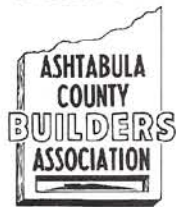


INTEGRITY



## BUILDERS PLAN

NOVEMBER 2012

P.O. Box 745  
Ashtabula, Ohio 44005-0745  
Telephone (440) 645-7496  
ashtabulacountybuilders@windstream.net  
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### 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

Greetings Members,

Candidate night turned out to be another great meeting for the Builders, with one of the best turnouts I think we have had in a long time. Thanks to Bill Romanko for his hard work and effort on organizing such a good educational event for us. I would like to thank the candidates for taking time out of their busy schedule to come down and talk to the Builders. All the candidates that had the opportunity to talk kept their comments informative and proficient. All candidates did a good job. Thanks to all of the Members that came down and supported the Builders.

Our next meeting will be our Annual Meeting, the 2nd Thursday in November. Your presence is necessary if you want your opinion and vote to count. Items that will be up for vote are, Re-nomination of Board of Directors, Nominations of New Board Members, The 2013 Budget, and The Growth Partnership Assessment. Remember, **THERE'S ONLY HOPE IF YOU VOTE!**

Your President,

Joe Oros

### MARK YOUR CALENDAR

November 8th	Annual Meeting Casa Capelli
January 10th	Informational Meeting TBA
February 14th	Informational Meeting TBA

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 Annual Meeting  
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Returns to 2005 Levels  
New-Home Sales Rise 5.7 Percent in September  
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September

# ANNUAL MEETING

## AGENDA

November 2012

As it is the Annual Meeting your presence and opinion is necessary.  
**YOUR VOTE COUNTS!**

President's Remarks

Treasurer's Report

### **Topics for Discussion:**

- Building Department
  
- Location of Monthly Meetings
  
- Topics of Monthly Meeting
  
- Social Events
  - Reverse Raffle
  - Casino Trip
  - Old Fashion Golf Outing
  - Summer Social

### **Items for Vote:**

- Re-nomination of Board of Directors 2013
  
- Nominations of New Board Member
  
- 2013 Budget
  
- Growth Partnership Assessment

## **Remodeling Market Index Climbs Five Points, Returns to 2005 Levels**

**October 25, 2012** - The Remodeling Market Index (RMI) climbed to 50 in the third quarter of 2012, up from 45 in the previous quarter, according to the National Association of Home Builders (NAHB). Released today, the RMI is at its highest point since the third quarter of 2005, tracking the positive trends recently seen in the rest of the housing sector.

The RMI component measuring current market conditions rose to 52 from 46 in the previous quarter, while the component measuring future indicators increased to 49 from 44.

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 activity.

"The strength of the RMI, especially in owner-occupied properties, shows that home owners are investing in remodels as home prices stabilize," said NAHB Remodelers Chairman George "Geep" Moore Jr., GMB, CAPS, GMR, a remodeler from Elm Grove, La. "As owners become more confident that investments in housing will hold their value, they are beginning to undertake projects to improve their comfort that they had been putting off."

All three indicators of current market conditions improved: maintenance and repairs rose to 56 (from 50), minor additions and alterations to 51 (from 47) and major additions and alterations to 49 (from 42). Current market conditions improved or held steady in all four regions in the third quarter of 2012. Current remodeling activity was particularly strong in owner-occupied housing; the sub-components of the current conditions index for owner-occupied housing were all well over 50, ranging between 55 and 60.

Future market indicators in every region but the Northeast experienced gains from the previous quarter: Northeast, 38 (from 41); Midwest, 50 (from 46); South, 52 (from 46); and West, 52 (from 42). All indicators of future market conditions rose: calls for bids, 48 (from 44); amount of work committed for next three months, 46 (from 43); backlog of remodeling jobs, 50 (from 46); and appointments for proposals, 51 (from 43).

"The improvement in the RMI provides more evidence that the remodeling industry is making the orderly recovery from its low point in 2009 as we've been expecting," said NAHB Chief Economist David Crowe. "Although remodeling projects over \$25,000 are now showing some signs of strength, they are still lagging behind smaller property alterations and maintenance and repair jobs. The recovery of the remodeling market in general, and large projects in particular, continues to be constrained by factors such as tight credit and problematic appraisals."

## **New-Home Sales Rise 5.7 Percent in September**

**October 24, 2012** - Sales of newly built, single-family homes rose 5.7 percent to a seasonally adjusted annual rate of 389,000 units in September, according to newly released figures from HUD and the U.S. Census Bureau. This is the fastest sales pace recorded since April of 2010.

# NATION'S BUILDING NEWS

*The Official Online Weekly Newspaper of NAHB*

*Sponsored by McGraw-Hill Construction and Freddie Mac*

"Combined with consistent, positive reports on housing starts, permits, prices and builder confidence in recent months, today's data provides further confirmation that a gradual but steady housing recovery is underway across much of the nation," said Barry Rutenberg, chairman of the National Association of Home Builders (NAHB) and a home builder from Gainesville, Fla. "Consumers who have been on the sidelines during the past few years are deciding now is the time to go forward with a new-home purchase, assuming they can qualify for a good mortgage under today's exceedingly stringent guidelines."

"New-home sales this year have consistently and significantly out-paced their year-ago levels as favorable interest rates, rising prices and improving consumer confidence have driven demand higher," noted NAHB Chief Economist David Crowe. "Meanwhile, despite a small increase in the inventory of new homes on the market in September, the number of completed new homes for sale is now at an all-time low and the month's supply is at its tightest since October 2005. This is an indication that builders continue to have a tough time obtaining construction credit, even as demand for new homes increases."

Three out of four regions registered substantial gains in new-home sales this September, including the Northeast's 16.7 percent increase, the South's 16.8 percent increase and the West's 3.9 percent increase. The Midwest was the exception to the rule, with a 37.3 percent decline.

Meanwhile, the inventory of new homes for sale inched slightly upward to a still-low 145,000 units in September, which **is a 4.5-month supply at the current sales pace.**

## **Builder Confidence Edges Higher in October**

**October 16, 2012 - Builder confidence in the market for newly built, single-family homes edged slightly higher for a sixth consecutive month in October, according to the National Association of Home Builders/Wells Fargo Housing Market Index (HMI), released today. The latest, one-point gain brings the index to 41, its strongest level since June of 2006.**

"Many builders are reporting increases in the number of serious buyers visiting their sales offices, and the overall confidence measure is much higher than it was at this time last year," noted NAHB Chairman Barry Rutenberg, a home builder from Gainesville, Fla. "The concern is that, even though demand for new homes is rising, overly tight credit conditions are still constraining new building and new purchases at a time when that kind of economic activity and the job growth it generates are greatly needed."

"The slight gain in builder confidence this month is an indication that, while still moving forward, the speed at which the housing recovery is proceeding is being moderated by the various constraints such as tight credit, difficult appraisals and more recently, the limited inventory of buildable lots in certain markets," explained NAHB Chief Economist David Crowe. "These are the complicating factors that make it difficult for builder confidence to reach and surpass the 50-point mark, at which an equal number of builders view sales conditions as good versus poor."

Derived from a monthly survey that NAHB has been conducting for the past 25 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 sales conditions as good than poor.

Following substantial increases in the previous month, the HMI components measuring current sales conditions and sales prospects for the next six months each remained unchanged in October at 42 and 51, respectively. Meanwhile, the component measuring traffic of prospective buyers increased 5 points to 35, its highest level since April of 2006.

## **Housing Starts, Permits Post Big Gains in September**

**October 17, 2012** - Nationwide production and permitting of new homes rose sharply in September to their highest levels in more than four years, according to newly released figures from HUD and the U.S. Census Bureau. A 15 percent gain brought the pace of new housing construction to a seasonally adjusted annual rate of 872,000 units, while an 11.6 percent gain brought the pace of permit issuance to 894,000 units. These were the strongest numbers seen in both categories since July of 2008.

“Builders are responding to the rising demand for new homes as consumers begin to feel more confident about their local markets and put back into motion purchasing plans that were on hold during the recession,” said Barry Rutenberg, chairman of the National Association of Home Builders (NAHB) and a home builder from Gainesville, Fla. “Yet, while September’s surge in activity is certainly encouraging, we need to remember that we still have a long way to go back to a fully functioning market -- and in order to get there, significant challenges must still be addressed in terms of credit availability and appraisal issues, as well as the increasing cost of building homes due to rising materials prices and a declining inventory of buildable lots.”

“Today’s strong report corresponds with the significant gains we’ve seen in builder confidence over the past year, and confirms our view that a housing recovery is solidly underway in a growing number of markets nationwide,” added NAHB Chief Economist David Crowe.

“That said, we are now almost at the half-way mark in terms of what would be considered a normal amount of new-home construction in a healthy economy, and we need to see consistent improvement like this over an extended period to get back to where the market should be in terms of generating jobs and economic growth.”

The overall gain in new-home construction in September was reflected across both the single- and multifamily sectors, with the first posting an 11 percent gain to a rate of 603,000 units – the best pace since August of 2008 – and the second posting a 25.1 percent gain to 269,000 units – the best pace since September of 2008.

Combined single- and multifamily starts rose in all but one region of the country in September, with a 6.7 percent gain in the Midwest, a 19.9 percent gain in the South and a 20.1 percent gain in the West. Only the Northeast posted a decline, of 5.1 percent.

Issuance of new building permits, which can be an indicator of future building activity, also registered significant gains in both the single-family and multifamily sectors in September. Single-family permits rose 6.7 percent to a seasonally adjusted annual rate of 545,000 units while multifamily permits rose 20.3 percent to 349,000 units. In both cases, these were the highest permit numbers since July 2008.

Regionally, permit issuance rose across the board in September, with the Northeast posting a 6.0 percent gain, the Midwest posting a 19.5 percent gain, the South posting a 10.5 percent gain and the West posting an 11.3 percent gain.