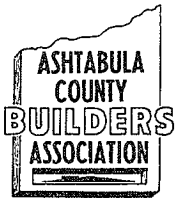


INTEGRITY



BUILDERS PLAN

March 2011

P.O. Box 745
Ashtabula, Ohio 44005-0745
Telephone (440) 997-1866
ashtabulacountybuilders@windstream.net
www.ashtabulacountybuildersassociation.org

ASHTABULA COUNTY BUILDERS

"The Voice of the Industry in Ashtabula County"

NEWSLETTER ARTICLES

If you have any suggestions for an article or changes to the newsletter please call Michelle at (440) 997-1866 or ashtabulacountybuilders@windstream.net

PRESIDENT'S COMMENTARY

Greetings Members,

Well another month has come and gone, and I'm glad to say the cold finally looks behind us. Let's get that warmer weather here and have some fun! Speaking of fun, if you missed the Builders Reverse Raffle then you missed a great time. The turn out was great and everyone looked like they had lots of fun. I know I did! If you get the chance please thank all your board members for there hard work. A special thanks goes out to Calvin Brown Jr., his mom Mary, and all of the staff at Community Care Committee. Thank you ladies for the great food and organization. Don't forget next month's general meeting topic is "Green Building Practices", at the elks. In closing our thoughts and prayers go out to Ezra T. Pope family and friends. He has given many great years to the builders. He will be deeply missed.

Your President,

Joe Oros

MARK YOUR CALENDAR

March 10th	Green Building Practices Elks
April 14th	Lead Peter M. Dell The Dell Group Casa Capelli
May 12th	Ashtabula County Joint Vocational School at ACJVS
June 9th	Steak Fry
July 14th	Golf Outing
August 11th	Summer Social

Happy Hour is 6:00pm - 7:00pm
Dinner 7:00pm

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

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MEMBERSHIP DRIVE

**Bring a Potential Member to a
General Meeting on the
Builders Association.
Just call in their reservation with yours!
(440) 997-1866**

THANK YOU

A special thanks to all those who donated items to the
Reverse Raffle.

Your help made it a success!

A. Louis Supply	Kona Babe Charters
Active Plumbing	Lakeway Restaurant
Adventure Zone	Lowe's
AutoZone	Martinis Restaurant & Lounge
Baymount Inn & Suites	Maple Ridge Golf Course
Ben's Promos	Milwaukee Electric Tool Corporation
Biscotti's Restaurant	Nolan Door
Brown Sprinkler Service	Oros Builders
Casa Capelli	Riverside ChopHouse
Capp's Pizza	Red Lobster
Chili Piaz	Saybrook Feed
Chops	Scooters
Crows Nest	Sherwin-Williams
Cutting Edge Styling Salon	Simak Trucking
Dale's Truck Service	Slappy's
E & J Glass	SK Built
Fastenal	Snap Fitness
Firehouse Winery	Subway
Geneva Lodge	The Bird Feeder
Giant Eagle	Thomas Fence
Hemlock Springs Golf Course	United Rentals
Hickory Grove	Valley Building Center
Home Depot	Viking Supply Net
Huntington Bank	Wild Waterworks Waterslide
Hydro Spray Carwashes	Winters Plumbing & Heating
Joe Miller	Woody's World
J & W Paint	

BOARD OF TRUSTEES

2011

Officers

Joe Oros, President
Calvin Brown Jr., Vice-President
Bill Romanko, Secretary
Rich Vanek, Treasurer
Rick Miller, Immediate Past President

Trustees

Doug Andes
Bill Claycomb
John Hogan
Dan Theiss

Director

Michelle Laveck



OCILB CERTIFIED COURSE

Brought to you by: **TIMOTHY POOL, LLC**
Instructor: **TIMOTHY POOL, P.E., RCDD**

Sponsored by:



Saturday, March 19th ♦ 7:00 am – 5:30pm
Cristal Global Training Center
2870 Middle Rd., Ashtabula, OH 44004

\$125 for 5 hours or \$200 for 10 hours
Breakfast and lunch will be provided.

Questions call (440) 946-0672
Email: timpool@sbcglobal.net

A photo ID and current contractor's license is required to obtain credit for OCILB continuing education. Bring photo ID to class.

NEC 2011 Code Update
And Practical Code Training
7 am – 5:30 pm
10 hours OCILB and ESI approved

The class will focus on the most significant changes in the 2011 code. Proper interpretation of the rules of the National Electrical Code is essential to the construction of electrical systems without damage to equipment and to safeguard the public. This class will identify the most essential code rules for the practical electrician to follow in the workplace and will update you on the changes coming in the 2011 National Electrical Code. Partial 5-hour or full day credit will be applied.

NAME: _____ License Number: _____

Address: _____

Phone Number: _____ Email address: _____

Class (please circle): Morning Afternoon Both

Mail to: Timothy Pool, LLC, 36605 Garretts Cove, Eastlake, Ohio 44095
Make Checks Payable to: Timothy Pool, LLC

NATION'S BUILDING NEWS

The Official Online Weekly Newspaper of NAHB

Sponsored by McGraw-Hill Construction and Freddie Mae

Builder Confidence Unchanged for Fourth Consecutive Month in February

Builder confidence in the market for newly built, single-family homes remained unchanged — at 16 — for a fourth consecutive month in February, according to the NAHB/Wells Fargo Housing Market Index (HMI), which was released on Feb. 15.

"While builders are starting to see more interest among potential home buyers, we are also dealing with a multitude of challenges, including competition from foreclosure properties and inaccurate appraisals of new homes, which are limiting our ability to sell," said NAHB Chairman Bob Nielsen.

"On top of that," Nielsen said, "an extremely tight lending environment continues to make it almost impossible to obtain credit for viable new and existing projects, and most do not see that situation improving anytime soon."

"Builders are telling us that some pockets of optimism have begun to emerge, but many prospective purchasers are concerned about selling their existing home in the current market, or face difficulty securing credit for a home purchase — even when they are well-qualified," said NAHB Chief Economist David Crowe.

"Adding these concerns to the severe difficulty that builders continue to confront in obtaining acquisition, development and construction financing, you can understand why builder sentiment has not improved over the past four months," he said.

Derived from a monthly survey that NAHB has been conducting for more than 20 years, the HMI gauges builder perceptions of current single-family home sales, sales expectations for the next six months and the traffic of prospective buyers. Any number over 50 indicates that more builders view sales conditions as good than poor.

On a positive note, two of the three HMI component indexes edged slightly upward in February. Current sales conditions rose by two points to 17, while sales expectations climbed a single point, to 25. The traffic of prospective buyers remained unchanged from January, at 12.

On a regional basis, HMI scores were mixed in February, with gains reported in two parts of the country and declines in two others. Builder confidence increased two points to 22 in the Northeast and one point to 18 in the South, while the Midwest declined one point to 12 and the West dropped two points to 13.

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Green Building

Appraisal Institute Offers New Educational Program on Value of High-Performance Homes

A new program from the Appraisal Institute, the professional association representing the appraisal industry, will educate appraisers on the intricacies of valuing high-performance residential and commercial buildings. The "Valuation of Sustainable Buildings Professional Development Program," launched on Jan. 24, is aimed at helping appraisers understand the value of green building technologies.

"The appraisal community recognizes the importance of giving appropriate weight to green building in the valuation process," said Jerry Howard, chief executive officer of NAHB. "We are pleased to see the Appraisal Institute taking steps to educate appraisers across the country on this evolving aspect of residential construction."

Building on existing Appraisal Institute educational resources, the new program will provide professional appraisers with the most advanced guidance, case studies, methods and techniques on valuing high-performance buildings, according to the Appraisal Institute. "There is a tremendous need for this type of education within the real estate sector," said Appraisal Institute President Joseph C. Magdziarz. "High-performance buildings represent a rapidly growing area of the real estate market, and reliable valuations are critical to banks' risk management and to developers' sound development practices. The Appraisal Institute is proud to continue its leading role in educating appraisers on such an important topic."

The new program consists of three courses. "Introduction to Green Buildings: Principles and Concepts" and "Case Studies in Appraising Residential Green Buildings" were unveiled on Jan. 24 and 25 in Chicago. "Case Studies in Appraising Commercial Green Buildings" will debut later this year. All three courses will be taught multiple times in numerous locations throughout the country.

Magdziarz noted that appraisers need to have all the information from underwriters, builders, real estate agents and home inspectors related to energy-efficient features in order to recognize them in their valuations and to make appropriate, market-based adjustments.

"As analysts of the real estate market, appraisers will look at the actions of buyers and sellers of real estate by analyzing data, conducting interviews and applying applicable approaches to value," Magdziarz said. "A critical issue to the advancement of high-performance buildings is market recognition of the actual or perceived benefits of a green building," he said. "Do market participants view high-performance features as an enhancement to the market value of the property or as an over-enhancement? This is a critical question that will likely be unique to the particular property and local real estate market."

The Appraisal Institute has been an active participant in the three appraisal summits hosted by NAHB over the last 18 months. The half-day summits brought together a wide range of stakeholders, including NAHB; the National Association of Realtors®; the Appraisal Institute; the Appraisal Foundation; government sponsored enterprises Fannie Mae, Freddie Mac and the Federal Home Loan Banks; and financial regulators such as the Federal Reserve, FDIC and the Comptroller of the Currency.

"Appropriate valuation of green building technologies has been discussed during all three summit meetings," Howard said. "In many cases, appraisers are using distressed properties as comparables and they are not recognizing the value of green building, updated building codes and other things that bring real value to new homes. This educational program is an important step in the right direction."