



Spring '19



**In this issue...**

- What's Trending - Exteriors
- Developer spotlight - The Towns
- Varsity Staff Bio - Gene Ripplinger
- Spring Maintenance Tips
- What's Happening in Regina
- Trade Partner - Luminesque Lighting



Presents...  
**Urban Builder**



**What's New at Varsity...**

**New spec home coming this spring...**  
The Creeks - 4437 Chuka Drive - Bungalow with walk-out basement - to be completed mid May



Trade Partner - Luminesque Lighting  
Check it out on pages 4 & 5.



Developer Spotlight - The Towns  
Check it out on page 7.



**Current show homes**

4610 Chuka Drive

1559 Maple Garden Road

3248 Green Water Drive



Subscribe at [www.varsityhomes.ca](http://www.varsityhomes.ca)



# Spring Maintenance Check List

Spring is usually a very busy time of year for most, it is tax season so some are reevaluating their finances. The snow is melting so there is more mold and dust in the air than usual, making it allergy season as well. We are starting to think of summer vacation and what time off work might look like for the upcoming months. Oh yeah, and the infamous big spring clean! While in this midst of all this spring commotion it would only make sense to touch on a bit of general home maintenance in regard to the changing of seasons. Here is a list of things often overlooked because of our busy schedules but should be considered to be just as important as everything else we have on the go.

**Mechanical Devices** - Generally speaking we can expect our devices to work a bit harder during the colder months to try and keep air quality high and temperature levels comfortable. Usually a good time to replace the furnace filter, this time of year there is a lot more in the air with everything drying up outside. Dependent on the type of filter in the furnace but more often than not we should be replacing every 3 months. The HRV (Heat Recovery Ventilator) is often missed or left longer than the filter in our furnace. This has a fresh air intake which should be made clear of any snow, leaves or debris that may have accumulated against the screen this will be a vent on the exterior of your house. Your HRV should be checked often (recommended once a month), the filters should be vacuumed, and the exchange core should be washed with soap and warm water and the duct ends should be wiped down of any dust/build up. The owner's manual will have all the information needed to keep the devices running to not only their full potential but full life as well. This is a good time to test all your smoke and CO2 detectors. Humidifiers should be cleaned and water heaters should be checked for leakage. Water heater anode rods should be changed at minimum once every five years. Although it doesn't hurt to change ahead of time and doing so will prolong the life of your water heater. It is crucial if there is a sump pump installed in your home to make sure it is operational, once the weather warms above freezing the discharge hose should be reattached. It is also recommended to put a splash pad beneath the discharge pipe so that when the discharge hose is detached the water is being dispersed away from the foundation of your home.

**Exterior** - With snow starting to melt we can start to see if the cold winter has done any damage to our homes. Living in Saskatchewan we can expect the outdoor elements to be a bit harder on our home and property, this can make general wear to be a bit more prevalent than in other climates. With such extreme temperature differentials and the type of soil we have it is expected to notice a bit of shifting and movement in between seasons.

- o When safe to do so the eaves should be checked and cleared of any leaves that may have collected there in the fall. Make sure to check all down spouts where they attach to the underside of the eaves trough and the opposite end where they expel for blockages. Check seams and corners for leaks, over time the caulking might deteriorate or loosen and have to be reapplied.

- o Check shingles for damaged, curled or even missing tabs. If there are any exposed nail heads they should be covered with roofing tar. Check around all vents and stacks to make sure there is no damage around the roof penetrations. It would also be a good idea to take a look inside the attic and make sure there is no visible moisture on the trusses. If there is, it is easier to centralize the problem area and investigate it from the outside and see what may be causing the leakage.

- o Weather stripping around windows and doors should be checked as well to make sure there is still a complete seal. Outside water lines can be turned back on once overnight temperatures are above freezing. Vinyl siding should be washed down to rid of any dirt which can create mold. Check caulking and weather stripping around any penetrations in the wall to ensure there is no gaps where water, insects and dirt can enter.

- o Grades should maintain a decent slope away from the foundation of the house to ensure the sump pump isn't being over worked. If no sump pump it is even more important so that ground shifting and movement is minimized. Sidewalks and driveways should be checked for frost damage.

These are all important things that should be checked so that we are protecting which to most is the largest investment we will ever make. Regular maintenance is crucial to really protect the longevity of our homes. It is very easy for unnecessary bills to start piling up when there are simple things we can do to make sure the components of our home are working as they are intended too. Catching one of these potential issues before they become an actual problem can save a lot of money in the long run.



# What's Happening In Regina

## Casino Regina Show Lounge

There are a wide variety of shows happening at the Casino Regina Show Lounge in the upcoming months, just to name a few ;

- o Streetheart (Concert) – March 9th
- o Gerry Dee (Stand-up Comedian) – March 28th
- o The Tea Party (Concert) – April 25th
- o JazzFest Regina (Concert) – May 3rd
- o Sask. Firefighters Calendar Selection Night (Fundraiser) – May 9th

For a full list of shows and ticket info. visit [casinoregina.com/entertainment](http://casinoregina.com/entertainment)

## Evrz Place Eventplex

Evrz Place is always one of Regina's busiest venues and this spring is no exception a few events it will be featuring are ;

- o Lynyrd Skynyrd Farewell Tour (Concert) March 9th
- o What Women Want 2019 (Trade show) March 15th – 16th
- o RRHBA Spring Home Show (Trade show) March 28th – 31st
- o Our Best To You (Craft Show/Sale) April 26th – 28th

For more information visit [evrazplace.com/events](http://evrazplace.com/events)

# Condo Living in North Regina - Hawkstone Village

## Hawkstone Village Town Houses

Starting at **\$245,000.00!**

Move in ready units available in Building A!  
Customizable units available in Building B!

Optional upgrades include:

- Laminate on main floor
- Tile - Main bath & entry
- Tile - 2nd floor bath
- Air Conditioning
- Granite Countertops - Kitchen with undermount sink
- Granite countertops - bathrooms with drop in sink
- 2nd electricified surface parking stall



MAIN FLOOR PLAN



SECOND FLOOR PLAN

Hawkstone  
Village

### FEATURES

- 1023 SQ. FT.
- Two Bedrooms
- 1 1/2 Baths
- Open Concept
- Large Island in Kitchen
- Private Patio

**W2 REALTY TEAM**  
HELPING YOU MAKE  
**THE RIGHT MOVE**

**realty one**

JEN WELYKHOLWA // 306-527-2473  
KARIN WEES // 306-591-5951

[W2REALTYTEAM.COM](http://W2REALTYTEAM.COM)



### Town House features:

- Maple Shaker Cabinets(Choose between 3 stain colors)
- Appliance Package
- Large Walk-In Closet
- Maintenance Free Decking
- Lighting Package(Choose between 2 lighting packages)

[www.varsityhomes.ca](http://www.varsityhomes.ca)





Welcome to Luminesque Lighting Ltd., a local family operated lighting and electrical supply business. Kelly Uhersky, an electrician by trade, started Luminesque Lighting in 1986, making this our 33rd year in business. We have been providing quality lighting for new homes, renovations and commercial projects in the Regina and Southern Saskatchewan regions since our doors first opened for business.

The 3500+ square foot showroom contains well over a 1000 light fixtures on display, which range in style from traditional, mid-century modern and contemporary to modern, rustic, industrial and many more. You'll be sure to find something to suit any style! If you can't find the exact fixture you have envisioned for your project, we can source thousands of fixtures from over 60 suppliers to help you find that perfect fixture. In addition to decorative fixtures, we also carry recessed lighting, floor and table lamps and shades, mirrors, plugs and switches, and even fireplaces!

With design trends and new technologies changing at a rapid rate, we strive to be an industry leader in educating our clients in all new styles and products. We have highly knowledgeable and well trained staff with a combined 85+ years of experience in the lighting industry. So you can be sure you'll be greeted with a smile when entering our showroom and have someone available to answer all your questions.

Our customers can expect a unique experience where they can feel comfortable and confident in our store. We work with each customer from the beginning of rough-in stages of their new build or renovation until well after the lighting has been installed. We will spend whatever amount of time is needed to help ensure the lighting selections are the best match for the space, light levels required, and budget.

We work diligently with our clients to ensure they receive the best pricing possible, while also providing high end customer service. We strive to make sure our pricing is competitive with both box store and online vendors to ensure the best value reaches our clients.





We also service electricians in and around the Regina area and provide them with great quality products and services at competitive prices. We handle a wide array of electrical devices, both metal and PVC. We also offer a variety of LED integrated commercial fixtures for new construction, or retrofit projects.

Luminesque Lighting is also a proud SaskPower Efficiency Partner, so we have access to financial rebate programs for both commercial and residential customers and are up-to-date on new technology and programs available through SaskPower.

Stop by the showroom today at 409 McDonald Street. We'd love to see you and answer all your lighting questions!





# What's Trending

## Exterior Finishes

You don't have to look very far in new residential neighborhoods to see that the latest craze as far as exterior finishes is largely surrounding wood-like accents. Whether it be wrapping "blonde oak" around a front entrance or using "Dark Bamboo" above the garage door as the focal point for the front façade, the options with the new products out there are virtually endless. Many designers use these materials to accent certain aspects of the house by placing a strip in an obscure place to really give the home a modern look. The products are typically aluminum based with a woodesque appearance in terms of texture and color. In most instances the panels have a grain consistency accompanied by a specific color of wood species.

Not only is this product popular for its large variety of color and ability to diversify the appearance of your homes' exterior, but it has numerous advantages in regard to installation, environmental and maintenance. Applied in a similar fashion to vinyl siding there is a preparation stage, panel hanging stage, and finally installing the borders. The aluminum panels are firm and allow for very little expansion and contraction. The lengths are available in a few standard sizes but also can be manufactured to custom sizes. When installed properly these boards are resistant to adverse weather conditions, combustibility, insects, ultra-violet rays and impact or scratches. The boards are 100% recyclable so rest assured they are the smart environmentally conscious decision. A huge asset to this product would be that it is maintenance free, have the real wood look without the hassle. No more having to get up on a ladder 20 feet in the air or trying to get in every nook to apply stain or sealant every 4 years, a quick rinse with the garden hose and your siding will look as good as new.





## Staff Bio - Eugene Ripplinger



Gene Ripplinger has been a part of our Varsity Team since fall of 2014 and brings with him forty plus years of experience in the construction industry. He is a Service Technician working with the trades to ensure that the construction process is of the highest quality. He takes great pride in turning over new homes to happy homeowners.



When Gene is not working, he enjoys time with his wife Christine and his 7 grandchildren ranging from 3 months to 12 years old. Gene has professional cooking training and enjoys cooking elaborate meals for friends and family.

## Developer Spotlight - The Towns

The Towns is Regina's premier southeast neighborhood, located just north of the Greens on Gardiner along Woodland Grove Dr. Whether you are a first time home buyer looking to start a family or an empty nester wanting to downsize The Towns is a community that has something for everyone. Narrower lots make for an affordable yet practical living space. Offering everything from front attached garages to lane way homes to multi-family, The Towns is a community anyone can be proud to call home.

There are areas set out for parks and future businesses to accommodate a growing community and provide convenience. Acre 21 is an already established business park with grocery, restaurants and a gas station only a 15 minute walk away. The amenities in this community put everything you would need within walking distance and provide piece of mind to anyone not wanting to travel too far to satisfy their daily needs.

The streets are very spacious and provide an abundance of roadside parking on either side and most certainly provide enough room for both driving lanes to be accessible at any time. There are two elementary schools located within a 5 minute walk. Green walking paths linking the neighboring communities and even a couple nearby beautiful man-made lakes. This community should definitely be top of mind if considering a new build. For more information on available lots or to view the marketing plan please visit [thetowns.ca](http://thetowns.ca).





# Your Varsity Neighbours

## Jaspreet - The Creeks

Varsity Homes are marvellous builders. Their jobs are up to the perfections that we are looking for in our houses. Ms. Bonnie is so humble and nice. I pay my warm regards and many many thanks to her for all of her support and guidance from time to time.

Thanks to Mr. Ben who was with us during the official walk through. I appreciate his work. What to say more, I have no words. Varsity guys are amazing. They made my dream home come true.

No one can beat Varsity! Cheers to Varsity! You are wonderful people! Specially, you are so humble and polite. Me and my family wish you success and happiness in life!



## Tim & Lisa - The Creeks

Lisa and I built our home with Varsity Homes and our experience was outstanding – from our initial discussions until we took possession. The people at Varsity helped turn our ideas into a unique beautiful home that fits the needs of our family perfectly.

Beyond the design process, the quality of the home construction was excellent and the Varsity team delivered everything on time. Without question, we would recommend Varsity to anyone looking to build their dream home.



## Kevin - The Creeks

I came to Varsity with a very specific idea in mind, ultra modern both inside and out with large vaulted ceilings. Working closely with the designer, together we achieved exactly that and my home turned out to be exactly what I had wanted. Throughout the build I enjoyed getting regular updates and photos to keep informed about the progress and the team was always available to meet with me on site. The suppliers and trades worked hard to source the perfect finishes and did a great job installing them. I highly recommend Varsity Homes.



**Bonnie Whitten**  
Cell: 306.529.2035  
Showhome:  
4610 Chuka Drive



**Michele Long**  
Cell: 306.529.0180  
Showhome:  
1559 Maple Garden Road