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On The Level - May 2007

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[Annual TABA Golf Tournament Set for May 10th](#)



Spring is here and so brings with it the Annual TABA Golf Tournament. This year's tournament is chaired by Brad Turner of [Monteith Title & Abstract Company](#) and will be held at [Sammons Golf Course](#) in Temple. Tee-off is 1pm. Sausage wraps will be served during the day and a buffet dinner catered by Las Casas will be the meal of the evening following play. Cash prizes will be handed out to the 1st, 2nd and 3rd place winners in two flights and they will be announced during the dinner.

Last year we had a record 33 teams participate and we are hoping for the same level of participation this year. We'd like to thank [Salado Pools](#) and [Transit Mix Concrete](#) for agreeing to be the dinner and beverage sponsors.

The cost is \$125 per player and includes range balls, golf cart, 18 holes of golf, snacks during play, buffet dinner following play and beverages served throughout the day.

Special thanks to the golf committee which includes Chairman Brad Turner, Debbie Swift ([Kiella Homebuilders](#)), Teresa Smith ([Lamar Advertising](#)), Dana Lange (RT Schneider Construction) and Mike Pilkington ([Pilkington Homes](#)).

If you haven't done so already, sign up today to play! A [golf entry form](#) can be found on the TABA website.

Print it off, fill it out and fax to the TABA office at 254-774-7273.

This event is always a fun time and provides a great networking opportunity. We encourage everyone who plays golf to participate!!!

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President's Message

Mike Pilkington

The Parade of Homes is over and what a success it was! Several parade homes sold over the two weekends and I am sure many builders got leads for other sales. I heard many good things from those who were touring and saw a lot of excitement in people's eyes about what they had seen. I would like to thank Robbie Johnson, Cheryl and the whole committee for a job well done.

The Parade was the conclusion of the busiest time of year for TABA activities but we still have many who are working hard on upcoming functions that we can all look forward to such as the TABA Golf Tournament, which is coming up on the 10th. Brad Turner and his committee have worked hard getting that together and I know it will be another success. Remember that HomePAC will not be having a golf tournament this year as the Skeet Shoot will take its place so this is the golfer's only opportunity. Don't miss it!

The HomePAC is going full throttle with the upcoming elections. There are not many contested races but there are some important ones as well as a very important bond issue for the [Temple school district](#). Make sure to get out and exercise your right to vote.

The Government Affairs Committee never slows down. There are so many issues to keep up with on that front from local to state to national that I don't know how Troy, Pat Patterson and the GAC committee get time to do anything else. However, everyone does a very good job of staying on top of things.

Thanks again for everyone's time and effort in supporting our great organization. I will see you at the golf tournament. Be sure to look for me at the bbq pit where I'll be serving up the sausage wraps with Troy and Cheryl.

Mike Pilkington

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Troy Glasson
Executive Officer

MEETINGS, MEETINGS & More MEETINGS!!!

TABA has been keeping its leadership busy with meetings over the past month or so. In fact, it seems we run into each other coming and going these days. The following should give you a good idea about the work your leadership has been doing for you lately.

TXU Update

TABA leaders have had some good meetings with TXU & [Oncor Electric Delivery](#) over the course of the past two months. In March Pat Patterson (Patco Construction), Mike Pilkington (Pilkington Homes), and Gary Freytag (Omega Homebuilders) met with Michael Hummel of TXU Energy (the retail provider) to get an update about the work that they've completed since our [last meeting in June](#) to address area service needs.

Included among the items TXU has been working on are dedicated account managers; proactive calls on city inspections; and work on an online portal that will allow builders to submit new orders, change orders, cancel orders, and view the status of their orders in real time. The online portal is due in the 2nd half of 2007. (**Editors Note:** the online portal has been a personal objective of Government Affairs Committee Chairman Pat Patterson for almost 2 years. Please congratulate him on his persistency—his work should pay dividends for all in our building community.)

TXU Energy also presented a partner marketing plan that they will be promoting to all TABA builder members.

In another meeting Mike Pilkington, John Kiella (Kiella Homebuilders), Derrick Hunt (Drews Hunt Builders) and I met with John Toone and Richard Casarez (Director of Business and Developer Relations) of TXU Electric Delivery. They came in to provide us with an updated "[Homebuilders Toolkit](#)" (ie: guide to call in orders for power) and to discuss the pending \$45.3 billion buy-out of TXU by KKR/TPG. Should the buy-out go through we can expect names to change:

- **TXU Power would become Lumina Energy;
- **TXU Energy (retail) will stay the same
- **and, as you likely noted above, TXU Electric Delivery has already rebranded itself as [Oncor Electric Delivery](#) (they have done away with their plans with Infrastrux -- [click and see page 3](#)).

Planning Continues

The Comprehensive Plan Advisory Committee is in the midst of working with consultant Kendig Keast Collaborative in hosting district meetings this month. By the time you are reading this half of the meetings will have already taken place and multiple discussions will have already taken place on the community's vision of land use and future Temple housing and neighborhoods. To have your say, please attend one of the [two remaining](#) district meetings. In addition, there are opportunities to comment located on the [City of Temple](#) website.

For questions about the project write to compplan@ci.temple.tx.us and someone from the Temple Planning Department will respond.

City Staff In For a Visit on Fire Codes

It wasn't the last meeting of the month, but TABA leadership also managed to squeeze in a meeting with Temple City staff including City Manager David Blackburn, Assistant City Manager Kim Foutz, and Temple City Planner Tim Dolan. Sounds like some fairly substantial changes to the fire code will come by summer time (timeline is currently being worked on). We are apparently currently operating under 1996 fire codes, which means our code is outdated. Stakeholders will be included in the process for updating the codes and electrical and plumbing codes will likely be updated at the same time.

Mr. Blackburn noted that the City would be as flexible as possible in generating the new codes and will base their decisions according to what works best for this area.

Temple MS4 Still On Track

Temple City Engineer Michael Newman called about the [City MS4 \(storm water\) program](#). He plans to meet with the stakeholders in June to go over the results of our votes on best practices and to talk about next steps, which likely includes getting the program to Council in July.

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<p>Consolidated Reinforcement, Inc.</p> <p>Post Tension - Rebar - Material - Labor</p> <p>Arthur Uresti Superintendent</p> <p>Belton (254) 939-0888 Victoria (512) 578-3569</p> <p>2016 So. Hwy Blvd. Belton, Texas 76513</p> <p>Laredo (512) 727-8228 Austin (512) 251-0606</p>	<p>CR I</p> <p>MONTEITH Abstract & Title Co.</p> <p>Brad Turner Executive Vice President</p> <p>2010 Bird Creek Drive Suite 102 Temple, TX 76502</p> <p>(254) 773-9035 (254) 939-5791 FAX (254) 773-9247</p>
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Draws Big Crowds, Many To Thank!



The *Parade* tour was phenomenal with 20 gorgeous homes to view and 18 builders available to visit. The crowds came out in droves as their cars lined the streets where *Parade* homes were open during tour hours and people streamed in and out of homes for four perfect weather days.

TABA would like to thank Central National Bank for partnering with us to bring this event to the people of Central Texas. We thank platinum partners Amos Electric, Texas Bright Ideas, Heart of Texas Landscaping & Irrigation, Inhouse Systems, Inc., Tri-Supply, Temple Daily Telegram; and gold sponsor, Atmos Energy for all of their support as well.

Thanks also to Lengefeld Lumber Company for again sponsoring the BBQ dinner and to Air/Control and United Mirror & Glass for being the beverage sponsors. Thank you to McCoy's Building Supply for supplying needed materials to construct parade equipment.

As you can see, it takes a lot of people to bring this event to our community. If you do business with these people, please let them know how much they are appreciated.

A very special thank you goes out to the Parade Committee chaired by Robbie Johnson of Stillwater Custom Homes and includes Derrick Hunt (Drews Hunt Builders), Chris Alexander (Texas Tradition Custom Homes), Mike Pilkington (Pilkington Homes) and Gary Garner (Temple Daily Telegram).

TABA also wishes to thank the 18 builders and countless sub-contractors and suppliers that participated in our event. Without them, we could not have a *Parade of Homes*. These people worked countless hours and donated materials and services to display the finest quality homes in Central Texas.

The talk around town is very positive. The *Parade of Homes* was a success and many Parade attendees felt the event was well worth the admission. It was entertaining and educational and Mother Nature was a cooperative partner this year giving us four glorious days of beautiful weather, holding off the rain until after the event was over.

TABA truly appreciates all those that attended our *Parade of Homes* and we hope you found it a worthwhile event as well as a productive one. Dates have not yet been set for the 2008 *Parade of Homes* but they will be published as soon as they are.

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Early voting has begun and continues through May 8th. Election Day is May 12th. You may vote at any of the following Temple ISD locations (bring ID):

- District 1: Mayborn Civic Center, 3303 N. 3rd
- District 2: Meridith Dunbar Elementary, 1717 E. Ave. J
- District 3: Mayborn Civic Center, 3303 N. 3rd
- District 4: Thornton Elementary, 2900 Pin Oak Drive
- District 5: Thornton Elementary, 2900 Pin Oak Drive
- District 6: Western Hills Elementary, 600 Arapaho
- District 7: Mayborn Civic Center, 3303 N. 3rd

There are no contested races for the Temple and Belton City Councils, the Health & Bioscience District, BISD, or TISD District 6.

Temple City Council adopted a resolution as part of the consent agenda at their April 5th meeting declaring Tony Jeter and RT Schneider unopposed and elected to office. Belton has done the same for their candidates. Please join TABA in congratulating Temple Councilmen Tony Jeter and RT Schneider. Additionally be sure to congratulate Belton incumbents for Council including Clifton Peters, David Leigh, Joe Baisden and Craig Pearson.

TISD Bond Proposal has received the overwhelming support of Home-PAC. To learn more about the Proposal [click here](#).



TISD Board seats for Districts 1 & 7 are the only contested races in May.

TISD District 1



Dow Fogleman has received the endorsement and support of Home-PAC. He is a local businessman, teacher, and parent. He has two children in TISD (2nd & 8th grade). He has a Master's degree in Behavioral Science and Business Administration. Dow owns Fogleman Properties. His public service includes service at the Rose Garden, First United Methodist--Temple, and Family Promise, an agency that is dedicated to alleviating family homelessness.

TISD District 7

This is the District seat that Tanya Mikeska vacated when she moved to a different area in Temple. Tanya has informed TABA that she endorses and supports Elwyn Johnston. TABA Home-PAC joins Tanya in this endorsement. To learn more about Elwyn Johnston please [click here](#).

Please make sure to GET OUT AND VOTE (and ask your associates to do the same)!!! Thank you.

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Parade of Homes Award Recipients Announced During the Parade BBQ Kick-Off Party

BBQ Sponsor:



Beverages Sponsored by: [Air Control](#) & United Glass & Mirror

A great crowd assured an entertaining evening at the Annual Parade of Homes BBQ Kick-Off Party. We want to thank our sponsors Lengefeld Lumber Company, Air Control and United Glass & Mirror for sponsoring this event. The award recipients are as follows:

BEST KITCHEN

HOMES UNDER \$190,000.

2211 Ridgeway Dr. – Carriage House - Temple ▪ M&B Homes

1017 Canyon Ridge – Canyon Ridge – Temple – Patco Construction

HOMES \$191,000 - \$374,000.

4916 Sarah's Way – Valley Ranch - Temple ▪ Carothers Executive Homes

8713 Surrey Court – Carriage House – Temple – Pilkington Homes

3607 Valley Mist Ct. – Valley Ranch – Temple – Omega Builders

HOMES OVER \$375,000

2302 Highview Dr. – River Place - Belton - Stillwater Custom Homes

14049 Indian Bluff –Moffat – Larry Lilly Builders

BEST BATH

HOMES UNDER \$190,000

1017 Canyon Ridge – Canyon Ridge, Temple – Patco Construction

HOMES \$191,000 - \$374,000

3607 Valley Mist Court – Valley Ranch, Temple – Omega Builders

HOMES OVER \$375,000

2302 Highview Dr. – River Place Estates, Belton – Stillwater Custom Homes

BEST INTERIOR DECOR

HOMES UNDER \$190,000

1017 Canyon Ridge – Canyon Ridge, Temple – Patco Construction

HOMES \$191,000 - \$374,000

3607 Valley Mist Court. – Valley Ranch - Temple - Omega Home Builders

HOMES OVER \$375,000

2302 Highview Dr. – River Place Estates - Belton - Stillwater Custom Homes

BEST OVERALL FLOORPLAN

HOMES UNDER \$190,000

2211 Ridgeway Dr. – Carriage House, Temple – M&B Homes

1017 Canyon Ridge – Canyon Ridge, Temple – Patco Construction

HOMES \$191,000 - \$374,000

3607 Valley Mist Court – Valley Ranch - Temple - Omega Home Builders

HOMES OVER \$375,000

2302 Highview Dr. – River Place Estates, Belton – Stillwater Custom Homes

BEST LANDSCAPING

HOMES UNDER \$190,000

1017 Canyon Ridge – Canyon Ridge, Temple – Patco Construction

HOMES \$191,000 - \$374,000

3607 Valley Mist Court – Valley Ranch - Temple - Omega Home Builders

HOMES over \$375,000

14049 Indian Bluff – Moffat – Larry Lilly Builders

BEST CRAFTSMANSHIP

HOMES UNDER \$190,000

1017 Canyon Ridge – Canyon Ridge, Temple – Patco Construction

HOMES \$191,000 - \$374,000

8713 Surrey Court – Carriage House, Temple – Pilkington Homes

HOMES OVER \$375,000

178 Songbird Circle – Songbird Estates, Belton – Drews Hunt Builders

2302 Highview Dr. – River Place Estates, Belton – Stillwater Custom Homes

BUILDERS' CHOICE

HOMES UNDER \$190,000

1017 Canyon Ridge – Canyon Ridge, Temple – Patco Construction

HOMES \$191,000 - \$374,000

3607 Valley Mist Court – Valley Ranch - Temple - Omega Home Builders

HOMES OVER \$375,000

178 Songbird Circle – Songbird Estates, Belton – Drews Hunt Builders

TABA congratulates all of the award recipients of the 2007 Parade of Homes. Thanks to all for your participation.

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TABA's 2007 BBQ COOK-OFF



Have you been perfecting your bbq recipes since last July? Are you ready to fire it up, step it up and win our cook-off this year? Did you not participate last year and walk away thinking to yourself "I can cook better then those guys!"?

The smack talk has gone on all year long. Who's going to walk away a winner this year? Who's going to redeem themselves, and who's going to cheat? (Surely none of our members!)

Well if you are tired of the talk and ready to get it on, here's your chance to shine. The Annual TABA BBQ Cook-Off is scheduled for Friday, June 15th at the Overlook Pavilion on Lake Belton.

The location has been reserved, the time has been set and we need teams!!!

The entry fee is \$25 and there are five categories in which you may enter - brisket, ribs, chicken, beans and dessert. Enter one or all five, it is up to you.

This event was a HUGE success last year and as with last year, activities for the children will be plentiful.

Please see below for the registration form. If you wish to enter a team, print this page off, fill it out and fax back to TABA at 254-774-7273. GOOD LUCK!!

BBQ COOK-OFF ENTRY FORM

Friday, June 15, 2007 at Overlook Pavilion on Lake Belton

Company Name: _____

Team Members:

1 _____

2 _____

3 _____

4 _____

Category: *Please circle the category(s) your team will enter*

Brisket Ribs Chicken Beans Dessert

Entry Fee is \$25 per team

_____ **Payment Enclosed**

_____ **Please bill our company**

Return to:

TABA, PO Box 2002, Temple, TX 76503

or

Fax to 254-774-7273

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EO's Comments

**Cheryl Hunka
Executive Officer**

Parade Behind Us

It is so hard to believe that the Parade of Homes has come and now gone! It was a smooth event due in large part to the committee, builders, partners and the Temple Daily Telegram. Thank you to all that make my job so much easier.

From all accounts it was hugely successful and very busy. The crowds were definitely out! I could tell just by being out around town that the community was buzzing about the event and plenty of people were in attendance. With the Parade ending, we move toward the annual golf tournament.

The tournament is scheduled for Thursday, May 10th and will be held at Sammons Golf Course with tee-off at 1pm. This is our final major event of the year and we hope that all golfers will participate.

Home-PAC will not be having a golf tournament this year. The event will instead be replaced with a skeet shoot so **GOLFERS**, this is your only chance to participate in a TABA run golf tournament. A golf entry form can be found on our website ([click here](#)). Print it off, fill it out and fax back to 254-774-7273.

BBQ Cook-Off

Summer is almost here!!! My, my where has the time gone. If you missed last year's cook-off, you won't want to miss it this year. It is again being held at the Overlook Pavilion at Lake Belton and we need teams. You can find an entry form on [page 6](#) of this newsletter. We will have water activities for the kids and enough BBQ to feed everyone.

Come find out who will win this year and enjoy the beautiful lake park atmosphere. There are many who will want to defend their titles so good food and good times are assured. This event is **FREE** so bring the entire family.

July Event???

The Membership Meetings & Sponsors Committee is still trying to decide what to do in July. I wrote about a bowling tournament in the April newsletter and that idea is still being kicked around. If you have any suggestions please send me an email.

That's it from my desk. Golfers, I hope to see you May 10th at Sammons and BBQ'ers let's start perfecting those recipes. [Sign your team up TODAY!!!](#)

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NEW HOME STARTS

	April '07	April '06	'07 YTD	'06 YTD
Temple	50	58	150	200
Belton	5	9	39	34
Morgan's Point	2	1	9	15
Totals	57	68	198	249

ALL HOME CLOSINGS

April '07	216	'07 YTD	718
April '06	187	'06 YTD	724

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Home-PAC trustees met for a membership drive in April. It was a great success generating 40 new members and a very substantial increase in annual dues income. Respectively the outcome of the Drive represents a 70 percent increase in membership, and a 58 percent increase in dues revenue. Be on the lookout for an updated list of Home-PAC members. We will be adding it to the website this summer.

If you haven't joined Home-PAC yet, please remember the statement Home-PAC Chairman Jason Carothers made last month. "If you are a member of TABA and don't give to Home-PAC you are not fully supporting your industry. The money you give to TABA goes to support the administration of the association and the many opportunities that creates for your business. The money you give to Home-PAC goes directly to support the viability of your industry for years to come."

You can give as little as \$50 a year and help a great deal. Contribution levels include:

President \$1,000

Senator \$500
Congressman \$250
Legislator \$100
Constituent \$50

To learn more about joining Home-PAC, please contact the TABA office at 254-773-0445.

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As noted last month, sheet rocking began in May and now all of our newly framed walls have their skin. Thanks to folks at [Lonestar Drywall](#), it shouldn't be long before trim work is ready to start at 12 North 5th.

Not only does the inside of the walls consist of the insulation (provided by Johnson Insulation) that will assure an energy efficient building, but Kody Shed and [Inhouse Systems](#) have added thousands of dollars in hi-tech wiring that will assure that TABA has one of the most state of the art technical facilities in the area.

This will give us the ability to hold future educational seminars onsite and assure us that we won't be limited when making presentations to our members and our visitors.

Since we mentioned trim work above, we can note that Chris Alexander of Texas Tradition Custom Homes, has already started meeting with Weldon Vybiral of Tri-Supply and the folks at [Kiella](#) (project directors Brian Fields and Larry Hall) to discuss trim. From the sounds of it, the trim work should be a site to behold.

This will be a true compliment to the outstanding looking cabinetry that Double T Construction has built in donation for bathrooms and kitchen areas of our facility. They've already installed some beautiful cabinetry in one of the restrooms, and the kitchen cabinetry is stored onsite. Double T is also refurbishing some cabinets we had in our workroom.

We can't thank them (or any of our contributors) enough for all of their support, and we can't thank them without also thanking Price Brashear and the folks at Cinco Premium Wood Products for supplying all of the alder and birch materials that went into making the cabinets.

We also mentioned last month that several of our subcontractors have noted to us that they have benefited from their contribution to our building expansion.

In particular Brandon Tarnow of [Aspen Air](#) had a great deal to say. Brandon recently noted the following to us:

"Troy, it was our pleasure to donate our time, materials and services to TABA. At Aspen Air we strive to be supportive to the building industry because we fully realize without a strong industry, our success will be limited. Further, the commitment that we made has proven to pay dividends for us. It has furthered our reputation in the community and has directly and indirectly provided us with a number of new clients that we hope to forge long lasting relationships with."

Thanks again Mr. Tarnow!!! We wanted to make sure our members had a chance to read your comments. Brandon represents Aspen Air. Aspen Air provided TABA with 3 energy efficient air conditioning units. Not only did they provide the materials, but they installed the units and the duct work and replaced the older, less efficient unit that we used to have in the building.

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