

## When Bigger Isn't Better Housing Options for Today's Late in Life Mover

**T**oday's late in life movers have more housing options than their parents and grandparents and with a significant increase in those aged 65 and older this new generation is redefining the "downsizing" market.

The following information was adapted from a presentation given by Lori Artz, Director of Sales & Marketing at Your Towne Builders, Inc. and Sales Associate with RE/MAX Associates of Lancaster, during the 2005 Spring Home Show. The presentation, entitled *When Bigger isn't Better: Housing Options for Today's Late in Life Mover*, assist's people, who are choosing to downsize their current living situation, evaluate the many available options. In part one we will look at the many options available in single family living, including new home construction, existing housing and remodeling your current home.

### Building a New Home

Owning your own home is still a viable option when it comes to downsizing. In fact, there are many available options. Many late-in-life movers as well as families are constructing new homes to meet their specific needs. "In recent years I have seen a growing number of families seeking custom built homes,



**Today's retirees have more housing options than ever before.**

which include first floor in-laws quarters" said Steve Artz, president of Your Towne Builders, Inc. "Additionally customers are thinking ahead and adding these features just

in case or to allow them to stay in the home well into their later years."

New home construction often allows customers to choose layout, design and materials. New home construction also gives them the opportunity to add assisted living devices such as grab bars, handicap accessible showers and other items as needed. Other benefits include less maintenance than older homes, better heating and cooling efficiency and the ability to downsize to a smaller home, lot and mortgage.

Even though there are numerous benefits there are also many things to consider such as the cost of new home construction and  
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## Aging Population Facts

- Pennsylvania ranks second only to Florida in terms of percent of total population aged 65 and older. 17.1% in Florida compared to 15.5% in Pennsylvania.
- The 65 and older population in the U.S. numbered 35.6 million in 2002. This is a 3.3 million or 10.2% increase since 1992.
- By 2030 the 65 and older population in the U.S. will more than double to 71.5 million.
- Those 85 and older make up the fastest growing segment of the population. This group is projected to total 6 million as early as 2110, twice their 1990 level.
- Most older movers (59.7%) stayed in the same county while only 18.8% moved to another state.

*Statistics according to the 2003 Profile on Aging provided by the U.S. Administration on Aging*

# Is Your BBQ Grill Ready for Summer?

Spring is in the air and summer is right around the corner. That means plenty of picnics and parties calling for delicious grilled delicacies. But is your barbeque grill ready? Spring is the perfect time to clean, repair and get your grilling machine ready for the season. Here are a few tips to get you started.

## Inside Cleaning

- Remove the grill racks, lava rocks, and the burner assembly (located at the bottom).
- Use a wire brush and warm, soapy water to clean out the inside of the grill and the grill racks.
- While the burner assembly is out, clean off all rust and corrosion with a wire brush and inspect



carefully for any burner holes that may be clogged. Reassemble everything, and it's time to clean the outside.

## Outside Cleaning

- Use a garden hose to spray off the exterior of the grill, and then

use hot, soapy water to clean any remaining grease or dirt.

- After it's completely dry use a fine grit sandpaper to remove any corrosion.
- Wipe it off and then use a high-temperature paint designed for the intense heat that grills exude.
- After the paint has dried, bake it on by turning the grill onto medium heat for a few minutes.

*The information provided is not intended to take the place of the owner's manual that was supplied with your grill. Specific safety, repair and maintenance information varies between grill models and brands. Always refer to your owner's manual first.* 🏠

# Around Your Towne

## Artz Receives Top Honors

Stephen J. Artz, president of Your Towne Builders, Inc., was recently recognized by the Building Industry Association of Lancaster County (BIA) with the 2004 Builder of the Year Service Award. This honor, chosen by past award recipients, is given to the builder member who best exemplifies service to the BIA as a volunteer.

Artz has served the building industry for many years at the local, state and national levels. He presided as BIA president in 2003, and previously held the position of Legislative/PAC Committee chair from 1999-2000. He's volunteered on the Membership and Government



*Steve Artz receives his award from the previous year's winner, Lisa Cooper.*

Affairs Committee and the Lancaster Building Industry Foundation as a board member.

"Steve's actions promote the building industry here in Lancaster County," stated Dave Pusey, 2005 BIA president. "The BIA is fortunate to have him as a volunteer."

## New Image for Your Towne

As you may have noticed the Your Towne Builders' web site is now located at [yourtownebuilders.com](http://yourtownebuilders.com). The [artzgroup.com](http://artzgroup.com) site will soon be devoted 100% to real estate services offered by Lori Artz.

Your Towne Builders is also working on a new logo, tag line and image to better represent the growth of the company. Look for the new logo to be unveiled in an upcoming issues of *Sticks & Bricks*.

### Staff Email Addresses

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Although the advice and information in this newsletter is consistent with industry standards and practices, there is no substitute for professional workmanship and experience. Your Towne Builders, Inc. recommends that all home improvements and repairs be performed by a professional. Therefore, Your Towne Builders, Inc. cannot and does not assume any liability for improvements or repairs that are not exclusively performed by Your Towne Builders, Inc.

# When Bigger Isn't Better

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the time and attention needed to build a new home. Location of where homes are being built in your area is also something to think about. Also for many who currently own their home and are not paying a mortgage assuming a monthly payment can be a big change. And with any home there is always maintenance to consider. New homes may not need as much maintenance as an older home but will still need your time and attention.

## Find an Existing Home

If new home construction is not for you purchasing an existing home could be a better option. By using a professional Realtor you may find what you're looking for among the current existing listings and find it faster than building a new home. Depending on the amount of existing inventory you may have trouble finding what you want, where you want and in your desired price range. The age of existing housing and maintenance issues are also things to consider.

## Remodel Your Current Home

With the cost of housing continuing to go up and the often



## Do your research for a smooth transition.

limited housing inventory, remodeling your current home is a popular option. The benefits include not having to move and the ability to draw on the equity in your current home through various mortgage options. Also depending on your needs small changes may be all it takes.

Remodeling does come with many things to consider:

- Can your current home support the renovations/additions
- Cost of remodeling vs. buying existing or building a home
- Will changes make the home livable for the long-term
- The inconvenience of living in the home during construction
- Over building for your neighborhood and not contributing to equity build up

The Building Industry Association of Lancaster and the Chamber of Commerce are excellent resources in helping locate a quality, skilled remodeling contractor.

Look for part two in the summer issue of *Sticks & Bricks* which will contain information on condominiums, town homes, apartment complexes and a new trend in retirement, the active adult community. 🏠

# Buying? Selling? Curious?



sales experience as well as someone who has new home construction knowledge?

**W**hen it comes to real estate why not trust someone with nearly a decade of marketing &

Lori Artz, Your Towne Builders' Director of Sales & Marketing is now a sales associate with RE/MAX Associates of Lancaster and heading up The Artz Group, a new real estate services division.

Lori can help with all of your real estate needs -- from buying to selling to building a new home.

Call Lori today to discuss your real estate needs at 717-390-3080 or email Lori at [lartz@artzgroup.com](mailto:lartz@artzgroup.com). 🏠



# Beautiful New Home Community Coming Soon to Mountville

Located in beautiful western Lancaster County in the Mountville area of West Hempfield Township Cedar Chase features 22 single-family homesites. Residents will enjoy a beautiful, naturally wooded recreation area marked by a paved walking trail, benches, bird houses, butterfly boxes and a scenic outlook.

Customers will have several models from which to choose including 1-story, 2 story and split level plans. All homesites are approximately a quarter of an acre and many offer daylight, walkout basements. Most homesites also offer stunning views. Owners will have many options to make their home truly unique including counter & cabinet upgrades, luxury owner's bath choices, additional flooring

options, whole or partial house audio and much more.

Access to public water and sewer as well as natural gas provided by UGI are available in Cedar Chase. Schools serving Cedar Chase include Mountville Elementary, Centerville

Middle School and Hempfield High School.

Ground breaking for this exciting new community will take place in late spring or early summer with a new model home opening this summer. Prices will start in the low to mid \$200,000s. Contact Lori Artz and be placed on the Cedar Chase priority list. Priority list members will be among the first to receive information about Cedar Chase. Call 717-390-3080 or email [office@yourtownbuilders.com](mailto:office@yourtownbuilders.com).



## Directions:

**From Route 30 West (York):** Mountville exit, turn right. Travel approximately 1.5 miles to the Mountville square, turn right at light onto Route 462 West. At the next traffic light turn left onto South Manor Street. Cedar Chase is on the left.

**From Route 30 East (Lancaster):** Mountville exit, turn left. Travel approximately 1.5 miles to the Mountville square, turn right at light onto Route 462 West. At the next traffic light turn left onto South Manor Street. Cedar Chase is on the left.



Check out our spring maintenance tips on [yourtownbuilders.com](http://yourtownbuilders.com)!



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