

GREATER DAYTON CONSTRUCTION GROUP

APRIL 2013 | NEWSLETTER

GDCG/OTC Joins Local Businesses in National Service Event

Team members from Greater Dayton Construction Group / Oberer Thompson Company again participated in Rebuilding Together Dayton's "National Rebuilding Day," on Saturday, April 27th.

A team of 30+ volunteers from partnering companies Standard Register and MeadWestvaco lent a hand to the renovation and revitalization of Ms. Anna Curry's home, located in the 600 block of Tyson Avenue.

OTC project manager, and House Captain, Jeff Kaltenstein oversaw various improvements to the property, including: installation of new kitchen cabinets, countertops, and flooring as well as the installation of a new concrete patio on the home's front elevation.



Front Elevation of Curry Residence After Concrete Repairs

Photo Courtesy of Caroline Morgan

Additional improvements to the property included light landscaping, interior finishes, and repair work to a hose bib that had frozen and created minor water damage.



*Before (Left) and After (Right) of Kitchen Repairs
Photo Courtesy of John Popelar*

Rebuilding Together Dayton is the only organization in the Miami Valley dedicated to rehabbing owner-occupied homes for low-income homeowners at no cost. Through in-kind labor and donated materials, Rebuilding Together Dayton is able to expand every dollar raised into \$4.

Rebuilding Together Dayton selects projects from nominations by neighborhood groups, churches, neighborhood development corporations, city housing inspectors, priority boards and individuals.

National Rebuilding Day – Dayton saw nearly 1,000 volunteers work on 20 homes, two community centers and a church, providing \$300,000 worth of improvements and modifications.

Representing GDCG/OTC at this year's event were Jeff Kaltenstein (and wife Kristen), John Popelar, Jim Hodge, and Caroline Morgan, along with trade partners Dayton Tradesource and Custom Exterior Designs (CED).

PLEASE REMEMBER, THE NEWSLETTER CAN BE VIEWED ONLINE AND THROUGH YOUR EMAIL.

Mill Pond Apartment Fire Loss

Greater Dayton Construction Group's Emergency Response Team responded to a fire loss at the Mill Pond Apartment Community in Bellbrook, Ohio on April 25, 2013.



Fire at Mill Pond Apartment Community

—Photo Courtesy of WHIOTV

Building 29 (pictured above), houses eight individual units (only seven of which were occupied at the time of the fire).



Fire Loss at Building #29 in Mill Pond Apartment Community

—Photo Courtesy of Brian Lambert

To temporarily secure the property, GDCG performed board-ups to three exterior doors of the building (pictured above).

While the fire was contained to a single structure, neighboring building #30 suffered heat damage to its recently restored siding.*

*Greater Dayton Construction Group provided restoration services in May of 2012 to all 39 of Mill Pond's apartment buildings after they suffered hail damage from a Spring 2011 storm.

Social Media Recap!

As mentioned in last month's newsletter, Greater Dayton Construction Group and Greater Dayton Building & Remodeling have active Pinterest, Facebook & Twitter accounts.

In the past month, we've gained a combined 70+ "likes" on Facebook, approximately 30+ followers on Twitter, and 25+ "repins" on Pinterest.

In addition to a growing fan base, GDCG received a Facebook Timeline "post" from Evron Colhoun-Allstate Agency saying, "We love getting the great feedback on your work from our insureds! Thank you for being a great ally for our clients and our agency!"

GDB&R / GDCG would like to participate in "Social Madness", a social media competition sponsored by the Dayton Business Journal this Summer. The winner of the competition receives \$10,000.00 to donate to a charity of their choice. With that said, please keep our social media presence in mind when talking to trade partners, homeowners, and insurance agents!

Habitat for Humanity's Women Build 2013

Dayton Habitat for Humanity will be joining more than 300 affiliates nationwide to host the 2013 National Women Build Week to kickoff Dayton's Women Build.

An initiative of Habitat for Humanity's Women Build program, the sixth annual Women Build Week, sponsored by Lowe's, challenges women to devote at least one day during the week of May 4-12th to the effort of creating affordable housing. The local kickoff date is scheduled for May 3rd at 11:00 AM at 3758 Elmira Dr. in Kettering.

Women Build is also hosting a luncheon* on May 16th for individuals to come out and enjoy lunch with past and current Women Build volunteers.

If you have any questions about volunteering this year, or attending the luncheon, see 2013 Women Build Chair, Laura Moore.

*The cost to attend is \$10.00 and includes a boxed lunch with dessert and bottled water.

Luckie's Transformation Part II

The old Luckie's Check-into-Cash building (a building owned and managed by Full Circle Development LLC) located at 1207 Wayne Avenue in the Historic South Park District has received the second phase of its scheduled renovations.

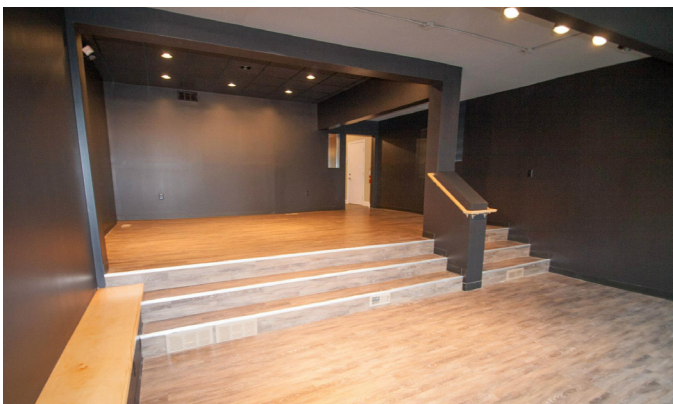


Exterior Commercial Space of Luckie's Before Renovations

—Photo Courtesy of Full Circle Development

The current building houses a commercial space downstairs as well as a residential apartment upstairs (both of which have now received renovations).

Phase two improvements to the 2,000+ sqft. commercial space included a new store front, updated mechanicals, bathroom upgrades, and performance platform.



Performance Platform at 1207 Wayne Ave.

—Photo Courtesy of Full Circle Development

Tenants of the 1207 Wayne Ave. commercial space are scheduled to take occupancy on May 1st.

*For more information about Full Circle Development and their philanthropic message, visit: www.fullcircledayton.com/or visit their Facebook page.

Severe Weather Preparation

Earlier this week, Nationwide Insurance posted severe weather preparation tips on their Facebook. Please keep this information in mind as Spring weather approaches the Miami Valley.

Thunderstorms can occur anywhere and at any time. Lightning kills around 80 people each year and injures 500 more. That's more than the number of people killed annually by tornadoes and hurricanes combined!

Your home

Lightning can cause major damage to your property, so follow these thunderstorm safety tips to help keep your home intact:

- Remove dead or rotting trees that could fall on your house if it is struck by lightning
- Know the weather before beginning any trip or adventure and plan accordingly
- Put your whole house on a surge-protection system
- Unplug any appliances or electronic equipment before a thunderstorm threatens

Your safety

If a thunderstorm occurs, the first thing to know is the 30/30 lightning protection rule. When you see a flash of lightning, start counting. If you don't make it to 30 before hearing the thunder, go indoors. Then, stay indoors for 30 minutes after hearing the last boom of thunder.

- If you're inside when a storm hits:
Seek shelter when you first see dark clouds or lightning or hear thunder.
- Avoid contact with corded phones, electrical equipment and plumbing. Don't wash your hands, take a shower, wash dishes or do laundry.
- Stay away from windows and doors.
- Don't use your cell phone during a thunderstorm.

This lightning safety information is meant to help you make decisions that may reduce your risk.

GDCG Welcomes New Employees!

Trey Rushing, Insurance Superintendent

Greater Dayton Construction Group is happy to welcome Trey Rushing to its Insurance Division!

Trey comes to GDCG with over 30 years experience in commercial/ home construction management. In Trey's free time he enjoys fishing, bow hunting and spending time at Indian Lake.

Welcome to the GDCG team Trey!

Stephanie Alford, Administrative Assistant

Greater Dayton Construction Group is also happy to welcome new hire, Stephanie Alford, to its Insurance Division.

Stephanie is a graduate of Miamisburg High School and comes to GDCG with previous practice management experience.

In her free time she enjoys spending time with her son, hiking and listening to Pearl Jam.

Welcome to the GDCG team Stephanie!

Birthdays & Milestones

April Birthdays

Jeffrey Ward 04/02
Troy Rosenberg 04/04
Joe Moore 04/21
Matt Jones 04/25
Chris Godfrey 04/29
Kelly Fields 04/30
Jeff Kaltenstein 04/30

May Birthdays

Kyle Goetschel 05/26
Jerold Fourman 05/29

April Milestones

James Skipper - 9 years
Joe Moore - 7 years
Ben Patrick - 7 years
Todd Conley - 5 years
Rick Reed - 5 years
Troy Rosenberg - 4 years
Tony Quinter - 3 years
John Pollock - 2 years

B&R in Full Bloom as Spring hits Dayton

Greater Dayton Building & Remodeling is moving full speed ahead toward a historic whole-home renovation in Oakwood.

Built in 1865, the house was one of the first homes built in the city and originally served as a spec house for the neighborhood.



622 Oakwood Ave. Existing Front Elevation

—Photo Courtesy of Caroline Morgan

The project scope is scheduled to include a new kitchen plan, complete redesign of first and second floor layouts, removal of several interior load bearing walls, installation of a zoned forced air system (after the removal of existing boiler system) and complete renovation to all existing bathrooms.



Proposed Rendering of 1st Floor Layout after Renovations

—Rendering Courtesy of Matt Jones

PROJECT AT A GLANCE

Sales Representative: Matt Jones

Superintendent: Shane Moore

Location: Oakwood, Ohio