



The Home Builders Association of Miami County

Miami County Homefront

Where Excellence is a Tradition

1200 Archer Drive, Troy, OH 45373
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www.hbamiamicounty.com

WELCOME TO 2012



It's a new year. Time to make those resolutions, get a fresh start and see things through a renewed perspective. I'd like to encourage each of you to get involved this year. Involvement by you or a representative of your company helps other members get to know you and that's what networking is all about. Attend our meetings, host a

Member Mixer, advertise in our publications, display at the Home Show, play in the golf outing, participate in the Chili Cook Off, be a part of the Associates Showcase. Any way you can, immerse yourself in the HBA do so this year. You'll see it will make a difference. Call Donna at the HBA office at 937-339-7963 for more information.

HAVE YOU SEEN "MADE IN AMERICA"



Diane Sawyer created a buzz with her reporting on a builder in Bozeman, Montana, who is hard at work building a home he hopes will be a blueprint for creating jobs in America.

Anders Lewendal, an economist turned builder, is constructing a house made entirely from American-made products. Everything from the nails, screws and bolts, to the steel, staples and bathtub is made in the United States.

Lewendal is convinced that if every builder bought just 5 percent more U.S.-made materials, they would create

220,000 jobs. The [Boston Consulting Group](#) agrees, confirming that Lewendal's numbers add up.

In all, the U.S.-made house is being built with more than 120 products from more than 33 states.

To see more of the story, including the video [click here](#) or go to ABC News and search for Made in America. For a list of products used by Lewendal, including many from Ohio, [click here](#) or go to ABC News and search Made In America Building Products.

NLRB RIGHT TO UNIONIZE POSTER RULE DELAYED TILL APRIL 30

The [National Labor Relations Board](#) has agreed to postpone the effective implementation date of its employee collective bargaining rights poster requirement — which includes a right to unionize notice — to April 30, 2012, depending upon the outcome of several legal challenges.

The requirement was to go in effect on Jan. 31, 2012, but at least three lawsuits have been filed seeking to block the posting requirement — including one by the [U.S. Chamber of Commerce](#). A federal court in Washington, D.C., has delayed its implementation until after hearing legal challenges to the new rule.

The collective bargaining rights poster is available free for download on the [NLRB website](#). If the rule is implemented, the poster must be hung in a conspicuous place with other workplace rights notices.

The rule will apply to all employers with a gross annual business volume of \$500,000 or more, whether or not the employer operates a non-union shop or conducts business in a "right to work" state.

The NLRB has indicated that it will not conduct inspections to determine if the poster is in place, but it may take action if an unfair labor practices complaint is filed. The NLRB states on its website that it expects such complaints to be resolved if the employer subsequently agrees to hang the poster, but the agency could take further action if the employer refuses to hang the poster.

For more information, please visit <https://www.nlrb.gov/faq/poster>.

FEBRUARY MEMBERSHIP MEETING

If you attend only one meeting this year, make sure it's the HBA's February Membership Meeting on Wednesday, February 22 beginning at 11:00 AM. You are going to be treated to one of the most dynamic speakers you've seen in a long time. Pat McGaughey from Activating People.com is coming to speak to us with his fabulous, fast passed, entertaining and educational seminar entitled "Fish On Marketing". You will not be disappointed. Check in will begin at 11:00 AM followed by a buffet lunch and Pat will begin his presentation sharply at 11:30. Don't miss this powerful presentation with ideas that you can implement immediately to get results. Additional information will be coming very soon. Watch your mail.

Also on February 22, Pat will be make a special presentation geared specifically towards builders and

Realtors. This seminar, entitled Sold on Selling will give you new insights into selling in today's market. Check in begins at 7:30 AM. A buffet continental breakfast will be available and the presentation will begin promptly at 8:00 AM. We'll have you back on your way to your day by 9:30 AM. Builders and real estate professionals...don't miss this seminar. More detailed information coming soon. Watch your mail.

These seminars are presented to you courtesy of Minster Bank. They are conveniently located at 1280 Experiment Farm Road in Troy. Call Jerry Herbe at 339-7963 for your commercial banking needs or Janice Yohey or Kathy Vukovic for your residential mortgage needs.

OHBA LEGISLATIVE UPDATE



CSPA BILL RECEIVES ITS FIRST HEARING

HB 383, sponsored by Rep Lynn Slaby received its first hearing before the House Judiciary committee on December 13. As usual, Rep Slaby, a former judge and prosecutor, was excellent in presenting the bill and explaining the need for the changes to the CSPA. Questions came from Reps Murray and Okey. The primary nature of the questions involved whether sufficient problems exist warranting any changes to the law. In fact, Rep Okey claims to have a study demonstrating there have been very few cases involving harsh impacts on builders. For the most part, other committee members are comfortable with the bill. Now we must prepare testimony supporting the need to change the law. We need precise testimony detailing how the law has worked and produced unjust results. We also need testimony to show settlements were forced, as the strict liability provision of the law applied to facts in the case negated any chance of a fair settlement.

RCAC RECOMMENDS FINAL DRAFT 2009 RCO TO BBS

At its meeting today, the RCAC unanimously voted to recommend its final draft of the 2009 Residential Code of Ohio (RCO) to the Board of Building Standards (BBS). Included in its most recent draft are an alternative energy code, which is a great improvement over the 2009 IECC, amendments to the 2011 NEC to eliminate the need for GFCIs on sump pumps and garage door openers, removal of residential sprinkler mandates, as well as, overall code provisions resulting from a deliberative review process. The RCAC voted to recommend the code for the BBS adoption with an effective date of no sooner than January

1, 2013. Moving forward, the BBS will review the RCAC recommendation before moving the code to its public hearing and formal rule adoption process. Please contact OHBA with any further questions.

HOUSE INTRODUCES TWO PRIORITY OHBA BILLS

Earlier today Representative Pete Beck (R – Mason) introduced not one, but two, high priority bills for OHBA. HB 406 and HB 407 attempt to address two problems facing the home building industry today; tax valuation on vacant land and lack of housing starts in Ohio. HB 406 will authorize a nonrefundable state income tax credit for the purchase of a new home. This bill was based on the HBA of Greater Toledo's model that it presented to OHBA earlier this year. The other bill, HB 407, exempts from real property taxation the value of single-family residential property owned by a developer or builder until the developer or builder transfers possession or title. This bill is similar to a bill introduced by Senator Bob Gibbs last General Assembly.

The bills will likely be referred to a committee in the next two weeks and we hope the House will hold hearings on the bills over the next few months. We will need input and support from all members for these bills to eventually become law. Please call OHBA with any questions. You can access the entire bills by clicking the following links:

http://www.legislature.state.oh.us/BillText129/129_HB_406_I_Y.pdf

http://www.legislature.state.oh.us/BillText129/129_HB_407_I_Y.pdf

MARKETING OPPORTUNITIES ARE AVAILABLE WITH THE HBA

There are some really great marketing opportunities available to you with the Home Builders Association. First we have this newsletter. Ad space is available and is extremely cost effective. A business card size ad or more specifically a 2" x 3 1/2" is only \$200 for the whole year. A medium size ad measuring 3 1/2" x 4 1/2" is only \$250 for the year.

Be a E-Mail Sponsor and we'll put your logo under the signature line of every e-mail that goes out of the HBA office. Only 4 per month are available and we'll link your logo directly to your website. The cost is only \$50 per month and you can select your commitment of 3, 6, or 12 months.

Like snail mail better. Often times we send notices by the good old fashioned US Postal Service. When notices and letters go out by us, your logo can be on our information.

Again, only 4 per mailing and you can choose 3, 6, or 12 month commitments. The cost is only \$25 per month.

The Miami County Home Show is coming soon to the Miami Valley Centre Mall in Piqua. "Celebrate Home" is the theme for the show and visitors will be looking for the latest and greatest in home remodeling and repair. Booth rates start at a very reasonable \$250, so call today to get your booth space reserved. Presented by Minster Bank and the Troy Daily News and Piqua Daily Call.

Host a Member Mixer at your facility. Dates are still available to host a Member Mixer at your place of business. This is a great way to get members introduced to you and your business. A Member Mixer is a very casual open-house type of meeting. The host provides food and drink, and the HBA will help promote your event to members. Call Donna at the HBA office to schedule your Member Mixer.

WELCOME NEW MEMBERS



Please help welcome the following new member to the Association. Your support of these companies is greatly appreciated. If you are need of any service they provide, please give them your utmost consideration. Remember, it's always good to do business with a member.

Diana Begley
Home Comfort Gallery & Design
 105 W. Main St., Troy, OH 45373
 (937) 335-1849
 Furniture, Interior Design, Windows Coverings
www.homecomfortgallery.com

PERMIT REPORT - DECEMBER 31, 2011

<u>Builder / Owner</u>	<u>Location</u>	<u>Units</u>	<u>Valuation</u>
Martin Rush	3849 E. Snodgrass Rd., Brown Twp	1	\$65,000
Andrew Marchal	335 E. Main St., Bradford	1	50,000
TOTAL		2	\$ 115,000
YTD TOTAL		73	19,137,500
TOTAL MULTI FAMILY		3	300,000
YTD TOTAL MULTI FAMILY		5	500,000

Companies in bold denotes HBA Members