



NEW LEAF HOMES

APRIL-JUNE 2024

NEW LEAF LIVING

**LET'S BUILD TOMORROW,
TOGETHER**

**NEW HOME
MAINTENANCE TIPS**

**LUNCH AND LEARN
SPRING SERIES**

VOL. 2



Celebrate with us!

New Leaf Homes Receives Prestigious BRAaD Award from HBA

New Leaf Homes is thrilled to announce that we have been awarded the prestigious BRAaD award by the Home Builders Association of Portage & Summit Counties (HBA). This esteemed recognition celebrates our commitment to excellence in home construction and our dedication to providing unparalleled service to our clients.

As an active membership organization, HBA serves as the voice of the local building industry, advocating for the importance of home ownership and fostering the growth of vibrant communities. Comprised of building experts who share our belief that home ownership is the American dream attainable by everyone, HBA plays a pivotal role in promoting and enhancing the work of local professionals like us.

Receiving the BRAaD award is a testament to the hard work and dedication of our team at New Leaf Homes. We are honored to be recognized for our contributions to the building industry and remain committed to upholding the highest standards of craftsmanship and customer service in all that we do. Thank you to the Home Builders Association of Portage & Summit Counties for this prestigious honor.

Crafting Your Unique Lifestyle

At New Leaf Homes, we understand that your home is more than just bricks and mortar; it's a reflection of your unique personality and aspirations.

Our commitment to quality craftsmanship and attention to detail ensures that each home is a masterpiece, meticulously designed to cater to your needs and preferences.

Reach out to New Leaf Homes today, and let's start building your future.

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The Retreat at Rosemont: Your Oasis of Connection and Enrichment

Lunch and Learn Spring Series

Join us at The Retreat at Rosemont for our Spring Lunch and Learn series, where we're excited to offer valuable insights on interior care for your new home. Hosted in our clubhouse, these informative talks aim to empower residents with practical guidance on maintaining and enhancing their living spaces.

Our May session will feature a special guest speaker from Chippewa Stone, a local specialty shop known for its exceptional service and quality craftsmanship. With a focus on design, fabrication, and installation of granite countertops and other natural stone options, Chippewa Stone is dedicated to making your home uniquely beautiful.

Discover how to elevate your interior spaces with expert advice on caring for natural stone surfaces and exploring affordable design options. Join us for an engaging discussion, where you'll learn valuable tips and tricks to ensure your home remains a haven of comfort and style. Don't miss this opportunity to connect with fellow residents and experts in home design at our Spring Lunch and Learn series!

Lunch and Learn Spring Series

April 2024
Sundance
LTD

May 2024
Chippewa Stone

June 2024
New Home
Maintenance with
Brad and Butch

Pioneering Excellence in Home Construction

Discover the visionary leader behind New Leaf Homes' commitment to excellence. Brad Petzinger, Director of Construction, brings over three decades of expertise to our team.

With a passion for quality craftsmanship and a dedication to customer service, Brad ensures that every home reflects the unique aspirations of its owners.

Join us as we delve into Brad's journey and his unwavering commitment to creating exceptional living spaces.



In the realm of home construction, the name Brad Petzinger stands as a beacon of excellence and innovation. With a career spanning over three decades, Brad has carved a distinguished path in the industry, earning accolades and admiration for his unwavering commitment to quality craftsmanship and visionary leadership.

As the Director of Construction at New Leaf Homes, Brad brings a wealth of experience and a profound passion for creating exceptional living spaces. His journey began with a simple yet profound dedication to building homes that transcend mere structures, embodying the unique personalities and aspirations of their owners.

At New Leaf Homes, we understand that your home is more than just bricks and mortar – it's a sanctuary where cherished memories are made and dreams are realized. From the initial design phase to the final touches, Brad and his team are dedicated to ensuring that your vision becomes a reality.

One of the defining features of New Leaf Homes is our unwavering dedication to customer ser-

vice. We understand the concerns and priorities of our discerning clientele – from worries about property upkeep to the desire for high-quality, future-proof homes. Brad and his team address these concerns head-on, leveraging their expertise to create homes that exceed expectations and stand the test of time.

Central to our success is our network of local partnerships and collaborations. By working closely with trusted professionals who share our values, we can deliver homes that not only meet but exceed the highest standards of quality and craftsmanship. From sustainable building practices to innovative design solutions, we're committed to creating homes that enhance your quality of life while minimizing environmental impact.

But Brad's impact extends far beyond his role as Director of Construction. He embodies the values and ethos of New Leaf Homes, fostering a culture of integrity, collaboration, and excellence. His dedication to "doing the right thing" for our customers and commu-

nities is evident in every decision and action he takes, ensuring that your journey with New Leaf Homes is nothing short of exceptional.



Serene Spaces. Your Interior Care Checklist.

Congratulations on choose a home designed for effortless living in our vibrant community! At New Leaf Homes, we're committed to providing you with a lifestyle that prioritizes relaxation and enjoyment.

Monthly Maintenance

- Test smoke detectors and carbon monoxide alarms. Replace batteries as needed.
- Check for signs of water leaks or damage under sinks, around toilets, and near appliances.

Quarterly Maintenance

- Clean the dishwasher for any signs of leaks or clogs.
- Clean filters in your appliances.
- Inspect and clean the oven and range for buildup of grease or debris.

Yearly Maintenance

- Clean refrigerator coils to improve energy efficiency and extend the life of the appliance.
- Flush the water heater to remove sediment and improve performance.
- Test exterior lights and replace bulbs as needed.
- Clean and inspect the fireplace and chimney before the start of winter.
- Winterize outdoor faucets and irrigation systems to prevent freezing and burst pipes.
- Schedule an inspection of your HVAC system with us before the start of summer and winter.

Comfort. Inside & Out.

We create serene spaces by maintaining the exterior of the homes in our communities. This means you spend less time worrying about mowing the lawn and more time enjoying your beautiful surroundings.

To help maintain the interior of your home and ensure its longevity and value, we've created this interior Care Checklist. It outlines simple tasks you can perform regularly to keep your home in pristine condition, while our team takes care of the rest.

Our Commitment to You

- Lawn care, including mowing, trimming, and fertilizing.
- Landscaping maintenance, such as pruning shrubs and watering flower beds.
- Exterior cleaning, including pressure washing sidewalks and driveways.

Finding Your Ideal Luxury Home: Navigating the Market with Care and Connection

As active adults seeking a luxurious, comfortable, and community-oriented home, you understand the importance of finding the perfect space that not only simplifies life but also enhances its quality. Your journey towards “right-sizing” your living situation is not just about bricks and mortar; it’s a deeply personal endeavor reflecting your unique personality and aspirations. At New Leaf Homes, we recognize the significance of this journey, and we’re here to be your boutique home-building partner, tying the process together with Transparency, Integrity, and Empathy.

In today’s real estate landscape, the search for the ideal property can feel like navigating through a maze. With skyrocketing home prices and elevated mortgage rates, the housing affordability crisis in the United States is at its peak in four decades.

However, amidst these challenges, there are opportunities for discerning buyers like you to find the perfect balance of luxury, comfort, and affordability.

Data from Zillow Chief Economist Skylar Olsen sheds light on promising pockets of opportunity, particularly in Northeast Ohio. Cleveland, often overlooked for its potential, emerges as a beacon of possibility in the luxury real estate market. With a median home price of \$85,000, significantly below the national median, Cleveland offers an unprecedented opportunity for those seeking high-quality living at a fraction of the cost.

Imagine finding your dream home nestled in the vibrant neighborhoods of Northeast Ohio, where every corner tells a story of rich history and dynamic community life. Picture yourself waking up to breathtaking views of Lake Erie or strolling through

charming streets lined with quaint shops and bustling cafes. This is the promise of Northeast Ohio – an area poised for appreciation and ripe with potential for those who dare to explore beyond the obvious.

But it’s not just about the numbers; it’s about the human connection and the sense of belonging that comes with finding your place in the world. At New Leaf Homes, we understand that your home is more than just an investment; it’s a sanctuary where cherished memories are made and cherished relationships are nurtured. That’s why we prioritize collaboration and empathy in every step of the home-building process, ensuring that your needs and preferences are at the forefront of our designs.

As you embark on this journey of discovery, rest assured that you’re not alone. Our team of dedicated professionals is here to guide you through every twist and turn, providing expert advice and personalized support to help you find your perfect match. Whether you’re searching for a cozy retreat in the heart of the city or a sprawling estate in the suburbs, we have the expertise and resources to turn your vision into reality.

So, take a leap of faith and venture into the vibrant world of luxury real estate in Northeast Ohio. Let New Leaf Homes be your trusted partner in this exciting adventure, where every step brings you closer to the home of your dreams. Together, we’ll create a masterpiece that not only meets your needs but exceeds your wildest expectations. Welcome home to Northeast Ohio – where luxury meets affordability, and dreams come to life.

References: [Business Insider - Home Prices: Where to Buy a House Cheap](#)



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Don't miss out on your
dream home! Act now,
while inventory is low.

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