



# ON THE LEVEL

## A STENERSON LUMBER PUBLICATION

### STENERSON SPOTLIGHT ON SERVICE

Nancy Skalbeck is our newest employee in Detroit Lakes, stepping in as our Kitchen and Bath Specialist. Nancy is in her 20<sup>th</sup> year in the cabinet business, still enjoying her work immensely. She loves meeting with and getting to know her home-owners and contractors alike. Each job has a different design style adding variety to her everyday tasks. For those unsure of how the cabinet process works for both new construction and remodeling, Nancy first measures the existing kitchen or bath and explores the current design and layout of the home. At this time, she would discuss options for the planning of the space. She then draws the kitchen/bath with her design software and estimates a price for the materials and, if desired, the installation charges as well. From there, any changes would be made until an agreed upon plan and price is in place. Work would be scheduled with the client and contractor at that time. The job can be as simple as replacing a bath vanity or as elaborate as an entire kitchen redo - complete with flooring, countertops, fixtures, and hardware. In her spare time, Nancy loves to spend time outdoors noting golfing, horse-back riding, ATV-ing, boating, and motorcycling top the list. She has two children and one granddaughter that she enjoys visiting as much as she can. Nancy can be found in our Detroit Lakes yard at 218-847-2188. She would be happy to work with clients nearer to our other stores that are looking for that designer touch for their home. Give her a call!



### 2012 SUMMER HOURS

Monday – Friday  
7:30 am to 5:00 pm  
Saturdays (DL & Crosby)  
8:00 am to 12:00 pm

As always  
**- FREE DELIVERY -**  
call for yours today!

### PRODUCT SALES

Casey Beckerleg, Mhd  
Steve Breyer, Mhd  
Mike Dubay, Crosby  
Zach Felt, DL  
Steve Gease, FF  
Bill Jackson, DL  
Craig Johansen, FF  
Bruce Larson, Breck  
Scott Mollberg, Mhd  
Nancy Skalbeck, DL

### STENERSON LUMBER LOCATIONS

555 Hwy 59 N  
Detroit Lakes, MN  
218-847-2188

22348 Hwy 6 and 210  
Crosby, MN  
218-546-6535

324 Washington Ave E  
Fergus Falls, MN  
218-739-4481

115 5<sup>th</sup> St N, Suite C  
Breckenridge, MN  
218-651-0300

1702 1<sup>st</sup> Ave N  
Moorhead, MN  
218-233-2754

**Exteriors Unlimited**  
218-846-1778

**Pro Builder Lending**  
218-233-3437

**STENERSON LUMBER**

### HIT THE RAILS

Looking for a maintenance-free, stylish rail system for your next project? You'll find Westbury<sup>®</sup> Aluminum Railing fits the bill; some say it's the best thought-out aluminum rail system on the market. It is quick and easy to install using innovations such as hidden screw mounts for a seamless design and swiveling mounts on the stair portion of the rail to easily accommodate any stair angle within code. It comes in both 36" and 42" rail heights and 4' to 8' rail lengths in many beautiful, maintenance-free powder-coated colors. Using an integrated bolt system that allows you to level the product, it can be installed on concrete, wood, or vinyl decking (provided there is at least 3" of solid surface to bolt into). Ask to see the new Westbury Railings or view on [our facebook!](#)



## SEPTEMBER STENERSON SPECIAL

# ROOFTOP SAFETY KIT

## \$139.99

Each kit includes 5-pt adjustable harness, 50' vertical life-line assembly, shock pack, super-sized D-ring, and heavy-duty tempered reusable anchor. Regular price: \$199.99.



This item is not in-stock. Order from any StenerSON Lumber location by September 30<sup>th</sup> to earn sale price. Shipments arrive weekly. This fall kit meets or exceeds OSHA/ANSI requirements.

## DEMYSTIFYING MECHANIC'S LIENS IN MN

A mechanic's lien is an important remedy for contractors, subcontractors and material suppliers to help collect unpaid accounts. Generally, the first step toward preserving your rights is that of giving notice to the property owner (**pre-lien notice**). The only times a pre-lien notice is not required is if the contractor is the owner of the property, the work is done on an apartment building of more than four units, or the work is done on non-agricultural commercial property of more than 5,000 square feet. There are separate pre-lien notices for contractors and for subcontractors/material suppliers. When a **contractor** enters into a written contract with the property owner, the written contract should include the pre-lien notice. If it is not included in the contract, a separate Notice should be given **within 10 days** after the work or improvement is agreed upon. The notice should:

- Notify the property owner that subcontractors and material suppliers **may file a lien on the property** if they are not paid for their contributions; and,
- Notice that the **property owner has the right to pay subcontractors and material suppliers directly** and deduct the amounts paid from the construction contract price.



If a **subcontractor or material supplier** wants to preserve their mechanic's lien rights, they must also give pre-lien notice to the property owner **within 45 days** after the subcontractor first starts work or the date the materials are first delivered to the site, but not after the owner has paid the contractor in full already. The notice must be either personally given or mailed by certified mail. When the pre-lien notice is completed, a photocopy should be saved by the contractor/sub/supplier and the property owner will receive the original document. Upon completion of delivery or mailing, one of the corresponding **Affidavits** on the back of the Notice needs to be completed and kept with the records for the job.

If a contractor, subcontractor, or material supplier has complied with the pre-lien notice requirements and does not receive payment for work or materials, a **mechanic's lien** can be recorded against the property. This form must be completed within **120 days** after the last day of work was done or materials were supplied. It is important to preserve proof of this date. The mechanic's lien will also contain the property address, legal description of the real estate, the name of the party contracted with, the first and last dates of work performed, and a statement that the pre-lien notices were met. You may want to collect this information from the start.



Once a mechanic's lien has been procured, a contractor/subcontractor/supplier may **foreclose** on the property to collect sums owed to them – with the help of an attorney. The foreclosure must start within **one year** after the last day work was done or materials supplied. Once the action has started, it will proceed through the court system until it is settled or a judgment is entered toward the sale of the property – laying claim to a portion of the sale.

All of the forms talked about above are available at legal form supply stores, in person or on-line. An attorney can also assist you with obtaining the correct forms for your county. For more information on the process of instating a mechanic's lien click here: [www.mulliganbjornnes.com/assets/files/MechLienBrochure.pdf](http://www.mulliganbjornnes.com/assets/files/MechLienBrochure.pdf).

## WITH BENEFITS

Reaching the end of a job interview, the Human Resources Officer asked a young Engineer fresh out of school, "And what starting salary were you looking for?"



The Engineer replies, "In the region of \$125,000 a year, depending on the benefits package."

The interviewer inquires, "Well, what would you say to a package of 5 weeks paid vacation, 14 paid holidays, full medical and dental, company matching retirement fund to 50% of salary, and a company car leased every 2 years say, a red Corvette?"

The Engineer sits up straight and says, "Wow! Are you kidding?"

And the interviewer replies, "Yeah, but you started it."

## FOR MORE INFORMATION

For more information on the articles contained in this newsletter please contact your Stenerson Lumber salesperson. We are open to suggestions on future topics; just let us know what you'd like to see. If you'd like to be added or removed from our mailing list or have an address correction, please call the General Office at 218-233-3437.

VISIT US ON [FACEBOOK](https://www.facebook.com/stenersonlumber) FOR PHOTOS, NEWS, CONTESTS AND MORE!