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On The Level - February 2008

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The 2008 Home & Garden Show is finally here and it's going to be better than ever. This year we have over 175 exhibitors in three buildings at the newly renovated Bell County Expo Center. The range of exhibits creates something for everyone so be sure not to miss it.

We have everything and more that you have seen in past shows and we are very excited about the opportunity to raise funds for the [Children's Miracle Network](#). This year's center stage features **Project Playhouse**. Pat Patterson of [Patco Construction](#) has donated his time and efforts to build TABA a playhouse that will sit in the center booth on the domed room floor. Raffle tickets will provide all who attend an opportunity to take the playhouse home with them. They will be sold for \$5 each and part of the proceeds will be donated to the Children's Miracle Network.

The drawing will occur on Sunday prior to the close of the show. [Heart of Texas Landscape & Irrigation](#) will dress up the environment of the center booth - making the playhouse look like it is in a park like setting. It should be a treat for all to see and for the kids to get in and check out. It is a don't miss booth to visit.

The Preview Party is planned for Friday, February 22nd and as always it is the **"Don't Miss Party"** of the year!! We have some special treats planned. Las Casas will again cater the meal and the beer is **FREE!!** In addition, we will have a margarita machine located in the Assembly Hall and a chocolate bar located in the Exposition Building. You won't want to miss visiting either of these rooms.

The Preview Party provides our members and guests with a private viewing of the show before it opens to the general public and tickets are \$25 each. Call and order your tickets today! Tickets are limited so don't wait. As always, there will be prizes drawn and your Preview Party ticket is your door prize stub. You must have a ticket to enter this party.

The Home & Garden Show Committee chaired again this year by Tony Gallagher, has been working hard to bring Central Texas a quality show and the members of TABA a great party and we hope to see you

there.

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President's Message
Derrick Hunt

I could begin this message every month by thanking our dedicated members for their continued support of this organization and I would still be far short of the thanks that they truly deserve.

Late last month we took an evening to say a very special thanks and to properly recognize everyone that took part in our building expansion project. It was a wonderful event that showcased the versatility of our new facility, the generosity of our members, and the commitment of our staff. I can't even begin to say how proud I was to have the honor of saying thank you one more time and in person to the members who made our new facility a reality.

I have now seen our conference room used for board meetings, committee meetings, dialogue sessions with the City, candidate forums, receptions, and banquets. And it only February! I don't think that we yet fully realize the potential that this new facility has.

Speaking of February, this month marks TABA's largest event, the *Home and Garden Show*, which is set for February 22-24. The committee, chaired by Tony Gallagher, has been hard at work for many months now ensuring that this year's event will be just as successful as ever. Booth space is almost sold out and we are ahead of last year's pace, so if you need a booth, please contact Cheryl immediately. I would hate to see any of our members miss out on this terrific marketing opportunity for their business.

One of the best opportunities to market your business is at the Preview Party on Friday night. Once again, make sure to get your reservations to Cheryl. This is your chance to beat the crowds and enjoy a fun evening of food, relaxation, and networking. Plus, it is a great time to talk one on one with suppliers, vendors, and contractors to get the latest on new products, supplies, and technology. When you see Tony and the committee members at the Preview Party, make sure you let them know how much you appreciate all of their hard work. The Home and Garden committee puts in a ton of hours both before and during the *Show*, more than any other event committee, so they deserve special recognition. They won't be too hard to spot, just look for the folks in the yellow *Home & Garden* polo shirts.

If you're reading this newsletter, I want to thank you personally for your support of TABA. We truly would not be

able to it without you. In March, we are going to let our hair down a little, and party New Orleans style out at Lamar Advertising where we'll host a crawfish boil. I hope to see you at our upcoming events!

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Troy Glasson
Executive Officer

Thought of the Month

Not that we print a “thought of the month” every month, but I wanted to share a statement that I read in a recent newsletter I received from the Central Texas Housing Consortium.

“Safe, decent and affordable housing is pivotal in our society—beyond providing basic shelter, it positively impacts the economy and improves the quality of our environment.”

If you agree with this statement and wish to vocalize your support for affordable housing in America, [click here](#) and sign the petition.

EPA Delivers SWPPP Guide

TABA has received a reference guide for developing storm water plans. We have them at the office. Feel free to come by the office at 12 North 5th to pick one up.

They are also available online. [Click here](#) to download your copy.

TRCC to consider new rules

TRCC’s latest proposed rules regarding 3rd party inspections in unincorporated areas and changes to the SIRP process are under consideration. The TABA Government Affairs Committee has reviewed the changes and submitted several questions to the Texas Association of Builders (TAB). They are working to formally comment on the new rules. TABA may join TAB at a hearing on the rules in mid-February. We’ll keep you posted as this all becomes clearer.

Bell County Storm Water Program Draft Complete

The Bell County Commissioners met in mid-January to review the county [storm water program](#) (focus on pp. 17 – 22) that was created solely by County Engineer Richard Macchi. Richard stated that he created the program to mirror a similar program that is used in Tarrant County. He also visited with local municipalities to gauge the directions they

are headed with their plans. Please review the program at the link above and let me know if you have any comments that you'd like me to present to Mr. Macchi. He'll need to know something soon.

Notes from that meeting are as follows:

1. Though counties have limited ordinance authority, they are required to submit a MS4 plan to the TCEQ.
2. The county plan will affect those with construction projects in 'urbanized areas' of the county, or those areas with 1,000 or more people per square mile. [ie: area around Temple Lake Park (Temple has recently annexed a portion of this) and on the south end of the lake at the loop and Sparta Road]. Builders will be expected to turn in NOI's to the County if they plan projects that will disturb more than an acre of land...
3. "Unlike cities, counties are not authorized by the State to enact ordinances and implement all of the regulatory requirements that Phase 2, MS-4 requires. Bell County addresses these regulatory requirements to the extent allowable under State and local law."
4. Six minimum control measures are included in the program. They are similar to what [cities have been considering](#).
5. Page 18 of the report (link above) lists the criteria for filing NOI's for construction.
6. The County will be the lead for public submittal of complaints. They will try to resolve all construction issues at a local level in lieu of involving the TCEQ. TCEQ will be the final authority.
7. Post construction control measures offered by the County list no 'man-made' controls. All suggested measures are natural and include items like vegetative buffers and man made ditches. These are effective and less expensive to implement and maintain over time than 'man-made' controls.
8. Kristi Andrews is creating the program for Morgan's Point. KPA is working on the Belton report.

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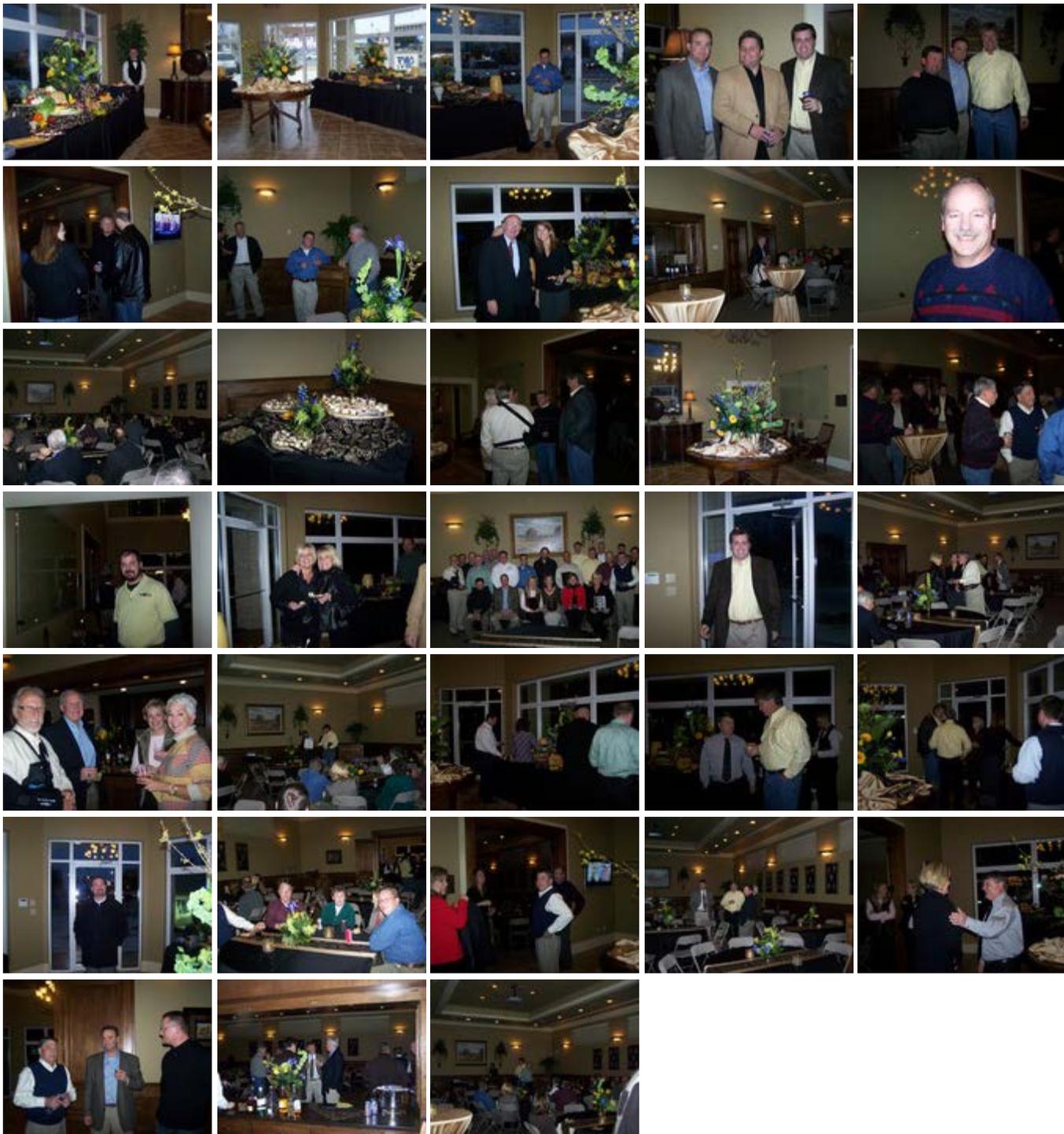
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A new beginning...

Check out the photos from the evening TABA honored our building donors. Though there is no way to thank our members enough for their commitment to this association, we strive to take every opportunity to do so. TABA is your association, the voice of your industry, and your staff comes to work everyday with your best interests in mind.

The new TABA facilities present a variety of opportunities for us to assist our members. We look forward to getting maximum use out of this building in the coming years.

(Click on photo to enlarge.)



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EO's Comments

Cheryl Hunka
Executive Officer

Busy, Busy, Busy

I haven't caught my breath since January 1st and there still aren't any signs of things slowing. The *Home and Garden Show* is right around the corner and as soon as we get this one under our belt, the *Parade* picks up full steam. The first 6 months of the Association calendar blow by like the wind. The *Home & Garden Show* is nearly sold out and the committee has been working hard to bring the exhibitors and members of TABA a great Preview Party. I couldn't do everything that needs to be done if it wasn't for the help of those committee chairmen and members. Thank You all!

Parade of Homes Update

Entries were due on February 1st and it looks like we will have 18 homes on tour this year!! From the entries, it looks like we are going to have a fantastic parade with many wonderful homes for the citizens of Central Texas to see. The parade committee is spearheaded this year by Justin Scott of Trinity Homes and his main message to all potential parade builders was to **"Pull out all of the stops."** I bet we will once again see some remarkable homes and quality craftsmanship on tour. Once again we have the realtor tour. It is scheduled for April 22nd and the Parade Awards Dinner is schedule for Friday, April 25th at the Strasburger Hall at the CAC. Keep reading our newsletters for more information.

Rest in Peace Jerry Tyroch, Sr.

Past President Jerry Tyroch Sr. passed away on January 25, 2008. Troy and I recently attended a wonderful ceremony celebrating his life at a packed Seaton Bretheren Church. Neither of us personally knew Mr. Tyroch, who was TABA's sixth president in 1980, but based on the eulogy that was given by Dr. Kevin Stegar, we both know we would have liked him very much. He was a man of great integrity, he loved his family very much, and he built houses that he made sure people would be proud to call home. Like that Brad Paisley song says, he's gotten where he's goin'. He now resides in the house of the Lord.

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CORNYN SUPPORTS PROPOSAL FOR NEW TAX CREDIT FOR HOMEBUYERS

--Legislation seeks to rejuvenate housing market as similar tax credit did in the 1970s--

WASHINGTON—U.S. Sen. John Cornyn, a member of the Senate Budget Committee, signed on as an original cosponsor of S. 2566, legislation introduced by Sen. Johnny Isakson, R-Georgia, that proposes a new tax credit for homebuyers. The \$15,000 tax credit would be distributed over a period of three years for any individuals purchasing a home that is new, foreclosed, or under pending foreclosure. Through this tax credit, Sen. Cornyn and the bill's supporters hope to deliver an immediate boost to the housing market, based on the success of a similar tax credit issued in the 1970s.

"As it stands, America's crippled housing market is beginning to cast its shadow on the rest of the economy, and we must act now to stop this harmful trend," Sen. Cornyn said. "Taking a cue from recent history, I'm confident this homebuyer tax credit would revive our struggling housing market much like a similar credit did for the sinking market in the 1970s.

"There is no better medicine for a struggling economy than giving taxpayers more of their hard-earned money back, so they can spend and invest it as they know best. I hope my colleagues in the Senate will act swiftly and pass this legislation to provide a much-needed break to those families who, by purchasing new homes, are helping our housing market get back on its feet."

Background:

S. 2566 will provide a direct tax credit for the purchase of a single-family home in the amount of \$5,000 a year for three years on homes purchased between March 1, 2008, and February 28, 2009. Buyers must occupy the homes as their principle residences to be eligible, and purchases of homes from investors or by investors are ineligible. Homes eligible for the tax credit include:

- New homes where the building permit was issued and construction began on or before September 1, 2007;
- Owner-occupied homes whose first mortgage loan is in default; and
- A single-family home that has been foreclosed on and is owned by the mortgagor or its agent.

Sen. Cornyn serves on the Armed Services, Judiciary and Budget Committees. In addition, he is Vice

Chairman of the Senate Select Committee on Ethics. He serves as the top Republican on the Judiciary Committee's Immigration, Border Security and Refugees subcommittee and the Armed Services Committee's Airland subcommittee. He served previously as Texas Attorney General, Texas Supreme Court Justice, and Bexar County District Judge.

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Home-PAC is the political arm of the Temple Area Builders Association. Even though we are one hundred members strong, there is still plenty of room to grow. During the month of February, that is exactly what the Home-PAC Trustees will be trying to do--GROW Home-PAC.

Troy Glasson, who serves as a non-voting member of the Home-PAC Trustees says that he believes "there is still a great deal of potential to grow Home-PAC. With only 100 members, we do so much to support our community and our industry both in terms of contributing to community projects and in support of political candidates that share the pro-growth philosophies of the home building industry."

In just over 10 years, Home-PAC has contributed more than \$170,000 in backing candidates and causes that our trustees believe are supportive to our industry. PAC dollars are essential to assuring that TABA maintains a strong voice in the local and statewide political arenas.

It is important to note that the vast majority of PAC contributions are made to local candidates and causes. Home-PAC has consistently supported local school bond elections; the Temple College Foundation; the Temple Bioscience District; the Temple Veterans Hospital; and quality of life efforts such as public safety, recreation, leisure, and beautification.

In supporting these local initiatives, Home-PAC believes that we are leveraging dollars to help create a more attractive community, thereby making our communities more desirable to people and businesses looking for a new home. "The more folks we can attract, the more viable the home building industry remains in and around Temple," says Mike Pilkington, of [Pilkington Development Corporation](#), who serves as a trustee for Home-PAC.

Of course, Home-PAC funds also go toward the support of candidates that TABA Home-PAC believes are firmly in support of the continued growth of our community and our industry. John Kiella, of [Kiella Homebuilders](#), also serves on Home PAC. He stated that "with ever growing regulatory burdens and a rise in anti-building forces across the state and country, it is imperative that TABA has the ear of the decision makers when we have an interest in a particular issue."

To that end, Jason Carothers, of [Carothers Executive Homes](#) and immediate past-Chairman of Home-PAC has asked that you consider giving to Home-PAC. "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."

This month the trustees will be contacting as many of our members as they can on the afternoon during the last week of February. With more than 360 TABA members, they will not be able to reach you all, so please consider giving to Home-PAC. Your contributions will be put to great use for your community and your industry.

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

- President \$1,000
- Senator \$500

- Congressman \$250
- Legislator \$100
- Constituent \$50

Home PAC Chairman Dean Winkler notes that, "there are plans in the works to increase the "Presidential" category in order to attach certain benefits to that giving level." More on that soon.

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

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March is Crawfish Season!

For the past two years, March has been the month that TABA has had its crawfish boil and this year the tradition will continue. There will be a twist to the event this year as we have added a Mardi Gras theme.

This **free to member event** is scheduled for Tuesday, March 4th (Voting Day) at Lamar Advertising located at 5110 N. General Bruce Dr. So after you have cast your vote for the primary election, come join in the fun, food and fellowship at the TABA Crawfish Boil.

For those members that don't eat crawfish, don't worry because there will be plenty of BBQ. Jean Pierre and the Zydeco Angels will again perform their cajun music for us, there will be lots of Mardi Gras beads available and the crawfish games will commence at 7pm.

The Membership Meetings and Sponsors Committee, chaired this year by Mat Naegele of Lamar Advertising has been working very hard to schedule a year's worth of TABA Membership Meetings. The boil is the first event of the year that is not tied to either the Home & Garden Show or the Parade of Homes.

We ask all of our members to come out and participate as the event is geared toward creating a fun, relaxed atmosphere that will provide a maximum amount of networking opportunity.

We hope to see everyone at our March Crawfish Boil & BBQ. Please note that weather is not a deterrent. The location is covered and the boil will go on, rain or shine. Don't wear your good clothes though, crawfish tends to be messy.

By the way...by now everyone should have received a magnet with all of our meeting dates and locations. We urge you to stick it to the refrigerator in your staff kitchen or on a filing cabinet or computer. Put it somewhere that everyone can see it. Please remember that meetings are subject to change and invitations will always be mailed or log into the TABA website for up to date information in your *On the Level* newsletter.

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