



TRINITY

TRUMPET

Quality Home News from TRINITY HOMES

FROM OUR TRINITY HOME TO YOURS



The Woods of Tiber Branch II

The Woods of Tiber Branch II is our newest community in Ellicott City, Maryland. Ellicott City was named by Money Magazine as one of the top five most desirable places to live in America. Historic Ellicott City is a great place to raise a family, or settle down for retirement. The Woods of Tiber Branch II is a single family homes community featuring 54 quarter-acre home sites bordered by woods and the tranquil Tiber Branch of the Patapsco River. Located in the desirable Centennial High School district, with shopping, dining, and historical centers less than a few miles away, this is the community to call home! Trinity Homes can custom build the home of your dreams in a fabulous location.

The Woods of Tiber Branch II now has the roads paved and is open to view by the public. Please join us for our **Grand Opening and site tour on October 11, 2008 at The Woods of Tiber Branch II from 12pm to 5pm.** We will have food, fun and special incentives that will only last for the first few sales. The incentive package includes ½ price options up to \$50,000.00; \$20,000 towards closing costs; and all of your construction interest paid! Wouldn't this incentive package make your new home building experience more enjoyable? This unbelievable special incentive won't last long, so please visit us on October 11 at The Woods of Tiber Branch II, or call the sales center for details. 410-750-2369



MICHAEL'S Message



While many are concerned about the economy, at Trinity Homes we are very excited to be launching a development of perfect sites, each one a wise investment, particularly in today's market. Strategically, for Trinity Homes and our buyers, the timing of these properties could not be better. As the market improves, the value of each of these homes will rise.

The Woods at Tiber Branch II is adjacent to 70 acres of park land. A phenomenal location just minutes from Ellicott City, cultural centers, Columbia Mall, and Routes 29, 100 and 70, the homes sit among the trees with a bridge crossing the Tiber Branch River. Convenient and serene, families also enjoy the benefit of the Tiber Branch II location, positioned within Howard County's award winning school system.

The Tiber Branch II homes are priced competitively to sell, include many standard features and the ability for the customer to customize their home plan, and are Energy Star Certified which can greatly reduce energy costs. All of us at Trinity Homes are very proud of this new community and look forward to showing you the beautiful, accessible location and the many amenities of our gorgeous homes.

Michael Pfau
President, Trinity Homes

Customer Service Corner

Summer is almost over, fall is around the corner, the time change will take place in November, and we will all lose an hour of sleep. Fall is a good time to check those smoke detector batteries to make sure they are operating properly.

You will notice that the leaves are starting to change, and so is the weather; it is getting cooler. When the trees around your property start dropping leaves this can cause problems. Leaves clogging down-spouts and gutters can cause water to eventually back up and overflow into the roof area which could cause leakage and damage to your home. Keep your areaways and window wells free of leaves and other debris to allow drains to work properly and keep water away from your home. Leaves and other debris on your lawn can kill the grass, so the earlier you rake and clean up your yard the healthier your lawn will be. October is also a good time to do some over seeding and fertilizing.

Those of you who have wood burning fireplaces should have your chimney inspected by a professional chimney sweep every two years for safety, and fall is the perfect time to do this.

It will be getting chilly out and many of us will be turning on the heat soon, so now is a good time to check your HVAC system. When temperatures get below 65 degrees turn on the heat to make sure there are no problems with any equipment. Even if everything works OK you should still have a professional HVAC service company inspect and clean your equipment every spring and fall. Changing your HVAC filter every other month will help prolong the life of your unit and promote a healthier, clean air environment. Consider installing a whole house humidifier to your HVAC system for comfort and your health. Moist air holds more heat than dry air; also dry air can cause nose, throat and skin discomfort.

Just before it begins to freeze outside it would be a good idea to shut off and drain exterior hose bibs. Your shut off valve for these should be located in the basement in close proximity to where the hose bib exits the basement wall. This is also a good time to check your sump pump for proper operation. Please have a safe colorful fall season and a warm dry winter.

John Yingling
Service Manager, 410-992-9115

The Preserve at Waverly Glen,
Sales Center and Model Home

410-750-2369
www.trinityhomes.com



Sales and Stuff

Greetings from the Trinity Homes Sales Team! The Summer has been sizzling with the release of two new communities, The Woods of Tiber Branch II in Ellicott City, and The Estates at Walnut Grove in Clarksville. We are excited to announce 2 new team members to our staff. Our Custom Homes Division is now headed by Barbara Evans, Sales Manager at Walnut Grove. Rob Bowersox is a new addition to the sales team at The Preserve at Waverly Glen. Together, these two new additions to the Trinity Homes family boast over 15 years of new home sales experience.

Our new luxury estate homes community, Walnut Grove, has recently opened for sales. This exclusive community in Howard County, Maryland is located in one of the most affluent and technologically advanced regions in the nation. Walnut Grove is over 100 acres total, and features 88 one-acre home sites set among beautiful rolling hills. The Estates at Walnut Grove is a short distance from fantastic Blue Ribbon schools, shopping, and exceptional dining. This is the perfect location for Trinity Homes to build you the luxury custom home of your dreams in an exclusive community.



... a much better alternative to an existing home. Why buy a used home when Trinity Homes has new homes, with all new systems, appliances and a warranty!

Do you know someone moving to the area in need of immediate housing? Trinity Homes has homes 100% complete for anyone who needs a home immediately, as well as homes under construction for winter and spring deliveries. These homes offer a tremendous value. With luxury included features and prime locations, they are a much better alternative to an existing home. Why buy a used home when Trinity Homes has new homes, with all new systems, appliances and a warranty! Our inventory of immediate delivery homes is available on the internet at www.TrinityHomes.com; click "Quick Delivery" on the left side of the page. Please don't forget about Trinity's \$5,000 home owner referral fee!

Chris, Barbara, Rob & Sarah
Your Trinity Home Sales Team,
410-750-2369
www.trinityhomes.com

Home Design

Trinity Homes has teamed with California Closets to bring you a special offer.

California Closets has built a world class brand and their name is now synonymous with the art of organization as they celebrate their 30th year as the market leader.

Sara Scarfo is a 2007 Worldwide California Closets Designer of the Year and can bring her skills, knowledge and custom service to you for your closets, garage, home office, family room, media room, kitchen and more. Ask her about new Lago Italian finishes.

According to Smart Money Magazine you can expect a 50% return on your investment for extra closet space with closet systems (July 17, 2008).

California Closets would like to extend to you this special offer. Through December 31, 2008 with a minimum purchase of \$500, you will receive \$50 worth of free California Closets accessories.

Please call Sara for a free consultation at 443-690-9073 and mention this newsletter offer. To check out the complete line, visit them online at californiaclosets.com

Sally Hodge, VP of Operations
Lissa Stolle, Design Consultant
Sherry Mewshaw, Selections Coordinator

Mortgage Minutes

Sandy Spring Mortgage has made dreams of home ownership a reality for 140 years. We offer competitive rates, fast approvals, and outstanding service. If you need construction-permanent financing, Sandy Spring Mortgage can help you. A few advantages of our construction permanent financing include:

- 100% financing
- Flexibility to sell your existing home while your new home is being built
- Transfer tax paid on lot value only
- Wide variety of permanent loan options
- A potential tax deduction*

** Consult your tax advisor for potential savings.*

Our approach to mortgage lending will make your home buying experience smooth and pleasant. Contact Kyle Becraft and his team today!



Kyle Becraft
Vice President
Mortgage Banker

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