



#### Chimney Cleaning Services - Lawn Sprinkler & Chimney Sweeping for Kalamazoo & Battle Creek, MI

We are the premier chimney cleaning service company in Kalamazoo, Battle Creek and throughout Southwest Michigan. All of our technicians are fully trained and insured. We also repair sprinkler systems so you can get both services done right by our reliable service technicians. Call us today!

#### **OUR SERVICES**



#### **Chimney Cleaning & Inspections**

Chimney inspection and cleaning is SO important! The National Fire Protection Association suggests you have your chimney inspected once a year to check for sooty buildups or defects that would make your chimney unsafe. If you're a new homeowner it is important that this be done BEFORE using the fireplace for the first time.



#### **Sprinkler Services**

Whether you need a sprinkler head replaced, a section of leaking waterline repaired, a Spring start-up, or a Fall blow-out and winterization, Kazoo Chimney & Home Services is here to help. We are experienced with all brands of lawn sprinkler systems and irrigation system repairs and maintenance, and our prices make us an amazing value!



#### **Dryer Vent Cleaning**

Clogged dryer vents are the #1 cause of house fires! When lint builds up in the dryer or in the exhaust duct it can start a fire. Our trained technicians will inspect and thoroughly clean your dryer vent to prevent potential fires. And cleaning your dryer vent will make it run more efficiently, saving up to \$300 a year.

#### CALL OR EMAIL US NOW!

We're here to help! Contact us if you'd like an estimate, set up a service time, or have questions.

Phone: Kalamazoo & Battle Creek (269) 459-1386

contact@kazoochimney.com

www.kazoochimney.com

\$20.00 Off Chimney cleaning or inspection if you mention this ad (Expires August 1 2021)

# You'll run out of rooms before you run out of options.

Andersen<sup>®</sup> windows come in styles, shapes and sizes to fit any purpose and every personality. With natural wood interiors, low-maintenance exteriors and a host of elegant options, it's no wonder professional builders and remodelers choose Andersen windows more often than any other brand.



We are celebrating over 50 years of experience in designing window and door projects and helping our customers discover their own personal styles. Stop by any of our 7 locations and speak with one of our experts.

Dowagiac (269) 782-7788 • Kalamazoo (269) 372-0340 Niles (269) 684-4050 • Portage (269) 323-0660 St. Joseph (269) 429-1707 • Sturgis (269) 651-5388 South Haven (269) 639-7788

www.hannapel.com



andersenwindows.com

Great Things Local®





(ON THE COVER)

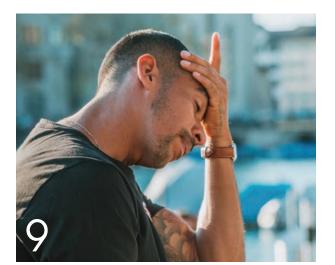
16

Pam and Van Timm are enthusiastic about their new cozy and inviting home. Built by Irish Builders, this home was chosen the People's Choice Award winner in the 2020 Parade of Homes.





Sweet Tangy Pork Bowls



Covid-19 and the Helpers Around Us e • Spring 2021 Great Things Local •



The Creamery: A Homegrown, Hometown Project



HBAWMI: Passionate about Housing



PUBLISHER O'Keefe Publishing, Inc.

> **EDITOR** John O'Keefe

ACCOUNTING MANAGER Donna O'Keefe

ADVERTISING

John O'Keefe johno@jbprinting.com 269-547-0333 269-349-9601 (JB Printing)

#### **CONTRIBUTING WRITERS**

Zinta Aistars Barbara Fisher Linda Hoard

PRODUCTION O'Keefe Publishing, Inc.

#### **PRINTING & MAILING**

by JB PRINTING CO.\* Terri Bennett, Jerry Elkins, John Fahl, Mike Fahl, Randy Fischer, Brian Fulbright, Carl Gillespie, Shannon Long, Mike Majors, Bert Meinema, Randy Viers

\* JB Printing is an O'Keefe Publishing company, and is the first printing company to be designated as a Clean Corporate Citizen by the Michigan DEQ

Welcome Home Magazine<sup>®</sup> is published quarterly

#### Welcome Home Magazine 3111 Lake Street, Kalamazoo, Michigan 49048

Phone 269-547-0333 / 269-349-9601 okeefepublishing@sbcglobal.net www.welcomehomekzoo.com

Publisher is not responsible for unsolicited

manuscripts or photos, and they will not be returned to sender unless accompanied by return postage. Copyright©. All Rights Reserved - No part of this publication may be reproduced without written permission from the publisher. Errors: The Publisher will not be responsible beyond the observed for the advantagement itself, for errors

the charges for the advertisement itself, for errors, misprints or omissions.

Welcome Home Magazine reserves the right to edit or reject advertising which may be objectionable by law or considered undesirable by the Publisher.

Information in this magazine on products and projects is from sources believed by the publisher to be authoritative. The publisher, however, cannot assume responsibility for damages, losses or injuries resulting from the use of any of these products or involvement in any of these projects. Before undertaking any project, you should be certain that it is suitable to your skills. Consult with professionals, if necessary, and observe safety precautions. Before using any product, you should study and understand the manufacturer's instructions.

Welcome Home Magazine is owned and published by O'Keefe Publishing.



Printed by JB Printing on American made Paper



Welcome Home!

As 2020 came to a close many of us said, "Good Riddance". Who could have imagined how our lives would be turned upside down during the past year. There is plenty to be hopeful for moving forward.

Prior to the pandemic many of us had drifted away from cooking at home. The pandemic, especially the quarantines, made it necessary for us to cook at home. Linda brings us another great recipe that may be a welcomed change from our standard meal choice.

"The Helpers Around Us" article guides us to some local resources to help with the stress attributed to insecurity, job loss or mental health issues exacerbated by the pandemic.

Local government and organizations have done a great job of re-purposing land, industrial buildings and old houses. The Creamery is a great example of how people came together to create a mixed-use property with both affordable housing and commercial space.

Our Feature Home is the People's Choice Award winner in the 2020 Parade of Homes. Pam and Van Timm are enthusiastic about their new cozy and inviting home, built by Irish Builders. Looking at the detailed photos of this home you will see how it earned the title "Fit and Trim".

As with many of us, the pandemic negatively impacted the Home Builders Association of Western Michigan. The Home and Garden Expo had to be canceled and the Parade of Homes had to be pushed back. Moving forward the HBA has exciting events for us to enjoy.

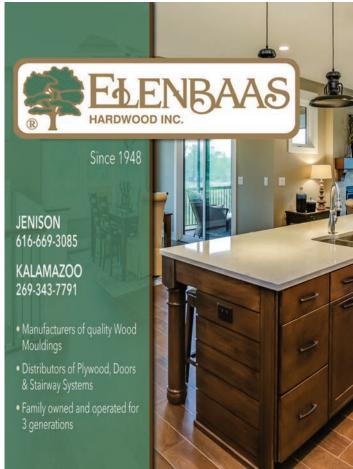
We hope you enjoy this issue of Welcome Home magazine and encourage you to patronize our local businesses and professionals.

Enjoy,



Great Things Local®







Great Things Local .

# Sweet Tangy Pork Bowls

Photography and recipe by Linda Hoard

I've never been a big fan of pork, but these pork bowls changed my mind! Since I've discovered this recipe, this is a frequent meal at our house. If you're tired of the same meals you've been cooking over the last year, and need something new, this quick and easy recipe with lots of flavor is sure to please. Simply slice a few veggies, brown some meat, add a few ingredients and toppings and you will be amazed at how these flavors come together.

66

Ingredients: 1/2 cup peanuts 2 teaspoons sugar 4 tablespoons olive oil 2 red bell peppers, thinly sliced into strips 1 onion, thinly sliced 1 1/2 pounds ground pork Salt and pepper to taste 1/2 cup Teriyaki Sauce 1/4 cup Thai Sweet Chili Sauce 4 tablespoons butter 2 teaspoons chopped cilantro, minced 2 limes, zested and quartered 4 cups cooked and buttered rice

Heat a nonstick pan over medium heat. Add peanuts, sugar and 1/4 cup water. Cook until water has evaporated, stirring often, until peanuts are coated and lightly toasted, approximately 5 minutes. Transfer to a small bowl. Heat 2 tablespoons olive oil in a pan over medium heat. Add onion and bell pepper and season with salt and pepper. Sauté for about 6-8 minutes until tender and slightly brown, stirring occasionally. Remove vegetables to a plate.

In the same pan, heat remaining 2 tablespoons olive oil over medium heat. Add pork, salt and pepper. Cook, breaking up meat, until pork is cooked through and no pink remains. Stir in sautéed vegetables, Teriyaki sauce, Thai Sweet Chili Sauce, and 2 tablespoons butter and stir to combine.

Stir lime zest and remaining 2 tablespoons butter into rice and fluff with a fork. Divide rice between four bowls, top with port mixture, peanuts and cilantro. Serve with lime wedges.

Great Things Local®



Great Things Local .



# **The Helpers Around Us**

By Zinta Aistars

Almost everyone agrees—2020 has been one of the most stressful years in memory. Whether one is suffering from "cabin fever," feeling stressed from isolation at home for weeks, even months on end—or more serious stresses of job loss, food insecurity, domestic violence, or mental illness exacerbated by the pandemic, greater Kalamazoo has help available.

#### WIND WILLOW SOUND HEALTH

Julie Chase uses acoustic instruments like Tibetan bowls, gongs, and chimes, to get her clients to relax – the kind of relaxation that can create a sense of good health and well-being.

Chase owns and operates Wind Willow Sound Health, LLC, (windwillowsoundhealth.com) a private sound therapy business in Portage.

"Our bodies are comprised of a great percentage of water," Chase says. "People will throw out different percentages, but I believe it's around 80 percent.





When you realize that our cells are composed of a great percentage of water — sound vibrates, sound travels through water. There's research that proves that. When we hear sound, regardless of what the sound is, that sound vibrates against our body. It actually penetrates and goes into the cells."

Chase says that when sound does that, it can produce nitric oxide, a free radical that improves sleep, gives people more energy, and lowers blood pressure.

Chase is a Reiki master and has studied a variety of healing modalities, including holistic tuning fork therapy, Tibetan healing instruments, spectro-chrome therapy, life force energy healing, and life coaching.

Before the COVID-19 pandemic, she offered classes and workshops along with therapy sessions. Now, with in-person meetings deemed unsafe by medical experts, Chase offers monthly virtual group sound meditation sessions along with phone therapy sessions. She uploads 35-minute videos each month with access for about two weeks.

"I also upload audio-only files for clients who miss their in-person, individual sessions," Chase says. "People call me, we chat, then I customize an audio session according to their needs. Both offerings will continue throughout the winter months. There is no charge, although some individuals have made donations to Wind Willow Consortium in appreciation of their sessions."

#### INTEGRATED SERVICES OF KALAMAZOO

For too many, the COVID-19 pandemic has increased the number and the severity of mental health issues. Integrated Services of Kalamazoo, or ISK (iskzoo.org), is the newer name for the government entity of Kalamazoo County Mental Health Authority.

With three locations in Kalamazoo, ISK is organized around community partnerships, collaborating and sharing resources that support youth, families, and adults with mental illnesses, intellectual and developmental disabilities, and substance use disorders. "About 60 percent of what we do is through contracting with private, non-profit organizations in greater Kalamazoo," says Jeff Patton, chief executive officer at ISK. "And about 40 percent we do directly."

Among its many partnerships, ISK works with the Recovery Institute of Southwest Michigan, a non-profit organization that offers peer support to people who have mental health or substance use concerns in the form of groups, classes, one-onones and social outings. Partnerships include Gryphon Place, Family & Children Services, local and state hospitals, and many others. Programs and initiatives include a jail diversion program, mobile crisis services, veteran services, and affordable housing services.

"When people are in crisis, they call the police, and the police call us or the hospital, and we dispatch workers to provide the help needed," Porter says. "We go into the streets, homes, emergency departments, wherever we are needed."

One of ISK's newer initiatives is a public health campaign to help people cope with the aftermath of the COVID-19 crisis, called Refocus Reconnect Recover.

"You'll see our billboards all across Kalamazoo," Porter says. "As the Kalamazoo mental health authority, ISK has partnered with Gryphon Place and Kalamazoo County to address the mental and behavioral health aspect of what people are experiencing during the pandemic. As in all disasters, we go through different phases—acute, medium or the 'coming down period', and now we are moving back into the acute phase. And then there is the recovery phase."

Porter says about 90 percent of people experiencing mental health issues do not seek help. Unfortunately, he says, we continue to attach a stigma to issues such as depression and anxiety and see these as a weakness or flaw in character.

"We want to get the message out that we—and many other organizations—are available to help," Porter says. "People should understand that experiencing mental health issues is not a weakness. They are responding normally to an abnormal situation."

Confidential help is available 24/7 by calling the ISK crisis hotline at 269.381.HELP (4357).

#### 10 · Welcome Home · Spring 2021

Great Things Local .



#### FAMILY & CHILDREN SERVICES

A longtime partner for ISK is Kalamazoo's legacy organization, Family & Children Services. The non-profit organization offers a continuum of behavioral health, child welfare and crisis services from two locations in Kalamazoo and Battle Creek. Family & Children Services supports, strengthens, and preserves the safety, well-being and dignity of children, individuals, and families.

"The health, well-being, and safety of our staff and those we serve is our highest priority," says Sherry Thomas-Cloud, chief executive officer. "For 117 years, Family & Children Services has been an integral part of the critical safety net of human services. Our long-standing experience and commitment to our mission has prepared us to navigate the immediate response to COVID-19 and deliver the long-term services needed to continue to support children and families."

Family & Children Services offers a Mobile Crisis Response unit that provides immediate crisis intervention for youth and their families who are experiencing a mental health crisis; home and community-based mental health services such as Family and Community Treatment and Parent Infant Programs; a Counseling Center that provides a wide range of mental health services; foster care and adoption services; and family preservation and parenting support.

HANDLE WITH CARE, the agency's annual fund, provides for immediate client needs and services and is a safety net when there is no other source available in the community. Circle of Hope is the agency's endowment fund and supports operations to ensure that critical human services are available for future generations.

When face-to-face services were not possible due to COVID-19, Family & Children Services staff continued to care for clients with the help of virtual technology—offering telehealth and therapy sessions over computer and cell phone screens. Staff continue to use this technology but also, as allowed, attend to clients in person, masked and socially distant.

"The pandemic has impacted our entire community's health and well-being," Thomas-Cloud says. "For some sectors of our communities who were already experiencing barriers such as affordable housing, food insecurity, disability, mental illness, and poor access to healthcare, that effect is especially intensified. Family & Children Services has left no call for help unanswered."

Family & Children Services can be reached at 269.344.0202 or at fcsource.org.

÷

Great Things Local .



12 • Welcome Home • Spring 2021

Great Things Local .



#### The Creamery: A Homegrown, Hometown Project

By Zinta Aistars

When Kelly Clarke, executive director of Kalamazoo County Land Bank, went on her first property visit in 2010, she found a long-abandoned, decaying building with shattered windows on the corner of Portage and Lake Streets. The building had once housed the Klover Gold Creamery Company, but now it housed nothing but abandoned furniture, litter, and rodents.

Clarke immediately felt the property was important given its visible location on Portage Road. The Kalamazoo County Land Bank, or KCLB, created in 2009, repurposes and renews blighted property, bringing old buildings back to new life or, where not possible, clearing away abandoned buildings and replacing them with new developments that add value to the surrounding community.

"It was one of the first properties we looked at when KCLB was new," Clarke said. "Kids would walk around the building on their way to and from school in the Edison area. It wasn't safe and had a lot of challenges. After a structural assessment revealed significant issues, we thought it would be best to demolish the building and do an environmental clean-up."

Before the building was gone and the parcel cleaned up, Clarke and her staff decided to take a unique approach before making decisions on next steps. They partnered with the Edison Neighborhood Association and called a series of community meeting.

"The Land Bank foresaw that the parcel's prime location had the potential to provide valuable, close-to-home

opportunities for the Edison neighborhood," Clarke said. "Prior to the building's demolition in 2011, Byce & Associates and OCBA, Inc. volunteered to facilitate a pro bono charette with the Land Bank and the Edison Neighborhood Association. We invited residents to share what they desired for the lot. This was our first exercise in facilitating resident visioning for abandoned parcels. It's an approach we have followed ever since, a strategy that allows us to enable residents to both influence and benefit from the redevelopment plan."

About a hundred area residents attended the series of meetings, Clarke says, and the response was enthusiastic. One suggestion for the property rose to the top—like a layer of cream. Residents wanted an attractive, mixed-use building that would include mixed-income, affordable housing on the upper floors and commercial uses on the first floor. The Land Bank prepared a simple Request for Proposals that provided this vision and invited developers to respond.

It was time for Matt Hollander, president of the Hollander Development Corporation, to get involved. To realize the kind of development the community wanted to see, Hollander joined forces with Dr. Grace Lubwama, chief executive officer of Kalamazoo's YWCA.

"We made our proposal based on the community input in 2015," Hollander said. "It took us another four years to get financing in place. A developer's job is to find the right investors, like the producer of a movie, so we are usually the first ones in on a project and the last ones out."



Such a complex, multi-use project was challenging, but Hollander stitched together nine layers of financing to move the project forward.

For the YWCA, the project was a perfect fit for the organization's mission—eliminating racism and empowering women.

"One of the YWCA's four strategic focus areas is to improve the lives of children," Lubwama said. "I can remember moving to Kalamazoo as a single mother raising two boys. I was more privileged than many, but still, I needed help."

Lubwama remembered that feeling, that need, and when she heard about the Creamery project, she understood what would mean most to families in the Edison area.

"To have the convenience of a 24-hour childcare center, open every day of the week, I believe we may be the first such place in Michigan and perhaps even in the country," she said.

The new building will have 48 affordable housing units. The YWCA Edison Children's Center will bring the only 24-hour, drop-in and 2nd/3rd shift childcare to the community as well as expand infant and toddler early learning—a very attractive option for those living in the units.

"Presently, we have a waiting list of 200 children for childcare," Lubwama said. "Pregnant women are signing up six months before birth, because there is such a need. Ninety percent of children living in low-income neighborhoods in Kalamazoo do not have access to high-quality childcare nor early learning programming, which makes them less likely to be prepared to meet important benchmarks upon entering kindergarten."

The new Children's Center will have space for 126 children.

Equally important, Lubwama said, is to provide employment to Edison area women, involving them in the growth of their community. The Childcare Center will employ approximately 30 childcare workers, 15 of which will be professionally trained through an apprenticeship pilot program that will certify the new employees as early learning childhood professionals. The YWCA will recruit from the Edison neighborhood to fill 15 of the staff positions.

"We want to empower and impact the women of the Edison neighborhood, and not just with childcare," added Lisa Rodriguez, vice president of development at YWCA. "We will be partnering with area agencies early in 2021 to recruit employees." The two-story Childcare Center will have a nature-based playground with nature exploration landscaping, including a garden area and a water feature. The center will include a centralized kitchen to prepare meals for the children.

"Research shows that nature helps to calm and soothe children," Rodriguez said. "Especially those children who have been diagnosed with ADHD—attention deficit hyperactivity disorder. By exposing all children to these nature experiences, we hope to see restorative properties in their executive functioning; this is key in ameliorating the symptoms of ADHD.

"The first three years of brain development are transformative. Research has proven that during this interval, the brain's development builds a foundation for future learning capabilities and overall health and well-being. Even the earth tone color palette we have chosen for our interior spaces will be comforting. This is all part of our comprehensive program that will help children become kindergarten-ready."

By August 2020, the new Creamery building was nearly complete, open for its first tour by KCLB staff. It is scheduled to open to the public at the beginning of 2021. The project cost \$14.7 million and the three-story building is on track to achieve LEED Platinum Certification, which would make it one of only two such certified buildings in Kalamazoo.

"By August, we had already received 30 inquiries for the housing units," Hollander said. "Even though we had yet to advertise it. Our goal is to make our residents happy and offer great customer service—we will have a full-time manager on site."

The Creamery project has been a homegrown, hometown project, Hollander said, meeting local needs and responding to local input. He acknowledged the many partners to bring the project to fruition: the Local Initiatives Support Group, the Edison Neighborhood Association, City of Kalamazoo, Michigan State Housing Development Authority, Michigan Economic Development Corporation, TCF Bank, Byce & Associates, OCBA, Frederick Construction, YWCA Kalamazoo, Kalamazoo County Land Bank, and others.

Great Things Local.

#### MIGALA CARPET ONE & HOME



# The ONE store for your perfect floor.

#### HARDWOOD • CARPET • LAMINATE • VINYL • TILE • LUXURY VINYL

Kalamazoo Showroom Gull Road East of Sprinkle 269.342.0109 Portage Showroom Shaver Road South of Centre 269.327.3071

migalacarpetone.com | rugs.shop





Fit and Finish

#### By Zinta Aistars Feature Photography by Jim Schuon Photography

Phoebe, the cat, needed a cat door to reach her litter box in the basement.

Argel Irish, of Argel Irish Builders, LLC, in Kalamazoo, created a cat-sized door to match the main entrance door of the Timm house. It was the most noticed detail of the home, winning the Timm home the People's Choice Award in the Parade of Homes in August 2020.

Irish likes to be present in the homes he builds during the Parades, and he chuckles to remember all the comments he heard about the miniature door from passers-by.

"People would remark, 'I can't believe you did that!'," Irish says. "But I also heard many comments about the ambiance of the home, its coziness, and the attention to details."

Pam and Van Timm, the homeowners, enthusiastically agree. A home that was cozy and inviting, with all the details, was exactly what they sought from their builder. It was the fifth time they had a home built for them, and so they knew exactly what they wanted.

The Timm home is located in Hampton Cove, a development of high-end freestanding condominiums off West Main in Kalamazoo, a few miles west of Highway 131. The Timms chose the neighborhood after driving around Kalamazoo in their search, focusing on the west side of town.

"When my husband Van developed a neurological disorder, we wanted a home that was barrier-free," Pam Timm says. "We needed everything to be wheelchair-accessible, with the main living area and master bedroom to be on the main floor, but an upstairs for guests."

Pam Timm has worked for 40 years as a nurse, most recently for Ascension Borgess Hospital, and Van Timm worked as an electrical engineer. Both are now retired. The couple decided they wanted a condominium for ease of care—lawn

Great Things Local .



Great Things L**o**cal®

#### KIRSHMAN KITCHEN DESIGN STUDIO

#### Welcome...

We invite you to come visit us at our beautiful showroom to see our stunning displays with the latest storage options

See our work in the Kitchen, Fireplace Wall, and Master Bath of the Timm feature home

\*Making the most out of a small kitchen space

> 6338 Stadium Drive Kalamazoo, MI 49009 269-353-1191

www.kirshman.com



TRADITIONAL|CONTEMPORARY|TRANSITIONAL|MODERN

# J.B. PRINTING



You guys have really helped us out. We really appreciate the work and effort your crew puts in. *Mark*  We really appreciate the quick service.





The mailing was perfect and we could have not have asked for a better election cycle. Shelby

3111 Lake Street · Kalamazoo, Michigan 49048 · (269) 349-9601 · www.JBPRINTING.com

Great Things Local .





Great Things L**o**cal®





**ENNINGS** 

& SONS

**BUILDING CHARACTER INTO HOMES** 

Pennings & Sons has been building character into homes for over 40 years. We are dedicated to helping people love where they live. We offer superior services for designing, remodeling, building, and maintaining your home. Call us today to find out what we can do for you!

(269) 372-1930 penningsandsons.com



Wall Coverings • Draperies • Carpeting • Blinds • Tile • Wood • Furniture • Fabrics • Decorating Accents

342-6894 • 6811 West KL Ave. • www.corklanedecorating.com

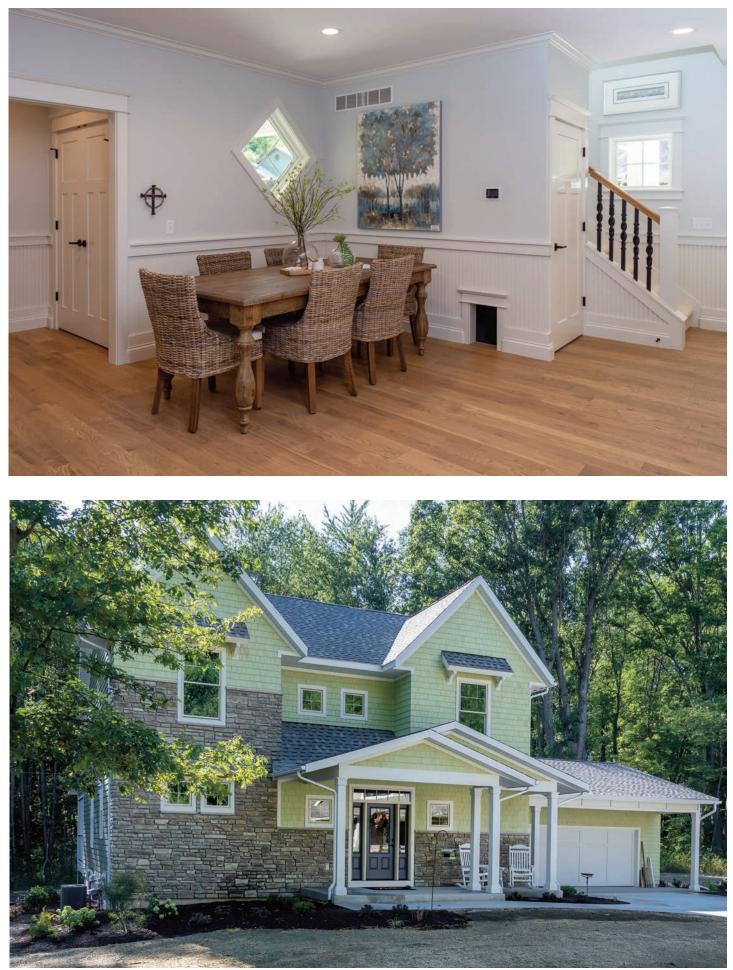
#### Welcome Spring!

Spring is the perfect time to organize and refresh your home. Whether it's a pantry redo or custom closet, our storage solutions make staying organized a breeze.



20 · Welcome Home · Spring 2021

Great Things Local .



Great Things L**o**cal®



care and snow removal done by someone else.

"But I also wanted to garden," she says. "We found this property in Hampton Cove that felt like country but was still convenient to downtown. We liked that we didn't see cookie-cutter designs in this development. The neighbors were nice enough to let us tour their homes, and we liked the detailed work we saw."

The Timms met with Argel Irish to talk about the custom design they wanted for their home but soon found a design Irish Builders already had that fit their wants and needs with only a few small modifications.

Construction began in August 2019—but then the COVID-19 pandemic began. For seven weeks, as all businesses considered non-essential closed down, building came to a halt on the Timms' property. Although the Timms had hoped to move in during June 2020, they had to wait a month longer for their move-in date.

"The Hampton Cove development has 26 lots, 17 of which are still available," Argel Irish says. "These are Craftsman-style site condos, or singlefamily detached units. Most of the people living in this area are emptynesters, living here for the convenience of maintenance-free units."

The Timm home is 2,100 square feet, Irish says, and is surrounded by leaf trees. The lots of the development border on the Leila Arboretum and several of the properties have a waterfront view.

For the Timm house layout, the Timms chose a master bedroom on the main floor with an en suite, featuring a curb-less shower for easy access and extra space around the toilet seat, all handicapped-accessible. A large kitchen opens onto a dining room. The upstairs features two large bedrooms for guests and a game room.

Kirshman & Associates provided the custom cabinets and the gas fireplace façade with surrounding cabinets. Finally, a two-car garage had a ramp for Van Timm's wheelchair built inside the garage rather than on the outside, preserving the clean lines of the structure.

"We chose blues and greens with a lot of white trim and molding," Pam Timm says. "Van's favorite color is blue, so the master bedroom is blue, too. Chaubrei Gardens out of Richland helped us with design. We didn't want an island in the kitchen, but more of a galley with wide spaces for Van to get through, and large handles on cabinets and drawers instead of knobs. The bar is

Great Things Local.





Great Things L**o**cal®





24 • Welcome Home • Spring 2021

Great Things L**o**cal®





chair height rather than having bar stools."

The screened-in porch, Pam Timm says, is her favorite. The couple can sit for hours on a swing, Phoebe the cat curled in their laps, enjoying the view of surrounding maple and oak trees. An avid gardener, Pam Timm has created six raised beds with an arbor around the house, mostly for flowers, perhaps also for a vegetable garden next summer.

The Timms couldn't be more pleased with their new home and were happy to show it off at the August 2020 Parade of Homes. The attention to detail they had sought—as in a cat door trimmed to match their main door came to life in this, their "forever home."

"I'm all about quality over quantity," Argel Irish says. "I've been licensed to build since 1985, and I have a degree from Western Michigan University in construction management, but I still do a lot of the work myself. I build only two or three houses per year, so that I can pay attention to everything in the home, from built-ins to rooflines it's how I distinguish myself."

Irish insists, however, that not all credit for a good design and appealing ambiance belongs to him and Irish Builders, Inc.

"A lot of praise goes to Pam Timm," he says. "The raised garden she built was something special. She wanted to be a part of the Parade, and I was proud of her vision, her selections, the finishes she picked. There were times I was surprised by her selections, like the bright celery color she chose for the cedar shakes on the outside of the house—but it worked!"

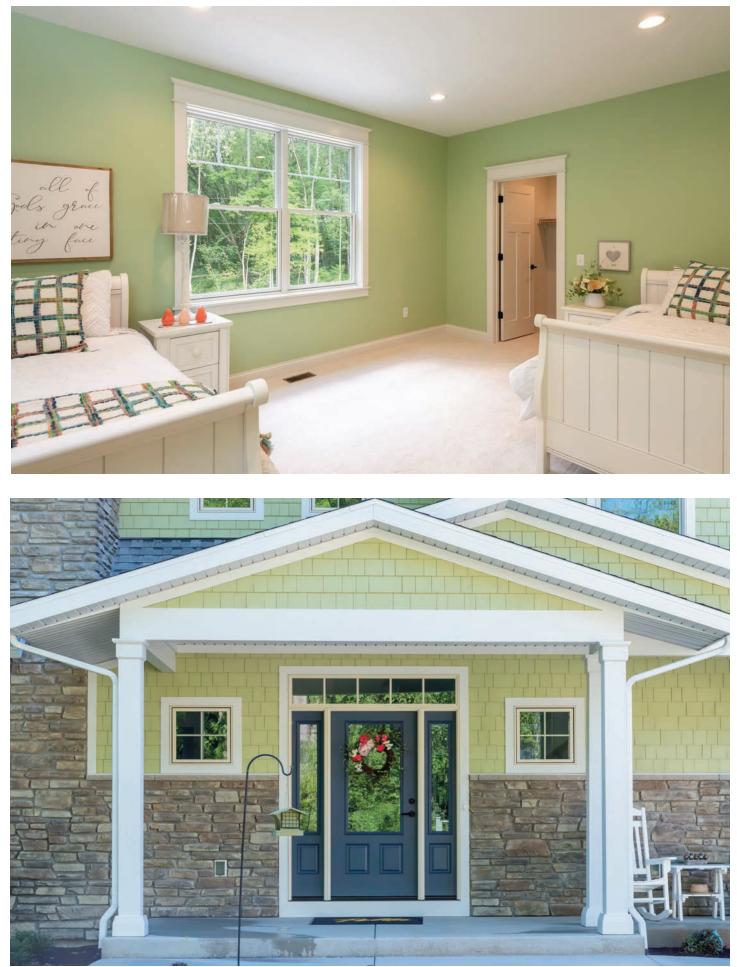
The Timms happily return the praise.

"Argel builds a beautiful, solid home. After five moves, this is our last. Enough is enough! We will be enjoying this home for a long time."

¥

Phoebe purrs in consent.

Great Things Local.



26 • Welcome Home • Spring 2021

Great Things L**o**cal®



## The HBA in 2021

By Barbara Fisher

Like everyone else, the Home Builders Association of Western Michigan (HBA) has been impacted by the pandemic. And, like many, chose to make the best of a horrible situation and look at what's possible rather than what isn't; to look at their programs with fresh eyes and imagination.

With that in mind, several changes are on the HBA calendar for this year and beyond. The Parade of Homes will be held later than the traditional June dates and the Spring (March) Home and Garden Expo has been cancelled for the second year in a row. There's been an addition to the Expo line with the advent of a Fall Expo. In 2022, the Spring Expo will return and the Fall Expo will claim a permanent place on the calendar.

September 24-26 marks the inaugural Fall Home and Outdoor Lifestyle Expo to be held at the Kalamazoo County Expo Center. The Fall Expo will share some of the same home components that are a staple of the Spring Expo; however, it adds an outdoor lifestyles component. Think components like fishing, hunting, grills, outdoor living, landscaping, recreational vehicles as well as more traditional cars and trucks. The intent is to make this not only an annual staple but a fun and creative experience. It's too early to tell what safety measures will be in place by the end of September; however, the event is being planned to incorporate social distancing and applicable safeguards to promote guest and vendor safety. This will be a rain or shine event with parts of the Expo being within the traditional four walls of the Expo Center and parts being outside under tents or the open air.

The Parade of Homes, like the rest of us, was impacted by supply chain interruptions and delays. To accommodate the still sluggish supply chain in the building trades, the 2021 Parade has been nudged to August 5-8 and August 12-14 for 2021. Guests may visit the homes in person or (new in 2020) visit the homes virtually. Virtual tours for the 2020 Parade homes will be available until August when the 2021 homes will be featured.

No surprise, the Home Builders Association of Western Michigan is passionate about housing. Explains Jeff Tafel, CEO of the HBA, "Nearly every community in the US is experiencing a shortage of housing units. Why? There is very limited bank lending available for housing inventory development today. There are increasing regulatory and building material costs. There is a shortage of workers and lots. At the same time, there is growing demand for homes that provide higher returns on investment. With these challenges and dynamics in the marketplace, very few new homes are being built at starter or mid-level price points. At the same time, many new jobs are being created in our region, driving up demand for all types of housing. Supply is not meeting demand and there exists a record low inventory of homes for sale. Because of economic forces and these challenges, the building industry cannot respond to demand in the same way it could in pre-recession years. As a result, we are seeing more and more hard-working middle-class families being pushed out of the new construction housing marketplace because they cannot afford the cost of a newly constructed home in their community. And in our underserved communities, the cost of construction far exceeds what new construction will appraise for by tens of thousands of dollars. This 'appraisal gap' is growing wider every day compounding the problem for parts of our community that need new housing investments the most." With that in mind, it is no wonder the HBA can feel good about participating in meaningful community projects and its partnership with Kalamazoo Neighborhood Housing Services (KNHS) and the Foundation for Excellence/Local Initiatives Support Corporation (LISC) to form the Kalamazoo Attainable Homes Partnership (KAHP). The Partnership brings attainable high-quality, single-family, owner-occupied, low maintenance, energy and design efficient homes to Kalamazoo's underserved neighborhoods. Materials such as 50-year roofing, energy saving insulation, heating and air

Great Things Local®





#### **Building Homes, Strengthening Communities**

conditioning systems plus durable flooring materials make these homes not only sustainable but will save families thousands a year in utilities and maintenance.

The Foundation and LISC provide the funding for construction as well as the appraisal gap (what a family is able to pay for the home and its actual value); the construction portion of the funding can be used for subsequent construction once the house is purchased. KNHS offers comprehensive education and support in preparation for home ownership, a required component of the program. The HBA solicits members to become Champions. Champions are companies that agree to provide their goods or services at a discount and in return become the exclusive provider of a piece of the construction project for all homes built (e.g., lumber, windows, pest control, appliances, floor coverings, etc.)

The pilot portion of the project was successfully completed with four families purchasing and taking occupancy of the first homes (take a virtual tour of one of the homes [#3] in the 2020 Parade of Homes). Four additional homes were started in the fall of 2020 and should be completed in a few short weeks. Thanks to a pilot collaboration with Consumers Energy, this group of homes was constructed with a "Whole Home Electrification" model. The pilot focused on building highperformance/efficient, all-electric new construction that integrates clean energy technologies. The roof top solar panels on these homes are expected to provide approximately 80% of the homes' total annual electrical needs.

KAHP will break ground on eight homes for 2021 and has set an ambitious goal of building 16 homes in 2022. This year a variation on the theme will be piloted: the construction of duplexes with a detached garage. A third housing unit will be built above the garage. Not only is the KAHP initiative making a difference in Kalamazoo, but other communities around the nation have taken notice and are seeking to adopt this innovative and unique model in their communities. The Home Builders Association of Western Michigan is the professional association for members of the housing industry, advocating for legislative, educational and economic initiatives to promote home ownership. The association was established in 1946 and represents Kalamazoo, St. Joseph, Calhoun, Branch and Van Buren Counties as well as portions of Allegan and Barry Counties.



Great Things Local .

From the Grandest Design to the smallest Decorative Detail.

# See it all at the... PARADE of HOMES August 5-8 & 12-14, 2021

# HOME HOME OUTDOOR September 24-26

#### Join Us This Fall at the Kalamazoo County Expo Center!

Mark your calendars for the ALL NEW Home & Outdoor Lifestyle Expo September 24-26.

This **NEW EVENT** promises the same high-quality experience that thousands have come to expect from the annual Home & Garden Expo and the Home Builders Association of Western Michigan.

The Home & Outdoor Lifestyle Expo will feature new ideas and inspiration for your home and garden. Connect with professionals to help create your best living spaces—indoors and out!

Watch for more information and updates at www.hbawmi.com/fall-expo



# SATISFACTION GUARANTEED, WHATEVER IT TAKES.

What's the difference in choosing a Bryant® Factory Authorized Dealer? We say it's 100%. Because that's the satisfaction guarantee you always get in writing when you choose the best. From offering big savings to handling the smallest details, it's all about you and your needs. Put them to the test. Hold them to our promise. Bryant Factory Authorized Dealers are with you all the way. Whatever it takes.<sup>34</sup>



#### INDEX OF ADVERTISERS

Cork Lane Decorating Center	20
Dave's Glass	6
DeHaan Remodeling Specialists	8
Elenbaas Hardwood	6
Expressions by Jan	30
Flair Interiors	25
Glas Associates	31
Halls Closets & More	20
Hannapel Home Center	3
Home Builders Association	29
J&J Glass	8
JB Printing	18
Kazoo Chimney & Home Services	2
Kirshman Kitchen Design Studio	18
Kitchen & Bath Unlimited	6
Linda Hoard Photography	25
Metzger's Heating & Cooling	30
Migala Carpet One	15
Modderman Builders, LLC	12
Pennings & Sons	20
Sandstone Creation	12
Vlietstra Bros. Pools & Spas	8
TMR Builders	
	32

Great Things Local®

# GlasAssociates

CUSTOM HOME DESIGNERS/BUILDERS



#### Welcome home to Whispering Meadows...



...a tranquil residential enclave in West Portage. Claim your beautiful residential site from our generous parcels, each on a cul-de-sac and many backing up to wooded land. The Whispering Meadows community is secluded enough to avoid the hustle-and-bustle, all while being conveniently close to local schools, The Moors Golf Club, Woodbridge Shopping Village and easy access to US131 and I-94.

To begin the conversation about designing and building a custom Whispering Meadows home to match your lifestyle, please call 269.353.7737 or e-mail us today.

## **Building Dreams** one home at a time









We have been one of the largest builders by gross volume in Kalamazoo County. Our family has been in the business for over 55 years and constructed over 3,000

single family homes. Our custom homes are featured in numerous upscale Kalamazoo County neighborhoods including: Texas Heights, Huntington Hills, Orchards, Inverness, Crooked Lake Cove to name a few. Homes range in price from the mid \$200,000's to the mid \$700,000's.

Your Land or Ours - Your Plan or Ours



Todd Roberts Builder



Ply Gem

#### Call Todd Roberts at 217-2096 today tmrbuilders.com or streamsongcondos.com

Working with these Quality Contractors











CARTER Kitchen Shop **Mercantile** 

