



ASHTABULA COUNTY BUILDERS ASSOCIATION

September 2014

President's Comment

Hello Members and Friends,

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

It is with a sad heart that I am writing this letter this month. The Ashtabula County Builders and the community are without two of its finest people. Don Applebee of APL Electric and Dave Pinelli of Apple Heating passed away this past month. Both of these gentlemen were experts in their respective trades and will be missed by the many people that they came in contact with. The generosity that these two gentlemen possessed was a reflection on their character and for that they will also be missed greatly. Don and Dave leave behind families that were the center of their lives and they treated their employees no differently than their own blood. With this said, I would like to extend from myself and all the Board Members our deepest sympathies to the families of Dave and Don and also to anyone else that is feeling the loss of these two fine men.

I would like to thank all those that attended the Annual Summer Social on August 14th at the Grand River Manor. It was a wonderful evening and fun was had by all. While at the social two of our member volunteered to take charge of next years summer social. George Csepegi and Bob Hegfield have stepped up to chair next year's event. I wish I could give you more information on what they have planned but they want to keep this information to themselves until closer to the event next year.

Our upcoming meeting on September 11th is the Clam Bake which will be help at the Elks Lodge. Please call in your reservations as soon as possible so that Mr. Thomas has all of the delicious food ready for us. This normally one of our best attended events of the year and it is a great time to network and catch up with people that you may not have seen in awhile. Many of our members also bring their customers as guests to this event, I have been told that this is a dollar for dollar the best entertaining that they do for the loyal customers.

Calendar of Events

September 11th	Clam Bake Elks
October 9th	Candidate's Night Elks
November 13th	Annual Meeting Casa Capelli
Social Hour	6:00pm
Dinner	7:00pm

Please RSVP by the Monday prior to the event.

P.O. Box 745
Ashtabula, Ohio 44004
ashtabulacountybuilders@windstream.net
ashtabulacountybuilders.org
(440) 645-7496

Sincerely,

Bill Romanko

Your President

NATION'S BUILDING NEWS

The Official Online Weekly Newspaper of NAHB

Sponsored by McGraw-Hill Construction and Freddie Mae

Builder Confidence Rises Two Points in August

August 18, 2014 - Builder confidence in the market for newly built, single-family homes rose two points to 55 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) for August, released today. This third consecutive monthly gain brings the index to its highest level since January.

“As the employment picture brightens, builders are seeing a noticeable increase in the number of serious buyers entering the market,” said NAHB Chairman Kevin Kelly, a home builder and developer from Wilmington, Del. “However, builders still face a number of challenges, including tight credit conditions for borrowers and shortages of finished lots and labor.”

Derived from a monthly survey that NAHB has been conducting for 30 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as “good,” “fair” or “poor.” The survey also asks builders to rate traffic of prospective buyers as “high to very high,” “average” or “low to very low.” Scores from each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

All three HMI components posted gains in August. The indices gauging current sales conditions and expectations for future sales each rose two points to 58 and 65, respectively. The index gauging traffic of prospective buyers increased three points to 42.

“Each of the three components of the HMI registered consecutive gains for the past three months, which is a positive sign that builder confidence appears to be firming following an uneven spring,” said NAHB Chief Economist David Crowe. “Factors contributing to this rise include sustained job growth, historically low mortgage rates and affordable home prices, which are helping to unleash pent-up demand.”

Every region saw a gain in its three-month moving average HMI score in August. The Midwest posted a seven-point increase to 55 and the West registered a four-point gain to 56. The Northeast posted a two-point gain to 38 and the South was up one point to 52.

NAHB Building Systems Councils Opens its Doors to Timber Frame Home Manufacturers

August 28, 2014 - The National Association of Home Builders (NAHB) has expanded its Building Systems Councils (BSC) to include timber framing—a specialized form of heavy-timber construction. This housing style will be represented by the newly renamed Log and Timber Homes Council.

“From a business as well as a council diversification standpoint, it just made sense to rename the former Log Homes Council and expand it to include timber framers,” said Doug Terrell, 2014 Log and Timber Homes Council Chairman and Vice President of Sales with Blue Ridge Log Cabins. “Though they are two distinct types of heavy-wood construction, the log and timber industries’ interests are often in alignment. And many log and timber home producers offer both product lines as consumer demand for homes that combine elements from both building practices has increased.”

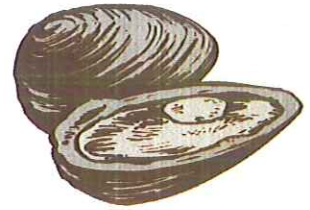
The fundamental difference between log and timber construction is in how the solid wood components are used. In a log house, the logs are typically stacked horizontally and are the primary building material that comprises the load bearing walls. In timber frame construction, the timbers are vertical posts joined by intricate roof truss systems to support the weight of the home. The timber posts and beams are exposed on the interior, and often, there is more drywall and other non-wood components in a timber frame structure.

“We are excited to welcome timber framing craftsmen into the Log and Timber Homes Council,” said NAHB Chairman Kevin Kelly, a home builder and developer from Wilmington, Del. “Now we truly encompass every aspect of the systems-built industry.”

Formed in 1977, the original Log Homes Council has represented the interests of log home manufacturing industry for nearly four decades. The council has successfully worked to ensure that codes officials, building inspectors, the lending community and others take the unique aspects of log home construction through the ANSI-recognized “ICC 400-2012 Standard on the Design and Construction of Log Structures” and other programs.

ASHTABULA COUNTY BUILDERS ASSOCIATION

ANNUAL CLAM BAKE



Thursday, September 11, 2014

at

Elks Lake Front Lodge

3115 Lake Road West

Ashtabula, Ohio

\$50.00 per person

6:00p.m. Happy Hour and Clam Chowder

7:00p.m. Dinner-One Dozen Clams

Your Choice of Prime Rib or 1/2 Chicken

Baked Potato - Fresh Ohio Sweet Corn

Salad - Fresh Bread - Dessert

OPEN BAR 6:00p.m. - 10:00p.m.



A GREAT TIME TO BRING A GUEST

For reservations please call (440) 645-7496 or
e-mail ashtabulacountybuilders@windstream.net
by Friday, September 5th

If you have any questions concerning the Clam Bake, call Drew Thomas at (440)998-4747

Increasing Home Values Affect Housing Affordability in Second Quarter

August 14, 2014 - Nationwide housing affordability dipped in the second quarter of 2014 as several markets saw a firming of home prices, according to the National Association of Home Builders/Wells Fargo Housing Opportunity Index (HOI), released today.

In all, 62.6 percent of new and existing homes sold between the beginning of April and the end of June were affordable to families earning the U.S. median income of \$63,900. This is down from the 65.5 percent of homes sold that were affordable to median-income earners in the first quarter.

The national median home price increased from \$195,000 in the first quarter to \$214,000 in the second quarter. Meanwhile, average mortgage interest rates decreased from 4.57 percent to 4.44 percent in the same period.

“With interest rates near historically low levels and strengthening job growth, now continues to be a great opportunity to buy a home,” said NAHB Chairman Kevin Kelly, a home builder and developer from Wilmington, Del.

“The second quarter HOI reflects the slow but steady march toward the historic levels of price appreciation and interest rates that result in affordability levels we experienced before the mid-2000s boom,” said NAHB Chief Economist David Crowe. “While we are seeing a slight decrease in affordability, it is still fairly high by historical standards.”

Youngstown-Warren-Boardman, Ohio-Pa. claimed the title of the nation’s most affordable major housing market, as 90.4 percent of all new and existing homes sold in this year’s second quarter were affordable to families earning the area’s median income of \$52,700. Meanwhile, Cumberland, Md.-W.Va. was the most affordable smaller market, with 97.2 percent of homes sold in the second quarter being affordable to those earning the median income of \$54,100.

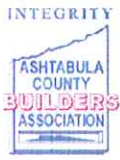
Other major U.S. housing markets at the top of the affordability chart in the second quarter included Indianapolis-Carmel, Ind.; Syracuse, N.Y.; Harrisburg-Carlisle, Pa.; and Scranton-Wilkes-Barre, Pa; in descending order.

Meanwhile, smaller markets joining Cumberland at the top of the affordability chart included Kokomo, Ind.; Davenport-Moline-Rock Island, Iowa-Ill.; Battle Creek, Mich.; and Lima, Ohio; in descending order.

For a seventh consecutive quarter, San Francisco-San Mateo-Redwood City, Calif. was the nation’s least affordable major housing market. There, just 11.1 percent of homes sold in the second quarter were affordable to families earning the area’s median income of \$100,400.

Other major metros at the bottom of the affordability chart were Santa Ana-Anaheim-Irvine, Calif.; Los Angeles-Long Beach-Glendale, Calif.; San Jose-Sunnyvale-Santa Clara, Calif.; and New York-White Plains-Wayne, N.Y.-N.J.; in descending order.

All five least affordable small housing markets were in California. At the very bottom was Santa Cruz-Watsonville, where 16.6 percent of all new and existing homes sold were affordable to families earning the area’s median income of \$77,900. Other small markets included Napa, Salinas, Santa Rosa-Petaluma, and San Luis Obispo-Paso Robles; in descending order.



Ashtabula County Builders Association

P.O. Box 745

Ashtabula, Ohio 44004