



# BUILDING FOR TOMORROW

**BUILD GREEN. BUILD SMART.**

**ecological  
healthy  
efficient**

Newsletter - July, 2008

Want to be removed from our list? Please don't mark us as spam. Just respond to this email or click [here](#) to be removed.

## Exciting New Co-Housing Project in Happy Valley

It's amazing what a few Bellinghamsters with a big vision can instigate!!!! In November, Aiki Homes was commissioned by these inspiring individuals, now officially named Millworks, to see if creating a community based residential development was possible. As it turned out, it is! The sale of 1.77 acres was final in June and master planning for a 10 unit co-housing development is underway. This is an exciting opportunity for Aiki Homes to apply our years of expertise in green development to a project that is truly compatible with our ethics and values. This project will include low-impact development strategies, green building techniques, and smart growth principles. We look forward to sharing more on this project as it develops.



Millworks Co-Housing Members



An Aiki Home recently listed with Windermere **MLS# 28089133**  
Contact Kurt Swanson or Sundance Benjestorf

### Aiki's Sudden Valley Listings

- MLS# 27180002**      **Lake View, 2x Lot on Greenbelt \$405,000**
- MLS# 2783428**      **New Aiki Design, Main Floor Master \$399,900**
- MLS# 27143696**      **Bright Corner Lot w/Flat Driveway \$369,900**
- MLS# 28084698**      **Popular Floor Plan, 2858 Sq. Ft. \$379,900**

### It Might Not Look Like an Aiki Home, But It Is!

One of our favorite things about custom homes is the client. A custom clients allow us the opportunity of new perspectives and creativity in home building! This home (above) is an Aiki Home designed by local Architect master Dave Christensen. It is considered to be one of the most non-toxic and allergy-free homes in the Western U.S. Dave working together with Rob Staveland, co-founder of Aiki Homes, came up with 8 Energy Efficient Strategies for this beautiful home:

1. **Rastra Insulated Foundation wall system:** (200% increase over code) to moderate humidity, remain dry & inhibit growth of mold/mildew.
2. **DEC Therma-Vent Heat Pump Water Heater:** (300% Net Energy Gain). Integrates w/whole-house ventilation exhaust system for uniformed ventilation based on occupant load & programming.
3. **Low-E Windows:** add 10% to overall home insulation value and provides UV protection to furnishings.
4. **BIB (Blow-In-Batt) insulation (Miraflex):** in walls and cellulose in attic provides non-toxic superior energy performance.
5. **Hydronic Radiant Heat:** interior comfort, health & energy performance. 15-50% more effective than forced air.
6. **Solar Photovoltaic (PV):** Electric roof panels generate 1200 watts peak usage to supplement household supply needs. Battery backs up supplement key circuitry requirements during power outages. Excess electricity generated is sent back to PSE through inverter for credit on billing.
7. **Passive Solar Architecture Design:** provides solar gain to all living areas & Solarium Greenhouse Room & Nighttime Insulation shades at all window openings provide a 35% gain in overall energy performance.
8. **Insulated Window Shades:** Adds 50% energy efficiency to window heat loss.

*This home, built in 2001, was green before it was cool.*

Aiki Homes is proudly affiliated with...



[www.aikihomes.com](http://www.aikihomes.com)



**sustainable design and construction since 1992**

Questions or comments email [casey@aikihomes.com](mailto:casey@aikihomes.com) or call 360.715.0700

Shop for Homes. Meet the Builder.