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On The Level - June 2007

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## Annual BBQ Cook-Off Is Almost Here



Sponsored By:   **Compass Bank**



Edward Jones

The Annual TABA BBQ Cook-Off is fast approaching and the teams are gearing up to either defend their titles, redeem themselves or to just have fun - are you ready?

The cook-off is scheduled for Friday, June 15th at the Overlook Pavilion on Lake Belton, gates open at 5:30pm and the BBQ will be waiting on you.

We are still signing up teams so if you are considering entering, don't delay as space is limited. There will be plenty to eat as teams have the option of cooking brisket, ribs, chicken, beans and dessert (many of them will enter all categories). This event is **FREE** and there will be activities for the children with a moonwalk, a slide, and the park playground.

The cook-off will once again be judged by the Belton Fire Department. TABA wants to thank them for their service to the community and for providing us with some of their manpower to help us with

judging.

We also would like to thank our sponsors **Compass Bank, Edward Jones, Lamar Advertising, and Advantage Home Loans**. With their support, we are able to bring our members this event and not charge admission.

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## President's Message

Mike Pilkington

Summer is finally here and things are heating up. It is not only the busy season in our industry but is also time for baseball practices, swim parties, family vacations, and our annual TABA Bar-B-Q Cook-off. Tony Gallagher and the gang are ready to put on another fun time for all. Whether you like to cook or just want to come out and sample others handiwork, it is sure to be a highlight of the year. We will also have activities for the kids so bring the family. See more details on this event on [page 1](#) and be sure to RSVP to Cheryl by Monday, June 11<sup>th</sup>.

I also wanted to mention that Richard Therriault (City of Temple Construction Safety Department) will be holding several stakeholder meetings to update the codes for electrical, plumbing and HVAC systems. This is a great chance for our building superintendents and subcontractors to have a say in how our codes will be written. There are more details in [Troy's letter](#) on this item.

I again want to say a special thanks to all those who have been so instrumental in all of our activities to date and those who will help in many ways the remainder of the year.

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Troy Glasson  
Executive Officer

### Code Updates on the Horizon

TABA President Mike Pilkington and I recently met with Temple Construction Safety Director Richard Therriault about coming changes to mechanical, plumbing, and electrical codes. Mr. Therriault noted that the City would like to go ahead and update all of their codes to the level of the [2006 International Residential Code](#) where it makes sense for our area. It is his belief that the new “minimum codes” are already being followed by most builders and subcontractors in our area—in some instances without them even realizing it.

He further stated that upon attending a considerable amount of training on the new codes he is of the belief that the codes are actually less restrictive in many areas where common sense has come into play. For instance he provided an example of a reduction in the necessary hour ratings for fire walls that are used in non-restaurant commercial applications. Apparently 2 hour rated walls have been required in numerous instances where one hour walls would have been more than adequate.

Most notable among Mr. Therriault’s comments on the matter was that he does not foresee any major changes in which updating the code will create significant cost increases for area builders and that a transitional period (official or unofficial) will be part of the process so that builders will have time to base their bids on whatever the new codes call for.

As is customary these days at the City of Temple, Mr. Therriault would like to include stakeholders in the process of updating the codes from the very early stages. Any interested builder, superintendent, or subcontractor is asked to contact the [Construction Safety Department](#) at the city offices at 254-298-5641 to make them aware of your interest to serve on the code committee.

It is likely that the process will get underway on Friday, June 8th. Feel free to contact me at 254-773-0445, if you would like me to contact the City for you.

### Comprehensive Plan Work Continues

Several meetings related to the Comprehensive Plan were held during the past month. Perhaps the most

significant to our industry was the “Community Design Workshop.” The meeting was very well attended by the development community. During the meeting attendees broke out into groups to review areas of focus for the City (corridors, gateways, landmarks, etc). When the group came back together we had some good discussion on industry issues that come up when the City starts talking about items relating to urban design (tree preservation, water features, open space, sidewalks, etc).

Points of concern that were raised can best be summed up in one word—COST. We believe that item has to be foremost on the City’s mind when they consider the amenities that are being discussed at these meetings.

This not to say that we aren't supportive of making our city(s) more attractive. We fully realize that the more attractive our city is, the more enjoyable it is. In turn, more people will want to live here, and our members will be able to continue building homes.

The bottom line though is that TABA will continue to advocate for the high level of affordability of housing in our area which hasn’t come about by chance. Our industry leaders work hard to make sure that homebuyers can afford the products that our members put on the market.

The City needs to assure that as they plug ‘urban paradise’ to the constituency that they also make sure our citizens realize that none of the items that they are talking about are free and in the end, it is the homeowner and taxpayer that pays for all of the conveniences that the City considers.

It is TABA’s philosophy that the market should dictate the need for neighborhoods with amenities like larger lot size and common areas such as sidewalks, swimming pools, and public open space. There is no doubt that there are people that put a great deal of value into those amenities. On the other hand, there are also a lot of folks who are simply looking for a quality place to call home and provide shelter to their family.

TABA will continue to work with our municipalities to make sure that both ends of the spectrum can be served in the Temple marketplace.

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## *And the Winners Are .....*

TABA held it's Annual Spring Golf Tournament at Sammons Park Golf Course on May 10th and 27 teams participated. A great time was had by all and as usual, the tournament was very competitive. 1st, 2nd, and 3rd place winners were determined in two flights and the leader board ended up like this:

**1st Place Red Flight**



RT Schneider, Dana Lange,  
Mark Bain, David Blackburn

**2nd Place Red Flight**



Chris Cummings, Mat Naegele  
Steve McCluskey, Richard Eckerman

**3rd Place Red Flight**



Randy Randolph, Dewitt Kaines  
George Meihaus, Clifford Maples

**1st Place Blue Flight**



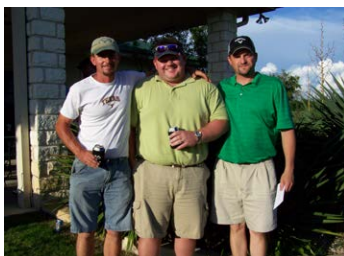
Chuck Lucko, Lane Kennedy  
David Fellows, James Staats

**2nd Place Blue Flight**

not pictured

Scott Goodfellow, Cy Long  
Jared Houston, Lesley Hennig

**3rd Place Blue Flight**



Scott Reid, Jason Foegelle  
Scott Atwood, Ronnie Schoepf

Winners of Closest to the Pin and Longest Drive were Jon Locklin, Chris Abbott, Jason Leigh, David Blackburn, Chuck Lucko and John Kiella (picture below).



We would like to express our sincere appreciation to all of our Tee Box and Green Sponsors and a special "**Thank You**" to Salado Pools and Transit Mix Concrete & Materials for being our Event Sponsors.



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## July Event Scheduled for a Reverse Raffle



*Win one of these fantastic prizes and much more...*

TABA has never had one before but it is said that they are a lot of fun to participate in. TABA will hold its very first **Reverse Raffle** on Friday, July 13th at the Knights of Columbus Hall in Temple. The TABA Board of Directors and Membership Meetings & Sponsors Committee are responsible for selling 194 tickets at \$100 each.

The ticket entitles you entry into the Reverse Raffle, dinner for two and a chance to win some fantastic prizes. Our prizes include a 52" television, a Franchi 12ga. shotgun, a \$1000 travel voucher, and a 4x2 John Deere Gator. The prizes will be present at the raffle so be prepared to take your winnings home with you. Along with the top prizes there will be other door prizes awarded and a silent auction will be held throughout the evening.

Mulligans will be available for purchase at the door and tickets may be auctioned off throughout the night. All transactions are to be paid for the evening of the event. Eddy Lange will be our Master of Ceremonies. We are looking forward to bringing this event to our membership. If you are interested in purchasing a ticket, please call the TABA office at 773-0445 or email to [cheryl@tahb.org](mailto:cheryl@tahb.org).

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## EO's Comments

Cheryl Hunka  
Executive Officer

## Fundraising Season Is Over

With May over, so ends the fundraising season at TABA and there are many people that we've thanked for their contributions along the way. The Home & Garden Show, Parade of Homes and Golf Tournament are all events that TABA organizes to raise non-dues revenue for our association, allowing us to keep our dues the lowest in the state for an association our size.

Chairmen, committee members, sponsors and event participants are all to be commended for the time, money and efforts they put into the planning and execution of these events. **THANK YOU** to those people and companies!

Now that is behind us, we move onto planning for next year. If you are interested in helping with any of these events please send me an email to [cheryl@tahb.org](mailto:cheryl@tahb.org).

## BBQ Cook-Off

As you have been reading for several months now, the BBQ Cook-Off is scheduled for June 15th and the teams are gearing up to bring TABA members some of the best eats around. Our contestants take their BBQ seriously, so plan to come and enjoy the delicacies that will await you at the Overlook Pavilion.

Gates open at 5:30pm and there will be activities for the kids so bring the whole family. This event is **FREE** to everyone.

I would like to thank Compass Bank, Edward Jones, Lamar Advertising and Advantage Home Loans for sponsoring this event.

## 2007-2008 Membership Directory

By now you should have received a mail out asking you for updated membership information. I have begun to work on our *Annual Membership Directory*. The information that you provide will be published in a pocket size directory and many will use this book as their first and best source of information to contact you. I know I use mine on a daily basis.

This information is vital to successfully disseminating information to our membership so please take the time to look it over and make necessary corrections and updates. You may also visit our website at [www.tahb.org](http://www.tahb.org) and correct your information online. The online membership database is where all of the membership information is housed; it is our source for labels, tables, and report generating.

As always, there is plenty of opportunity to advertise in the directory (many different sizes and prices). Your advertising lasts all year long and is distributed to many people--members and non-members alike. At a bargain cost of as little as \$85 for the entire year, it is money well spent.

If you are interested in advertising, simply check the "yes" box to advertise and mail the information in with your business card or camera ready ad. The ad sizes have been included in the mailer. I expect to publish the directory in August after our Annual Membership Drive, so that we may include our newest members. If you have any questions about the information you have received, please feel free to call me.

## Reverse Raffle

A couple of months ago, I reported that we were planning to have a Bowling Tournament. Well that idea has been scrapped and the Membership Meetings & Sponsors Committee has decided instead to organize a Reverse Raffle. I have never attended one, but I hear they are a lot of fun and that they can get kind of hairy. Should be a good time for all of our members.

We have **GREAT** prizes that will hopefully peak the interest of everyone - I think I'm going to buy myself a ticket!!!

The July event will be at an indoor location (thank God) and will be held on a Friday night. More information can be found on [page 5](#) of the newsletter.

*Well that's it from my desk. Hope to see everyone at the Overlook Pavilion on June 15th.*

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## NEW HOME STARTS

	May '07	May '06	'07 YTD	'06 YTD
Temple	68	33	218	233
Belton	4	5	43	39
Morgan's Point	0	4	9	19
Totals	72	42	270	291

## ALL HOME CLOSINGS

<b>May '07</b>	<b>240</b>	<b>'07 YTD</b>	<b>958</b>
<b>May '06</b>	<b>187</b>	<b>'06 YTD</b>	<b>724</b>

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## 2007 Parade Chairman

Robbie Johnson

In looking back on the 2007 TABA Parade of Homes, I take a great deal of pride fully believing that this was one of the best Parade events we've ever had. I've heard from many builders that they were able to sell their homes during the Parade weekends and even more have told me that that they got their best leads in recent years from folks who attended the event.

I'm proud to personally be able to state that my company, [Stillwater Custom Homes](#), has had several good client meetings directly as a result of the Parade. Many want us to build the same house that we marketed in the Parade on their lots.

Not only were the crowds great, but I believe another significant result of the event was that it provided an opportunity for our organization to begin redeveloping relationships with about 50 of our local real estate agents. These folks attended special Parade tours that were dedicated to building bridges between area builders and realtors. This success was something that we can build on for years to come and its continued success will only strengthen the bond between the local building and real estate industries.

It is likely that I'll be turning the chairmanship over for the 2008 Parade. A recent wrap-up meeting with our Parade builders gave our participants an opportunity to provide us with some constructive criticism relating to the event. Based on the good advice we received, next year's chairman will have several items to focus on make which should make the Parade even better.

Thanks again to my committee and to Cheryl Copeland for all of your hard work in helping me to make this Parade the success that it was.

**Editor's Note:** TABA extends a whole hearted thank you to Robbie Johnson for all of his work prior to, during, and after the Parade. TABA event chairmen are crucial to the success of all of our events. If it wasn't for people like Robbie and event committees, TABA would not be near as successful at producing events as we are.

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So far Home-PAC is two of three as far as the May 2007 elections go. The good news is that the \$19.9 million TISD school bond passed with about 62 percent of the approval of almost 2,600 voters.

The not-so-good news is that the TISD candidate election did not go as smoothly as most would hope. A controversial run-off election will be required. It is controversial because the candidates were told at an orientation that the election would be decided by plurality instead of by majority. In the end, it was determined that the race was legally required to be decided by majority (which none of the candidates in contested races won), hence a run-off is required.



Dow Fogleman, whom Home-PAC supports, beat incumbent Virginia Suarez with 77 votes to 58. Garry Smith who also ran in the district got 23 votes. The run-off between Fogleman and Suarez gives both candidates time to go out and beat the bushes for more votes and with relatively few taking advantage of their right to vote in that district, it shouldn't take much to make this an even more interesting race.

In TISD District 7, Mary Klentzman beat her closest opponent A'Lisa Ozment 165 to 113, but the votes that went to opponents Elwyn Johnston (91) (Home-PAC supported) and Bill Gorden (33) could sway that outcome as well depending on which run-off candidate they go to.

Early voting began on May 29th and run-off election day is June 9th. If you live in either TISD District 1 or 7, [please get out and exercise your right to vote.](#)

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### *TRCC Contracts Training...*



It appears substantial revisions to the Texas Residential Construction Commission are being adopted by the 80th Texas Legislature through the passage of [House Bill 1038](#). The bill was recently sent to Governor Perry for signature (with no foreseeable objections by the Governor).

In addressing these changes the Temple Area Builders Association is working with the attorneys who have worked with our association to create the TRCC contracts package that is available to all of our members. These attorneys will put on a seminar in Temple titled *TRCC Update: New Contractual Disclosures and Severe Penalties*. This will likely be the most important contracts seminar of the last few years due to the revisions.

The likely training date for the seminar is scheduled for **June 27th from 3 to 5 pm**. Be on the lookout for further information next month.

Please also mark **Thursday, September 6th** on your calendars for some very important training on storm water issues.

### *Storm Water Training...*



Over the past few years the Texas Association of Builders has developed a good working relationship with the EPA and the TCEQ and together they've worked to ensure that the fines for storm water non-compliance are not so often for paperwork violations, but for actual environmental damages.

Most of [our readers also know](#) that the TCEQ is in the process of approving the permit for cities that have

populations of less than 200,000, or the “MS4” or “Phase II” cities. (The first cities “Phase I” that have been under EPA and TCEQ storm water regulation for several years are those with populations of over 200,000.)

With the new permit due this summer and the changes that we are seeing with the EPA, it’s time to bring everyone – builders, inspectors, local building officials, EPA, TCEQ – together so that everyone will be on the same page. Therefore, the Texas Association of Builders is developing this new training seminar.

There is a great deal of information available on storm water compliance, but the most easy to read guide is on the [EPA website](#). TAB will be using this document in the trainings which will be conducted by Paradigm Engineering.

Be on the lookout for additional information as the training date approaches.

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### Interior starting to take on some character...

Walls are being painted, cabinets have been installed, and the trim and paneling have been delivered. Things continue to shape up at the TABA office downtown.

It won’t be long and the original portion of the building will be completed. Gary Kleypas and his crew should have fresh paint on all of the old walls, cabinets, doors, etc in the not too distant future and then they will take a break to allow the trim out crews to come in and trim and panel the new areas of the building.

Gary Vasek, Weldon Vybiral and the good folks at Tri-Supply have donated and delivered an incredible amount of paneling, doors, and trim to the project and multiple crews of trim experts will be installing it throughout the next two weeks.

The paneling in the conference room will be installed in a manner that will greatly compliment the cabinetry that has now been built, delivered, and installed by Mitchell Thompson and his crew at Double T Construction.

Speaking of cabinets, Price Brashear of CINCO Premium Hardwoods, the company that supplied the birch and alder materials for the cabinetry recently wrote to say “...It is important to all of us at CINCO that we are involved in helping to promote TABA and our local builders. Please don’t ever hesitate to call for any reason. It looks you guys are doing a great job with everything.”

If you have a chance to come by and take a look, don't hesitate. We want all of our members to take as much pride in the facility as we do as TABA staff. Once completed, this facility will give us many opportunities to host our members on site for a variety of functions and we are very much looking forward to that.

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