

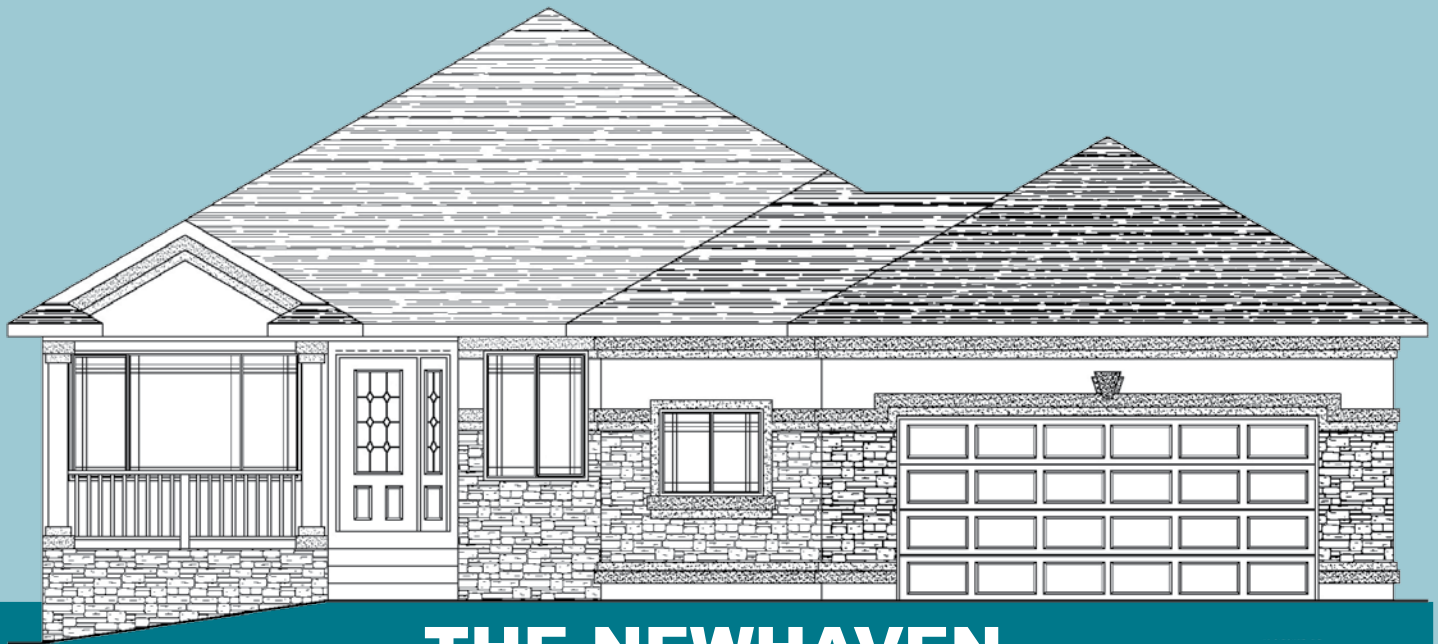
The VENTURIAN

Volume No. 7

Issue No. 1

Spring 2010

It's UP To You....



THE NEWHAVEN

Welcome Home to the Newhaven! – We are pleased to showcase this spacious bungalow with over 1700 Sq. Ft., including 3 bedrooms and 2 bathrooms. Cross the front porch into the foyer, pass the formal dining room into the island kitchen with dinette area, open to the great room with gas fireplace; from the dinette area, step outside to a covered area perfect for a porch or patio. The mudroom off the garage, incorporating laundry facilities, keeps the heavy traffic away from the main entrance. The large master bedroom suite, with optional deluxe ensuite, as well as two additional bedrooms and a full bath complete the main floor. Turn the page to see the many options available for the garage and exterior. The choice is yours.

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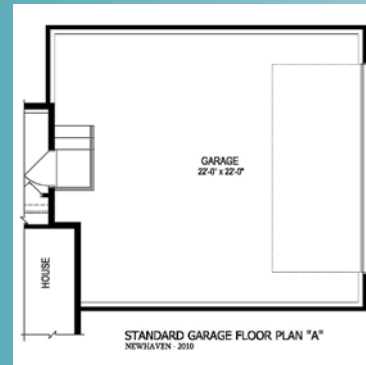
The Newhaven | Welcome Home To.. | Ventura Welcomes
Lobster Broil | School's Out | Ventura Land Presents
Protect Your Investment | Ventura is Going Greener
Spring Parade of Homes & Agent Contacts



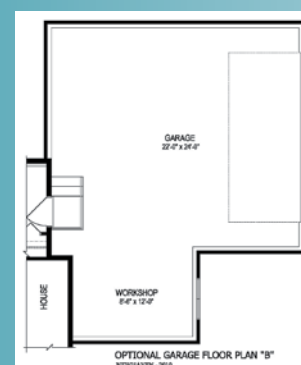
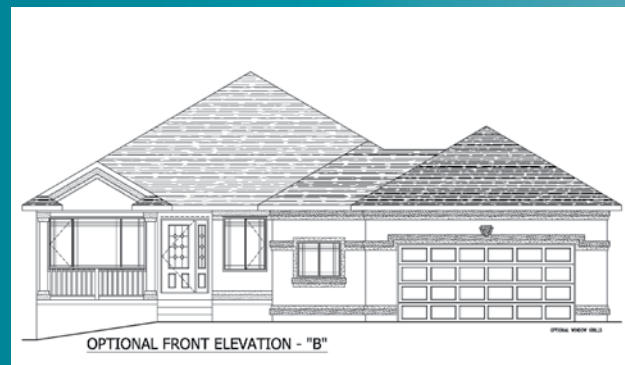
THE NEWHAVEN

Choices abound in our newest bungalow plan. If you need a standard plan, we can do that. A side drive? We can do that too. If you've always wanted a home workshop – no problem. Exteriors are also your choice. What you want is what you get with this spacious bungalow plan. Look for this new plan in Lorette for the Fall Parade of Homes.

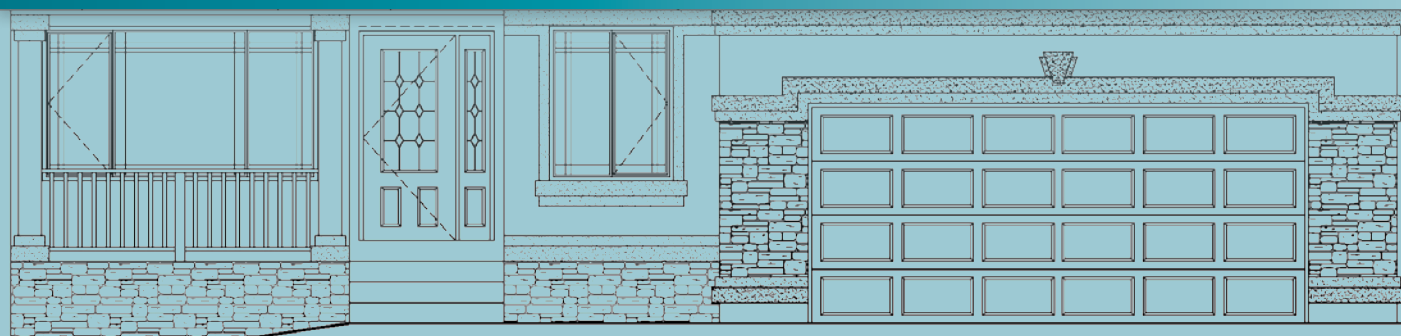
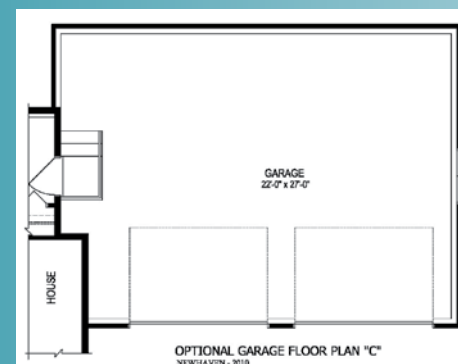
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B



C



WELCOME HOME TO....

Ventura Custom Homes is very proud to offer lots in many prestigious neighborhoods in and around Winnipeg. We build in:

- Amber Trails
- Bridgewood Estates
- Bridgwater Forest (Waverley West)
- Kildonan Green
- Royalwood
- South Pointe (Waverley West)
- Serenity Trails (Lorette)
- Prairieview Park (LaSalle)
- Kingswood South (LaSalle)

Do you need a new home fast? Ventura has many homes at various stages of construction that are available for purchase:

- | | | |
|--------------------------|--|--|
| • Amber Trails | 242 Amber Trail | Middleton I – 1396 Sq Ft Bi-level |
| • Bridgewood Estates | 112 Perfanick Drive 136 Perfanick Drive | Highland – 2183 Sq Ft 2 Storey St. Leone -1967 Sq Ft 2 Storey |
| • Bridgwater Forest | 86 Bridgeland Drive N. | Rosedale – 1805 Sq Ft Bungalow |
| • Kildonan Green | 136 Bill Blaikie Bay 7 Bill Blaikie Bay 121 Bill Blaikie Bay 50 Sarcee Cove | Avalon I – 1795 Sq Ft Cab-over Newdale – 1561 Sq Ft Bungalow Middleton II – 1320 Sq Ft Bi-level Newdale – 1561 Sq Ft Bungalow |
| • Royalwood | 43 Haverhill Crescent 6 Haverhill Crescent 27 Haverhill Crescent 2 Haverhill Crescent 3 Haverhill Crescent | Augusta II – 1758 Sq Ft Cab-over St. Leone – 1907 Sq Ft 2 Storey Eldorado II – 2083 Sq Ft 2 Storey Middleton III – 1242 Sq Ft Bi-level Middleton III – 1242 Sq Ft Bi-level |
| • South Pointe | 22 Kingfisher Crescent | Newdale – 1561 Sq Ft Bungalow |
| • Lorette | 42 Convent Crescent | Waterloo II – 1264 Sq Ft Bungalow |
| • La Salle (Prairieview) | 54 Prairieview Drive | Augusta I – 1817 Sq Ft Cab-over |

Are you looking for summer occupancy? Ventura has 3 Display Homes that are available for purchase:

- 64 John Angus Drive in South Pointe – 1880 Sq. Ft. Cab-over design
- 58 John Angus Drive in South Pointe - 1533 Sq. Ft. Bungalow
- 55 Edna Perry Way in Kildonan Green – 1561 Sq. Ft. Bungalow

Questions ?
Interested ?

Come and talk to our agents at any one of our display homes listed on the back page or check out our website at www.ventura.mb.ca

VENTURA WELCOMES



LESLEY PRODANUK

Lesley brings previous residential construction experience to Ventura. Many of our customers have already met Lesley when dealing with change requests for their new Ventura home. She is an integral part of our production team.

KATHY JONES

When Kathy's previous employment ended, she wasn't ready to call it quits yet. She is one of a number of people at Ventura that you will probably never speak with, but who's contribution to the team effort is invaluable in helping us maintain and update our numerous records and files. No task is too big or too small for Kathy.



ARIN COMACK

Arin comes to Ventura with a solid administration background. Although his previous career path was in a different field, he has hit the ground running. Arin is ready to work with our staff and agents to refine our internal processes to ensure that our mandate to provide "A Great Customer Experience" is met.

DAVE BROWNRIGG

Sales Agent – Gateway Real Estate Ltd.

What we really mean is welcome back! We are thrilled to have Dave back as part of the Ventura team. Come and meet Dave in our display home in Amber Trails, or give him a call to help you with your new home purchase needs.



EVALD FREDERIKSEN

Sales Agent - Quest Residential Real Estate Ltd.

Evald brings his 20+ years of experience in various aspects of the real estate industry to Ventura. In addition to his sales experience, he has also worked for the financial industry dealing with mortgages. As a result, Evald has a unique understanding of both ends of the transaction. He joins Kelly Saltel in Kildonan Green and Bridgewood Estates.



6th ANNUAL LOBSTER BROIL



This annual event is a favourite on the fall schedule for our staff, trades and suppliers. It is a chance for Ventura to say thank you to their loyal trades and hardworking staff that make our business possible.

This year's event, held again at the Transcona Country Club saw almost 200 people enjoy an evening of good food, good music and good times. Our site supervisors handed out inaugural awards to certain trades that "stood out" for one reason or another, some in jest.



And the winner is:

Quick Responder – awarded to David Claeys of Reliable Overhead Door for their prompt reaction to Ventura's calls for service.

Most Efficient Trade – awarded to Marc Labossier of DJ Plumbing & Heating for always finding ways to help us out, whether it means adjusting their schedule, putting in extra time, or just being on the ball.

Best Supplier – awarded to Dan Talbot of Imperial Cabinets for their ability to always come through with quality products on time and on budget.

Honorary Site Supervisor - awarded to Dan Doell for his favourite saying.... If I was the site supervisor, I would do it this way.



SCHOOL'S OUT !

The Certified Housing Professional (C.H.P.) program is offered by the Manitoba Home Builders Association and provides individuals working in the New Home Construction industry with the required knowledge and skills to succeed in the business. The course involves four modules over a period of two months. Each module consists of two full days of in-class seminars with an exam at the end of each two day session. The four modules are:

- 1.) Business Planning & Financial Management
- 2.) Marketing & Sales
- 3.) Banking & Borrowing / Land and Legal
- 4.) Design Management & Construction Management

Due to the constantly changing nature of the industry, and to encourage an on-going commitment to continuing education, the designations are granted for a one year period only. Annually, all individuals must complete eight hours of professional development to keep their designation current. This designation recognizes professionalism in the residential construction industry.

The following members of the Ventura Team completed all four modules and received their C.H.P. & Master Builder designations:

Dave Borley – Site Supervisor

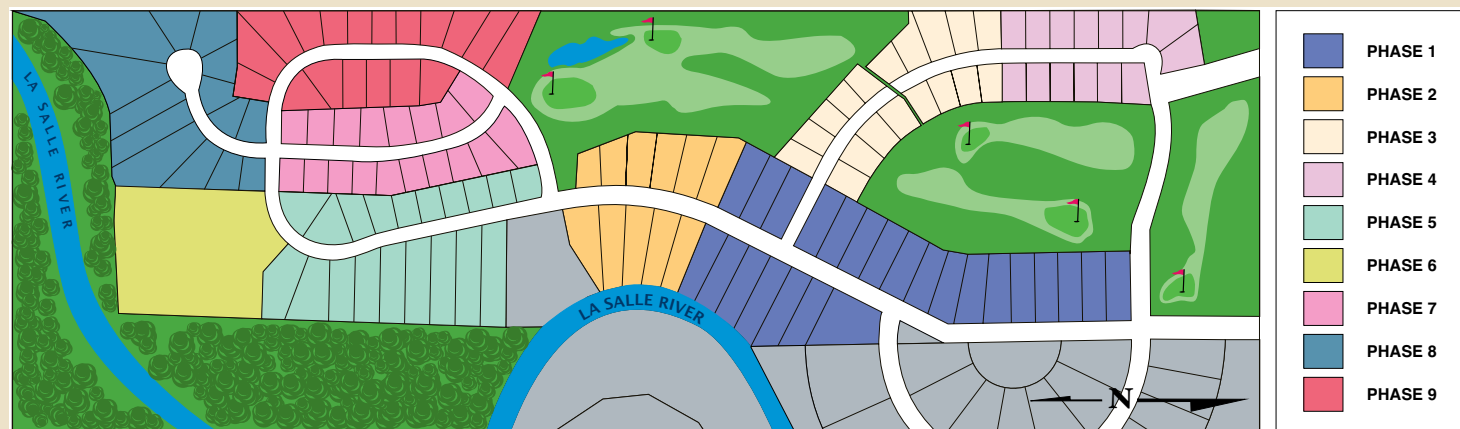
Tim Comack – Land Development Manager –
special congratulations for receiving the highest mark overall

Ken Mikoluff – Warranty Manager

Terry Patterson – Site Supervisor

These 4 gentlemen join Glenda Sobie, General Manager and Doug Volkart, Production Manager who have previously received their designation. In an effort towards continuous improvement, Ventura Custom Homes Ltd. is committed to on-going training and education for our staff.

VENTURA LAND PRESENTS KINGSWOOD SOUTH – Phases 3 & 4 Now Selling – La Salle, Manitoba



La Salle, Manitoba is a growing community only 10 minutes from the perimeter of South West Winnipeg that is known for its lower property taxes and much larger lot sizes. La Salle has been the choice for many families to get away from the hustle of city living while remaining just a short distance from all the conveniences of South West Winnipeg. Give Tim a call at 661-5205 today to select a lot that's right for you.

Ventura Custom Homes can also help you out with many plans suitable for these larger lots. Build your dream home today! Call Ron Tardiff @ 981-6850 to get started and ask him about our new "Master Series" plans.

PROTECT YOUR INVESTMENT

A regular inspection of your home, in addition to following good maintenance practices, is the best way to protect your investment. As the owner of a new home, you have maintenance responsibilities in order to maintain the integrity of your warranty coverage.

Establishing a regular maintenance schedule is a good way to manage your maintenance activities and budget.

Some spring/summer maintenance-related items include:

- Check for proper sump pump operation before the spring thaw period begins. Ensure that the discharge pipe is connected and allows water to drain away from the foundation.
- Check the condition of attic insulation. Insulation may have been disturbed by winter winds and may need to be redistributed.
- Check and replace damaged caulking and weatherstripping around mechanical and electrical services, windows, doorways, sinks, tubs and showers.
- Clean and test smoke/carbon monoxide alarms and test GFCI breakers.
- Inspect and clean eavestroughs and downspouts.
- Adjust heat registers and confirm that cold air returns are clear of any restrictions.
- Inspect teleposts and adjust if required.
- Pour water down the basement floor drain (and any other lesser used drains). As drain water evaporates, sewer odors can seep into the house.
- Lubricate door locks and hinges and replace weather-stripping as required.
- The grade around your home will continue to settle and change over time. You must ensure that the level of the ground around your home continues to slope away from the foundation. Look for settling of backfill soils and fill in any voids as required.



Please take the time to review the written materials that were provided by both Ventura Custom Homes and the National Home Warranty Program.

An additional copy of the 39-page Homeowners Maintenance Manual is available on the National Home Warranty website at www.nationalhomewarranty.com.

VENTURA IS GOING GREENER

Ventura Custom Homes continually undertakes improvement projects to ensure that the homes we build for our customers incorporate the most current technological advances. Our latest development is the introduction of thermal imaging technology, which allows our quality control program to find areas in the construction process which may need additional attention in order to optimize building performance. For the homeowner this equates into improved living space quality as well as energy efficiency of your home and the saving of our planet's natural resources.

Spring Parade of Homes

March 6 – March 21, 2010

Check out our beautiful Display Homes in the following areas

Parade Display Home Hours:
Monday to Thursday 3pm – 8pm
Saturday & Sunday Noon – 6pm
Friday By Appointment Only

| | | | |
|---------------------------------------|---|---------------------|---|
| Amber Trails | 38 Lakebourne Drive 1963 Sq. Ft. Cab-Over 3 Bedroom 2 Bathroom | “Ashley” | Call Dave Brownrigg or Dave Sangha |
| Kildonan Green | 55 Edna Perry Way 1561 Sq. Ft. Bungalow 3 Bedroom 2 Bathroom | “Newdale 09” | Call Kelly Saltel |
| South Pointe | 64 John Angus Drive 1880 Sq.Ft. Cab-Over 3 Bedroom 2 Bathroom | “Ambassador” | Call Paul Saltel |
| Prairieview Park (LaSalle) | 28 Prairieview Drive 1561 Sq. Ft. Bungalow 3 Bedroom 2 Bathroom | “Newdale 09” | Call Fred Dawes |
| Serenity Trails (Lorette) | 34 Convent Crescent 1237 Sq. Ft. Bungalow 3 Bedroom 2 Bathroom | “Wyndham” | Call Ron Tardiff |



Fred Dawes
Quest Residential
Real Estate Ltd.
Phone: 771-0763



Kelly Saltel
Quest Residential
Real Estate Ltd.
Cell: 794-7770



Paul Saltel
Quest Residential
Real Estate Ltd.
Cell: 794-5315



Evald Frederiksen
Quest Residential
Real Estate Ltd.
Cell: 291-2221



Dave Sangha
Maximum Realty
Cell: 999-9902



Dave Brownrigg
Gateway
Residential Real
Estate Ltd.
Cell: 479-4744



Ron Tardiff
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