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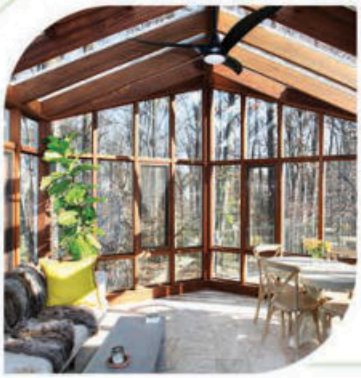
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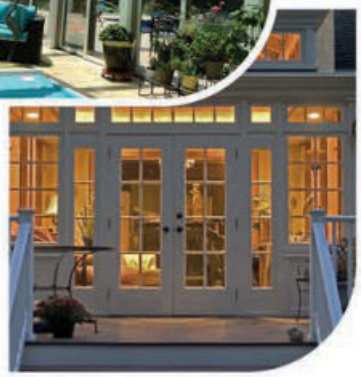
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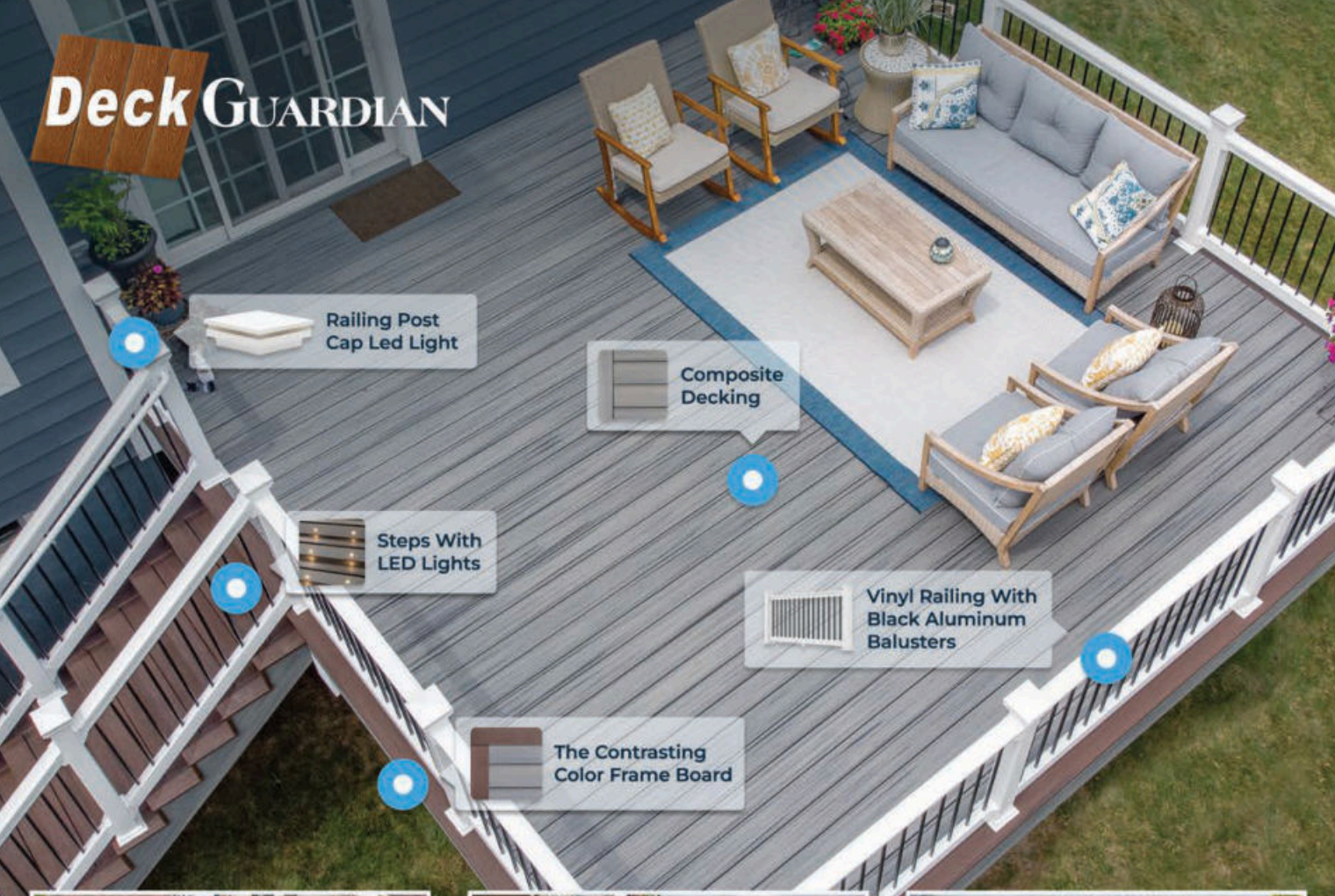
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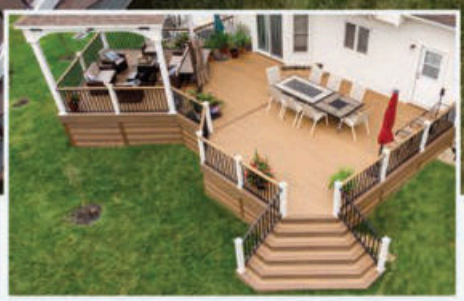
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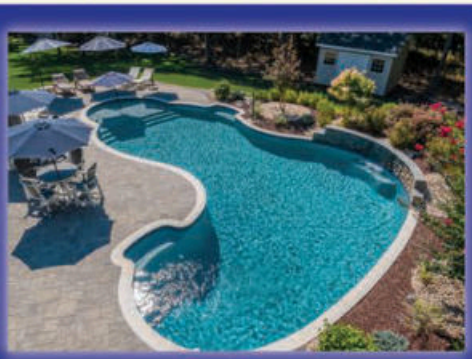
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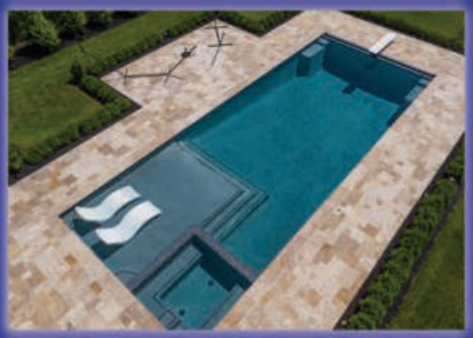
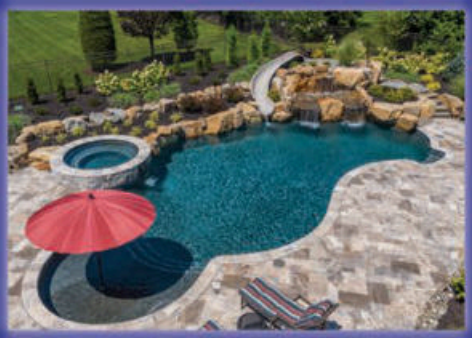
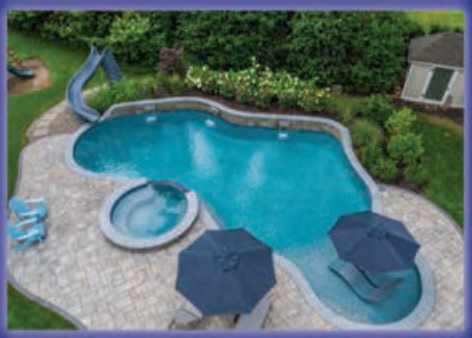
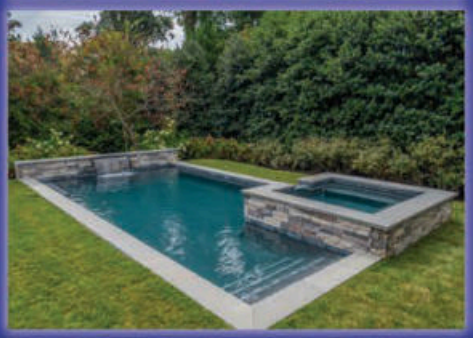
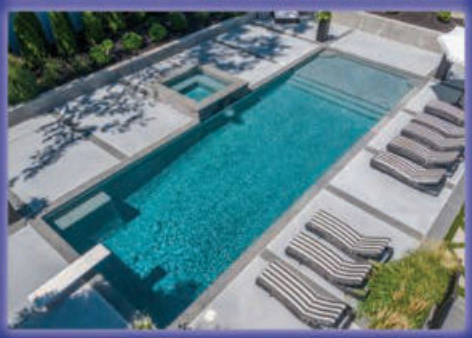
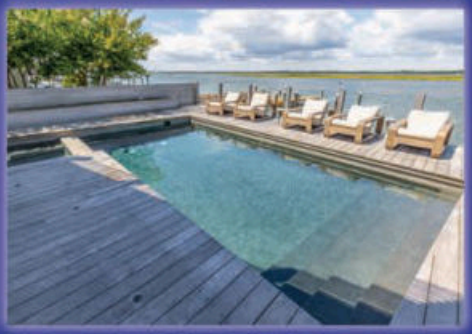




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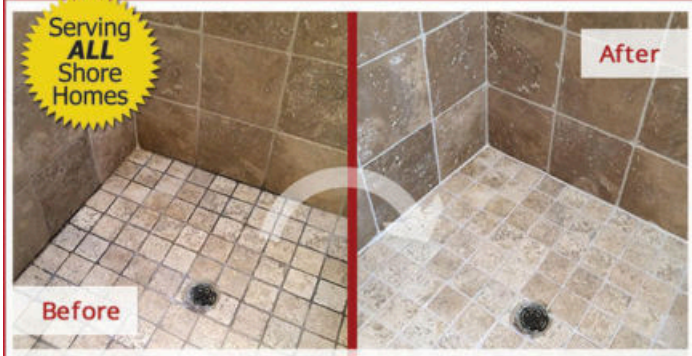
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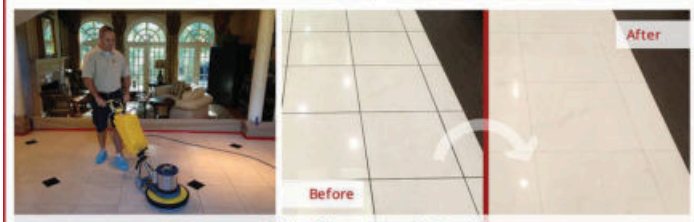
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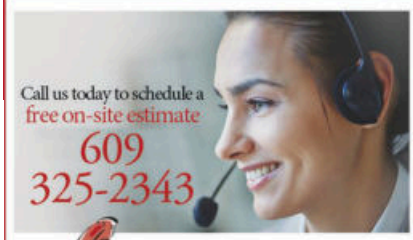
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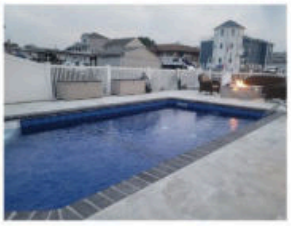




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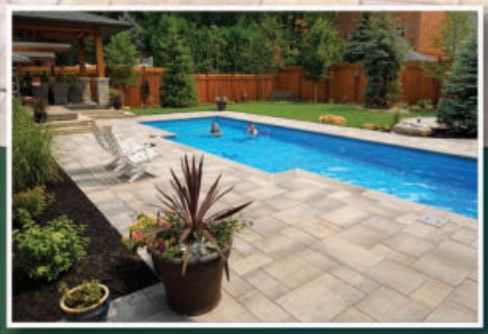
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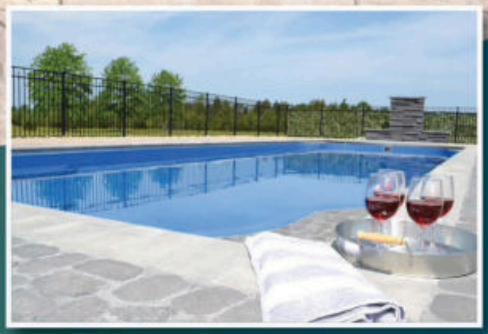
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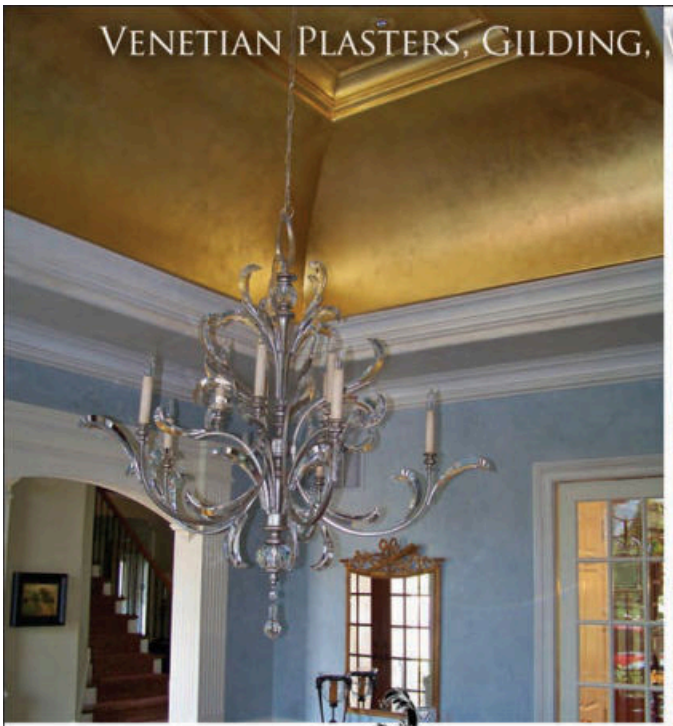
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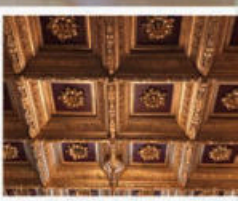


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ENJOYING THE SEASON

Embrace all the alluring colors and delightful cool nights the fall season has to offer by maximizing your outdoor space.

BY CHELSEA VALCOURT

As sunny summer days give way to mild autumn nights and trips to the beach transform into time spent around the bonfire, many will start making memories closer to home. The cooler fall evenings lend themselves perfectly to late nights in the backyard enjoying all the season has to offer.

A popular backyard decor choice is to install a fire pit, as it is both functional and classy. Beyond its ability to fight off the late night chill, it can also be a fun way to prepare dinner and desserts. Meanwhile, a well-designed fire pit area can bring a sense of comfort and relaxation to your outdoor space.

"There are several ways [to construct your fire pit area]," says George's & Sons Construction Inc.'s Diana Tamay. "You can use pavers or create a rocky area and put the fire pit in the center. Then depending on the person, you could put stone [seating] if you want a hard place to sit or buy soft chairs to go around it."

If you're looking to get the most out of your yard during the fall months, your landscaping choices should be intentionally designed to highlight the best of the season, taking inspiration from Mother Nature. To achieve that classic, warm fall feeling you'll need to manage a beautiful blend of warm tones within your landscape.

"We try to focus on ecological planting," says Jonathan DeLone, president and lead designer of DeLone Landscape Design. "Obviously the acer rubrum [the red maple tree] is a beautiful tree. New England aster is a beautiful flower, and it's in full bloom September through October. It's rather large in the landscape as well—the native species is about four-to-five feet. And then witch hazel, of course. It's just a beautiful, beautiful, blooming native shrub."

Selecting native plants not only benefits the local ecosystem but also ensures your plants have the best chance of survival to continue that characteristic charm into future years.

In addition to determining what to plant, it's perhaps equally important to consider where to plant.

"Seasonality should be considered in every landscape," says









ENJOYING THE SEASON







DeLone. "I try to design my plantings by thinking about the time of year a plant is valuable and the distance it is from where you're going to be viewing it. So I might consider putting fall plantings and winter interest plants closer to the home to be viewed from the house [or patio space]."

The best place to view the changing fall leaves and thoughtful landscaping is from your own backyard. With crisp nights and temperate days, time spent sitting outside is time well spent, but alongside the beautiful views fall also brings along some unenjoyable weather. Incorporating an awning into your deck or outdoor space allows you to enjoy all the outside views while remaining shielded from the elements.

"In fall, temperatures drop, and rain may be more frequent. An awning with an adjustable pitch can provide cover, allowing you to enjoy the crisp air without getting rained on. You can even adjust the awning to one side to let rainwater run off efficiently," says Josh Eberly, director of marketing of Marygrove Awnings. "This makes for a cozy fall setting where you can host gatherings or relax while watching the leaves change color."

Accessories like wind sensors, built-in LED lighting and mobile control can further make this a place of relaxation by offering adequate lighting long after fall's early sunsets and peace of mind knowing your awning has the means to adapt to changes in the weather.

"[You can] keep the space cozy by adding blankets, outdoor heaters or fire pits to create a warm and inviting atmosphere perfect for fall gatherings," says Eberly.

Once you've designed the perfect aesthetically-pleasing backyard space, it's time to consider what you want to do within those confines.

Games are a great way to come together over a bit of friendly competition while still remaining an activity compatible with discussions and connection. Many outdoor games can be packed away and stored for safekeeping during the colder months, allowing them to be enjoyed for years to come.

From darts and board games to outdoor shuffleboard and billiards, there's plenty of options to get your guests out of the house and into some pleasant, fresh air.

"Games in general bring people together with fun," says Audra DelConte, owner of Royal Billiards & Recreation. "Autumn brings along the perfect weather for outdoor pickleball in the driveway or cornhole."

It can be hard to give up that summer feeling, but you might not have to give it all up all at once. Hot tubs work great to bring that relaxation into the autumn season. In fact, the fall is often seen as the best time to

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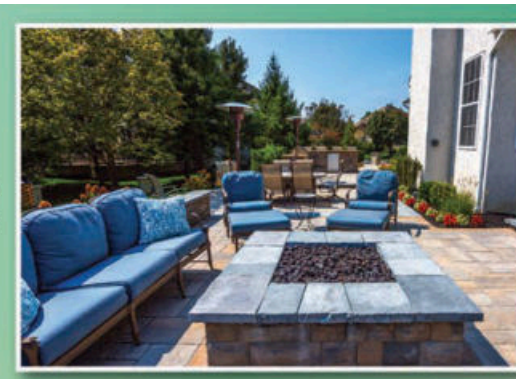
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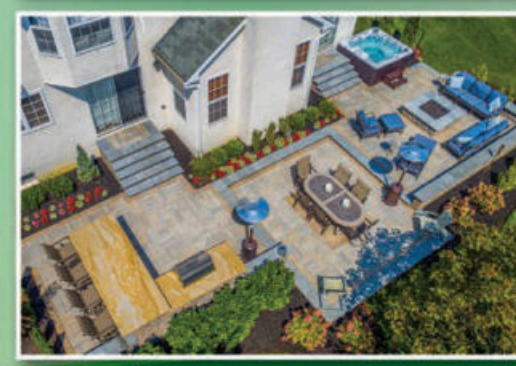
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ENJOYING THE SEASON

enjoy one.

"The best time to use a hot tub is in the fall," says DelConte. "There are such pretty surroundings with the trees starting to change colors and the warm water starts to feel all the better as the air gets a little cooler."

The hot tub can also be a great way to release some of the tension in your body and mind as back-to-school season is in full gear and the holidays are approaching.

A solid culmination of thoughtful landscaping, tasteful hardscaping, purposeful lighting, entertainment and a way to relax can create the ultimate fall hangout spot. With plenty of views, seating and things to do, your family and friends can make cherished memories without having to leave the house.

This outdoor setting is also useful as a way to avoid crowding amongst busy holiday parties and can keep guests away from high-traffic areas like the kitchen as you prepare your holiday meals. Utilizing an outdoor living space as an extension of the kitchen is perfect for homes that see frequent gatherings, as anyone cooking is still able to socialize with guests. After all, the kitchen is akin to the heart of a home.

In addition to cultivating the perfect backyard experience, it may also be time to take a look at repairing or replacing the driveway. Waiting too long can result in a lack of available materials and an expansion of any current damage.

"Right now, what I see a lot of people doing is fixing the driveways because when the snow comes, it's usually hard to repair and [the cold] can cause more damage," says Tamay. "We're also sealing [driveways this time of the year]. Sealing your driveway helps to prevent cracks from expanding when headed into the colder winter months."

The temperate days of fall present the perfect opportunity and conditions to make these sorts of repairs or just add to the ambience and aesthetic of your outdoor living space to ensure you can take full advantage of the season. With folks spending increased time outdoors further into the year, now is the time to make the necessary improvements to bring both beauty and functionality to your home. H&H



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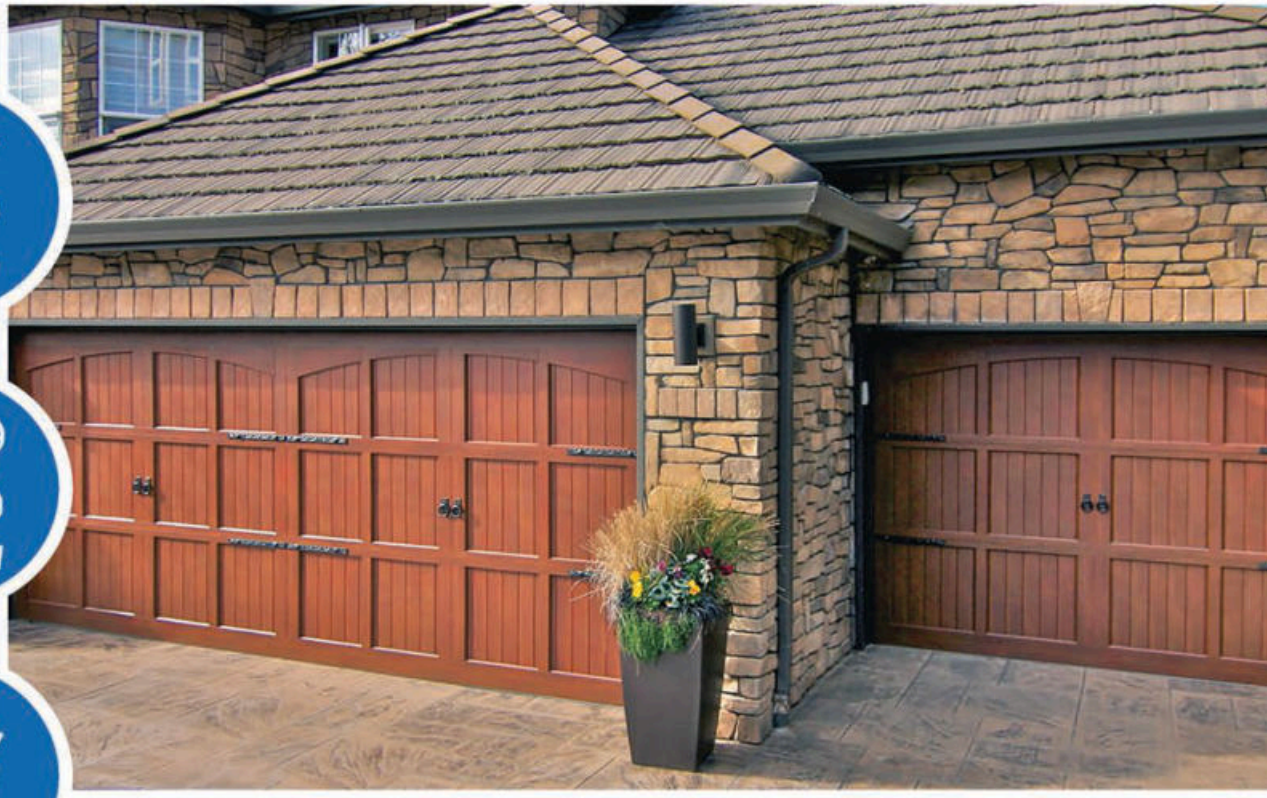
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HOMETECH RENOVATIONS OWNER DAVID CERAMI AND HIS TEAM STRIVE TO CREATE FUNCTIONAL, BEAUTIFUL AND WELL-EXECUTED KITCHEN DESIGNS THAT EXCEED A HOMEOWNER'S NEEDS.

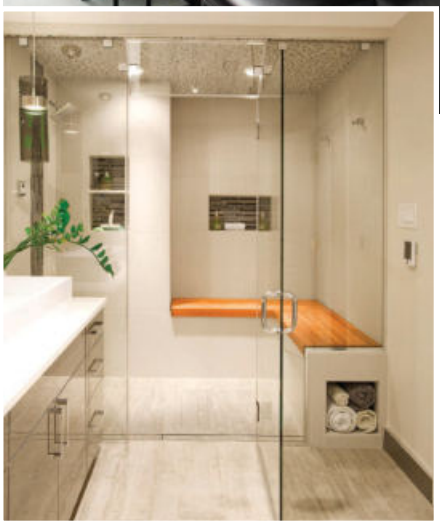
With 40 years of experience, Cerami has worked to create a design process that takes away homeowners' fears and stresses that are commonly associated with a kitchen remodel.

House & Home magazine spoke with Cerami to touch on the important aspects that homeowners need to consider when researching and planning for a new kitchen or bath remodel.



David Cerami, Owner





COMMITMENT

It comes back to the individual homeowner and their commitment to that particular home. In other words, let's say you're a homeowner that moves every three to four years, do you really want to invest ... and to what extent?

Depending on your commitment to your home, depending on the details that are important to you would depend on how you would go about selecting the right design/build contractor for the job.

EXPERIENCED TEAM

Experience does count. I tend to recommend trying to do research to find accredited, certified design/build specialists that are in line with your aesthetic values, how you prefer to work, and your commitment to your home.

The nice thing in dealing with a design/build company is that you hopefully find a firm that not only understands the design and the homeowner's needs after discussing the different options, but understands the most cost-effective way to execute the design.

A true experienced design/build contractor or designer will save you exponentially so much more money and time in the end. Because these things are thought about upfront, they're addressed upfront, and they're made consistent with visual drawings and representations that make a homeowner much more validated about moving a project in that direction. If these details aren't articulated, what you wind up with is a series of "one step forward two steps back," with a lot of finger-pointing that ultimately results in a disjointed project and a bad experience.

PLANNING

There is a starting place: Any homeowner should talk and interview 2-3 experienced, accredited design/build professionals and make a decision after that. Look at the website, in-house talent and consumer ratings, and make sure they align with your aesthetic and practical needs.

We offer every customer a complimentary on-site visit to visually look at this space and have a very candid conversation with the homeowners regarding what their goals and objectives are.

We're there to give them constructive feedback relative to their goals. We ask, how long do you plan on staying in the home? How many children live in the home? Do you like to cook? How do you like to entertain ... and how often?

BUDGETING

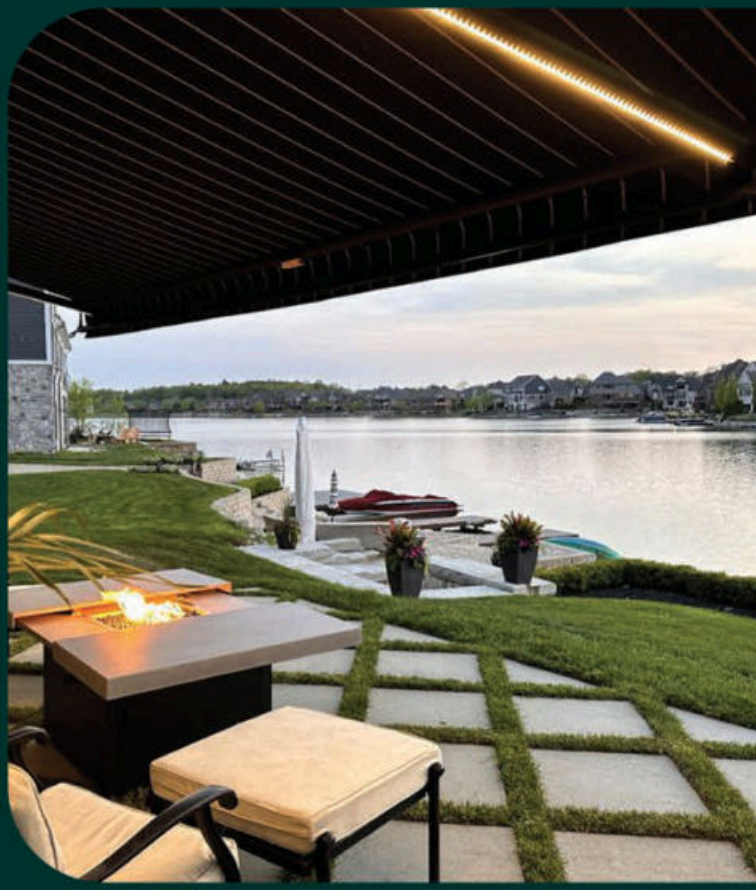
One of the things that we ask is whether or not if there is an ideal budget range that you'd like to stay with. Now, my experience is to use that budget range as a foundation in which to develop a project. Understanding what your needs are and correlating that into some kind of range would set the stage for what we could or could not do.

Budgets are very important, but we also want the benefit of preparing a design offering that is beyond the obvious to a certain extent, for consideration that would give them a whole laundry list of added advantages and let them make their decision. "You don't know what you don't know."

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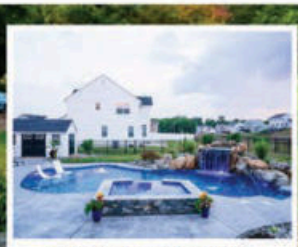
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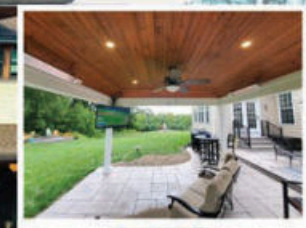
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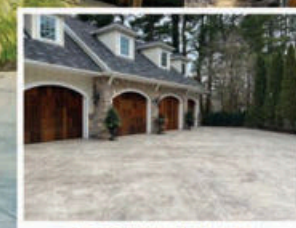
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ask the expert
by Chelsea Valcourt

Del Val Pools and Spas

A PERSONAL POOL NEAR THE SHORE CAN ALLOW FOR EVEN GREATER ENTERTAINMENT, ACCESSIBILITY AND PRIVACY OPTIONS THAN A TRIP TO THE BEACH WHILE STILL PROVIDING THAT SIGNATURE GETAWAY FEEL. It not only improves property value, but also acts as a retreat from the crowds and noise of the busy tourism season. The sand terrain, however, brings along its own unique set of challenges.

House & Home spoke with Bryan Hull, co-owner of Del Val Pools and Spas, about the recent uptick in demand and unique challenges in building a pool down the Shore, the best practices when planning a pool project and ways to maximize the space available for both hosting and relaxing.


Brian Hull, Partner

HOW HAS THE NEED FOR POOLS AT THE JERSEY SHORE EVOLVED OVER TIME?

The Jersey Shore seems to reinvent itself every 20 years or so, and I think that began in the post-WWII building era when so many smaller homes were developed and given nautical names to attract buyers. The homes were small and inexpensive because the attraction was the beach, ocean, bay and salt air.

I remember as a child coming to the outer islands, we would roll down the car windows and stick our heads out to get a whiff of the Shore. Hurricane Sandy came barreling in October 2012 and changed everything from building codes to real estate usage.

Land's best use now is residential with homes maxing out the lots [and] a strong demand for pools. The ocean and beach attractions are now secondary to the use of one's home. Homes are an oasis in the middle of an island. Most new construction demands pools, and realtors will tell you that houses with pools sell faster and for higher prices. At Del Val Pools and Spas, we are seeing an ever-increasing demand for pools at the Jersey Shore with no sign of letting up.

IS THERE A DIFFERENCE BETWEEN BUILDING AT THE SHORE VERSUS ANOTHER PART OF THE STATE?

Absolutely, at the Shore we are building on sand with a water table that fluctuates with tides and storms. In the center part of the state…we are building pools on stable ground, sometimes even bedrock, with water tables that have been consistent for centuries. At the Shore, constructing a pool is all about how the structure is anchored in multiple points through the use of pilings and strong keels interlaced with rebar steel.

Hurricane Sandy 'popped' a lot of pools out of the sand which were older forms held in place by the weight of the pool water. Many of those prefabricated pools disappeared and are at the bottom of the bay somewhere. New codes, now deemed 'Sandy-proof', require a more extensively engineered pool to prevent that from ever happening again. At Del Val Pools and Spas, we specialize in this type of construction.

HOW DOES A HOMEOWNER BUILD A POOL AT THE SHORE ON TIME AND ON BUDGET?

Ideally, pool planning begins when new home construction planning begins because pilings can be driven at the same time, saving on costs. Many times, the home pilings become an integral part of the pool construction. That's not the reality most of the time; we are usually constructing pools after the house is built.

To bring in a project on time and on budget requires planning with your Del Val Pools and Spas representative in advance–and the earlier the better as we do not control Mother Nature. What we do control is labor, costs, and schedule because we do ALL our own work. We do not subcontract any aspect of the job, and that is the best way to bring in a project on time and budget. The third generation of the Hull family is active in the business now, and one thing we've learned is to exceed customer's expectations.



WHAT ARE SOME OF THE MORE UNIQUE FEATURES ASSOCIATED WITH SHORE HOME POOLS?

Features that promote socialization drive pool construction at the Shore. This includes lighting inside and around the pool, sundecks and swim-up bar counters that are shared space with people outside the pool. Beaches can be crowded, and many are enjoying the Shore by staying in the privacy of their backyard.

Del Val Pools and Spas custom builds features that facilitate mingling and spending time together. Sun decks are perfect for lounging away in Adirondack chairs in several inches of water. Swim-up bar counters allow those in and out of the pool to hang out. That's what it's really all about—spending time together and making memories. H&H



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"All of our lifetime remodeling solutions come with our lifetime workmanship warranty," says Adam Parnes, marketing director. "At Global Home Improvement, we pride ourselves on offering old-world craftsmanship on every installation."

Over the course of two decades, one manufacturer has stood above the rest: James Hardie siding. Global Home Improvement is the area's elite preferred installer of the world's leading fiber cement siding and backerboard, according to Parnes.

"James Hardie siding gives homeowners the look of real wood siding without the maintenance or inspection problems," he continues. "James Hardie siding elevates your home in a way that vinyl siding simply cannot."

Because Global Home Improvement offers a full range of exterior home remodeling solutions, including Infinity Windows from Marvin, they can handle your entire renovation from top to bottom, thanks to their high-quality, in-demand metal roofing installation.

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If your home is due for exterior renovations, Parnes advises not to delay. "Planning your renovation ahead of time is always the way to go." H&H

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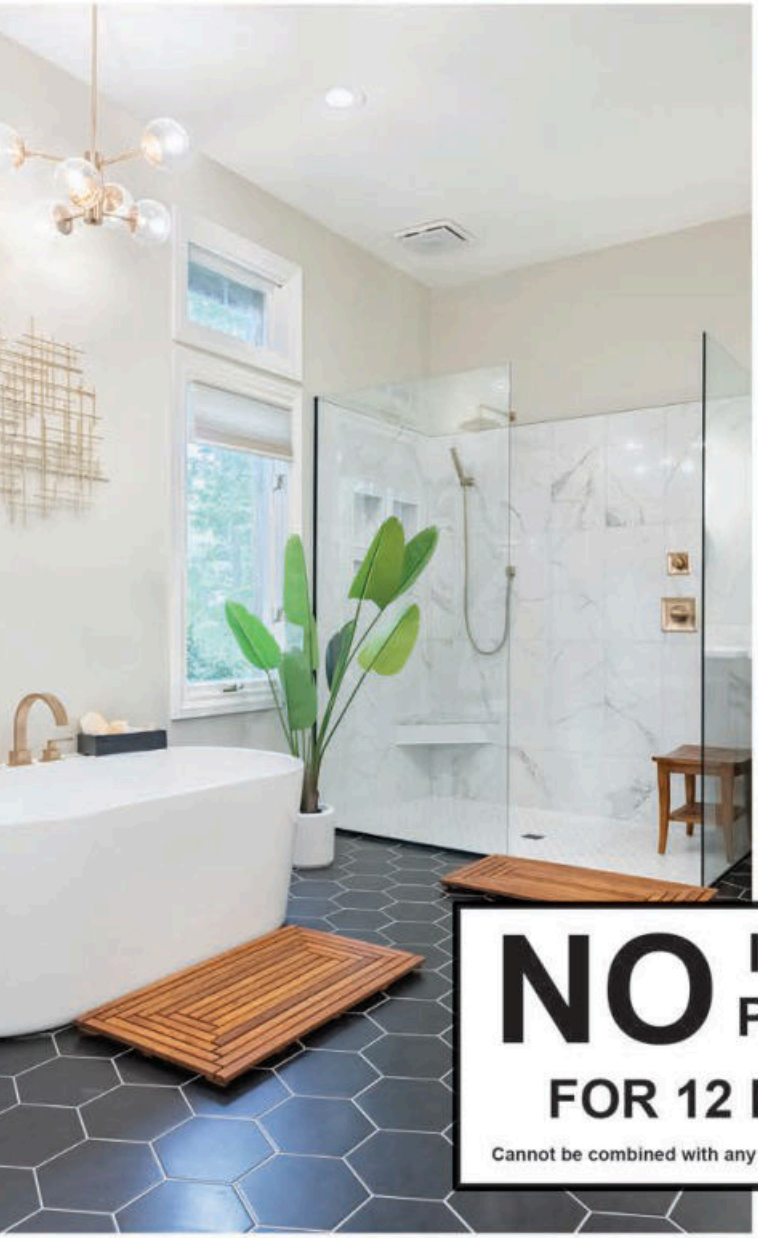
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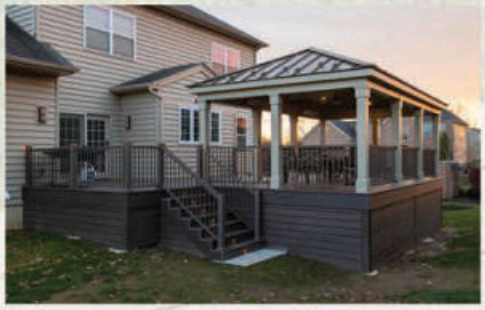
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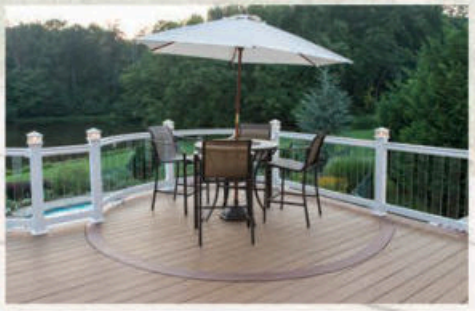


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Family Values

Led by the father-and-son duo of Mike and Eric Rosenello, **Rosenello's Windows, Siding & Roofing** deepens its commitment to enhancing homes through honesty, integrity, and the finest products.

Mike Rosenello has witnessed quite a few changes in the nearly four decades since he started owning and operating Rosenello's Windows, Siding & Roofing. From technological advancements to the evolution of product materials, the home-improvement industry has taken many dramatic steps forward. While most of those changes have been in the name of progress, Rosenello has found one particular trend to be rather alarming: Family-operated businesses like his are becoming a rare breed.

He sees this dynamic as a cause for concern because he believes it will lead to a lack of true customer service—and homeowners will suffer as a result.

"A lot of family-owned companies are being bought up by large corporations, and there's a major difference between corporate culture and family culture," he says. "Not only do they charge two or three times the value of a job, but there's no personal touch. When you call a big company, the previous person you spoke to might have left months ago, and the person you're talking to now has no idea about your project. That's never the case with us. We build longstanding relationships with both employees and customers."

Family is of the utmost importance to

Mike, a father of five and grandfather of eight, with a ninth on the way. He is thrilled to have several family members as part of the company, which celebrates its 40-year anniversary later this year. Mike's son Eric, for example, has assumed a leadership position and is eager to help move the business forward.

Although he grew up around the business, Eric never envisioned running it one day. He has found his career choice quite rewarding, with the opportunity to put his marketing and management degree to good use on a daily basis. In addition, he's pleased to see the trades becoming a more attractive career path, though he believes fields such as his can always use more resourceful and hardworking people.

"I realized it was a good line of work to pursue and [appreciated] the opportunity that was created for me," he says. "I didn't want to see the business change hands; I wanted to keep it as a Rosenello family business and grow the brand. I don't know that my dad will ever retire, but I'm definitely enjoying helping run the day-to-day operations more."

Eric learned from his father the cornerstone values upon which Rosenello's was founded—namely, treating customers with respect, and always being upfront and honest.

"I've learned about treating people right," he adds. "A lot of homeowners have horror stories with contractors, so we want to provide the type of service that we know can be provided in this industry. We've seen how other companies do things, and we think we're able to do it much better."

Mike focused solely on roofing when he first started the company, offering the best lifetime shingles and roofing products in the industry from manufacturers like GAF. Roofing remains a core part of the business, though the company's menu of services has grown to include siding and replacement windows. Windows now take up a large portion of the business. Whether customers are seeking curb appeal, energy efficiency, or better functionality—or a combination of all three—Rosenello's installs durable, aesthetic options from leading brands such as Andersen, OKNA, Pella, and ProVia.

Many customers choose to have windows and siding done at the same time. Rosenello's offers vinyl siding from CertainTeed and James Hardie fiber cement siding, the latter of which is especially popular in South Jersey shore towns such as Avalon and Stone Harbor.

In a way, Rosenello's has come full circle. Mike, who grew up in Wildwood and graduated from Wildwood Catholic Academy, started the business in South Jersey and moved the enterprise to Bucks County as a means of fueling growth. Today, he's proud to serve a wide coverage area that stretches from Montgomery and Bucks counties to Central Jersey all the way down to Cape May and Northern Delaware.



Mike and Eric Rosenello lead the family-owned and operated enterprise, which celebrates its 40-year anniversary later this year.

"It's a large area and a lot of people book us for their primary home and their summer home," he says. "We have multiple clients who hired us 25 years ago and now they're bringing us back because the experience was so good, or now we're doing their kids' houses. Repeat customers and referrals are a big part of our business."

No matter which town a customer calls home or which services they need to enhance the value, visual appeal, and energy efficiency of their home, Mike says they can count on a positive experience with Rosenello's. Employees never pressure a homeowner to buy a particular product or service, and when the team is hired for a project, they promise to treat the home as if it were their own.

"Our customers love our employees," Eric says, adding that many employees have been with the company for decades. "We get phone calls, text messages, and emails all the time about how nice the employees are. If it's an older customer who needs help with something else that doesn't involve the project, they'll take care of it while they're there. Small stuff like that makes a difference, and it definitely feels good when you get those calls or messages about the employees going above and beyond. If you treat your employees well, they'll treat the customers well."

For the man who founded Rosenello's nearly 40 years ago, he believes the quality of his people represent the biggest difference between his company and his competitors.

"Our slogan used to be, 'Unequaled products, price, and professionalism,' and I still really believe that," Mike says. "A lot of people have good windows, but their service isn't as good; they forget about you a few years down the line. Then there are those who will give good service, but they charge so much for the windows.

"We try to provide a combination of all three," he continues. "Our pricing is very good compared to the bigger companies, and you can see our professionalism in the way we get back to everyone immediately through calls, texts, or emails. We're a family business, and we want to keep our name correct." H&H

Look for More About Rosenello's

Learn more about Rosenello's in upcoming issues of *House & Home*. Mike and Eric Rosenello, as well as other members of the team, will share their perspective on customer service, expertise in home exteriors and windows, and the value of new products coming onto the market. To them, educating homeowners is just one more way Rosenello's gives back to the communities it serves.

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Improved Efficiency, Enhanced Aesthetics

Investing in new windows and siding can fortify your home's exterior while simultaneously boosting its overall aesthetic appeal. BY KRISTEN JORGENSEN

When it comes to home improvement, one of the most impactful upgrades you can make is updating your home's exterior, particularly your windows and siding. Both elements play a crucial role in not only the aesthetic appeal of your home but also its overall functionality.

From keeping your energy costs low to protecting your home from harsh weather, the exterior of your home is its first line of defense. Some local experts spoke with *House & Home* to explain exactly why updating your windows and siding is essential, how they work together, and why replacing both at the same time can be a smart investment.

ENERGY EFFICIENCY AND COST SAVINGS

Old, drafty windows are one of the biggest culprits of energy loss in homes. Over time, window seals can wear out, frames can warp and glass can lose its insulating properties.

"According to Energy.gov, 30% of home heating energy is lost through the windows themselves, so choosing a window with a good solar heat gain percentage can dramatically decrease or increase that number," explains Eric Rosenello from Rosenello's Windows Siding & Roofing.

The solution is new, energy-efficient windows that can dramatically reduce heat transfer year-round. Double or triple-pane glass with gas fills and Low-E (low emissivity) coatings can prevent heat from escaping during the winter and block UV rays during the summer.

"When we're working with a client, we typically suggest Anderson windows, either the 200 or 400 series products, as they're extremely efficient and have an outstanding reputation for longevity and warranties. Installing this type of window leads to a reduction in your heating

and cooling costs, potentially saving you hundreds of dollars annually," says Vic Fiore, Magnolia Home Remodeling Group's co-owner.

While siding may not seem like an energy-related improvement to some, it plays a big role when it comes to insulation. Modern siding options like vinyl, fiber cement or insulated siding can provide an additional layer of thermal resistance, keeping your home warmer in the winter and cooler in the summer. Insulated siding also helps to prevent air infiltration, which can contribute to energy loss. When combined with energy-efficient windows, these exterior upgrades can significantly reduce your energy bills.

PROTECTION FROM THE ELEMENTS

Windows serve as one of your home's barriers against the outside world. High-quality windows protect a structure from moisture, wind and temperature fluctuations; even more advanced windows are designed to handle severe weather conditions, including high winds, heavy rain and snow. Properly installed windows with high-quality frames prevent water from entering your home, which can otherwise lead to mold, rot and structural damage.

"Of course, windows and siding play an integral part in your home's energy efficiency and the prevention of air infiltration. But having your windows properly flashed will not only prevent air from getting inside your home, it also prevents any water damage during severe bouts of weather, a complication that homeowners don't always consider," shares Adam Parnes, VP marketing at Global Home Improvement.

Likewise, siding acts as a shield for your home's exterior. It protects the underlying structure from moisture, pests and the effects of extreme weather. For example, fiber cement siding is highly resistant to water damage, pests and fire, while vinyl siding is durable and can withstand high winds. Both materials ensure that the home's framework remains dry and protected from external factors that could cause long-term damage; a third option is composite siding.

"ASCEND composite siding is also an excellent option for homeowners," Fiore notes. "It's super durable, fire-rated, and comes in a wide assortment of colors."

BOOSTING CURB APPEAL AND HOME VALUE

Aesthetic appeal is another major factor when it comes to replacing windows. Updated windows can enhance the overall look of your home, giving it a fresh, modern appearance. Stylish window designs, such as bay windows or large picture windows, can create a focal point that elevates your home's curb appeal. This visual improvement can have a direct impact on your home's resale value, as prospective buyers are often drawn to homes with new, energy-efficient windows.

Just like windows, new siding can also transform the look of your house. Whether you choose the timeless look of fiber cement or the clean lines of modern vinyl, new siding can update and modernize your home's aesthetic, making it look newer and more attractive. A well-maintained and visually appealing exterior is crucial for





Improved Efficiency, **Enhanced Aesthetics**



increasing your home's value, especially if you're planning to sell in the near future.

"When it comes to boosting value and curb appeal, siding replacement currently lists at the top of the list on ROI for homeowners, with a return on investment of 94.7%," Rosenello begins. "Not only can you design the home of your dreams using different accents and types of materials in certain areas, but you are essentially boosting the value and curb appeal of your home."

REPLACING WINDOWS AND SIDING TOGETHER

While installing new windows or siding individually has its own benefits, doing both at the same time offers several distinct advantages that include a seamless installation, enhanced energy efficiency, cost savings and a unified aesthetic.

Replacing windows and siding at the same time also allows for better coordination between contractors, ensuring that both installations are done with precision. This avoids any misalignments or gaps between the window frames and siding, which can lead to air and water infiltration.

"The biggest benefit to replacing both is being able to properly flash windows when replacing windows and siding at the same time," Rosenello points out. "Most flashing requirements require you to remove or alter the siding to get your flashing onto the sheathing of the home. When doing the siding and windows at the same time, you can get down to the base layer of the house and ensure you are properly flashing the windows and doors."

When done simultaneously, contrac-





tors can ensure that insulation, flashing, and sealing around the windows and siding are completed without interference. This leads to better overall energy efficiency, reducing heat loss or air leakage more effectively than if each upgrade was done separately.

Lastly, scheduling both projects together can save you on labor costs, as contractors will only need to visit your home once for the installation and help to create a unified aesthetic. Many home improvement companies offer package deals or discounts for homeowners who opt to replace both windows and siding at the same time.

"By upgrading both windows and siding simultaneously, you can create a cohesive, updated look for your home. Everything fits perfectly together like a puzzle," says Fiore. "Matching window trims and siding styles can create a more thoughtful exterior that boosts curb appeal and increases your home's value."

The experts agree: Updating your home's exterior, particularly your windows and siding, is an investment that pays off in a multitude of ways. It not only enhances the look of your home, but also improves its energy efficiency, provides better protection from the elements and increases the overall value of your property. Replacing both windows and siding at the same time maximizes these benefits, ensuring that your home is both beautiful and functional for years to come. Whether you're planning to stay in your home long-term or preparing to sell, these upgrades are a smart decision that will bring lasting value. H&H

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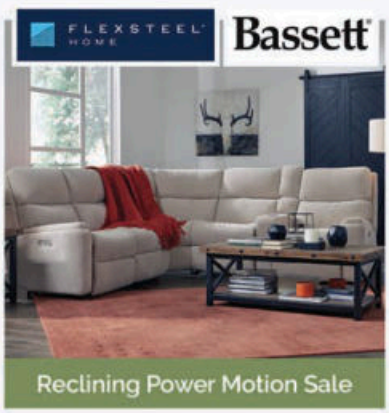
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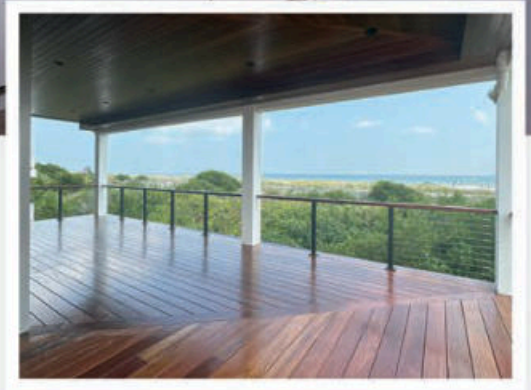
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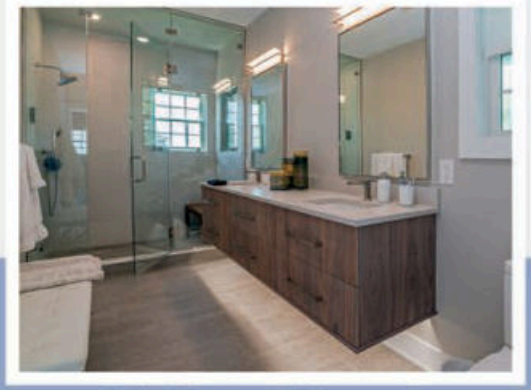
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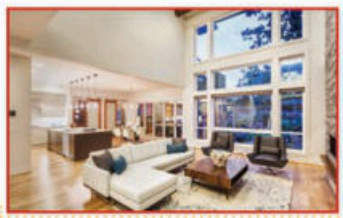
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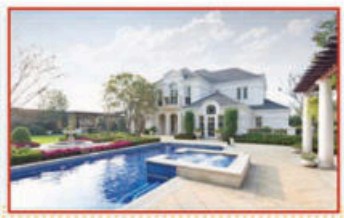
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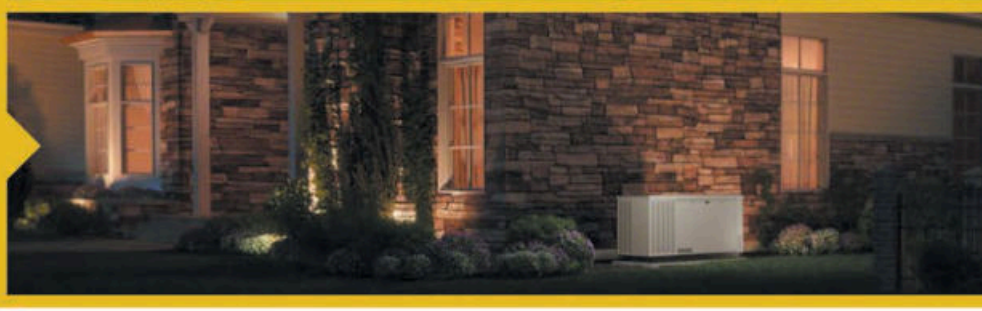
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