

NASH NEWSLINE

A Publication from Jimmy Nash Homes

“If They Only Knew!”



*Jimmy Nash Homes and Kentucky's
First Lady Jane Beshear*

MAY 2010 ISSUE:

Our New Plans are a Perfect Fit!
Introducing Our New “Artisan” Model Home
Reclaimed Wood takes on a New Life
Jimmy Nash Homes Gives Back:
Both Hands Foundation
“Polly’s House” Comes to Life
Top Ten List of Spring & Summer Maintenance Tips
New Townhome Offers Unique Details



Below is a summary of an article in the May newsletter of the Home Builders Association following the 2010 Regional Energy Star Conference. As 2010 President of the Home Builders Association I had the fortunate opportunity to meet and introduce First Lady Jane Beshear, State of Kentucky, for this conference and hear her speak about the efforts being made by the State towards energy efficiencies.

Trying to process all the information gathered, and how this could be implemented into current Jimmy Nash Homes standards of building all Energy Star Homes, it hit me that the “consumer” knows much less about Energy Star Homes and the Efficiencies, Benefits, and Value of a Energy Star Homes vs. a home that is not. Most Consumers know very little about the strides our industry has made in requiring our homes to meet Energy Star Standards. These standards have significantly changed in the last five years and will continue to raise in the years to come. I left the conference thinking “If they only knew!”

If they only knew, the only way for an EXISTING Home to meet current guidelines set to be an Energy Star Home, that home would have to be gutted down to the studs, then rebuilt. It’s amazing the attention to detail and execution that takes place in new Energy Star homes behind the drywall, in order for that home to be Energy Star.

If they only knew, that the verification process to be rated an Energy Star home takes place by an independent 3rd party. The process begins before the home is started, undergoes inspections throughout construction, and endures testing at

completion of the home. The verification process provides the Consumer the confidence that the home is being evaluated and gives a HERS rating that reflects the performance of the home.

If they only knew, that an Energy Star home can afford the consumer much more house than buying a home that is not. It is possible for the consumer to save hundreds of dollars a month in utility savings, that could equal into \$30,000 in more house, maybe the difference between a slab home vs. a basement, or finished basement vs. unfinished basement, or 4 bedroom vs. a 3 bedroom home. That's value!

If they only knew, that living in a home that is Energy Star if just more comfortable then one that is not. End of the day, the Consumer wants to buy the best built home, at the best price, and have the peace of mind that their home is comfortable and will be that way for years to come. The mind set of our industry is to build sustainability, homes that will be just as good decades out, vs. years.

I’m proud to be part of an industry that focuses on “Consumer and Society First,” an industry that understands what we need to do today to make the future a better place to live. Just imagine when our society goes from “If they only knew!” to “I get it, I appreciate it, and that’s the type of home I will buy!”

Thanks,

A handwritten signature in black ink that reads "Jimmy".

Our New Plans are a Perfect Fit!

By Bo Smith

One of the most rewarding aspects of my job with Jimmy Nash Homes is my inclusion in the creative process of designing homes for our portfolio. Every person involved with Jimmy Nash Homes has a voice and we meet on a regular basis to ensure that every comment and suggestion is heard in an open forum. A weekly meeting including Jimmy and members of the Project Team, Estimating, Accounting, Design, and Sales is the catalyst for the constant evolution of our Home Portfolio at Jimmy Nash Homes.

Following our successful launch of the Coastal and Artisan Collections in Patchen Wilkes we are now adding two new plans to our Jimmy Nash Homes Portfolios: the Raleigh and the Ann Arbor. The Raleigh is a new Patchen Wilkes plan that fits perfectly into the Artisan Collection. It will showcase Craftsman features such as Board and Batten Siding and tapered columns with stone bases similar to those we featured on our new Blue Ridge Model Home in Patchen Wilkes. This 4 bedroom and 3 bath home offers unique details such as an extra large second floor owner's suite with sitting area, a first floor bedroom, a great room with 12 foot ceilings, and a covered porch.

The Ann Arbor is appropriately named for its resemblance to homes build near the Great Lakes, especially Lake Michigan. The home has a unique exterior with a Chippendale rail on the front porch and a diamond patterned window grouping. The offset garage showcases the oversized porch. This plan has a second floor owner's suite and a total of 4 bedrooms and 3.5 baths. The switchback stairway is a distinctive touch on the inside, but the stairwell also creates a dynamic architectural feature on the homes exterior. The Ann Arbor plan is well suited for Still Meadow and should be built on one of the remaining lots on Horsemint Trail.

I am always surprised to see many

The new Ann Arbor plan.



The Raleigh from the Artisan Collection.



Builders in our industry continue to build plans that are 10 to 15 years old. I think it's a safe bet to say that today's active families and individuals are looking for spaces and features that may have not been considered over a decade ago. Many of the design changes that occur with our floor plans originate from conversations with potential Clients looking for a home that offers more than the right number of bedrooms and baths. Consumers today are making long term decisions and want a home that not only fits their lifestyle today, but also will allow them to

transition in the years ahead. Being a Custom Homebuilder allows us the opportunity to not only listen to other ideas, but customize one of our existing plans or start from scratch to ensure the Clients' goals are met.

Take a moment to stop in our Model Homes and speak with one of our Agents to receive additional information on the Raleigh and Ann Arbor.



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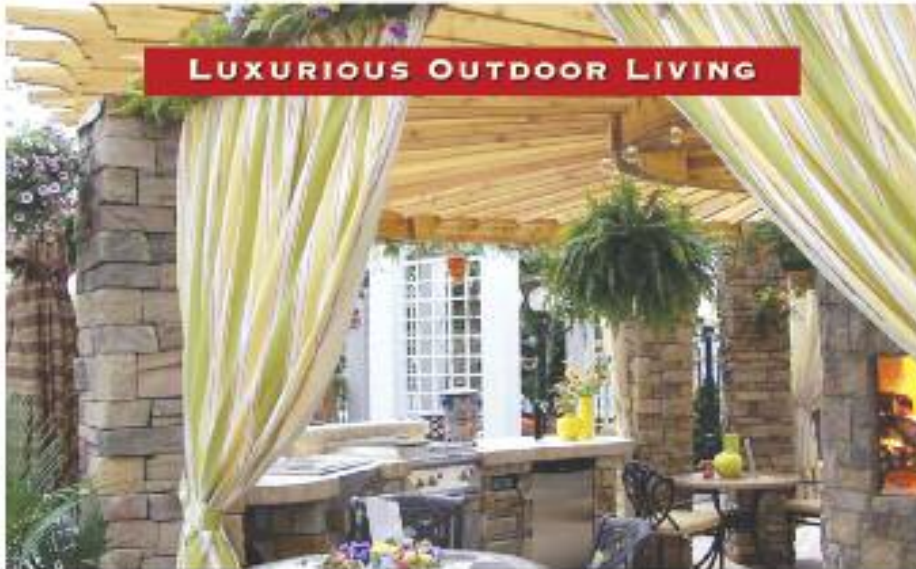
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Introducing Our New “Artisan” Model Home

By Jean Ann Corbin

We are currently building an Artisan style home in Patchen Wilkes called “The Blue Ridge.” We chose that name because, while keeping our traditional southern style, we wanted a bit of a mountain lodge feel. To achieve this we addressed every element, from window placement to fireplace style. It is an updated house with integrated living spaces and soaring ceilings, but warm colors and natural materials give it a well worn cozy ambiance. This house has been a labor of love for our Tuesday morning Nashtacular team as we have constantly been on-site designing and redesigning each and every element of the home. The past month has been especially rewarding because we actually go to see our efforts of designing and redesigning come to fruition. We are anxious to share this home with the public this month when we move our Patchen Wilkes model into this house.

To help achieve the “Mountain Retreat” feel on the exterior, we introduced many new elements, such as stone on the skirt, porch and sidewalk, board & batten and shaker style siding, open rafters, round gutters, corbels, carriage style garage doors and lights, and a warm neutral color palate. I love, love, love the front door! It is a craftsman style heavy wood door with a rich dark stain. It has glass at the top, letting in light but still providing privacy from the street. This house also has a large covered porch off the kitchen, with a ceiling fan for an outdoor living space and a front porch large enough for neighborhood gatherings on warm summer nights.

I believe you will be pleasantly surprised upon entering the house at how large and open it is. The two story living room with soaring stone fireplace pulls you in and continues to impress with the high dormer window, large truss beams, built-in cabinets, reclaimed wood mantle, and oversized chandelier. The entire first floor, with the exception of the tiled areas, has wide plank reclaimed natural wood floors taken from a barn in Jessamine County. These floors really set the tone for the entire house. The integrated area also includes a kitchen with beaded board cream color painted cabinets, matching panels for the dishwasher and refrigerator. We added a decorative hood over the stainless steel commercial style range with



a glass and stone backsplash that really gives the kitchen some added punch. The green painted island is home to the farm sink, allowing for conversation with family and friends while you work. The study/dining room area is open to the stairwell and large upstairs hallway, and it has a bank of double windows for lots of natural light. This house boasts a first floor master with a cathedral ceiling and four large truss style beams. Also conveniently located on the main floor are the powder room with furniture style vanity and a laundry room that doubles as a mud room.

A second floor overlooks the main living area with two additional bedrooms connected by a Jack and Jill bath. As a bonus we finished a large multi-purpose room in the basement and a full bath. We added 3 large egress windows and nine foot ceilings, so this area sure doesn't feel like a basement. It has an unfinished space that could also be finished out for a fourth bedroom that's connected to the existing bath.

The finishes in this house exude warmth. We used oil rubbed bronze lighting, door knobs with back plates on craftsman style doors, old fashioned coat hooks on beaded board and we painted all the trim a warm cream color. Following current market trends



we blended clean lines with elements that make a home feel well-worn and nostalgic. This home offers all of this, plus it is an energy star home designed to be efficient and easy to maintain. In the design and construction of this home our team was constantly striving to bring Lexington and Jimmy Nash Homes to the forefront of new home design and energy efficiency.

Our Nashtacular team is still busy every Tuesday morning working on future home designs, and I believe we have some great new ones coming on board in the near future. This is an exciting time to be working in new home construction because of all the fantastic materials and green options available today. If you are thinking of building a new home, we would love the opportunity to help you turn your new home into something Nashtacular!!!!!!

Reclaimed Wood takes on a New Life

Longwood Antique Woods has been in the business of reclaiming and recycling old wood for over fifteen years and has supplied countless material solutions for floors, doors, bars, beams, furniture, art, and much more. At last count, we had reclaimed over five hundred structures and pulled about two million nails!

Our mission is to supply a “green” reclaimed product with a unique history. The origins of our products are varied and always have a bit of history attached. They may have come from the barn of highly recognized thoroughbred champion War Admiral, a distillery warehouse or a genuine Kentucky character such as rural farmer Pappa Shepard. These products add to the architect and builder’s Green or LEED ratings and the home owner’s sense of environmental responsibility, all within an historical context without harvesting a single tree.

A few years back, I had an opportunity to work with Jimmy Nash Homes on a very special



custom project. I learned a great deal from Jimmy in terms of listening to the needs of the customer and applying professionalism to every aspect of my business. I know that we both share a passion for our

products and an unyielding desire to place customer satisfaction at the forefront of every transaction. Longwood Antique Woods is proud to provide antique wood products for the Jimmy Nash Homes Artisan and Coastal collections.

I am fortunate to be able to pursue my lifelong enthusiasm for seeking and providing reclaimed wood products for our clients. I am constantly acquiring new inventory from Kentucky and surrounding states. The floors in the Blue Ridge Model, like all of our floors, have a very unique story. The Blue Ridge floors come from the barns at Narrow Lane Farm

located in Jessamine County. Several months ago, the grandson of the original owners called and expressed a desire for the material to carry the story of his family into the future.

Longwood couldn’t have been more excited to reclaim the wood from the path of destruction. Once the salvaged material was placed into the hands of our craftsmen, the stalls and interior walls from the barn were transformed into the spectacular floors you see in the home. These materials now have a reclaimed life as rich and textured flooring for future generations.

Traditional or contemporary, antique hardwood is a flexible product which can add charm, sustainability and history to any project.

Thanks for including the Longwood tradition of quality products and customer satisfaction in the Artisan and Coastal collections. Together, we can Reclaim History!

Article provided by:
George B. Gatewood
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Jimmy Nash Homes Gives Back: Both Hands Foundation

Jimmy Nash Homes' Operations Manager, J.P. Barlow, dedicated a beautiful Saturday in November to help friends, Darren and Rebecca Mass, raise funds for the adoption of two girls living in Ethiopia. The fundraising was accomplished by assisting a widow with home repairs. J.P.'s experience in home building was invaluable as he helped prepare Pauline Fuller's home for winter. Mrs. Fuller is 86 and the home's owner. At least two dozen people pitched in to clean and repair her home on Meadow Lane in north Lexington. J.P. and his daughter, Annabelle, were featured in an article on the project by the *Lexington Herald-Leader*.

At that time, the Maas family had two biological children and three adopted children—a daughter from China and two sons from Ethiopia, all under the age of seven. For the first three adoptions, Darren and Rebecca raised money through saving, downsizing their home, and receiving gifts from family and friends and grants from organizations. However, the adoption of a 15 month-old and a 10 year-old from Ethiopia required more funds than the family had available.

They turned to the Both Hands Foundation for help. Through this group, the adopting parents raised money by recruiting their family and friends to volunteer labor to repair a widow's home. Local businesses donated the supplies and the parents, family, and friends obtained sponsors for the day of work. The money raised paid for the adoption. The Maas family is the 14th family to take part in the Both



Hands Foundation concept. They also partnered with Lifesong for Orphans, a group that helps parents find grants and other funding to adopt a child.

In January 2010, Rebecca traveled to Ethiopia and brought daughters Sera and Grace back to the United States. To learn more about the Maas family check out their website:

www.kyfamilyforfaith.blogspot.com

Above left, Annabelle Barlow, on bench, chats with homeowner Pauline Fuller.

Above, J.P. Barlow assists the team with electrical work.

Pictures courtesy of the Lexington Herald-Leader.

“Polly’s House” Comes to Life

By Polly Fields

When The Realty Company sign went up in our front yard in Andover Forest, I’m pretty sure we had a thousand questions about why we were selling and where we were going. After all, Andover is a close knit community, and we like to look out for each other. What was really interesting was the response I got when I answered those questions with, “We’re building right down the road!” I found that most people are curious about building and wanted to know all about the details: Who was going to build the house? What was it like to design our own home? Was it a difficult process? And most of all, What’s it going to look like? As a new home specialist and real estate agent with Jimmy Nash Homes and The Realty Company, I realized that it would be fun to let friends, neighbors, clients, and folks just curious about building in on the whole process. It was with that idea that my blog, “Polly’s House,” was created.

For the record, the word “blog” first appeared in Miriam-Webster’s Dictionary in 1999. A blog, short for “web log,” is an online journal that contains personal reflections, pictures and links. Despite the name, Polly’s House is not just about my personal home. Polly’s House is about building a Jimmy Nash custom home. It’s about selling your home with someone you know and trust. It’s about letting you know about exciting new architectural styles that are being introduced. It’s about demystifying the new construction process and showing how



positive, and downright FUN, building can be. Here is one of my latest posts about the process:

The flags have now given way to rock and concrete. When we pulled into the neighborhood yesterday, we saw two big concrete trucks, and another loaded with forms. The house will have 10’ poured-in-place concrete foundation walls with a waterproofing system. Our lot was perfect for a walkout basement due to the way it sloped away from the street. As a matter of fact, they had to do some filling in towards the front of the lot, so the house would have a place to sit. Although we are not finishing the basement right now, it will be ready to go when we do. Yesterday, they poured the footers for the foundation walls. It was pretty cool to see one big truck down in the “hole” and the other

one waiting at the ready. Those guys probably think we’re going to pitch a tent and hang out with them all day as much as we drive by. We can’t help it! It’s so fascinating to watch each step. Now, I know foundations aren’t that exciting and trust me, I’m counting the hours to our Friday selection meeting.

So come on over to “Polly’s House” and check out what’s going on right now at Jimmy Nash Homes, The Realty Company, and of course, the lot at the end of the street. I’d love to have you! Be sure to become a subscriber by entering your email in the subscribe box. If I write a new post, you get an email; if I don’t, you won’t!

Read Polly’s House at www.jimmynashhomes.com/blog.php



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Top Ten List of Spring & Summer Maintenance Tips

By J.P. Barlow

At Jimmy Nash Homes, we want to ensure that you are knowledgeable and prepared to keep your home in top shape. Follow the Top Ten List below as we transition to the Spring and Summer seasons.

- Check exterior hose bibs for frozen/burst pipes when first using
- Clean all gutters of debris, preparing for spring rains
- Caulk windows and doors
- Apply pre-emergence to your lawn
- Run your air conditioner, make sure it works before you need it
- If you have a humidifier on your HVAC system, turn it off.

- Re-finish exterior wood doors
- Caulk and paint interior trim that shrunk during the winter
- Start your irrigation system if you have one
- Schedule Danny to help you with items 1 - 9!

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J.P. Barlow



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Jimmy Nash Homes...Proven...Best Value In Town!

New Townhome Offers Unique Details

By Deborah Stigall



traditional, but also very flexible for a variety of an individual's or a family's needs. The first floor offers a dining room or office, a formal living space with fireplace, a kitchen with lots of cabinet space, a breakfast area, powder room, and

The Madison townhome, located in the Still Meadow neighborhood, is one of a kind in Lexington. Only six townhomes were built in the Parkside area of the community; only one remains for sale. Where else can you find luxury, maintenance-free living in a 4000 square feet home with 5 bedrooms, 4.5 baths, and many custom details, all for several thousand dollars under \$500,000? This Southern style home features a plan modified from the Charleston home plan that Jimmy Nash Homes built in Patchen Wilkes. It showcases two balconies on the front of the home, one at the first floor entrance and the other on the second floor, accessible by the two front bedrooms. In addition, a large Tyvek deck with a custom pergola overlooking greenspace is located at the back of the home.

laundry room with sink. The spacious first floor owner's suite includes an extra large closet with laminate shelving and a bath with separate vanities, large shower, and a tub. Three additional bedrooms and one full bath and one Jack and Jill bath comprise the second floor. The finished walk-out basement of the Madison truly sets it apart from similarly suited townhomes. The basement has a two car garage and has recently been finished to offer an additional bedroom, full bath, and a media/bar area. A custom built-in cabinet was added to the media area to hide all of the components used for a wall-mounted TV. The bar area features spectacular brickwork, including arches and an alcove that is the perfect place for a wine rack. There is a granite top bar facing the media area and the capability of adding a wet bar to the space.

The most perfect aspect of this home is

that it is open for you to tour seven days a week, 12 to 5 pm. It is our model home in Still Meadow. The basement is also the location of our selection center, where we can help you and other clients choose a

plan and all the options and selections that you would desire in building a new Jimmy Nash Home.



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