



WARRIOR VILLAGE PROJECT

The Bugle: Vol 4, Issue 12, January 2022

www.WarriorVillageProject.com

PROGRESS REPORT

In last month's newsletter, we profiled [Homes For Our Troops](#) (HFOT), a publicly funded 501(c)(3) nonprofit organization that builds and donates specially adapted custom homes nationwide for severely injured post-9/11 Veterans to enable them to rebuild their lives.

I have been talking with HFOT about the possibility of installing our second cottage as an ADU at one of the 29 homes [Youngren Construction](#) has built for HFOT in southern California. On January 12, Scott Youngren visited our [Wounded Warrior Homes](#) ADU in Vista. I think Scott left impressed with the quality and features of our first ADU.



L to R: Mike McSweeney, CTE Coordinator for the [California Homebuilding Foundation](#), talking with Scott Youngren, owner of Youngren Construction, about the transport of our house modules from San Marcos High School to Vista. See our [February 2021 Newsletter](#).

FINISHED!

[Wounded Warrior Homes](#) is planning a Ribbon Cutting Ceremony!



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FUTURE EVENTS

Wounded Warrior Homes ADU Ribbon Cutting Ceremony (COVID-19 permitting)

WarriorVillageProject.com

VIP PROFILE

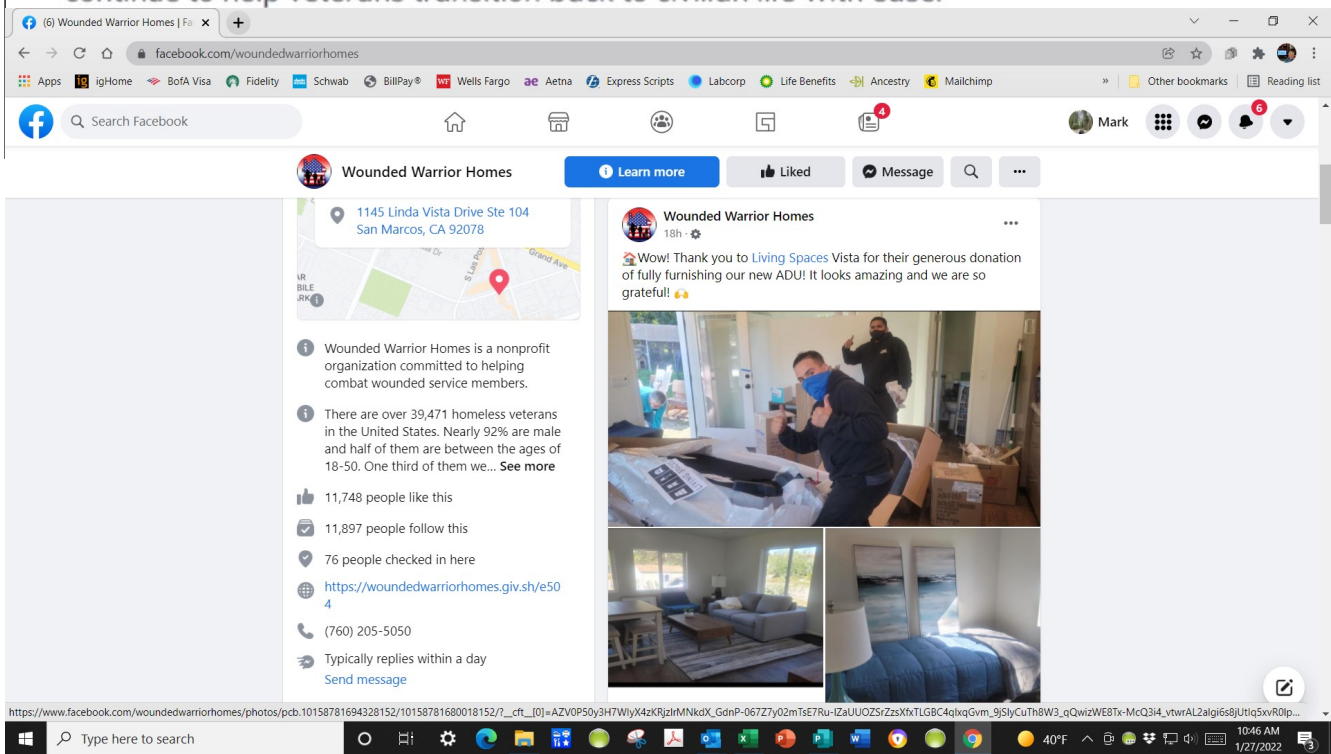
Veterans Served by Wounded Warrior Homes

“Ctrl Click” on Angel’s photo to hear [Angel’s Story with Wounded Warrior Homes](#). Check out Wounded Warrior Homes’ [Facebook Page](#) and learn how you can help their veterans through the [Amazon Smile Program](#).

Support Those Protecting Our Freedom



Thank you all of our supporters both Monthly and Individually. With your support, we can continue to help veterans transition back to civilian life with ease.



SCHOOL UPDATE

San Marcos High School, San Marcos

Chris Geldert, Construction Teacher at SMHS, has a good working relationship with the Agricultural Education Department at SMHS. When Chris needed more work space to build houses for the Warrior Village Project, the Ag Department graciously agreed to move some planting beds to give Chris more room behind his shop. When Chris' students built a shed in the Design Build Competition, they donated it to the Ag Department to use as a garden shed.

The Ag Department acquired the materials to build a greenhouse for their program. But, they did not have funds to pay for the construction of the greenhouse. Chris and his students volunteered to build the greenhouse, incorporating the garden shed into the facility layout. This was an opportunity for Chris' students to learn about constructing the civil works for a building as well as building a steel structure. They excavated for the concrete foundation and dug trenches for the water and power supply lines.

Jon Hill, Lead Instructor for the [AGC Apprenticeship Program](#), helped Chris build forms for the foundation during the school's Christmas break to keep the project on track. Thank you AGC and Jon!



Poway Unified School District, Poway

I wanted an excuse to visit Joe Ismay at [Poway High School](#) and check on the progress his students have made on the construction of their 20 ft Moveable Tiny House. So I asked Joe if he could use some vinyl plank flooring for his house. I acquired a large quantity of flooring for the houses we are building at San Marcos High School and we have enough to share with local high schools building tiny houses. I delivered 7 boxes (154 sf) of flooring to Joe at Poway High School on January 20.

Joe showed me the detailed construction plans provided by Nick Mosley of [California Tiny House](#). He explained some of the challenges his students encountered during the construction of their house and how they worked through them. Working from construction plans, encountering problems, and then figuring out solutions; this sounds like a pretty good way to learn about building trades!

Joe showed me the PEX hot and cold water supply lines and the ABS waste disposal system his students had installed. He also explained the pressure testing process that the students would be following that day to make sure that the plumbing system was sound. Joe also gave me examples of how his students were enthusiastically learning by doing. I wish I had been able to take Joe's class when I was in high school 50 years ago!



CONSTRUCTION UPDATE

A supporter of Wounded Warrior Homes donated a Microwave/Hood/Exhaust Fan combination unit for our ADU. Steve Roseberry made modifications to the fan assembly so that it would line up with the duct to the outside vent. With a little (i.e. very little) help from yours truly, he mounted the microwave unit under the cabinet above the range.



Mike McSweeney 'tagged in' on January 19 to complete the installation of the microwave. He installed an adjustable, 6 inch, 90 degree, round duct elbow from the microwave exhaust fan outlet to the outside vent. He also installed a 50-Amp, 4-prong power cord on the electric range. Mike had to rotate the power outlet on the wall 180 degrees so that the cord and power outlet would be aligned properly.



The mirror I ordered for the bathroom 3 months ago hasn't arrived yet. I found an acceptable replacement, at 2-1/2 times the cost! There really are construction supply chain bottlenecks.

We had to expand our shower stall toward the vanity donated by the [Ferguson Bath, Kitchen & Lighting Gallery](#) in Vista to increase the cross sectional area of the shower to at least 1,024 in², per code. I was concerned that we would not be able to open a shower door in the confined space. Fortunately, Mia Roseberry, aka the Boss, prefers a shower curtain for housekeeping reasons. Problem averted!

Our bathroom is compact, but fully equipped and beautiful!



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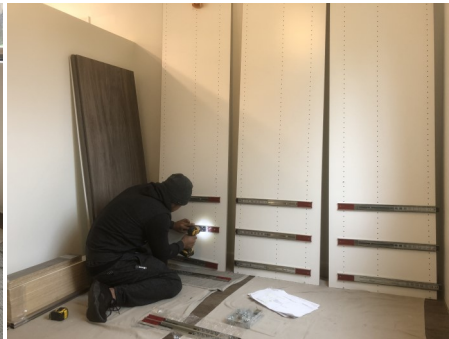
CONSTRUCTION UPDATE (continued)

Kate Monaghan of [Classy Closets](#) is a very patient person. I asked if she would donate a custom, wardrobe closet to the Warrior Village Project on 18 December 2019. Kate and her co-owner, Gary Pavitt, quickly said yes, **TWO YEARS AGO!** Kate made preliminary measurements for the wardrobe at San Marcos High School on 13 March 2020, which coincidentally was the last day the school was open before shutting down for COVID-19. She made her final measurements on site in Vista on 1 November 2021. I thought that Kate might give up on us at some point, but she didn't. She sent closet installer Heriberto Martinez to install a beautiful, custom wardrobe closet in our Wounded Warrior Homes ADU on Saturday, 15 January. Thank you Kate and Gary for your generosity and your patience!



CLASSY CLOSETS

CALL 1-800-703-0988
For a **FREE** in-home consultation



The wardrobe is a beautiful and very functional piece of furniture. With two banks of three drawers, two hanger bars, and four shelves above, it provides all of the closet space that our veterans will need as they transition to permanent housing.



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CONSTRUCTION UPDATE (continued)

After assisting Steve Roseberry when he tiled the shower stall, I decided to try my hand at installing a tile backsplash in the kitchen. Arizona Tile's San Marcos store donated three types of glass mosaic tile that would complement the granite slab donated by Arizona Tile's Murrieta store and the sink donated by Ferguson's Vista store. The granite slab was fabricated into a countertop by So Cal Counterworks in San Marcos. Of course, the tile, granite and sink were all color coordinated with the cabinets built by [Palomar College Cabinet and Furniture Technology Department](#). Mia Roseberry selected an aqua marine hue of glass mosaic subway tile for the backsplash. She has great taste. The tile looks beautiful and it adds a needed splash of color to the room!

Thank you Tony Sparrow and Eric Cantu of [Arizona Tile](#), Jade Rodier of [So Cal Counterworks](#), and Stephanie Graham of [Ferguson Bath, Kitchen & Lighting Gallery](#) for making our kitchen fantastic!



The last item on our punch list for the house interior was the installation of the air-handling unit for the mini-split heat pump donated and installed by [Mech One](#). On 31 January MechOne General Superintendent and Navy Veteran Bill Ekern installed the wall unit. We are very grateful to Bill, Lead Foreman Steve Richardson, and Laura and Tony Geist, Air Force Veterans and the owners of Mech One!



MECH ONE

(continued on page 7)

CONSTRUCTION UPDATE (continued)

Finally, on 26 January it was Moving Day! A crew arrived to deliver the furniture [Living Spaces](#) donated for our Wounded Warrior Homes ADU. They assembled the furniture in preparation for the arrival of Interior Designer Razz al-Tekreeti. Raaz unpacked boxes of lamps and art work and carefully placed the living room rug and furniture. Mia Roseberry was on site stocking the kitchen with dishes, eating utensils and other household items while Razz did his thing. Mia also helped Razz with the placement of the furniture and made sure that I did not get in Razz's way while he was working!



L to R: Razz al-Tekreeti, Interior Designer for Living Spaces, and Mia Roseberry, Executive Director of Wounded Warrior Homes.



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CONSTRUCTION UPDATE (continued)

Razz did an amazing job of selecting a rug, furniture, light fixtures and artwork that complemented our cabinets, tile and flooring! We have a few paintings to hang, but otherwise the house is fully furnished and ready for occupancy, after passing our Final Building Inspection and receiving our Certificate of Occupancy, of course. Thank you [Living Spaces](#), Kelly Bailey (Regional Commercial Account Manager), David Pellillo (Vista General Manager), Catrena Quintal (Vista Upholstery/Commercial/Trade Business Manager), and of course Razz!



On January 28, Jon Joseph, Training and Safety Coordinator for [Symons Fire Protection](#), met Mark Vierow, Assistant Fire Marshall for the City of Vista, to perform the final test of the fire sprinkler system Symons installed with the help of students from [Montecito High School](#). As expected, the system passed and Mark signed the inspection card in the comfort of our newly furnished ADU. We encountered a number of problems during the protracted construction period for our ADU, and we are very grateful to Symons and Jon for their patience and persistence in helping us cross the finish line. Thank you Jon!



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CONSTRUCTION UPDATE (continued)

Finished!

The construction of our first house has been completed. Although we have fulfilled our commitment to provide a finished house to [Wounded Warrior Homes](#), the Warrior Village Project will continue to help with the construction of the steps and a deck in front of the house. Once the steps and deck are finished, we will request a Final Building Inspection by the County of San Diego, Wounded Warrior Homes will record a Notice of Completion and request a Certificate of Occupancy. Wounded Warrior Homes will then be able to hand the house keys to a deserving veteran.



Thank you to everyone who made the construction of our first house possible, and for sticking with us during two difficult pandemic years. Our students and our veterans appreciate your generosity and support!

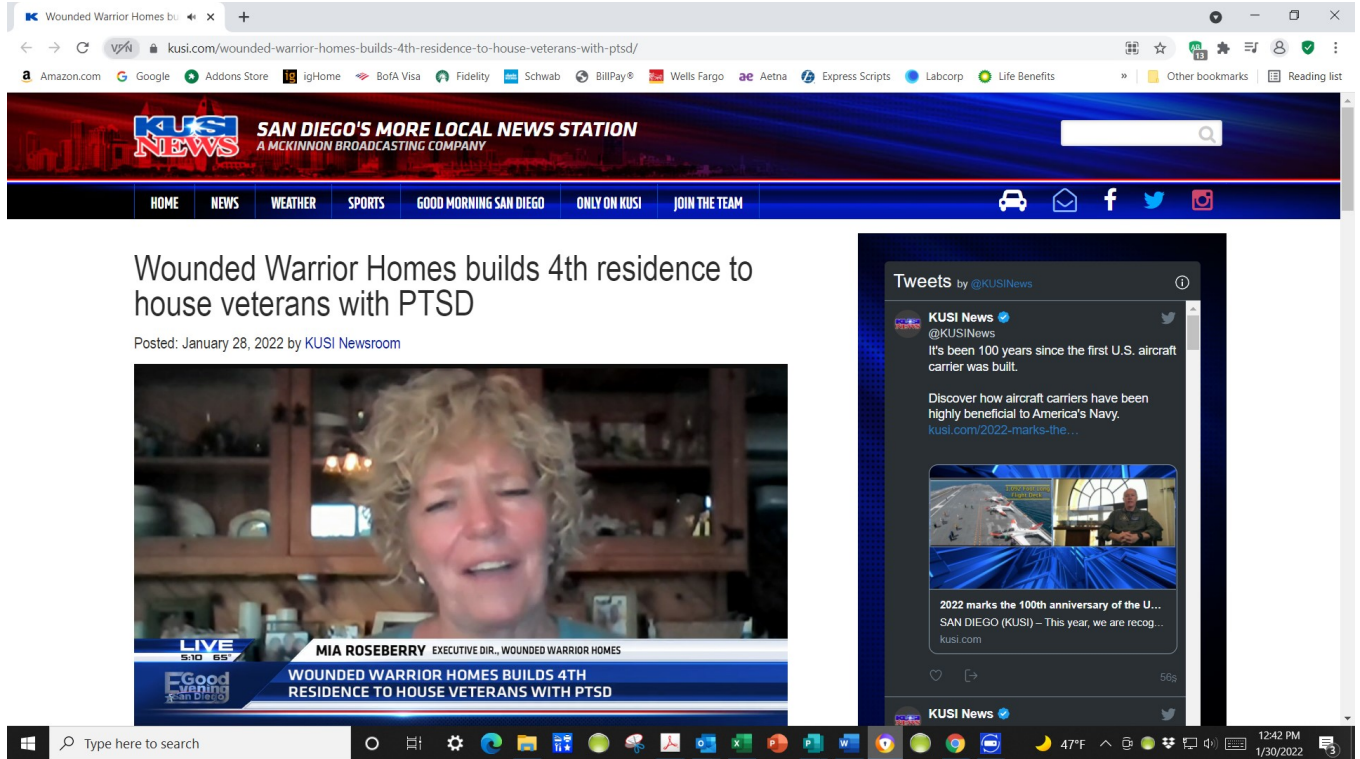
Sincerely,

Mark L. Pilcher
President, Warrior Village Project, Inc.

PARTNERS WOUNDED WARRIOR HOMES

Mia Roseberry, Executive Director of [Wounded Warrior Homes](#), recently talked with [Logan Brynes](#) of [KUSI](#) about our first Warrior Village Project house which has been installed as an Accessory Dwelling Unit (ADU) at Wounded Warrior Homes' residence in Vista.

"Ctrl Click" on Mia's photo to hear her describe our house.



*Thank You
Wounded Warrior Homes*

from your partners in service to our veterans

 **WARRIOR VILLAGE PROJECT**

THANK YOU SPONSORS!



DONATE TO THE WARRIOR VILLAGE PROJECT

We can provide truly affordable, permanent housing. But, we can't do it for free. To succeed, we need financial support. The materials required to build our cottages cost about \$25,000 per cottage. It will cost about \$10,000 to transport a cottage to its installation site. The cost of installing a cottage as an Accessory Dwelling Unit will depend on the site. But, it should cost about \$30,000 per cottage. Hence, we can provide permanent housing for a veteran for about \$65,000 per unit. This is a bargain compared to the cost of government supported 'affordable' housing projects. According to the [Turner Center for Housing Innovation](#) at UC Berkeley, it cost an average of \$480,000 (\$700/sq ft) to build one unit of affordable housing in California under the Low-Income Housing Tax Credit (LIHTC) program.

Donors who wish to donate for the construction of our cottages at San Marcos High School can make a contribution through our fiscal sponsor, [The San Marcos Promise \(https://thesanmarcospromise.org/donate/#ways-to-donate\)](https://thesanmarcospromise.org/donate/#ways-to-donate), a 501(c)(3) nonprofit.

- **Online Donations:** When you donate online, please '*Leave A Comment*' indicating that your donation is for the Warrior Village Project.
- **Donations by Check:** Mail your check, made payable to The San Marcos Promise, to:

**The San Marcos Promise
255 Pico Avenue, Suite 103
San Marcos, CA 92069**

Please write on the Check's Memo Line that your donation is for the Warrior Village Project.

Please help us to provide affordable, permanent housing for homeless veterans while training the next generation of homebuilders.

PROJECT CONTACTS

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SMHS BITA Instructor	Chris Geldert.....	760 390 2388 ..	Chris.Geldert@SMUSD.org
The San Marcos Promise ..	Lisa Stout.....	760-290-2373 ..	Lisa@TheSanMarcosPromise.org

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