



ASHTABULA COUNTY BUILDERS ASSOCIATION

November 2014

President's Comment

Board of Directors

Bill Romanko	President
Calvin Brown, Jr.	Vice-President
Rich Vanek	Treasurer
John Hogan	Secretary
Joe Oros	Past-President
Kim Kidner	
Robert Hegfield	
John Smolen	
George Csepegi	

Dear Members and Friends,

The mid-term elections are just a week away, I would like to thank all of our members and guests that attended our Candidates Night. The room at the Elks Club seemed pretty full. We had quite a few candidates present and also representatives from various levies also there. Hopefully meeting and greeting each person has given you the insight that you will need to make a good decision on November 4th. We vote to protect our freedom and liberties. We vote to select the people that will protect our rights insure the rights of others. If you do not vote then you are leaving the decisions of how you and yours will be treated in the future up to someone. **VOTE!**

Our November general meeting will be our last meeting of the year and it is the meeting when we decide on our next board of directors for the Ashtabula County Builders Assoc for the 2015 year. Also we will be reviewing the financial statement of 2014 and going over our budget for 2015. We will be looking for ideas for future meetings that the membership would like to have presented. Nominations for board members will also be made at this meeting, if anyone is interested on being on the board or if you know of someone that would be a good board member please bring their name to this meeting. Another issue that will be discussed at this meeting is whether or not the Builders will continue to support the Growth Partnership for Ashtabula County. John Palo will speak for Growth Partnership. John is a retired MFG executive and is the current representative of the Robert S. Morrison Foundation. He is more than qualified to answer any questions that we may have regarding the decision that we have to make at this meeting about Growth Partnership.

We will not be having a monthly meeting in December. We will resume our schedule again in January.

At this time the Board of Directors and I would like to wish all a joyous holiday season. For those of you that are going to be traveling please do so safely. For those that will be having friends and family coming to them enjoy your time with them.

Sincerely,

Bill Romanko

President of the Ashtabula County Builders Assoc.

Calendar of Events

November 13th	Annual Meeting Casa Capelli
January 8th	Elks
February 12th	Elks
Social Hour	6:00pm
Dinner	7:00pm

Please RSVP by the Monday prior to the event.

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BANKER BOB'S CORNER

Words of Wisdom, if you see someone wearing camouflage make sure you walk right into them so they know it's working!

If it first you don't succeed Try doing it the way mom told you in the beginning!!

NEWSLETTER

Please contact Michelle if you have any suggestions for the newsletter or website!

Share you pictures of your projects...

NATION'S BUILDING NEWS

The Official Online Weekly Newspaper of NAHB

Sponsored by McGraw-Hill Construction and Freddie Mae

New-Home Sales Edge Up 0.2 Percent from Revised Down August Rate

October 24, 2014 - Sales of newly built, single-family homes inched up 0.2 percent in September to a seasonally adjusted annual rate of 467,000 units, the highest level in six years, according to newly released data by the U.S. Department of Housing and Urban Development and the U.S. Census Bureau. Sales numbers for August were revised down from 504,000 to 466,000.

“Three consecutive months of sales upticks demonstrate steady growth in the housing market,” said Kevin Kelly, chairman of the National Association of Home Builders (NAHB) and a home builder and developer from Wilmington, Del. “Consistent job creation and low mortgage interest rates are spurring the release of pent-up consumer demand.”

“The August revision was not unexpected, as this figure seemed out of line with the modest housing recovery we have been seeing,” said NAHB Chief Economist David Crowe. “The continuing increase in the inventory of new homes points to builders’ confidence in the market.”

The inventory of new homes for sale increased to 207,000 in September, which is a 5.3-month supply at the current sales pace.

Regionally, new home sales rose 12.3 percent in the Midwest and 2 percent in the South. Sales were unchanged in the Northeast and dropped 8.9 percent in the West.

ANNUAL MEETING

November 2014

President's Remarks :

Thank you for attending meeting.

Please always feel free to contact myself, any board member or Michelle. We are here for you.

Treasurer's Report

Topics for Discussion:

- Building Department
- Topics of Monthly Meeting
- Social Events
 - Reverse Raffle
 - Golf Outing
 - Summer Social

Items for Vote:

- Re-nomination of Board of Directors 2015

President	Calvin Brown Jr.
Vice President	John Hogan
Treasurer	Rich Vanek
Secretary	George Csepegi
Past President	Bill Romanko

- Re-Nominations of Board Members

Joe Oros
Bill Romanko

- Growth Partnership Assessment
\$80.00 Annual Fee

NATION'S BUILDING NEWS

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Nationwide Housing Starts Top 1 Million for Third Time this Year

October 17, 2014 - For the third time this year, nationwide housing starts surpassed the million-mark, according to newly released figures from the U.S. Department of Housing and Urban Development and the U.S. Census Bureau. Total housing production in September rose 6.3 percent to a seasonally adjusted annual rate of 1.017 million units.

“These numbers show starts returning to levels we saw earlier this summer, where they hovered around one million units,” said NAHB Chairman Kevin Kelly, a home builder and developer from Wilmington, Del. “We are hopeful this pattern of modest growth will continue as we close out the year.”

“September’s uptick reveals that last month’s dip in production was more of an anomaly than a market reversal,” said NAHB Chief Economist David Crowe. “I expect we will see a continued recovery as job creation grows and consumers gain more confidence in the housing market.”

Single-family housing starts were up 1.1 percent to a seasonally adjusted annual rate of 646,000 units in August, while multifamily production climbed 16.7 percent to 371,000 units.

Combined housing starts increased in all regions of the country. The Northeast, Midwest, South and West posted respective gains of 5.3 percent, 3.5 percent, 4.2 percent and 13.9 percent.

Issuance of building permits registered a 1.5 percent gain to a seasonally adjusted annual rate of 1.018 million units in September. Multifamily permits rose 4.8 percent to 394,000 units while single-family permits decreased 0.5 percent to 624,000 units.

Regionally, the Northeast, Midwest and West registered overall permit increases of 12.3 percent, 8.2 percent and 5.9 percent, respectively. The South posted a 4.7 percent loss.

Remodeling Market Index Reclaims All-Time High

October 23, 2014 - The National Association of Home Builders’ (NAHB) Remodeling Market Index (RMI) reclaimed the high-water mark of 57 in the third quarter of 2014. This is the sixth consecutive quarter for an RMI reading above 50.

An RMI above 50 indicates that more remodelers report market activity is higher (compared to the prior quarter) than report it is lower. The overall RMI averages ratings of current remodeling activity with indicators of future remodeling activity.

“Most remodelers remain confident that the market is improving as home owners undertake renovations, large and small,” said NAHB Remodelers Chair Paul Sullivan, CAPS, CGR, CGP, of Waterville Valley, N.H. “The consistency and longevity of positive RMI readings are in line with the gradual recovery of the housing industry.”

The RMI’s future market conditions index rose to 58 from 56 in the previous quarter. All four of its subcomponents—calls for bids, amount of work committed for the next three months, backlog of jobs and appointments for proposals—increased or remained level with the previous quarter’s reading.

The current market conditions component of the RMI increased one point to 57 this quarter. A two-point gain was made among the categories of large additions as well as smaller remodeling jobs with readings of 56 and 58, respectively.

“The stabilization of the RMI in the mid-50s for more than a year demonstrates the slow, steady recovery of the housing industry that we expect to continue,” said NAHB Chief Economist David Crowe. “The major headwind to a stronger recovery is a shortage of qualified labor and subcontractors in some parts of the country, making it difficult for remodelers to employ carpenters and finish projects as quickly and economically as many of their customers expect.”



Ashtabula County Builders Association

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