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On The Level - June 2008

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TABA BBQ COOK-OFF FRIDAY, JUNE 13TH AT THE OVERLOOK PAVILION

June brings the Annual TABA BBQ-Cook-Off and our cooks are ready to show off their recipes on Friday, June 13th at the Overlook Pavilion on Lake Belton. Teams are ready to prepare brisket, ribs, chicken, wild game and salsa for everyone to enjoy. Some will walk away with a trophy or two and bragging rights for an entire year.

The committee overseeing the event will have aprons made up for the winning teams as well as trophies. Winners will also be posted on the TABA video that runs in the front lobby of the TABA office and of course they will be in the newsletter next month.

We will again have activities for the kids to enjoy with a 3-in-1 jumper and a water slide to cool off in. This event is FREE so bring out the entire family, your employees and subcontractors for a good time, some good eats and great fellowship.

We are still in a search for sponsors for this event so if you would like to help us with this fun and family oriented event please call the TABA office and let us know. The event begins at 5:30pm. Teams are allowed access to the pavilion at 7:00am and judging will commence at 5:00pm. The winners will be announced around 7:00pm. If you plan to attend, please RSVP to Cheryl at 773-0445 so we can let the teams know how much food to prepare.

We look forward to seeing everyone there!!

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President's Message

Derrick Hunt

June marks the midpoint of the year for most of us. For TABA staff, members and volunteers, June represents the beginning of the end for the major fundraisers that support and showcase our organization. (Next month we'll start talking Home-PAC.)

With another successful golf tournament complete, we have just one fundraising event left, the reverse raffle. To say that we saved the best for last would be an understatement. If you have not had a chance to participate in an event of this type, you are missing an evening of great fun and fellowship. When you combine great friends, good food, cold adult beverages, and a chance to win a prize worth \$6000, I shouldn't have to say anymore. To participate, find a TABA representative and purchase your tickets now!

I would be remiss in describing the golf tournament as *just successful*. It was terrific fun for golfers and non-golfers alike. In fact, the set up the non-golfers had around the tenth hole was looked upon with envy by those chasing the little white ball. It could have been the lawn chairs sitting in the shade, the cool breeze, the smell of the barbeque, or a combination there of. Whatever it was, I'd be willing to wager we'll see more non-golfers congregated next year around the tenth hole.

I'd like to thank Golf Committee Chairman Jason Peavy and sidekick Brad Turner, Executive Officer Cheryl Copeland, along with the entire committee for their efforts. They did a fabulous job as usual. The weather could not have been nicer, nor the mid-course barbeque any tastier. In short, it was a very relaxing afternoon with great friends, and we raised a little money while we were at it.

I'd also like to thank Cheryl and Troy for a successful first six months of the year. These two work hard everyday, many times behind the scenes and after hours, to make this organization what it is today. Whether it is first class representation at City Hall, or successful fundraisers, these two put in the time to make it happen. The next time you see them, tell them thanks!

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OWENS CORNING



Troy Glasson
Executive Officer

The Temple [Comprehensive Plan](#) was presented and unanimously passed the Temple P&Z last month. During the development of this plan more than 40 members, representing various community groups and sectors came together at more than 12 meetings over the past year to share their thoughts on how they would like to see the community grow in the future. The result is a mix of policies, that if implemented could drastically change our development practices in Temple in the short and long term. The Council is scheduled to vote on the Plan sometime in August.

I would like to know your concerns or comments related to the Plan as I'm working to prepare an industry statement that I'll present to the City Council in the near future. The following is a summary of my thoughts and notes relative to the Plan:

Recall that TABA had several members in attendance at the CPAC meetings as the Plan developed over the course of a year. The Advisory Committee included a number of our members and TABA submitted numerous comments and letters related to the Plan throughout the process. With these efforts, we were able to provide input on all aspects of the Plan and I am certain that our comments received adequate consideration.

As you read the Plan, I think you'll find the City is well on their way to addressing some of the recommendations listed in the [implementation schedule](#), but that we have miles to go in addressing others. For example, some Strategic Investment Zone initiatives (think masonry, landscape, and signage) are mentioned in the Plan and we are well aware that they are currently being addressed. The Unified Development Ordinance/Code is also a project that has been worked on for a year now and I expect a report on that in the weeks ahead. Conversely, as we move toward a 'character based' approach of development policy in Temple, our community is going to have to further determine the 'look and feel' (quality of place) it wants to convey and build the criteria to fit this program accordingly. In the short-term the City will be amending its 'use table' to provide for a direct link with the 'character' districts that are outlined in the Plan. See the text box on [3-21](#) for more on transitioning to fit the Plan.

The entire Plan is significant to our industry, but certain areas more directly impact our industry than others will. Specifically chapters 3 (land use), [4 \(growth\)](#), and [6 \(housing\)](#) will have the most direct impact on our industry. It was also important that we kept an eye on the [transportation chapter](#).

*The Land Use chapter states a primary goal of working on a **move from our traditional 'use' based zoning toward 'character' based zoning**. The positive of this could create a broader range of development options via integrated design and compatibility standards. The concern for our industry is that the devil is in the details as has been stated numerous times. As we have seen with the recent passage of the [masonry ordinance](#), there is a litany of considerations that must take place and a number of different points of view that will be expressed throughout the transition process. My hope is that we would implement our Plan with targeted measures rather than a broad-based approach with key considerations for what the citizens of Temple are able to afford. As is mentioned on page 6-5 of the report, "Temple has numerous sub-populations with unique needs and expectations." **The new system should be practical, affordable, flexible and predictable when all is said and done.***

The best I can offer as far as a vision of how “character based zoning” will look when all is said and done is spelled out on page 6-14. The last 3 bullets on that page provide a good summary about where we are with our current zoning system and a sort of sneak peak as to where we could be headed with a more flexible and predictable system.

The Growth chapter explores Temple growth patterns and includes a [20 Year Growth Map](#) that will be updated on an annual basis to account for ongoing infrastructure expansions. Sprawl is a key concern that is addressed in this chapter and annexation is also talked about at length.

Other maps included in the Plan include the [Land Use Map](#) and the [Thoroughfare Map](#). The Land Use map will be updated twice a year as zoning requests and use changes are considered and changes take place. The Thoroughfare Map will be updated annually to account for changes in traffic patterns, development, etc. The typical changes will be staff driven and a consultant will be hired to review the changes every five years.

The big news in the Housing chapter is that **by the year 2030, 13,500 more homes will be needed** in Temple to accommodate our current growth trend. This is the chapter that talks about **quality of place** and the overall goal of the committee concerning future housing developments is for safe and appealing neighborhoods that are built with an eye toward amenities including schools, transit, and retail access. Again it is hammered home in this chapter that **AFFORDABILITY** has to be the priority. The cost of living in our area is one of our primary economic development enticements, we must continue to work toward maintaining our housing affordability at all price points.

Relative to the “retail revival” that is called for in the housing chapter, the economic development chapter has some interesting points on the ‘leakage’ of dollars earned in Temple and being spent somewhere else. This chapter goes on to emphasize the need for a “**retail recruitment strategy**.”

If you read all the way to the end...thanks for taking the time. I've enjoyed representing our industry on the project and though we have had input, it doesn't mean we wholeheartedly support everything that is in it. That is where you come in, please help me by pinpointing some of the areas of the Plan that cause you concern so that I can make your thoughts known to our City leaders. If you could have your comments to me by the end of the month, I'll compile the information and get it presented to our Council members by the end of July. Thanks.

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ANOTHER SUCCESSFUL TABA TOURNAMENT!!



The golf tournament at Sammons Golf Links on May 16th was a great success. The weather was picture

perfect and the golfers showed their stuff producing some very competitive scores. The party lasted all day long at Hole 10 where most of the golf committee congregated. Brad Turner and Tony Gallagher cooked up some great food for all to enjoy during the day and there were plenty of cold beverages to wash it all down. A big thanks goes out to Transit Mix Concrete & Materials and Amos Electric for being our event sponsors! Without their support, we could not have brought such a great event to so many of our members.

We had 24 teams participate this year and we also have many sponsors to thank. Winners of the 1st, 5th, 10th and 15th places were awarded cash prizes and DAL was given a round of golf at Sammons. Take a look below at our sponsors and winners.

[Hole Sponsors](#)

ABC Supply

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BMC West Building Materials

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Monteith Abstract & Title

Peavy Custom Builders

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REVERSE RAFFLE TICKETS FOR SALE

Last year was the first year we tried it and because of our success, this year we are growing the Reverse Raffle. The 2008 Reverse Raffle is scheduled for Friday, July 11th and will again be held at the Knights of Columbus Hall in Temple, TX. The prize values have been increased and so have the number of tickets in the drawing. This year we have increased the number of tickets by 50. This means 240 tickets are now on sale. Hopefully this will accomodate all those that tried to get tickets "last minute" last year--even still, we recommend you not wait until the end to get yours.

Tickets are \$100 each and you can buy as many as you like. Mulligans will be \$25 and are for sale the evening of the event only. These tickets cannot be billed on your TABA account. They must be paid for at the time of purchase and you must be present or send a representative to represent your ticket. Everyone had a fantastic time last year. If you missed last year's event you won't want to miss this year's. Tickets are being sold through the Membership Meetings & Sponsors Committee and the TABA Board of Directors. There are some tickets available at the TABA office as well. Please call the office for more information. The night's schedule as well as a list of prizes is listed below.

Event Summary

1. **Type:** Commonly referred to as a Reverse Drawing. Master of Ceremonies is Eddy Lange.
2. **When:** July 11, 2008, Check-in at 5:30pm, Dinner at 6:30 pm, Drawing starts at 7:00 pm. KC Hall Temple, Texas
3. **250 Tickets will be printed.**
 - o Tickets 001 through 240 will be sold to the public at \$100.00 each.
 - o Mulligans can be purchased for \$25 until the first ticket is drawn.
 - o Tickets 241 through 249 will be auctioned during the event, as follows:

241 @ 25 th drawing	244 @ 100 th drawing	247 @ 165 th drawing
242 @ 50 th drawing	245 @ 125 th drawing	248 @ 180 th drawing
243 @ 75 th drawing	246 @ 150 th drawing	249 @ 190 th drawing

*Ticket 250 will be raffled during the evening. "Ticket 250" raffle tickets will cost \$10.00, with the drawing after the regular 240th draw. Guaranteed top 10 ticket.

3. Everyone can bid on auctioned tickets and buy raffle chances. During the evening any ticket holder can auction their ticket before the next draw. TABA gets 25% of all sales between ticket holders. **All money due has to be paid that night or compensation made.**
4. **Closing:** After the events at drawing 240, the final ten ticket holders will be seated down front. Before each drawing of the last ten tickets, the finalists have the choice of auctioning their ticket. If a ticket holder sells, the buyer takes the seller's chair.
5. A silent auction will be held throughout the evening and will end after ticket #245 is drawn.
6. Ticket holder or a representative must be present to win and must register the ticket at the door. Ticket entitles owner to two (2) dinners. Additional dinner tickets may be purchased for \$10.00 each.

Prizes Include:

4X2 Gator

Riding lawnmower and lawn care package

\$1,000 Travel Voucher

Benelli M2 12 gauge shotgun

Plasma HDTV Television and audio package

Stainless Steel Gas Grill and cooking package

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MEMBERSHIP BLITZ SCHEDULED FOR WEDNESDAY, JUNE 11TH

At TABA, we always tout "our strength in numbers." The more members we have the stronger and more effective we are as an organization. The only way to increase our strength is to increase our numbers by increasing our membership.

Our membership is vital to our survival, our growth and our effectiveness in our mission--"To Promote and Enhance Home Ownership." Every year TABA conducts a membership drive. This is the one day a year where our sole focus is to increase membership. The TABA Board of Directors appointed the date of the June board meeting to be that day.

All of your TABA officers and directors will be sitting in the TABA conference room working the phone lines to recruit new members to the TABA family. Hopefully this won't be just an effort of the board. Every member can play an important role in our growth process.

If you would like to join the TABA board on June 11th at 11:00am, they would certainly love to have you; however it is not necessary that you be present at the TABA office. You can still recruit from the comfort of your own office or truck. Every member knows someone who should be a member. Pick up the phone and ask them to join.

Membership is very affordable with Associate member dues at \$345 and Builder member dues at \$375 - it is an investment worth making. TABA has made a concerted effort this year to focus on the "Benefits of Membership", below are a list of a few advantages to being a TABA member.

- Fantastic Networking opportunities
- Member only advertising advantages
- Member discounts on national programs and with national companies
- Exclusive member listings in our Membership directory and on our TABA Webpage
- Deep discounts on the rental of the new TABA State-of-the-Art Facilities
- Member only receipt of industry publications
- Up to date information on new regulations
- Quality education opportunities

These are just a few of the advantages that membership holds. To join is easy! Just [click here](#) for a membership application, fill it out and mail it in with the proper dues payment. Membership begins almost immediately! It's that easy.

If a prospect isn't sure about joining and would like to check us out first, bring them to an upcoming TABA function. They are sure to get a good idea of what we are all about and what we have to offer.

Membership is everyone's responsibility. Won't you help? Just think of how much stronger we would be if every member recruited just one new member!

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NEW HOME STARTS

	May '08	May '07	'08 YTD	'07 YTD
Temple	32	68	212	218
Belton	5	4	45	43
Morgan's Point	0	0	3	9
Totals	37	72	260	270

ALL HOME CLOSINGS

May '08	204	'08 YTD	914
May '07	240	'07 YTD	958

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What: Wall Bracing Seminar in Temple, Texas

When: Tuesday, June 17, 2008

Where: 12 North 5th, Temple, Texas

TABA –Kiella Conference Room

Time: 12 pm to 1pm

Cost: \$20 for TABA members, \$30 for non-members

TRCC Course Credit: 1 hour

Lunch to be provided by *Lengefeld Lumber Company*



Technical Seminar

For Architects, Designers, Engineers, Builders, Framers, Contractors,
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IRC Wall Bracing Requirements and Narrow Wall Bracing Options

(One hour)

- Why Wall Bracing Is Needed
- History of Wall Bracing
- Vertical Loads Versus Lateral Loads
- What Is New in the IRC?
- Prescriptive Versus Engineered Options in the IRC
- Narrow Bracing Options
- Future Options for Narrow Wall Bracing

Presenter: Ed Underwood

Ed has been with APA for 32 years as an Engineered Wood Specialist in San Antonio, Houston and Dallas, Texas. He managed the Western Region for nine years, until it was moved to APA Headquarters in Tacoma, Washington. He covers North Texas, Arkansas, Oklahoma and Northern Louisiana.

Prior to APA, Ed worked in construction all of his adult years, which includes working as a carpenter while attending school. He is a graduate of the University of North Texas. He has given numerous seminars and lectures to architects, engineers, builders, building code officials and distributors. He has an easy delivery style, and welcomes participation from the audience.

About APA

APA – The Engineered Wood Association is a nonprofit trade association whose member mills produce a majority of the wood structural panel products manufactured in North America.

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EO's Comments

Cheryl Hunka
Executive Officer

Membership Is The Responsibility of All

Do you know how loudly our voice is heard on the local city and county government levels? Do you know how many meetings TABA staff and volunteers attend to assure local housing affordability? Last year at our awards banquet Troy noted that his out-going GAC chariman Pat Patterson had attended more than 160 meetings on behalf of TABA in 2007!

I'm here to assure you that many hours are poured into making sure that our local economy and housing stability is the best it can be, and we have proven to be very successful. Home ownership in our area is among the most affordable in the nation!

We spend much of our time making sure that regulations are not put into place that are unreasonable and could place owning a part of the American Dream out of reach for prospective home buying Americans. Achieving these goals takes resources of our members that include time and money.

On June 11th, we are focusing on the 'people' resource during our Annual Membership Blitz. Membership is an Association wide responsibility. Without our members, we cannot grow or even exist and we need to continue to grow the number of members in the TABA family to continue our success in everything we do.

The Board will be working the phone lines recruiting new members this month. You can help even if you have only one person that you know that should be a TABA member. All we ask is that you please give them a call and ask them to join. Membership is extremely affordable and is a great investment. Membership information can be found on the TABA website or by talking directly to TABA staff or leadership. Growing this organization is crucial to our survival especially in these economic times. Imagine what we can be if everyone recruited just one person.

The "Call Back" Is Common Courtesy

In recent months I have had a few members comment to me that they don't receive a "call back" from some of our members. One of the main reasons for joining TABA is to try to increase business. I find it disheartening that some members don't use common courtesy and return phone calls. Avoidance is rude and unprofessional and a simple return call can say alot about a person. Even if you don't plan to do business with that person, at least take 2 minutes to return their call to say thank you for wanting my business. Apparently these people think enough about you in the first place to try to earn your business, the least one can do is return their call. The "Call Back" is just plain common courtesy.

BBQ and Raffle

Summer is here and that means our members have great BBQ and a lively reverse raffle to look forward to. I hope everyone makes plans to join us on Friday, June 13th at the Overlook Pavilion for our Annual BBQ Cook-Off. There will be some activities for the kids and great food to enjoy.

Friday, July 11th is the 2nd Annual Reverse Raffle and tickets are on sale now. We have increased the ticket quantity and the prize values. You won't want to miss this year's event. I bet it will be even better than last year's.

I hope to see everyone at the BBQ Cook-Off. Come dressed for the weather...looks like it will be a scorcher.

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Overstocked Inventory Sale July 10, 11, 12 of 2008

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- Misc sinks starting at \$75
- Natural stone sinks starting at \$125
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