

# J&A on the **LEVEL**



2388 State Road 35  
**P.O. Box 73**  
Osceola, WI 54020  
715-755-4856  
715-755-3262 Fax

[www.jandacustomhomes.com](http://www.jandacustomhomes.com)  
[info@jandacustomhomes.com](mailto:info@jandacustomhomes.com)

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## *Announcements*

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- Please note that we have a new mailing address, please make this change in your records: *2388 State Road 35, P.O. Box 73 Osceola, WI 54020*
- **J & A Custom Homes will have rental property available August 2007. See below for more details**

**Be sure to check back for updated information.**

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## *Notes from Jesse*

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I hope this letter finds everyone in good spirits! I want to let you know about a few NEW and exciting things happening at J & A Custom Homes, Inc. No matter where you are at in the home buying process this will be of interest to you.

As you may or may not know there is no better time to build. Most building materials are at the lowest price they've been at in 4 or 5 years and construction labor costs are holding steady. Interest rates for conventional financing are also near 30 year lows. With the great area we live in and a growing economy, why not build now? Call for current promotion details.

With that being said here is the exciting news!

We now have an interior designer on staff to assist you in your planning and decorating needs. Erin is available for all your design needs, please contact our office for additional information.

If you currently are not in the market to build or remodel, we are offering a referral program for the 2007 calendar year. If you refer someone to J&A Custom Homes, you'll receive His & Her gift certificates to the retailer of your choice equaling \$500 total.

I would like to take a brief moment to thank all of our past customers for making us successful and letting us fulfill your dreams of building. We couldn't have gotten here with out you. We are now in our 6<sup>th</sup> year of providing quality homes to the people of the St. Croix Valley. Thank you again! Please feel free to stop by or give us any type of feedback, as always it will be used to make J & A Custom Homes a better place.

Best of Luck!

Jesse Smith

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## ***Lots & More***

- ☞ Timber Ridge  
235<sup>th</sup> Street, Dresser, WI 54009
  - Lot 11: \$28,900  
1.01 Acre

- ☞ Silver Ridge  
Garfield Street, Dresser, WI 54009
  - Lot 27: \$29,900  
93 x 157 x 50 x 173

- ☞ Farmington Hills  
241<sup>st</sup> Street, Osceola, WI 54020
  - Lot 1: \$44,900  
2.01 Acres
  - Lot 4: \$49,900  
2.16 Acres



- ☞ 2007 Model Home  
\$244,9000  
286 241<sup>st</sup> Street, Osceola, WI 54020
  - 1233 finished sq. ft.
  - Lot 3 Farmington Hills – 2.03 acres

***Call for a brochure!***

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## ***Rental Information***

J&A is proud to announce that we will have rental property available in August 2007.

We are in the process of building a 4-plex in the Village of Osceola. Each unit has 2 bedrooms and 1 bath.

If you would like more information, please feel free to give us a call @ 715-755-4856 or send an email to [info@jandacustomhomes.com](mailto:info@jandacustomhomes.com)

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## ***2007 Referral Program***

*Receive His & Her Gift Certificates  
For referring someone to J&A Custom Homes  
When they build their new home*

Here is what you do: call us with their name and address and we'll send out our information packet; when they sign a construction agreement to build with J & A Custom Homes, we will send you your gift. The other option is to have them contact us, but you still need to let us know you referred them to claim your gift. Pretty simple!

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## *Current Building Promotions*

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Call for details!!



### *Design Time*

#### **DESIGNS BY ERIN**

Erin Fritsche  
2253 60<sup>TH</sup> Avenue  
Osceola, WI 54020  
715-497-0222

#### **De-clutter and Get Organized: Home Office/Hobby Room**

1. Have bags and boxes ready for sorting and for throwing stuff away. Sort everything into the following categories: keep, junk, charity, sort (keepers, but you don't know where to put them yet), and an "emotional withdrawal" pile (items you probably could get rid of, but can't part with yet. For paperwork and mail, have a supply of file folders and a marker ready.
2. Study the space to better utilize how you use the space. Do you spread out when working on paper or projects? Do you pace while on the phone?
3. Rearrange the furniture first if you need to, to better utilize the space. If not, start sorting through your desktop and then the drawers.
4. Don't Slow Down! Force yourself to keep moving – no reading permitted once you've identified an item. Instead, put it in a "to read" folder.
5. Group like things together. This includes medical records, credit card statements, or things devoted to one project. Every paper you keep should go in a folder, but don't worry about filing it away now. Be sure to label every folder.
6. Toss the trash. Toss out those dry marker and pens, old computer and equipment manuals and craft supplies you haven't touched in years.
7. Pare down. Keep just two or three pencils and pens in the desk, and put the rest in your supplies drawer. Use one calendar, one address-keeping system and one day planner.
8. Less is more. A clutter-free environment is a better work environment. If you don't have drawer space for small supplies like sticky notes and paper clips, keep them in a covered box or basket.
9. File the new pile. Put away the file folders you just made. Resolve to put away anything you've taken out as soon as you are done with your work session.
10. Conquer the mail. Open it over a wastebasket, shredder, or recycle bin. Keep magazines in family areas, not your office space. Cut down on unsolicited mail by paying \$1 and filling out the online form of the Mail Preference Service, Direct Marketing Association ([www.dmaconsumers.org](http://www.dmaconsumers.org)).

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