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NEWS | SAN DIEGO

Dixieline Builders Fund Control alleviates the stress of managing construction project funds

By **REBECCA CHAPPELL**, Special to The Daily Transcript
Friday, April 13, 2007

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Founded by the Cowling family in 1913, **Dixieline Lumber Co.** began with one simple philosophy: Customer service is the key to success. It is apparent that philosophy has been working.

Today, Dixieline Lumber Co. is owned by Pro-Build Holdings – wholly-owned subsidiary of Fidelity Capital and the largest professional building materials dealer in the United States.

But Dixieline is more than lumber yards, showrooms and manufacturing plants. Dixieline also maintains a Financial Credit Services division as well as a construction project escrow funding service known as Builders Fund Control.

“We have done very little advertising over the past 40 years.” said Fund Control President Cathy Osberg, “Our fund control business has grown from referrals from customers who have been so satisfied that they have come back and told friends and associates.”

Recognizing that the details of construction escrow accounts can be time consuming and complicated, Builders Fund Control works to simplify the process by operating much like an escrow agent does on behalf of homebuyers. Whether it’s a large remodeling project, custom home, or tract of homes, Dixieline Builders Fund Control can be trusted to proportionally disperse funds over the duration of a construction project.

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"We are a neutral third party that brings value to the homeowner or developer, the construction lender, and general contractor," Osberg said.

But also recognizing that trusting a neutral party is the first decision clients face, Dixieline Builders Fund Control requires that all fund control personnel obtain clearance and certification by the state Escrow Agents Fidelity Corp. Additionally, employees are just as knowledgeable about building materials as they are about funding and disbursement procedures. They are experienced experts in their field whose main goal is to take the hassle out of managing construction project funds.

"I believe that the people that we have working for us make the difference," Osberg said. "We have on staff many members working for us in excess of 15 years and the average experience in the industry is 25 years. This knowledgeable team makes a difference."

Lenders will be pleased with the decision to use Dixieline's Builders Fund Control. Dixieline's large volume of business and cutting-edge computer system enables them to offer the highest quality of escrow service at competitive industry rates while providing numerous benefits for the convenience and safety of their clients.

Clients are able to pay construction costs using vouchers in the same manner as checks; determine deposit schedules; obtain lien waivers from each payee prior to payment; and receive computerized deposit notifications as well as accurate classification and documentation of construction costs and disbursements for business records and tax purposes. Annual preparation and mailing of 1099 forms are also available for qualified vendors.

Benefits are further offered via Internet access to Dixieline's sophisticated computer system. Lenders, owners and contractors can personally monitor their projects in real time and print reports as needed while feeling confident that numerous safeguards have been put in place. More specifically, the computer system grants access to reports showing detailed information and analysis of job progress and fund control. According to Osberg, the availability of such information and the quality of reports offered are unparalleled in the industry.

"Our goal is to become part of the construction team -- to support all of the parties with up-to-date financial information, including budget and payment details," Osberg said. "Time after time we hear that we have exceeded our customers' expectations and that they would have been lost without us. That is very rewarding for me personally, to know that our service has made a difference in the very stressful construction process."

For more information visit www.dixieline.com.

Chappell is a San Diego-based freelance writer.

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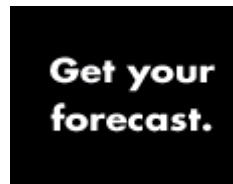
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