

Neil Kelly Transportation Plan

Every fall, we gather everyone in our company to create our plan for the next year. Last fall, people wanted us to focus on reducing our individual and corporate "carbon footprint." The term refers to the amount of carbon-containing material we emit into the atmosphere contributing to global warming.

We've already begun to reduce our carbon impacts by converting our big delivery van to run on less-polluting and renewable biodiesel. We provide safe storage and showers for those who commute by bicycle.

This year, we've taken more steps.

- We've signed an agreement with Flexcar, a terrific car-sharing service that provides a variety of vehicles to its members. Flexcar has stationed a hybrid vehicle at our Alberta Street office. If employees walk, bike or use mass transit to get to work, we'll give them free monthly bus passes, and they can use the Flexcar for professional and, in some cases, personal purposes.
- For our designers and project managers who need to drive in their own vehicles while working on Neil Kelly Company projects, we provide an incentive to help them buy a cleaner, more efficient vehicle. Already, four employees have combined our incentive and the other state and federal incentives to buy a hybrid car.

A special Thank You

If you know someone who is considering a remodel, please give them the envelope from your Neil Kelly News. If they have us take a look at a design / build remodeling project, or if they hire us for Handyman Home Repair or Home Performance services and give us your envelope, we'll send you a \$50.00 restaurant gift certificate as a thank you gift.



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Pictured Above: *Therese DuBravac's design includes Neil Kelly cabinets in bird's-eye maple, cherry and painted blue complements the cork flooring, custom glass panel backsplash behind the cook top and CORIAN® counters in this uniquely shaped kitchen that allows the home owner to move around this large space with ease. The island is on locking caster wheels so it can be positioned as needed in this well used kitchen.*

Not Pictured: Home Builders of Metropolitan Portland - Remodeling Excellence Awards Honorable Mention for Kitchen Remodel Greater Than \$20,000: Michelle Rolens, CKD, CBD & CR, incorporated a small addition and relocated the kitchen from one corner of the house to the other. The new kitchen features banquette seating and a coffee bar.

Home Builders of Metropolitan Portland - Building Excellence Award Single Family Green Home \$500,000 and above: Tom Kelly's Mountain Home near Mt. Hood was recognized for its many innovative resource-conserving features. It was featured in our Fall 2006 edition.



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Pictured above: **Home Builders of Metropolitan Portland Remodeling Excellence Award for Bathroom Remodel Over \$20,000:** CKD & CBD Randi Reed's contemporary bath design.

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Neil Kelly

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NEWS

S P R I N G 2 0 0 7

Neil Kelly 60th Anniversary

This year marks two major milestones for the Neil Kelly family: the 60th anniversary of the Neil Kelly Company, which is headed by Tom Kelly, and the 30th anniversary of Rejuvenation, Inc., which was founded and is owned by Jim Kelly, Tom's younger brother.

"We wanted to celebrate our anniversaries by honoring Dad's commitment to North and Northeast Portland, so Jim and I decided our 'sibling' companies would fund a community project there," Tom says.

They've made a major grant to the Portland Parks Foundation to help restore broken and aging masonry

around the historic fountain and large gazebo in Peninsula Park in North Portland. The brothers chose the park because it's in the neighborhood where the Kellys' companies began.

"I'm proud of the 60 years Neil Kelly Company has been in business, in part because very few small businesses make it to this milestone," says Tom Kelly. "I'm also very proud of all we've done for the community and the livelihood we've given our employees. Dad did a beautiful job of teaching all eight of us Kelly kids about both. This gift is one way we can honor him and our employees, and give back to our community."



Pictured above: In 1987, Neil B. Kelly & Martha Kerr, Executive Vice President.



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Neil Kelly is pleased to picture projects completed in 2006 including award winners!

Pictured above: **National Association of the Remodeling Industry (NARI) - Contractor of the Year Regional Award for Residential kitchen \$30,000-\$60,000** – Kathleen Donohue, CMKBD, turned a small, tricky space into a retro-styled showcase of colors and materials

From Tom's Desk



Tom Kelly, President

It's been another busy year for Neil Kelly Company!

Perhaps the most dynamic part of the remodeling industry – and our business – continues to be the world of green building. Our early and sustained commitment to environmental practices definitely has

benefited us.

The *Natural Step** principles continue to guide everything we do, inside Neil Kelly Company, with our customers, and in the community.

Our latest internal effort is our Transportation Plan (please see page 4) to help reduce our company's and our employees' "carbon footprint." And we continually evaluate attractive and useful new products and practices.

We're also grateful that many of our customers are committed to being "greener." For instance, we're working on several new environmentally-driven homes. And our remodeling customers enjoy a range of Earth-friendly products and materials, and the opportunities to save resources through energy-efficiency options identified by our Home Performance Audit.

We're also thrilled that the appraising, real

estate and lending communities are starting to recognize the value of green building.

I'm personally gratified that articles about our "Mountain House" on the north flanks of Mt. Hood were published in *The New York Times*, *Homes and Gardens* in *The Oregonian*, *Columbia Gorge*, and *Green and Solar Building Oregon*. *Sunset Magazine* will cover the house next year. Obviously, this media attention is wonderful for our business, but more, the articles present a real-life example of new "green" design and construction. The home has exceeded all expectations for livability, aesthetics and energy efficiency.

With these exciting new projects, and fascinating opportunities to be greener still, I can't think of a better way to launch our 61st year!

* Oregon Natural Step Network, www.ortns.org



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Project Financing

Neil Kelly has arranged for two companies to offer our clients project financing options. Please ask your Neil Kelly salesperson or design consultant for details.

- Eighty-four-year-old Riverview Community Bank has provided a variety of mortgage options for our clients. Riverview is a full-service bank that is committed to its community, customers and employees. It has 18 branch locations serving Southwest Washington and Oregon, and has a proven history of high-quality customer service.

- General Electric, a brand known and trusted for over 100 years, has teamed with Neil Kelly to offer a flexible way to finance jobs in the Handyman / Home Repair and Home Performance divisions. GE Money's PROJECTLINE program also is a great way to upgrade and change larger remodeling jobs through a convenient line of credit that can be paid off immediately or over time.



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Pictured above and to left: **National Association of the Remodeling Industry - Contractor of the Year Regional Awards 2007 Major Remodel and Home Builders of Metropolitan Portland (HBA) - Remodeling Excellence Award for Major Remodel \$500,000-\$1 million:** Byron Kellar's major remodel of a Portland Hills home included converting a two-car garage into a family room/dining room/kitchen, and adding a three-car garage that includes a ground-floor apartment that can be used for family members or as a pool house.

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Photo courtesy of Energy Trust of Oregon, Inc.

Building science to save you energy and money!

Our new Home Performance with Energy Star program applies building science to save you energy and money, improve your comfort, and protect your health and safety.

"This exciting program can reduce energy bills 30% in virtually any home, while making it much quieter, cooler in summer and warmer in winter," says Walt Harwood, Vice President of the Home Repair and Home Performance divisions. "That's four enormous pluses!"

During a comprehensive on-site evaluation, our auditor will generate a detailed report



"Home Performance works in Oregon because Oregonians care about taking care of the world around us," Walt Harwood says. "It's the way we think, and it's the right thing to do. Five years from now, everybody will know about it."

about your home's heating, cooling and ventilation systems and pinpoint possible health and safety concerns, such as elevated carbon monoxide and radon levels. We'll also recommend a variety of solutions.

Neil Kelly Company is a Building Performance Institute Inc. certified contractor and was the first in Oregon to receive this certification. We're approved to provide the service nationwide.

For information about the Home Performance program, and to schedule a home audit, please call us at 503-335-9284.

Neil Kelly Memorial Scholarship

Help us help remarkable young people achieve their dreams!

Our 60th anniversary also marks the 10th anniversary of the Neil Kelly Memorial Scholarship provided by the Albina Rotary Foundation. Neil Kelly was all about helping this community, and that included his active participation in the Albina Rotary Club.

For the past 10 years, the Club has given one-time \$1,000 Neil Kelly Memorial Scholarships to students from North and Northeast Portland who have dedicated themselves to personal success and community service. "I've seen teenagers who have immigrated here, many fleeing poverty and persecution in their homes in Vietnam, Ethiopia and Cambodia, and watched them embrace the challenges of language, customs and contemporary society," says Byron Kellar, Neil Kelly Company Design / Builder, and chair of the all-volunteer Neil Kelly Scholarship Committee. "I've also seen many students

who were born here overcome hardships much more daunting than most of us can imagine. It humbles me to witness all that they accomplish through courage, intention, intelligence and caring for others."

Neil Kelly Company is leading the campaign to double the scholarship's endowment, so the Club can give renewable \$1,000 scholarships to these stellar young people.

We're asking you to make a difference. That's how much we believe in helping these promising students get the education they need so they can realize their potential and keep on contributing to their communities. Please use the enclosed envelope to make your tax-deductible donation. Since Albina Rotary Club members administer the program for free, virtually all of your donation will benefit one of these young people. For more information, please call Margie Davis at 503-706-6840.

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Earth Share
OF OREGON

Many of our employees make voluntary payroll contributions to a variety of charities. One of the most popular options is Earth Share of Oregon, a federation of 68 leading nonprofit conservation organizations working to keep people healthy, reduce global warming and preserve natural habitat throughout Oregon. The organizations include the Audubon Society, Clean Water Fund, Solar Oregon and Friends of Trees.

"Our employees' interest in supporting Earth Share of Oregon's member organizations is growing dramatically," says Julia Spence, Neil Kelly Company Vice President of Human Resources. Julia also serves as the Secretary of the Board of Directors for Earth Share of Oregon. It's a direct and easy way for our employees to support the environmental organizations they believe in."

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