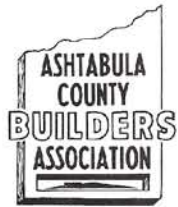


INTEGRITY



BUILDERS PLAN

APRIL 2012

P.O. Box 745

Ashtabula, Ohio 44005-0745

Telephone/Fax (440) 997-1866

ashtabulacountybuilders@windstream.net

www.ashtabulacountybuildersassociation.org

ASHTABULA COUNTY BUILDERS ASSOCIATION

" The Voice of the Industry in Ashtabula County"

BOARD OF TRUSTEES

Officers

Joe Oros, President

Calvin Brown Jr., Vice-President

Rick Miller, Immediate Past President,

Rich Vanek, Treasurer

Bill Romanko, Secretary

Trustees

Doug Andes

Bill Claycomb

John Hogan

Dan Theiss

COMMENTARY

Greeting Members,

First, let me start by saying **thank you** to all our members for the outstanding job they did on our Third Annual Reverse Raffle. Mary Brown and all the ladies from Community Care once again treated all of us to a wonderful dinner and an organized raffle. I can't tell you how much of a thrill it is to have all the ladies from Community Care working with the Ashtabula Builders to make such a wonderful night possible. We had a lot of support from everyone who bought tickets and all the prize donations. Our bottom line number was very good this year and we look forward to sharing the money with our local charities.

I would like to say a special thanks to Doug Andes and his lovely wife Sheri, and my great companion and wife Tricia for all the effort they put forth at running all the numbers and auctions. THANK YOU! Our Vice President, Calvin Brown, for three years has gone out of his way and has helped to make this raffle bigger and better. Thanks Calvin! I hope to see everyone back next year for another great time.

Moving on to our April meeting, Brian Anderson from Growth Partnership will be speaking to us on April 12 at the Elks Club. As you might have nuttiest, Brian has attended a lot of our meetings, and has put forth a lot of effort in discussing with us up coming projects for our county. So please come down and show your support for him. Don't forget to bring a guest and the Builders will pay for their dinner.

Your President,

Joe Oros

MARK YOUR CALENDAR

April 12th	Growth Partnership Elks
April 28th-29th	Casino Trip Mountaineer
May 10th	Ashtabula Chamber of Commerce and Ashtabula County Commissioners Casa Capelli
June 14th	Steak Fry Elks

Happy hour is 6:00pm - 7:00pm

Dinner 7:00pm

RSVP by Monday prior to meeting date and if you need to cancel please call by Tuesday evening.

Page 2	Chamber of Commerce, Training
Page 2	Thank you
Page 3	NAHB
Page 4	NAHB, Continued
Page 5	Casino Trip

Ashtabula Area Chamber of Commerce

First Aid & CPR training

May 3rd

For more information contact:

Jessica E. Forsythe

President & CEO

P: 440-998-6998

Jessica@AshtabulaChamber.net

www.ashtabulachamber.net

A SPECIAL THANK YOU TO ALL THE COMPANIES THAT DONATED TO THE 2012 REVERSE RAFFLE

A. Louis Supply	Lakeway Restaurant
Active Plumbing	Lowe's
Adventure Zone	Maple Ridge Golf Course
Auto Essentials	Mihely's
AutoZone	Milwaukee
Baymount Inn & Suites	Old Mill Winery
Biscotti's Restaurant	Oros Builders
Bombay Restaurant, Days Inn	Our Rose Hair Salon
Bronzwood Golf Course	Outdoor Army Navy
Brown Sprinkler Service	Red Lobster
Capp's Pizza	Richmond Autobody
Carter Lumber, Austinburg	Richmond Trailer Sales
Casa Capelli	Rick Miller
Chili Piaz	Schneider Electric
Chops	Scooters
Crows Nest	Simak Trucking
Cutting Edge Styling Salon	SK Built
E & J Glass	State Farm Insurance, Tracie Brown
Fasenal	Stateline Auto Group
Firehouse Winery	The Hanger
Giant Eagle	Thomas Fence
Great Lakes GMC Buick	Union Industrial Contractors
Greenville Auto Parts	United Rentals
Greisser Sales	Valley Building Center
Hemlock Springs Golf Course	Viking Supply Net
Hickory Grove	Weather Sealco
Holiday Inn Express, Austintown	Wild Waterworks Waterslide
Home Depot	Winters Plumbing & Heating
Hydro Spray Carwashes	

New NAHB Primer Aimed at Helping Builders Work More Effectively With Appraisers

With builders around the nation continuing to grapple with faulty appraisals that jeopardize sales of their new homes, NAHB is adding an [“Appraisal Primer”](#) to its collection of resources aimed at helping association members strive for the best possible outcome from today’s less-than-perfect appraisal process.

The newly published primer from NAHB discusses in detail the appraiser’s role in the financing of new homes.

“There is a lot behind the scenes that affects the way appraisers must conduct their business,” writes Joan Trice, an appraiser and author of the primer; editor and publisher of [Appraisal Buzz](#), an email publication; and the host of the [Alterra Group](#)’s [Valuation Expo](#), which is the largest annual conference for the appraisal community.

Trice is also consulting with NAHB on the association's efforts to resolve appraisal problems.

“Understanding the regulations, methodologies and task of the real estate appraiser will provide home builders with the necessary knowledge to discuss valuation issues with appraisers before they become valuation problems,” Trice says.

Beginning in 2009, NAHB has held a series of four appraisal summits at the National Housing Center in Washington, D.C., attended by representatives of federal banking regulators, the appraisal industry, the housing finance industry, the real estate and housing sectors and others for discussions of deficiencies in the current system of evaluating homes and how to address them. ...[Read More](#)

Lumber Prices Provided by Random Lengths

Framing Lumber Composite	\$ 284	\$ 1
OSB Composite	\$ 233	\$ 1
Southern Pine Plywood Composite	\$ 498	\$ 9

With permission from: www.randomlengths.com

Layouts For Living

Floor Plans: A Sustainable, Rural Oasis for Active Adults in Northwest Idaho

A resident preps a Meadow Ranch community garden box.

High in the Pacific Northwest is a rural oasis for active adults that boasts breathtaking mountain views and beautiful sunsets while also being close to extensive recreational activities, shopping, medical and community centers and free

NATION'S BUILDING NEWS

The Official Online Weekly Newspaper of NAHB

Sponsored by McGraw-Hill Construction and Freddie Mac

public bus transportation.

The award-winning Meadow Ranch, developed and built by [ActiveWest Builder](#) in picturesque Coeur d'Alene, Idaho, incorporates smart growth principles, urbanism and green building. The 80-home community is sited on a 12-acre urban infill lot formerly zoned for light commercial. [Read More](#)

Appraisal Process Needs Better Monitoring, GAO Study Finds

Zeroing in on yet another deficiency of a faulty appraisal process that is hurting home values, hampering a housing recovery and often killing sales of homes coming in below the contract sales price, the [Government Accountability Office \(GAO\) earlier this month reported](#) that the Appraisal Subcommittee, which oversees the appraiser regulatory programs established by the states, needs to improve its monitoring procedures.

"These findings underscore the need to establish an effective oversight system to ensure that appraisals accurately reflect true market values and don't harm aspiring home buyers or builders," said NAHB Chairman Bob Nielsen. A recent NAHB survey shows that one out of three builders has lost signed sales contracts because of flawed appraisals, and a fall survey conducted by the [National Association of Realtors](#) found 18% of Realtors reporting a recent contract cancellation or delay as a result of a low appraisal.

Nation's Building News will not be published on Feb. 13, its regularly scheduled production date, as NBN staff members return from the [2012 NAHB International Builders' Show](#) in Orlando.

Housing Snapshot

Interest Rates

30-Yr. Fixed: 3.98% 15-Yr. Fixed: 3.24% 5 Yr. ARM: 2.85%

1 Yr. ARM: 2.74% LIBOR (3 months): 0.55% Prime: 3.25%

Housing Starts* (December 2011)

Total: 657,000 Single: 470,000 Multi: 187,000

Home Sales* (December 2011)

New: 4.61 million Existing: 307,000

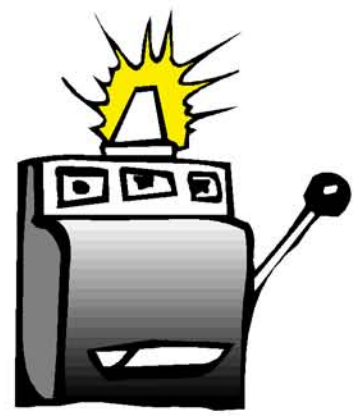
Median Home Prices (December 2011)

New: \$210,300 Existing: \$164,500

* Seasonally Adjusted Annual Rate

CASINO TRIP

Mountaineer



As always the Board of Directors are thinking of ways to excite the members of the Builders Association. We are constantly trying to think of new programs and exciting extra events. Due to the success of last years Casino trip we are planning another one! This event will not take the place of our regular Builder's meeting in April but will be an additional event. This will be an excellent opportunity to get to know your fellow members better. There are only two things that we must mention and that is that only those 21 and older can travel with us and only those that feel lucky and want a good time are permitted. Also this trip is not limited to Builders; you are welcome to invite friends and family to this event. If you have any additional questions please call Michelle (440)997-1866.

Saturday, April 28th - Sunday, April 29th

Bus Leaves 10:00 a.m. Brown Sprinkler Services April 28th

Bus Returns 4:00 p.m. Brown Sprinkler Services April 29th

BYOB on the Bus

\$300.00 per couple

\$200.00 single

Room Included.

A private buffet will be provided for our party.

You will also receive \$10.00 play money and \$10.00 towards meals each day per person.

PLEASE RSVP AS SOON AS POSSIBLE

DEADLINE IS APRIL 10th

(440)997-1866 or ashtabulacountybuilders@windstream.net

Payment in full is due by April 28th.