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On The Level - April 2009

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We invite all of our members and neighbors to come out and enjoy the *2009 Parade of Homes* scheduled for the weekends of April 17-19 and 24-26. TABA members have built 10 beautiful homes for you to tour and get an idea about the types of new homes that are available in our area. From the affordable to the extravagant, the *2009 Parade of Homes* has it all!!

Parade hours have been extended this year to add evening hours to the tour. You can now begin touring homes on Friday, April 17th from 6pm-9pm and see what the homes look like at night. Then on Saturday and Sunday, you can start out early with homes opening at 11am and remaining open until 5pm. The ticket price has remained the same at \$8 for adults and \$2 for children 12 and under and the ticket is good for all 6 days of the tour. Tickets are sold at all participating homes. *Half price member tickets will be sold at the TABA office ONLY beginning April 13th. These tickets will not be available at the homes during the parade.* The official *Parade of Homes Magazine* will be circulated in the Friday, April 17th edition of the *Temple Daily Telegram*. This magazine is THE source for all your parade information.

TABA would like to extend a big **THANK YOU** to our Parade Partners - *Temple Daily Telegram*, Choice Rentals, Inhouse Systems, Heart of Texas Landscaping, Texell Federal Credit Union, Keene Roofing and Texas Bright Ideas.

More information including maps and home descriptions will be posted on TempleAreaHomes.com this month.

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President's Message

Chris Alexander

It is already April. As I look back on the first few months of 2009, I am pleased to say that TABA is doing well. I am amazed at what we have accomplished thus far. Our Home and Garden show was a huge success and our upcoming Parade of Homes promises to be just as successful.

Jason Carothers and his committee have worked tirelessly to bring a fantastic parade to our Central Texas area. You'll have an opportunity to view ten gorgeous homes ranging in size from 1700 square feet to over 4000 square feet. These homes will showcase the latest in technology, home products, innovative design, landscaping ideas, and home décor. Our participating builders have agreed to extend the viewing hours on Saturday and Sunday from 11 pm to 5pm to allow more flexibility for the attendees. In addition, the homes will be open on Friday evening from 6 pm to 9 pm to better showcase specialty lighting and provide those attending more dates to make plans to visit all ten houses.

In conjunction with the parade, make plans to attend our Parade Kick-Off Party at Dead Fish Grill on Thursday evening, April 16. Jason and his committee have planned a great event. There will be live music and complimentary food and drinks from 6-9pm. This is meant to be TABA's **THANK YOU** to all of the builders, subcontractors, suppliers and sponsors who have helped make our 34th Annual Parade a huge success.

We are pleased to welcome two new members to our association: **Salado Floors and Walls** owned by Lance and Shirley Cox and **Whatley Realtors Inc.** owned by Donald Whatley. If you see either of these new members please extend a warm welcome.

Remember to mark your calendars for Friday, May 15th and gather your golfing buddies for the annual TABA Golf Tourney at Sammons Golf Course.

Chris Alexander

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Troy Glasson
Executive Officer

Congratulations Mr. and Mrs. Randy Hunka!!! Cheryl has tied the knot and we at TABA are very happy for her and husband Randy. Join me in congratulating Cheryl Hunka next time you see her.

The 2009 Belton Design Standards have been released for public review. They are available online at the [City of Belton website](#). We have documented and submitted our initial comments to Belton leadership and will work with them as much as we can to protect the interests of the building industry in Belton. In a nutshell, those interests reflect the TABA mission, which is to "Promote and Enhance Home Ownership." We believe the interests of homebuyers at all price points should be protected in order to assure that the opportunity to own a home is available to as many people that are willing to work for it. The next scheduled workshop on the topic is April 7th.

TABA has continued to work on issues regarding the recently adopted **Temple Irrigation Ordinance**. From the beginning we've advocated for protecting our drinking water with an approach that would do the least to drive up the the cost of irrigation systems and limit their effectiveness. The additional cost of a mandatory back flow preventer called a Reduced Pressure Zone valve quickly drove up the price of existing and new irrigation systems that were being installed or repaired throughout the city. Due to a variety of complaints we received about this issue TABA spent some time in search of a low cost solution. Consulting with an advisor to the TCEQ we found that there is an alternative device that serves the same purpose, lessens the drop in pressure that the mechanisms place on systems, and costs considerably less. With this information, TABA recommended the Pressure Vacuum Breaker to the City for consideration. We requested the City accept the PVB as an alternative high hazard check device and have recently been informed that the City of Temple is taking steps to get the ordinance back to Council to make the necessary change to the code. Thanks to all who played a role in this undertaking and to the City of Temple for their willingness to respond to our request.

Texas Senate Bill 16, by Waco Senator Kip Averitt, is one of the key pieces of legislation that TAB is tracking this session. A key component of the omnibus Energy bill would move all areas of the state to the **2009 Energy Code** by September. The code is said to be 15 percent more stringent than the 2006 IECC (essentially the performance level required by Energy Star). The federal economic stimulus bill provides more than \$2 billion in incentive for states to fast-track its adoption and implementation. This could pose problems on the municipal level as well as the industry level because most cities have just recently adopted the 2006 Code and there is no performance software developed to date to support the recently published newer version of code. With this in mind, TAB is working hard to push the implementation date to 2011.

City of Temple Engineer Michael Newman recently wrote to inform us of the need for stakeholder meetings to address best

management practices concerning **storm water compliance** during construction and post-construction phases of development. These meetings are the next step requirements of the city's storm water compliance under the EPA/TCEQ Municipal Stormwater Program (MS4) regulations. Recall, TABA and many of our members have been involved in the process since it was introduced in 2007. The developer stakeholder meetings will take place on April 23rd from 10 to 12 and will serve as a refresher to what has already been established locally in regard to BMP's and allow us to begin moving toward the adoption of recommended practices for the City of Temple.

On Thursday, May 21st Boise Cascade will host a **free builder lunch at TABA** to discuss their second floor flooring systems. Builders and inspectors are invited to attend. Please add this to your calendar, we hope to see you there.

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KICK-OFF PARTY

Come Join Us

Thursday, April 16th at

Dead Fish Grill, Lake Belton

Complimentary Food and Drinks From
6pm-8pm (or until guaranteed quantities run out)

Live Music at this FREE EVENT!!

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Annual TABA Golf Tournament

Scheduled for Friday, May 15th at Sammons Golf Links

We are now accepting entry forms for our upcoming Annual Golf Tournament. Please [click here and print off our entry form](#) if you wish to enter a team, fill it out and mail it back to TABA with the appropriate entry fee. If you don't have a team but would like to play, please fill out an entry form and the committee will place you on a team.

This event is great fun and begins at 12:00 noon. We are limited to the first 110 golfers so [sign up early!!](#) We hope to see everyone there!!

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NEW HOME STARTS

	Mar '09	Mar '08	'09 YTD	'08 YTD
Temple	15	43	54	110
Belton	2	11	19	26
Morgan's Point	0	1	0	3
Totals	17	55	73	139

ALL HOME CLOSINGS

Mar '09	133	'09 YTD	364
Mar '08	197	'08 YTD	517

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EO's Comments

Cheryl Hunka
Executive Officer

The year is blowing by and *Parade of Homes* is almost here. Before we know it, it will be summer time!! I hope everyone makes plans to attend this year's parade. We have 10 homes on tour and the drive should be easy as many of the homes are in close proximity of one another. We will again be offering half price member tickets but they are only available at the TABA office and will arrive on April 13th. Those tickets

are \$4 each. There are no half price children's tickets.

The Parade Committee and Board of Directors have decided to throw a thank you party for the parade builders, subcontractors, suppliers and sponsors at the Dead Fish Grill and all TABA members are invited to attend. There will be complimentary food and drinks from 6-8pm or until our guanteed quantity runs out so get there early and enjoy the fellowship.

Our next event will be the Annual Golf Tournament and it is scheduled for Friday, May 15th at Sammons Golf Links. An entry form is available in this month's newsletter. Please print that page, fill it out and get it back to us if you plan to play. The Golf tournament is always a great event and, like so many TABA events, is possible only through the support of all of our many sponsors and volunteers.

I guess some of you may have noticed my name change. I got married on St. Patrick's Day. Thanks for all of the kind words of congratulations I have received from so many of my members. Well that's it from my desk. I hope to see everyone at the Dead Fish Grill on April 16th.

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Chevy Colorado - TOP PRIZE



Check it out!!! A NEW 2008 Chevy Colorado pick-up will be this year's top prize at the TABA Reverse Raffle and prizes 2-10 won't be too bad either. The Reverse Raffle is scheduled for Friday, July 17th at the Knights of Columbus Hall and this year we will have a different format to keep things interesting.

Tickets will go on sale in May. Be looking for email blasts and more information in upcoming newsletters about when and where to purchase your ticket.

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The Home PAC trustees have recently voted to support BioTemple. The upcoming bond proposal, which if passed by voters, would provide the Temple Health & Bioscience District with the means to financially support the mission of growing 21st Century jobs through bioscience related economic development in Temple. The district has a proven record that was built on community partnerships that have generated K-12 math and science educational opportunities that are second to none at the Texas Bioscience

Institute and the commercialization of scientific research in Temple.

It can't be overstated how positive this economic development initiative could be for our area. Attracting high paying jobs to our area is in line with our industry mission to "Promote and Enhance Home Ownership." It could never be more apparent than now that a diverse economy, buoyed by a recession proof industry such as health care, is just what the doctor ordered for surviving tough economic times and thriving when things begin to turn around.

The type of scientific jobs that are being targeted in Temple are the kind of jobs that could expand the market for homes at all price points. The companies that are targeted would produce high wage job opportunities for our citizens. This is obviously good for our industry and community alike. Please join us in supporting BioTemple and make sure to Vote Yes for this bond proposal.

Check out templebioscience.com to learn more about the effort.

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