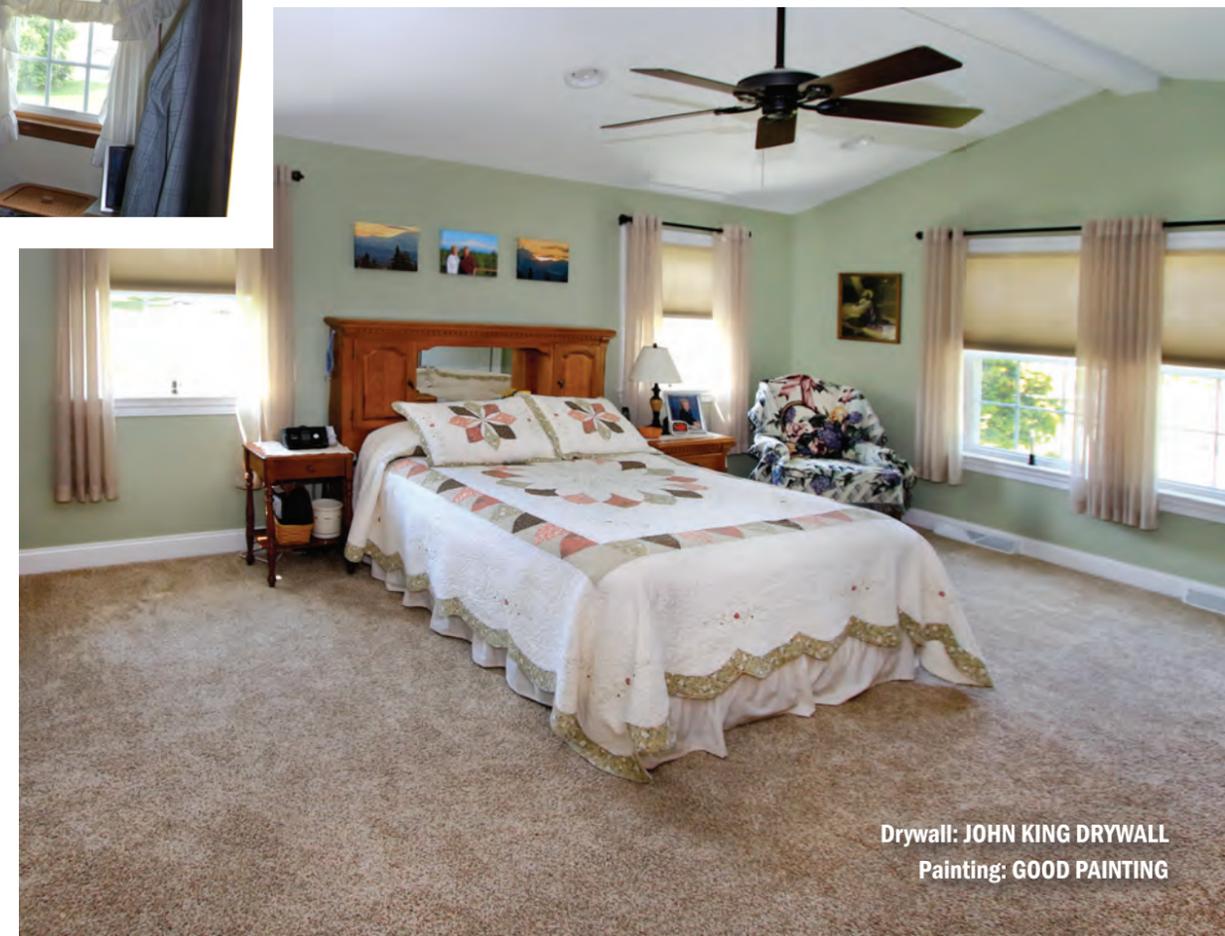
Residential & Commercial
Installation • Finishing • Specialty Wall Designs
Faux Painting • Texturing

717.271.9036

PA042628



For reference, the entry to the master bedroom/bath addition came from the rear wall of the original bedroom (pictured above in the BEFORE photo). The original bedroom now serves as a sitting room.



Drywall: JOHN KING DRYWALL
Painting: GOOD PAINTING



Water with the wave of a hand.
MotionSense™, only from Moen.

up for his lost time, he was here on Saturdays to get things back on schedule. It was quality work and quality judgment.”

Great service was also provided by Jeff Lied of Melron Industries who did the plumbing. Joyce remembers preliminary discussions during which she voiced concerns about noisy pipes and the excessive delays getting hot water to her kitchen. Jeff handled both. New lines were installed along with a circulation system to address the hot water issue.

According to Richard, “The hot water is now almost instantaneous.”

Another part of the project that



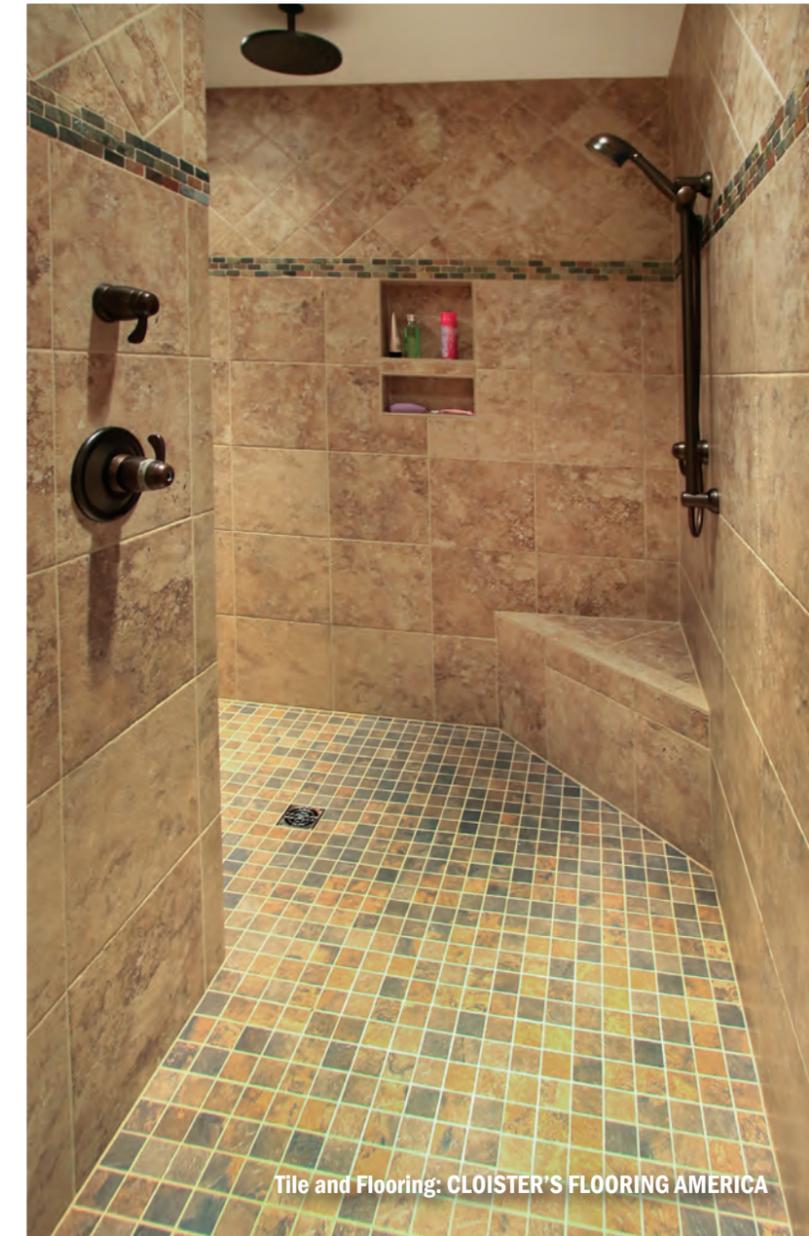
Bath Fixtures: HAJOCA Corporation
 Plumbing : MELRON INDUSTRIES INC.



actually morphed into what it became was the patio and hardscaping that encloses it. Ronald Reiff of Ronald D. Reiff Hardscaping & Landscaping and his wife, Dawn, did the honors and were instrumental throughout the design process.

According to Richard, “The hardscaping wasn’t in the original plans, but we are very, very happy that we included it—it turned out great!

Also not in the plans but a matter that needed to be addressed, was a water drainage issue in the front of the house. Fear of water in the basement and structural damage was an ongoing concern. Part of the solution was redoing the walkways to slope away from the house and the other was for Middle Creek to work with the township authorities for the granting of an absorption system to handle the roof runoff that was channeled by underground spouting.



Tile and Flooring: CLOISTER'S FLOORING AMERICA



Visit us at the Hajoca Kitchen & Bath Showroom
 1418 Fruitville Pike in Lancaster
 717-299-3611
www.HajocaLancaster.com

The fusion of premiere products and exceptional service.





meet the team



The Bollingers—Darryl, Dalton, Sheila, Walter, and Duane.

Darryl H. Bollinger - Owner, President

Darryl, Owner and President of Middle Creek Builders, has been building and renovating homes for over 32 years. In 1990, Darryl became invested in Middle Creek Builders and became a co-owner. He has been actively helping to grow the business ever since.

Darryl lives in Lititz, PA with his wife, Tammy, of 28 years and 2 children Lauren (19) and Brynn (11). Darryl and Tammy also have two married children Megan (25) and Dalton (22). A member of the Middle Creek Church of the Brethren, he has been a member of the Middle Creek Church Board of Trustees for over 19 years. He teaches both the senior high and young adult Sunday school classes. Darryl has also served in the mission fields in Haiti and Jamaica.

Duane Alan Bollinger - Owner, Vice President

Duane, Owner and Vice President for Middle Creek Builders, has worked for his father's company for over 23 years, building quality homes and working on extensive renovation projects. In 2008, he became a co-owner in the family business.

Duane lives in Ephrata with his wife Jennifer of 16 years, daughter Aubrie (13) and son Carter (10). Duane attends Petra Christian Fellowship. Duane and his wife are now serving in the Petra Kids Ministry.

Walter Bollinger Jr. - Owner, Treasurer

Walter, Owner and Treasurer of Middle Creek Builders, has been building quality homes for over 42 years. He started Middle Creek Builders in 1974 with a focus on quality home construction and has continued growing the family-owned business with the help of his sons, Darryl and Duane.

Walter has 2 additional married children, Kevin and Kylene. He and his wife Betty have been married for 51 years and have 12 grandchildren. Walter and Betty actively attend Newport Dove Church in Elm, PA.

Dalton Bollinger - Project Manager

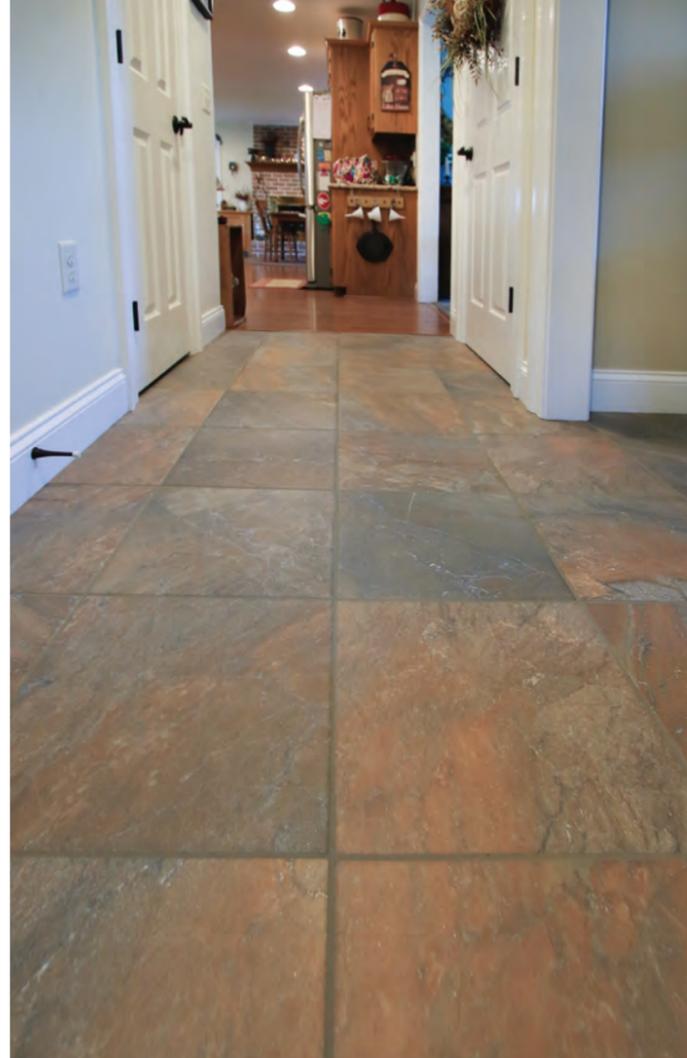
Dalton, Project Manager, has worked for Middle Creek Builders for 4 years since graduating from high school.

He lives in Akron with his wife, Sheila, and their kitten, Patches. Dalton and Sheila attend Middle Creek Church of the Brethren and are active in the Young Adult Sunday school class.

Sheila Bollinger - Office Manager and Secretary

Sheila, Office Manager and Secretary, is Middle Creek Builders' most recent employee. She is married to Dalton and lives in the Akron area with their kitten, Patches.

Sheila, along with her husband, is an active member of the Middle Creek Church of the Brethren.



A subtle yet critical aspect of the interior renovations was opening up space to accommodate walker and wheelchair mobility—in the event of future needs. The above hallway, for instance, was widened by 12" from the original.

Other aging-in-place features included a spacious walk-in shower, a sunken whirlpool tub, and pocket doors in lieu of hinged doors in tight locations.



For those of you who are keeping tabs, yes, the scope of this project increased a little bit from its beginning. Actually, it increased a lot. So what do the homeowners have to say about that?

Asked if he had to do it over again, Richard fessed up..."We should have done the whole house in one single shot."

What Richard was referring to was the unfinished basement along with the two untouched front rooms which served as storage areas during the construction.



The enlargement of this 2nd floor bedroom was made possible by extending the width of the dormer of the original 2nd floor bath as seen in the BEFORE photo on the left page. Previously, the sloped roof line on the back wall would not have accommodated a bed (let alone one with a headboard).

Looking at the AFTER exterior photo (above), you can clearly see the bedroom windows. The partially visible window on the far right is the replaced bath window.





"We did what was necessary at the time, but my advice for others is to do everything at once."

For Joyce, she's delighted to have the extra space for family gatherings. "This is night and day compared to the way it was. There's actually room for the whole family to be together. Before, seating in front of the television was limited to two chairs. The overflow had to sit on the hard kitchen table chairs."

Another piece of advice that Richard offers, "Don't be afraid to make changes. Things will come up during the process that you didn't anticipate. A trusted builder will help you along the way and offer alternatives. Darryl and his team at Middle Creek did that for us. And not every little change costed us—Darryl worked with us on the budget issues throughout the entire process."

In addition to producing a beautifully crafted finished product that the homeowners absolutely love, Darryl and his team made an impression on the neighbors. Prior to starting work, Darryl went around the cul-de-sac and introduced himself. He explained what they would be doing and gave them his contact information should they encounter any problems.

Joyce recalled a day when she witnessed one of the guys cleaning mud off the street. "They were so respectful—to us as well as our neighbors."

"They did things like that all the time," adds Richard. "The neighbors had absolutely no complaints—nor did we. On the contrary, we couldn't be happier with the way things turned out. Thank you Middle Creek Builders!"

R&A

Be a good neighbor. Consider a fence!

- Privacy Fence
- Picket and Rail Fence
- Vinyl and Aluminum Fence
- Rail Fence

We're here to help.

homestead
OUTDOOR PRODUCTS
FENCING. DECKING. PLAIN & SIMPLE...

905 WEST MAIN STREET, NEW HOLLAND, PA 17557 | (717) 656-9596 | HomesteadOutdoorProducts.com



did you know?



It is estimated that about 95% of the water entering our homes goes down the drain.

Older toilets can use 3 gallons of water with every flush, while new toilets use as little as 1 gallon.

VACUFLO
BUILT-IN CENTRAL VACUUM SYSTEMS



Easily retrofitted into existing homes—for less than you'd expect!

enjoy the benefits today!
INDOOR AIR QUALITY | CONVENIENCE | INVESTMENT | GREEN CLEAN



Central Vac Systems endorsed by: AMA, Amer. Lung Assoc., EPA, LEED, Earth Advantage



Thermal Logistics, Inc.

Comfort you want...efficiency you need!

717.821.6665

Locally Owned & Operated by Jonathan Alliger

