

ON THE LEVEL



**POHLIG**  
BUILDERS

Autumn • 2009

## New homeowners enjoy life in full swing at Athertyn!

Vibrant fall foliage creates a spectacular scenic backdrop to Athertyn, where new homeowners are happily admiring the autumn leaves – not raking them! With the first deliveries completed right on schedule, residents are savoring their first taste of freedom from yard work and home maintenance in this award-winning community in the heart of the Main Line.

A private residents' clubhouse is central to Athertyn's design, with a fitness center, executive style library and conference room, game room, club room with bar and billiards, and great room providing abundant options for socialization and recreation. Outside, residents enjoy a tennis court, putting green, pool with spa, formal gardens, and community flower and vegetable gardens, as well as access to five miles of nature trails surrounded by more than 120 acres of preserved open space and 45 acres of township environmental and recreational areas.

"We developed Athertyn in response to a demand for simplified, maintenance-free living on the Main Line, and our continued sales success reflects our buyers' excitement about the community," said Todd Pohlig. "Many of our new homeowners find themselves relieved of the burden of home maintenance for the first time in a very long time, and Athertyn gives them every opportunity to enjoy their newfound freedom."

Situated in the 209-acre Haverford Reserve, Athertyn features environmentally friendly design in an extraordinary parkside location, where natural stormwater management systems and sensitive land development practices preserve the surrounding habitat. The upscale condominium residences feature traditional Main Line architecture with steel and concrete construction, including natural brick, limestone, and stucco exteriors. Inside, comfortably proportioned floor plans and abundant natural light contribute to energy conservation, while Energy Star appliances, Low-E glass windows, and high-efficiency heating and cooling systems further boost the homes' efficiency rating while helping to reduce utility bills.

"Our customers are well informed about preservation and environmental issues," said Don Pohlig, a principal of the Pohlig organization. "Athertyn appeals to buyers in part because it's built with green principles in mind by a builder that shares their commitment to sustainable, earth-friendly practices."

Athertyn at Haverford Reserve is located on Parkview Drive, near the intersection of College Avenue and Darby Road in Haverford, PA, less than two miles from the Haverford train station. Two fully decorated model homes are on display at the Athertyn Sales & Design Center, open daily from 11 a.m. - 5 p.m. or by appointment at 5109 Parkview Drive. For more information, call 610-525-5110 or visit [www.athertyn.com](http://www.athertyn.com).



*Pohlig team welcomes first residents to their stunning new homes at the Main Line's premier 55+ lifestyle community.*

HAVERFORD

Athertyn

RESERVE

## The Pohlig touch makes every home and every room a special destination – regardless of size or location...

As tastes and lifestyles change, Pohlig Builders has adapted to satisfy the needs and dreams of each client. From sprawling estates to stunning additions, the Company's careful craftsmanship, imaginative planning and reliable performance continue to create unique living spaces that transcend the ordinary, express each family's personality, and enhance daily living.

Some of Pohlig's recent projects have included beautiful kitchen renovations, modestly-sized custom homes, and amazing outdoor entertainment spaces – complete with pools, fireplaces, and fully-equipped kitchens. For many families, the backyard has become a resort destination, with features and materials that are just as stylish and creative as the homes they serve – and climate controls to make the space usable throughout most of the year.

When you're ready to transform your home - or build a new one - let us show you how the Pohlig touch can bring your vision to life and create beautiful spaces for the most important moments of your life.





*Find your dream home in one of our outstanding communities:*

### FENIMORE

*Custom Homes in the heart of Gladwynne, priced from \$2.3 million. Named Community of the Year by The Homebuilders Association of Bucks & Montgomery Counties*

### WINFIELD

*An enclave of 8 spacious homesites that combine quiet, elegant living with a convenient Devon location, exquisite home designs, timeless architecture, and modern amenities. From \$2.7 million.*

### BOXWOOD

*An established Radnor neighborhood with new, majestic homes on quiet, tree-lined streets. Priced from \$2.5 million.*

### A Note from the Trala Home...

**Well, it's not really just the Trala home, it's all of ours. We wouldn't have this beautiful roof over our heads if it were not for the hard work and care of everyone involved - especially Sarge and Brian.**

**Tom, Gianna, and I could never express how thankful we are to our Pohlig team in just words which is why we decided to make this photo book of our journey together. We enjoyed every minute of watching our land be transformed and our dream home built. But most of all we enjoyed working with Sarge and Brian. We consider you both a part of our extended family and are thankful our paths crossed.**

**Thank you for your hard work, your kindness, your friendship...and thank you for our home. We will be forever grateful.**

**Love,  
Melissa, Tom and your buddy Gianna  
...and baby Lucas too**



**Contact Jean Bell for details on any of these homes: 610-647-3700**

### POHLIG TEAM HIGHLIGHT



**Scott Schaeffer**  
Superintendent

With more than 30 years experience in construction, Scott brings an eye for detail and an appreciation for fine craftsmanship to every home project

he oversees. Before joining Pohlig Builders in 2003, Scott spent 14 years creating custom granite and marble countertops and surrounds for high-end homes, including many Pohlig projects. When he's not on the jobsite, Scott enjoys playing ice hockey, road biking, and any opportunity to travel and relax on the beach.



**ON THE LEVEL**

# POHLIG BUILDERS

274 LANCASTER AVE.  
MALVERN, PA 19355

610-647-4700  
pohligbuilders.com

## A Great Way to Clean Out Your Closet!



Help us help! Bring your new or gently-used women's business attire to the Athertyn Sales & Design Center, 5109 Parkview Drive, Haverford (if using GPS: 3500 Darby Road). Give a deserving woman the chance to make a good impression as she searches for a job.

Every second Tuesday of each month from 5-7pm, our volunteers will be accepting:

- Complete business suits (pants or skirt)
- Easy to match Separates (pants, skirts, blazers, blouses/tops)
- Accessories (shoes, scarves, bags, jewelry)
- Black, tan, khaki pants or skirts
- Polo shirts (all colors)
- Scrubs (without logos)
- New/Unused pantyhose and toiletries



For more details, call the Athertyn Sales & Design Center at 610-525-5110 or visit: [www.careerwardrobe.org](http://www.careerwardrobe.org)

## Athertyn Wins Two National Awards in the Best of 50+ Housing Competition



The National Association of Homebuilders presented Pohlig with awards for Best Active Adult Community and Best Clubhouse. Pictured here are the Clubhouse, the pool courtyard and the first residence building.



## The Pohlig Team Helps make Habitat for Humanity's Building Blitz a huge success

The Home Builders Association of Chester and Delaware Counties (HBA) recently sponsored the Habitat for Humanity's Building Blitz, during which two twin homes were built by volunteers and members of the HBA. As usual, the Pohlig team took part.



Top - Todd Pohlig with Eagles' Cornerback Sheldon Brown, who participated in the 2009 Blitz Build. Middle: Todd Pohlig takes a break with fellow Pohlig team members, Dave Malec and John Lyon. Bottom: The new homes under construction.