

HBA



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HOME BUILDERS ASSOCIATION of WAYNE & HOLMES COUNTIES

November Membership Event

The Barn Restaurant, Smithville, OH

November 14, 5:30 p.m., Dinner promptly at 6:00 p.m.

Reservation Deadline: [Tuesday, November 7](#)

The Annual Builder's Showcase-22 Homes!

New Member & Retention Contest See page 4

Bobby Warren—Magician & Mind Reader!

By day, Bobby Warren is a mild-mannered reporter, but by night he is a magician & mind reader who has been entertaining audiences for more than three decades from Maine to Florida, from Akron to Cincinnati.

In his role as associate editor of The Linking Ring, the trade publication of the International Brotherhood of Magicians, Bobby has been able to meet, interview & learn from some of the world's greatest magicians.

What can you expect from a Bobby Warren magic show? You can expect to have fun, be entertained & be amazed. His specialty is making the ordinary extraordinary.

Cost: One meal is free per company, each additional meal is \$12.00.
There is a \$12 no show charge.

Directions: (From Wooster) Route 585/Akron Road North to just South of Smithville, The Barn is on your left.

Inside this issue:

Focus on Membership	2
Your Chairman's Message	3
2018 Parade of Homes	4
Membership Contest	4
Committees	5
What is Spike Credits??	5

Inside this issue:

More Savings!	5
Reverse Raffle FUN	6-7
OHBA Legislative Review	8
Vince's Column	9
HBA Members	10
Your HBA	11

N o v e m b e r 2 0 1 7

Focus on Membership

Thank you for Renewing

Denco Marketing
Dutch Dannemiller Electric
Frontz Drilling
Grandview Landscaping
Howmar Carpet
MCTV
Miller Homes
Nova Title
R & M Spouting
Riceland Flow Care
Sherwin Williams
Spray Foam Solutions
Wayne Savings
Wood Floors Unlimited

***Sorry to see
you go!***

Alside Supply

*O Lord that lends me life,
Lend me a heart replete
with thankfulness.
~William Shakespeare*



LIFE SPIKE Thru 9/30/17

Terry Pol	288
Gerald Swartzentruber	219
Dave Schlabach	175
Ed Suttle	171
Greg Starr	134
Ron Lechner	120
Terry Eaton	109
Alan Ratliff	98
Paul Miller	88
Rob Yoder	66
Connie Curren	63
Marlin Yoder	60
Dave Suttle	59
Tony Mullet	54
Wayne Riggerbach	52
Sue Williams	48
Steve Nolletti	47
Ken Weaver	36
Merle Stutzman	25

WORKING TOWARDS LIFE SPIKE

Mark Zollinger	24
Wayne Yoder	20
Jeremiah Swartzentruber	16
Michael Downs	15
Mark Dorffer	14
Bill Williams	12
Steve Miller	12
Ivan Yoder	9
Linda Amos	6

HONORARY LIFE MEMBERS

Leroy Mullet	2002
Stan Galehouse	2003
Ben Weaver	2003
Paul Miller	2004
Terry Pol	2004
Atlee Yoder	2007
Ron Lechner	2015
Tony Mullet	2015
Wayne Riggerbach	2015
Dave Showers	2015
Ed Suttle	2015



A Message from your Chairman of the Board Steve Nolletti

Hello All,

Well the summer & the Parade of Homes are history. Over all it was a very good Parade with very good attendance. Next up is the fall & winter which if you're like me you love one & hate the other. I'll let you decide which is

which.

Just some numbers to share with you related to hard costs & our industry. Some history to set the stage. Since 1990 the new home median price has been between 10% to 20% above the existing home median price. Since 2011 however, new home prices have been at a 35% to 40% above existing.

I believe this is due in part to cost of land, labor, materials & regulation.

What can we do about it you may ask. I suggest several things.

First partner with your sub-contractors & suppliers to hole or lower prices of labor & material. If we can work together we all win.

Second write letters to congressmen regarding regulations that hold builders hostage.

Third partner with our local real Estate Agents & talk to them about the pricing structure for new & exist- ing homes. Share with them our concerns & struggles. Again by doing so we all win.

Until next time,

Steve

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2018 PARADE OF HOMES

Mark your calendars! September 21-23 & September 28-30 More Info SOON!

NEW MEMBER BLITZ

2017 NEW MEMBER PROGRAM

For each new member **YOU** sign up your company receives a **\$25** rebate check in November

**Sign up 5 new members AND
Your 2018 dues are PAID!**

THANK YOU FOR RENEWING!!

2017 RETENTION PROGRAM

Everyone who renews in 2017 gets their name tossed into a hat to win \$200!

This will be drawn at the
November General Membership Event
You must be present to win this!

Membership & Retention Programs run
November 1, 2016 through October 31, 2017

**Dream homes can't be built
with dreams alone.**

**Call Farm Credit for home,
lot or construction loans.**

TIM HUDSON

382 West Liberty Street, Wooster, OH 44691
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Committees—Committees—Committees
WE NEED YOU!

COMMUNITY RELATIONS * GOLF OUTING (both)
MEMBERSHIP * PARADE OF HOMES
REVERSE RAFFLE
SOCIAL / GENERAL MEMBERSHIP MEETINGS

We NEED your fresh ideas!!

Spike Credits

Earning Spike Credits Spike credits are earned when a member sponsors a new NAHB member.

For renewals Spike Credits may be earned when a member renews.

Becoming a Spike To become a Spike, the member must earn six Spike credits within two consecutive years (January 1- December 31). Six credits must be earned by December of their second year of recruiting. For individuals that do not earn six credits by December of their second

year of recruiting, all of their previous year's credits are forfeited.

Life Spikes To become a Life Spike, a member must earn at least one credit a year until 25 credits are earned. Life Spikes have no further requirements.

Pocket
the Savings

nahb.org/MA



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October Reverse Raffle

And the winners are

1-Nancy Yoder # 25-Ken Weaver # 50-Merle Stutzman
75-John Miller # 100-Daryl Miller # 125-Merle Stutzman
150-Louise Keating # 175-Julie Vega # 200-Bob Giacomo
225-Marlin Yoder

THE LAST TEN WERE:

Cheryl Whitley, Steve Nolletti, Jeff Smith, Alan Ratliff, Ruby Grau, Mark Dorffer (twice), Dan Mathie, Gary Miller & Sarah Bucheger

THEY WENT DOWN TO THE LAST TWO & SPLIT

Gary Miller & Sarah Bucheger

CONGRATULATIONS EVERYONE!

The Chairman of the Committee, Linda Amos, would like to thank all who helped:
Tim Hudson, Merle Stutzman, Julie Vega, Tim Bahler,
Nancy, Mark & Mitchell Yoder, & photographer Diane Stutzman & EVERYONE ELSE
who came out to have a good time!

THE SILENT AUCTION WAS A HUGE SUCCESS!

Thanks to Bowman Beverage, Farm Credit, Farmers State Bank,
Gerber Lumber, Jake's Restaurant, Sherwin Williams,
Westfield Bank & Wooster Glass for your donations!!



PARTNERS IN CRIME

October Reverse Raffle



***Merle gets his caricature done—
BOY WOULD SURE LOVE TO SEE
THAT!***

***Mark
wins at
the Silent
Auction
& is
having a
cookout.
Watch for
the date!***



LAST WOMEN/MEN STANDING!

***AND ONE OF THE FINAL 2 WINNERS
SARAH BUCHEGER!***



OHBA LEGISLATIVE REVIEW

HB 148 Home Improvement Contractors (Patmon, B)

To require statewide registration of home improvement contractors and to create a home improvement board. HB 148 provides exclusive authority to home improvement board to regulate home improvement contractors in Ohio. Prohibits any person from knowingly acting as a home improvement contractor unless the person is registered or the person is licensed under the OCILB and home improvement is covered by the license. Home improvement includes cost to owner exceeding \$500 but does not exceed \$25,000.

NPDES ENFORCEMENT FEEDBACK

OHBA has received questions recently on the OEPA's strict enforcement of both inspection and stabilization requirements pursuant to the NPDES permit. Although the rules have not changed in several years, OHBA is looking into some concerns raised with unreasonable, costly enforcement in some local jurisdictions. One particular instance relates to final stabilization and strict enforcement of seeding, growing grass in the middle of the summer, which was unsuccessful, but very expensive. If anyone has experienced similar issues or has a more reasonable experience to share, OHBA is currently gathering more information.

TAX RELIEF PROPOSED FOR RESIDENTIAL DEVELOPMENT

Rep Derrek Merrin (Maumee) introduced HB 371 this week. The bill is intended to encourage residential lot development in Ohio, help ease the burden of lot shortages and grant a sense of equity for property owners from unfair property valuations. The bill would limit the revaluation of residential lots to a point when construction of the home begins. This is fair in that until the home is built and occupied there is no increased burden on the political subdivision for services. Hopefully, the bill will encourage land development by granting a benefit where the lots may be absorbed at a slower rate. The bill is very technical in its language as it deals with how property is valued and taxed, but the intent is clear. Property taxes at the fully improved rate will not be assessed until construction begins.

Rep Merrin is to be commended for his interest in helping the industry. He worked closely with our members at the Toledo HBA in its drafting and introduction.

Be sure to thank the following cosponsors who have added their name to the bill in support.

[Rep. Schaffer](#) (Lancaster), [Rep. Seitz](#) (Cincinnati), [Rep. Lang](#) (West Chester Twp), [Rep. Kick](#) (Loudonville), [Rep. Becker](#) (Union Township), [Rep. Vitale](#) (Urbana), [Rep. Riedel](#) (Defiance), [Rep. Brinkman](#) (Cincinnati), [Rep. Romanchuk](#) (Mansfield), [Rep. Keller](#) (Middletown), [Rep. Hood](#) (Ashville), [Rep. Zeltwanger](#) (Mason), [Rep. Dean](#) (Xenia), [Rep. Goodman](#) (Cardington)

Otherwise, call your state rep and urge them to sign on as a cosponsor as well. The bill will soon be referred to a committee and OHBA will urge prompt hearings. A copy of the bill and fiscal analysis is included.

Please take special note on page two of the analysis where the depressed state of the industry is laid out in plain terms. In 2003 53,410 residential units were permitted in Ohio. By 2013 that number plummeted to 13,343, a 75% decrease. These are numbers from the legislative research agency. If they would have looked back further, the level of starts in 1972 was just under 90,000 units authorized. Clearly, some relief is in order.

SEE ATTACHED WITH EMAILED NEWSLETTER.



EXECUTIVE VICE PRESIDENT'S COLUMN

By Vincent J. Squillace, CAE

Executive Vice President

THE WINDS ALWAYS SWIRL

It is more the norm that the unexpected becomes the expected. I guess there is no more normal. With government interactions and legislative politics one may as well ask a weatherman just what to expect next. In any event, it keeps things interesting.

Over this current session, which began in January, a spate of construction licensing/registration bills have been considered. From remodelers to roofers, elevator installers, home inspectors, residential plumbers, electricians, HVAC contractors as well as gutter and downspout installers have been drawn into the discussion. In fact, a conservative think tank editorialized as to just what the heck is going on here with a conservative legislature. In my view, many of the affected industries are finding protection with a shield of licensing. Not that all licensing is bad, however, with some curious intentions in mind, some serious scrutiny is warranted. OHBA is doing just that.

Some rare good news regarding zoning referenda. A federal district court recently ruled in a central Ohio case where the substance of a referendum effort, which passed, wrongfully repealed, retroactively, a development project properly approved by the city council. In the approved referendum, petitioners enacted new zoning regs, effectively repealing the previously approved project. The court found this result to be unconstitutional and voided it. Apparently the courts will hold results of a referendum unconstitutional when acting improperly. The developer settled with the city for \$1.8 million.

Can't pass up the opportunity to mention the local chatter on the gubernatorial contest. With eight or so declared candidates talk is some may drop to other offices or pair up as running mates. In terms of campaigns, starting to hear the 20 million dollar mark as possible expenditures. And that is not the total to be spent but, just for one candidate. Have to remember also all 99 House seats and 17 in the Senate up for, grabs too. Fundraising continues at a furious pace. All the candidates have one thing in common. That is they want to improve your world. We are still more than a year away from the election. Stay tuned.



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Galehouse Lumber Co.	Mt. Hope Fence	Weaver Concrete Finishers
Gerber Lumber & Hdwr	Mullet Cabinets	Westfield Bank
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	Olde Parsonage	

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YOUR HBA

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MISSION STATEMENT

The Home Builders Association of Wayne & Holmes Counties is committed to professional excellence & dedicated to promoting its members, furthering consumer knowledge & serving the community.

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Home Builders Association
Wayne & Holmes Counties

Give Thanks!