

Timely To Do List

Here's a seasonal home maintenance checklist to protect your investment and family:

- Check and clean mechanical ventilation system
- Clean air intakes, exhaust and meters of debris
- Check gutters and downspouts
- Check and clean air conditioning system
- Check landscape sprinkler heads for proper alignment
- Replace air conditioning filters and clean condenser
- Inspect pressure and temperature valve on water heater
- Maintain proper grades for drainage throughout property

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Birchwood/Oakwood

On the main level, this 1,558 sq. ft. home features a large foyer, open kitchen, dining and living area with vaulted ceiling, a luxurious master suite including a huge walk in closet and a master bath with a whirlpool and glass shower, plus a second bedroom and full bath. On the lower level, there's a third bedroom, bath and a recreation room. Options include a 14'x10' four season porch off the dining room.



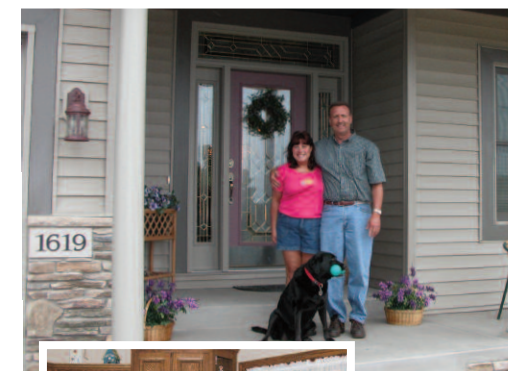
Featured Home

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Customer Corner

Dream of downsizing and 'easy living' became reality for veteran homeowners

Three years ago Sue and Steve Hendrick agreed they wanted to downsize. Their children were going off to college so they didn't need 3,600 square feet of two-story living space. Outside maintenance chores and repeatedly negotiating a long flight of stairs were contributing to their chronic physical problems.



Sue and Steve Hendrick picked Brunn for their lot selection, quality and flexibility

Having built two homes, the Hendricks had well-defined criteria for their next home. Their must list included a walkout, minimum number of stairs, laundry room on the main level, and an open interior floor plan with view of lots of trees. "We always said it would be nice to live among the trees...but not to deal with leaves and clean up in the spring and fall," said Sue.

"We started looking at detached town homes and liked what we saw in Cottages of Heritage Oaks in Ham Lake right away...but we didn't have the financial resources to afford it at the time. So we kept looking at different options," Steve explained. "After two years our position changed and we went back to Brunn, purchased a home next to the model. "The lot was just right. Look at the trees, the flat land, the wildlife," Sue said. "The (2,900 square foot) floor plan was similar to what we had. And best of all, it was in an association that took care of all of the outside chores."

Brunn's level of quality impressed Steve, who sells electrical equipment to contractors and knows construction. "I look at how the mitered joints in the woodwork fit, how the flooring seams go together and doors are hung. We are very picky and we liked what we saw," he said.

The Hendricks were most impressed by Brunn's willingness to make some changes to the plan and allowing Steve to handle the electrical portion as well as install in-floor basement heating. "They gave me a fair price to break out the electrical so I could get it done with guys I had set up to do it."

Even though the foundation was in at the time the Hendricks bought, Brunn was able extend the home's exterior two feet to enlarge their daughter's bedroom. "That one thing would have kept us from moving," Sue said.

"They are a lot more flexible and willing to work with you than the larger 'cookie cutter' builders," said Steve.

From the Owners

Need story here



Owners Chip, Wayne & Bill Brunn

On the Calendar

What	When	Where
Wine Tasting	Feb. 7	Cottages at Heritage Oaks Model 6—9 pm
Parade of Homes Spring Preview	Feb. 10—March 18	Greater Metro Area Properties #88, #172, #93
North Metro Home Improvement Show	Feb 24, 2007	National Sports Center
Home Expo Remodeling Show	April 21, 2007	National Sports Center

A professional helping hand for those hard-to-make decisions

There is at least one aspect of building a home major remodeling project that owners agree upon—there are plenty of decisions to make—from roof and siding colors to floor coverings and cabinets. Today's choices are mind-boggling, especially when most choices need to be coordinated.

That's where Lu Ann Brunn comes in. She is Brunn's Interior Design Coordinator, in charge of helping clients, at their option, through the decision-making process.

Before Lu Ann joined Brunn, the company relied on clients going directly to the suppliers and make their selections. However, too often crews would end up sitting around because orders were not signed off on time and deliveries to the site were late.

"My job is being available to our clients every step of the way to deal with color, style and material selections and keeping them on task so the project stays on schedule. I want to make their building experience as relaxed and rewarding as possible. I'm also their liaison with the construction people when they have any question during the project.

Lu Ann's involvement typically begins with a pre-construction

client meeting to discuss all aspects of project, including what decisions need to be made and when. For example, on a new home project, colors of windows and roofing are top on the list because those materials are installed first. She takes clients to our approved suppliers of flooring, lighting, cabinets, etc. to help them settle on colors, textures, etc. On occasion, she is also able to contribute at the blueprint stage when clients are questioning wall locations.

Lu Ann has 15 years experience as a design coordinator for Brunn. She learned her trade at the "school of hard knocks."

"I love what I do. I would do it 24-7 if possible. It's like a passion working with people, colors, fabrics...the whole process.

To keep up with what's trendy and what doesn't work, Lu Ann reads lots of decorating magazines, watches as much HDTV as possible, constantly searches the Internet for ideas and goes to trade shows where new products are introduced.

Lu Ann's services are available to every Brunn client and included as an integral part of our package.



Lu Ann Brunn (l) going over lighting ideas at Creative Lighting sales person, xxxxxxxx

Team Member

Custom Homes

Looking for that dream location? Check out these developments. Chances are there's a lot that fits your dream home and lifestyle.

Build on our lot or yours. Brunn has lots available in 5 prime northern suburban developments shown below. Each location has a model home open 12:00 to 4:00 every weekend and by appointment. You're invited to stop by and discuss your new home needs with one of our professional representatives.



What's Trendy

In the kitchen.. Select appliances that reflect your lifestyle

The growing need for modern styling and functionality has pushed higher end appliance makers to offer products that integrate with decors while providing extra measures of convenience



space utilization and energy savings.

This trend is extending to major as well as smaller appliances such as warming drawers, microwaves and trash compactors.

Refrigerators are being designed with sculptured, modernistic lines, tv's in the doors. Induction cooktops use electromagnetic energy for faster heating



times with less energy.

Other trendy items on the priority list of many homeowners include hot water dispensers, second dishwashers and sinks, warming drawers, built in steamers and indoor barbecue grills.

To store smaller appliances such as toasters, blenders and food processors, many designers are recommending built-in cupboards on countertops, called "appliance garages."

When you build or remodel with Brunn, we'll bring these opportunities to your attention.

Need story here

Remodeling

If you're considering major changes to a bathroom, why hesitate making the first move? According to *Realtor Magazine OnLine*, the national average of cost recouped at time of selling a home of an upscale bathroom remodeling project is 92.2%.

Whether it's enlarging a master bathroom, modernizing a family or guest bathroom or adding a powder room, there are many details and decisions involved. Selecting the layout, style, fixtures and materials can be daunting. At Brunn Remodeling, we have decades of experience designing bathrooms that make utmost use of available space. Plus, design team keeps current on new concepts, products and materials.



Start your bath planning process now!

Heat Recovery Ventilators Recalled

Venmar Ventilation has voluntarily recalled several models of Heat Recovery Ventilators because of potential fire risk. The units were marketed under many brand names and made between 1991 and 2001.

If you have a Heat Recovery Ventilator, you should call toll-free 866-441-4645 between 9 and 5 CT or visit www.venmar.ca to find out if your unit is involved.

Featured Development



HERITAGE OAKS

The Cottages of Heritage Oaks is an award-winning, association-maintained neighborhood in Ham Lake with 29 detached townhomes on 45 acres featuring towering oak trees, wetland and wildlife. Individually owned lots are fully landscaped and irrigated. Select from spacious one and two-story homes quality built by Brunn. Some have walk-outs. All homes have 3-car garages, 2 bedrooms & baths on the main level.

The Cottages at Heritage Oaks features include:

- Completely maintained exteriors—including snow removal, landscape maintenance
- Wide selection of in-home amenities
- Minutes to I-35W, 28 minutes to downtown Minneapolis

Our model home is open every weekend from 12:00 to 4:00. Visit with one of the Team Wills members: Paula Strand, Valerie Vee, Caroline Dixon, Jodi Bardine or Mike Sulawske.

