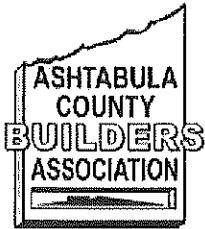


INTEGRITY



ASHTABULA COUNTY BUILDERS ASSOCIATION

December 2014 / January 2015

President's Comment

Happy Holidays Members and Friends,

I would like to thank everyone that attended our annual meeting in November. Hopefully everyone in attendance is pleased with the current status of the Builder Association. I thought John Palo, the representative of Growth Partnership did an excellent job of informing us of the changes within Growth. It was obvious that everyone was pleased to remain a member of Growth Partnership as the motion passed with 100% in favor. With our current number of members, the annual assessment for each member will remain the same at \$80.00 per year. This is a small price to pay for the ability to be able to be considered a member of Growth Partnership.

January's meeting will have Ray Saporito of the Ashtabula Department of Health as our guest speaker. The topic will be the new septic systems requirements that go into effect on January 1st 2015. Mr. Saporito has informed me that changes are quite extensive considering what we have been used to over the years. There has been talk of changes to the requirements for septic system for several years and they have been pushed back several times however the time has now come for the changes. I highly recommend that if you have anything to do with homes or buildings that might fall into these new changes that you attend this meeting.

I would like to welcome the following two new members to the Builder Association, please join me in welcoming S&B Floor Covering and Security Technologies as new members. As a reminder, if you have a potential new member please feel free to invite them to one of our general meetings at our expense.

This is my final letter as President of the Builders Association. I have truly enjoyed representing such a fine group of builders and associate members. I am leaving this position to Calvin Brown Jr. and am confident that he will do a fine job as President. He is being joined by 2 new board member Bill Widlets of Chestnut Homes and Scott Lester of Action Plumbing along with the previous cast of characters. A complete list of board members for the 2015 term will be included in this newsletter.

Again I would like to say that it has been my pleasure to represent the Ashtabula County Builders Association for the past 2 years. As president representing our organization at various events I have always been welcomed warmly by those I have met. This is a testimony to the respect that people in the community and business have for the Builders Association.

Sincerely,

Bill Romanko

Soon to be Past President

**WELCOME
NEW MEMBER**

SECURITY TECHNOLOGIES

**Larry DeGeorge
Erin Mather**

**1618 West 7th Street
Ashtabula, OH 44004
(440)964-2817**

**www.alrmit.net
erinm@alarmit.net**

Calendar of Events

January 8th	Ray Saporito Ashtabula County Dept. of Health Elks
February 12th	Elks
March 12th	TBA
Social Hour	6:00pm
Dinner	7:00pm

Please RSVP by the Monday prior to the event.

P.O. Box 745

Ashtabula, Ohio 44004

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BANKER BOB'S CORNER

**For Luck:
Depend on the rabbit's
foot if you like,
but remember
it didn't work
for the rabbit.
Stew on that one!**

NATION'S BUILDING NEWS

The Official Online Weekly Newspaper of NAHB

Sponsored by McGraw-Hill Construction and Freddie Mae

Developers' Sentiment About Multifamily Market Off Recent Peak, but Remains Positive

November 20, 2014 - The Multifamily Production Index (MPI), released today by the National Association of Home Builders (NAHB), reached 54 in the third quarter, four points below the previous quarter's reading. This is the 11th consecutive quarter with a reading of 50 or above.

The MPI measures builder and developer sentiment about current conditions in the apartment and condominium market on a scale of 0 to 100. The index and all of its components are scaled so that any number over 50 indicates that more respondents report conditions are improving than report conditions are getting worse.

The MPI provides a composite measure of three key elements of the multifamily housing market: construction of low-rent units, market-rate rental units and "for-sale" units, or condominiums. Although all three components fell from 2014 peaks in the second quarter, all remain at 50 or above. The MPI component tracking low-rent units dipped one point to 51, market-rate rental units fell four points to 64 and for-sale units dropped six points to 50.

"Despite the slight drop in the index, multifamily developers remain positive about where the market is headed," said W. Dean Henry, CEO of Legacy Partners Residential in Foster City, Calif., and chairman of NAHB's Multifamily Leadership Board. "Current growth in employment is strong enough to fuel demand for multifamily housing."

The Multifamily Vacancy Index (MVI), which measures the multifamily housing industry's perception of vacancies, rose three points to 41, with higher numbers indicating higher vacancies. After peaking at 70 in the second quarter of 2009, the MVI improved consistently through 2010 and has been fairly stable since 2011.

"We are seeing the MPI return to the mid-50s level where it has been for much of the past three years," said NAHB Chief Economist David Crowe. "The moderation in multifamily builder sentiment aligns with a leveling off in production at a historically high level sufficient to keep up with rental demand."

Historically, the MPI and MVI have performed well as leading indicators of U.S. Census figures for multifamily starts and vacancy rates, providing information on likely movement in the Census figures one to three quarters in advance.

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Statement from NAHB Chairman Kevin Kelly on President Obama's Immigration Executive Order

November 20, 2014 - Kevin Kelly, chairman of the National Association of Home Builders (NAHB) and a home builder and developer from Wilmington, Del., issued the following statement regarding President Obama's executive action on immigration:

"While President Obama's executive action may provide relief for a portion of the estimated 11 million undocumented immigrants residing in the U.S., this piecemeal approach to immigration reform is no long-term answer. It could be overturned by a future administration and it puts employers in a precarious position with regard to uncertain employment verification requirements.

"The only way to enact comprehensive immigration reform is for Congress to provide a legislative answer. This can only happen if the White House works with Republicans and Democrats in both the House and the Senate. Significant progress was made toward developing comprehensive immigration legislation in the last congressional session and the administration and new Congress should build on that foundation to develop a lasting, fair and workable policy solution."

Builder Confidence Rises Four Points in November

November 18, 2014 - Builder confidence in the market for newly built single-family homes rose four points to a level of 58 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI), released today.

"Growing confidence among consumers is what's fueling this optimism among builders," said NAHB Chairman Kevin Kelly, a home builder and developer from Wilmington, Del. "Members in many areas of the country continue to see increasing buyer traffic and signed contracts."

"Low interest rates, affordable home prices and solid job creation are contributing to a steady housing recovery," said NAHB Chief Economist David Crowe. "After a slow start to the year, the HMI has remained above the 50-point benchmark for five consecutive months, and we expect the momentum to continue into 2015."

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 increased in November. The index gauging current sales conditions rose five points to 62, while the index measuring expectations for future sales moved up two points to 66 and the index gauging traffic of prospective buyers increased four points to 45.

Looking at the three-month moving averages for regional HMI scores, the Northeast rose three points to 44, the South posted a four-point gain to 62, and the West edged up one point to 58. The Midwest registered a two-point loss to 57.