

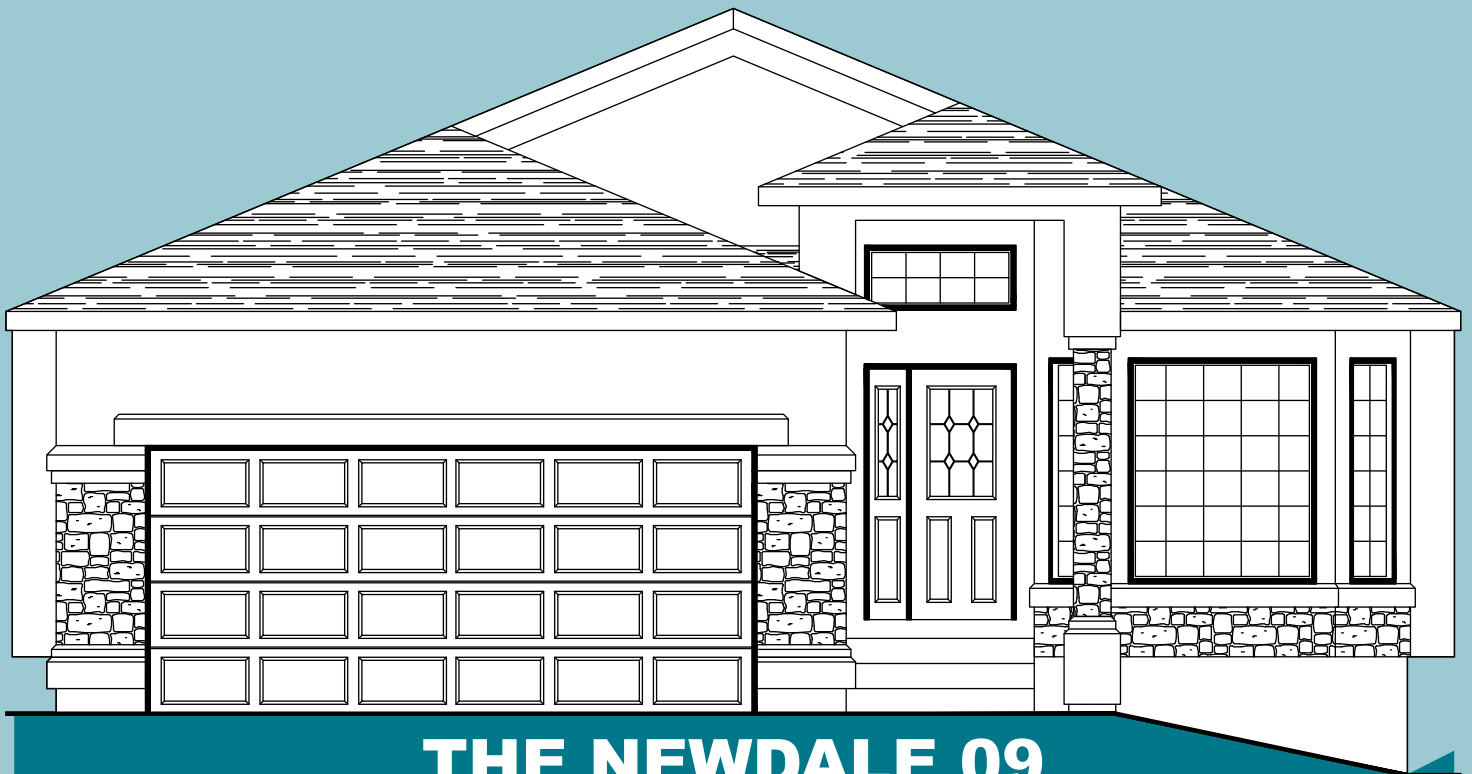
The VENTURIAN

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Spring 2009

Hot off the Press



THE NEWDALE 09

How do you improve on a great bungalow plan? You make it even better! Ventura introduces its first new plan of the year, The Newdale 09. Now at 1561 square feet, this bungalow offers a larger master bedroom, cantilever bedroom closets, and upgraded windows throughout. With the larger master bedroom, you now have the option of the upgrade to a deluxe ensuite. This home still offers a beautiful floor plan with an open concept kitchen, dinette and great room area. Visit any of our display homes for more information on this and our many other floor plans.

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TRENDS IN DECORATING

By Christiane LaFlèche



After having made the decision to build a new home, and after having chosen a house plan, comes the exciting task of making all of your colour selections. There will be many choices to make for everything from shingles and stucco colours to paint colours, countertops and flooring.

There are certain design trends that we have seen for a number of years now which continue to be very popular. Hardwood floors can be seen in nearly every room including bedrooms, living rooms, dining rooms, studies and even in kitchens. Ceramic tile is also a popular flooring choice. If you prefer, there are many choices of vinyl to choose from that can imitate this look. Another enduring trend is granite countertops. For those on a budget, there are many choices of laminate countertops available that imitate the look of real granite. Maple cabinets continue to be very popular, especially when stained a dark colour. Silver coloured metals continue to be very strong

and oil rubbed bronze is gaining in popularity. We are also seeing a strong trend towards using products that are environmentally friendly. The selection of products that meets these guidelines is increasing rapidly. From bamboo flooring to dual-flush toilets, it is becoming easier to be earth-friendly.

There are also design trends with shorter life spans. One just has to look at fashion to see what colours will be popular in 2009. Plum and gold tones, lavenders and greens as well as reds and oranges appear to be in vogue. Since colours go in and out of fashion rather quickly, they are normally used either in small amounts or in inexpensive ways. Neutrals are chosen for the house itself as well as for larger pieces of furniture and then trendy colours can be added on feature walls, in pillows, throws and decorative accessories. Neutral earth tones are still very popular, but warm greys are the next hot neutral! We are also seeing more and more wallpaper, either in bold graphic prints or in natural materials. Shag carpeting is making a comeback, either as wall to wall carpet or as an area rug.

As you can see, there is something for every taste. What's important is that you choose what you love so that your home reflects who you are.



DISPLAY HOMES FOR SALE

51 MARY ANDREE WAY KILDONAN GREEN

This 1632 square foot two-storey home features an upgrade to piled foundation and 2' larger garage. The interior features a gas fireplace and entertainment unit, upgraded hardware, and an upgrade to oak flat panel kitchen cabinets featuring crown mouldings. The second floor features two large bedrooms and a master bedroom with a walk-in closet and ensuite.



For more information on this or any of our other display homes, please contact Kelly Saltel at 794-7770 or Paul Saltel at 794-5315

93 SETTLER'S TRAIL SERENITY TRAILS - LORETTE, MB



This 3 Bedroom, 2 ½ Bathroom two storey home features a wrap around front porch on a fabulous lake lot. Interior upgrades include a marble gas fireplace and entertainment unit, an upgrade to round drywall corners and ceramic tile backsplash. The second floor features a Master Bedroom with Ensuite, and two large Bedrooms.

For more information on this or any of our display homes, please contact Ron Tardiff at 981-6850

Ventura Custom Homes Ltd. is proud to showcase many of our plan models throughout the city of Winnipeg and its surrounding areas. Visit our other display homes during the 2009 Spring Parade of Homes in the following areas: Amber Trails (132 Morava Way), Bridgwater Forest (94 Bridgeland Drive North and 11 Millbank Avenue) and Prairievew Park in LaSalle, Manitoba (41 Fourth Avenue).

For display home hours, please see the back page of this newsletter.

5TH ANNUAL LOBSTER BROIL

On October 17, 2008, Ventura Custom Homes Ltd. held it's annual Trades & Suppliers appreciation Lobster Broil at the Transcona Country Club. After a delicious lobster meal (or roast beef), our Staff, Trades and Suppliers enjoyed an evening of dancing to the hits of the 70's. As always, we would like to thank Cliff Penner, President of Ventura Custom Homes Ltd. for a fantastic evening.





SPRING SUMMER WARRANTY

- Clean and test smoke and carbon monoxide alarms.
- Test and reset ground fault circuit interrupters (GFCI) breakers.
- Change the furnace filter.
- Operate/inspect air-conditioning system.
- Adjust registers and confirm that cold air returns are clear of blockage.
- Inspect the roof for missing shingles and damaged flashings.
- Inspect the entire outside of home for condition of stucco, paint, cladding and wood trim.
- Pour water down the basement floor drain. As drain water evaporates, sewer odor can seep into the house.
- Drain sediment from the bottom of the water heater per mfg's instructions.
- Inspect grout around ceramic tiles and repair as required.
- Wash windows and screens, clean weep holes, and lubricate tracks.
- Check exterior caulking around doors and windows and renew if necessary.
- Check all caulking in the home (sinks, tubs, showers) to ensure there are no leaks.
- Check garage overhead door, tighten bolts as needed, lubricate moving parts.
- Test exterior water faucets for proper operation.
- Clean eavestroughs and ensure good drainage flow.
- Confirm that downspouts or splashblocks drain away from the house.
- Look for settling of backfill soils and fill in where needed.
- Check exterior paint and stain surfaces and refinish as needed.
- Lubricate door locks and hinges and replace weather-stripping if necessary.

For additional advice on how to maintain your home, review the written material that has been provided by *Ventura Custom Homes and the National Home Warranty Program*.

Ventura Land Company Inc. Building Communities with Vision

The Prairieview Park Subdivision in **LaSalle** continues to be a great success. We have completely sold out our 84 lots in the first 4 phases. Servicing of the final 2 phases have now been completed, 34 of the 55 large country lots have been sold with 8 of the 34 lots having housing starts. These lots are a minimum size of 70 ft x 140 feet and fully serviced with underground utilities. From the inquiries that we have been getting we expect the remaining lots will be snapped up this summer.

The parks and walking bridge over the LaSalle River are now complete. This bridge ties our Riverview Park and Prairieview Park subdivisions together and allows pedestrian travel without having to cross the river at highway #330. This wonderful addition to the LaSalle community is being enjoyed by all.

Building in the first two Phases of the Kingswood subdivision in **LaSalle** is well underway with 25 homes in different stages of completion. The first two phases are completely sold out. The next 2 phases with 32 lots have now been approved and we hope to start servicing this summer with sale of these lots to follow very shortly after.

We are pleased to report that final approval has been given to our new subdivision Mandan Trails in **Sanford**. We are hoping to start site servicing this summer and will be offering lots for sale at that time. These large country lots will be a minimum of 70 ft wide by 115 ft deep with some lots having depths of 150 feet. This subdivision, incorporating a man-made lake, will offer plenty of walkways and public green space.

We are continuing negotiations with the respective Municipalities for our proposed subdivisions in Stonewall, Dugald and Oak Bluff. We remain optimistic that, at some point in the near future, we will be able to proceed with these developments.

PUTTING A FACE TO THE NAME "THE VENTURA TEAM"



Cliff Penner
President



Glenda Sobie
General Manager
Since: 2001



Doug Volkart
Production Manager
Since: 2006



Edith Parent
Purchasing Manager
Since: 2005



Cheryl Sobie
Production Assistant
Since: 2005



Alain Schmitt
Estimator
Since: 2003



Susan Urniezius
Controller
Since: 2007



Teresa Andrews
Accounting Administrator
Since: 2006



Ken Mikoluff
Warranty Manager
Since: 2007



Kurt Nessler
Warranty Technician
Since: 2005



Mitch Pay
Warranty Technician
Since: 2005



Andrey Stolachshuk
Drafting Technician
Since: 2005



Martin Zamora
Drafting Technician
Since: 2008



Terry Patterson
Site Supervisor
Since: 2005



Chad Gibson
Site Supervisor
Since: 2006



Dave Borley
Site Supervisor
Since: 2005



Tom Scoular
Land Development Mgr.
Since: 2006



Sandi Anderson
Executive Assistant (Land)
Since: 2004

Spring Parade of Homes

March 7th – 22nd, 2009

Check out our exciting new 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	132 Morava Way 1880 Sq. Ft. Cab-Over 3 Bedroom 2 Bathroom	"Haveli"	Call Dave Sangha
Bridgwater Forest	94 Bridgeland Dr. North 1959 Sq. Ft. Two-Storey 3 Bedroom 2 ½ Bathroom	"Bridgedale"	Call Kelly or Paul Saltel
	Millbank Avenue 1974 Sq. Ft. Two-Storey 3 Bedroom 2 ½ Bathroom	"Riverdale"	Call Kelly or Paul Saltel
Kildonan Green	51 Mary Andree Way 1632 Sq. Ft. Two-Storey 3 Bedroom 2 ½ Bathroom	"Harvard"	Call Paul or Kelly Saltel
Prairieview Park (LaSalle)	41 Fourth Avenue 1396 Sq. Ft. Bi-level 3 Bedroom 2 Bathroom	"Middleton"	Call Fred Dawes
Serenity Trails (Lorette)	93 Settler's Trail 2060 Sq. Ft. Two-Storey 3 Bedroom 2 ½ Bathroom	"Hillcrest with porch"	Call Ron Tardiff



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The Kingsford
Realty Group Inc.
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