



[Click here to visit the TABA Homepage!](#)

On The Level - February 2009

Contents:

- [Home & Garden Show 2009 Is Here](#)
- [President's Message](#)
- [Director of Government Affairs](#)
- [Preview Party Tickets For Sale](#)
- [CAC Upcoming Event](#)
- [New Home Starts](#)
- [EO's Comments](#)
- [Rally Day '09](#)
- [Rally Day \(tentative\) agenda...](#)



It is finally here! The 2009 Home & Garden Show is coming this month to the Bell County Expo Center, February 21st and 22nd. The Home & Garden show is TABA's largest undertaking of the year and we could not be successful if it weren't for the participation of the committee, our sponsors and of course our vendors.

TABA would like to thank the *Temple Daily Telegram* for sponsoring this event year after year. Our other partners include BSK Contractors, Amos Electric, Majestic Homes, Aspen Air, Atmos Energy, Double T Construction, Tranum Auto Group and Extraco Banks.

Banner sponsors include Bryan Properties, Universal Services, RK Bass Electric, Texas Tradition Homes, Cody Pools and First Community Title.

It's not too late to be a Banner Sponsor. For only \$250, you can have your banner hung above the domed room floor for the weekend. Our announcer will repeatedly thank all of our sponsors throughout the

Preview Party and on general admission days. Additionally, your company name will be listed in our official Home & Garden show tabloid. The cost is affordable and it's a great opportunity to further market your business.

If you have decided that exhibiting in the show is what you need to do, don't worry - space is still available. This is your premier opportunity to market your product or service to a targeted audience of those seeking to purchase or improve their homes in 2009. Approximately 5,000 people will attend the show over the course of three days! Call TODAY for booth space! Booth cost as well as a show layout can be found on our website at www.tahb.org/homeandgarden.

This year's show has a **GREEN** theme. Any product or service that can make a home more energy efficient is considered green and will be denoted in the official *Home & Garden Show* tabloid. So if you have a "green" product, this is the perfect venue to get that information out to the public.

We hope to see all of our membership attend this year's Home & Garden Show. General admission tickets will only be available at the show - no presale tickets will be sold.

[On The Level - Table Of Contents](#)

 <p>Don Ringler CHEVROLET TOYOTA Let's Go Places SCION www.DonRinglerAutos.com</p>	 <p>ACME BRICK Since 1891 5200 S. General Bruce Dr. Office 254-778-8088 Temple, TX Fax 254-778-2279</p>	 <p>Kohutek Engineering & Testing, Inc. CONSULTING ENGINEERS Gordon L. Kohutek, P.E. President 3200 East University Avenue, Georgetown, TX 78626 (office) 512-930-5832 • (fax) 512-930-5852</p>
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President's Message

Chris Alexander

The month of February finds us in high gear as we look forward to our 34th Home & Garden Show on February 21st and 22nd. The event kicks-off with the Preview Party on Friday, February 20th starting at 6:30 pm. The Home & Garden Show is the major fund raising event of the year for our association. What a great opportunity to show your appreciation by rewarding your staff and employees with tickets to the Preview Party. This year marks something new for the show--informational seminars designed for potential homebuyers will be conducted throughout the day on Saturday and Sunday.

Jared Bryan of Bryan Properties, and his committee have worked hard all year preparing for this event. Let's show our appreciation by attending the Preview Party and thanking Jared and his team for their commitment! In addition, please take a moment to personally thank our title sponsor Temple Daily Telegram and the following show sponsors for their generous support of the Home & Garden Show: Amos Electric, Aspen Air, Atmos Energy, BSK Contractors, Double T Construction, Extraco Banks, Majestic Homes, and Tranum Auto Group.

I want to extend a big welcome on behalf of our entire board to Steve Wright of Wright Builders for agreeing to fill a board vacancy due to the resignation of Scott Goodfellow. We wish Scott all the best and thank him for his willingness to serve. Steve brings a long history of dedicated service, experience and leadership to TABA.

The month of February also offers another wonderful opportunity for our membership to join with other state builder associations as we meet at the Capitol in Austin for "Rally Day" on Wednesday, February 25th. Make plans to join us for this important opportunity to meet with our elected state officials and share our thoughts regarding legislation affecting our industry and our local communities. Contact Troy for more information on attending this fun-filled day in Austin. Let's fill the bus!

As we move into 2009, we begin to further understand the depths of what is now being referred to as the biggest financial crisis our nation has faced. None of us is untouched by what is happening economically across our nation. Working together, our board, our staff, and our membership will find ways to address the challenges that our association may face during these unprecedented times. Your continued membership and active support of our association is vital as we develop strategies to weather this temporary economic downturn and build a strong future for TABA and the local home building industry.

On a more positive note, join me in welcoming our newest associate member, Jo Weaver of Sunburst Realty sponsored by board member, Kelly Hosch. Welcome Jo!

See you at the Home and Garden Show Preview Party,

Chris Alexander

[On The Level - Table Of Contents](#)

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Troy Glasson
Executive Officer

Water Quantity

We all know about water quality and how important it is to our well-being. I recently received some insight into a topic we don't hear about very often, but that is important in its own right. "Water quantity" and how it impacts property owners that either reside along streams or down stream of certain developments is an issue that Temple City Engineer Michael Newman has been working to describe to our leadership.

Even though only a small amount of the developable land in Temple is located along streams, development in proximity to creeks and rivers can lead to headaches for owners along and downstream of a development if certain items aren't taken into consideration.

Due to a variety of factors, the issue is taking up more time in the Temple Public Works Department. Among the factors:

- TCEQ Texas Pollutant Discharge Elimination System (TPDES), which requires cities to have an erosion ordinance in place by 2011
- erosion complaints by citizen's who live in a variety of areas of town, but most commonly in the Bird Creek area
- the need for creek setbacks for building and private amenities near creek banks
- and the potential need to update the [Drainage Criteria Manual](#).

There are a variety of related items TABA members will begin exploring in 2009 as the City of Temple seeks to find ways to reduce the causes and effects of erosion in Temple in the coming year(s). I've asked the City to begin the resolution process by explaining what problem's associated with "water quantity" need to be addressed in Temple. Next, I've asked that best practices be reviewed with us from areas that most resemble Temple demographically and topographically. Finally, I've asked that TABA be included throughout the process as an erosion ordinance is considered, created and implemented under the timeline of the TPDES.

I'll be requesting meetings with TABA leadership and membership in multiple settings to address this issue in the coming weeks and months. As it will largely impact our developer members and engineering members, I'll likely need a majority of input from those that develop and work with local engineers on a regular basis. In preparation, I'll be listing articles on the "presentations" page of our website from time to time that focus on items like multiple storm event design and low impact development.

TABA leadership will be working to get up to speed on this issue. You'll be hearing from me again this issue continues to develop.

[On The Level - Table Of Contents](#)

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PREVIEW PARTY!!!

Don't Miss the Biggest TABA Party of the Year

You've been there! You know it's true! The Annual TABA Preview Party is **THE** biggest party of the year and you don't want to miss it. The Annual Home & Garden Show Preview Party is scheduled for Friday, February 20th and doors open at 6:30pm. Food service will begin at 6:30 and last until 7:45. Exhibits will be open for you to view from 7:00 till 9:00pm and tickets are \$25 each.

This is our first event of the new year and this is the only event where a ticket is a **MUST** for admission. Tickets are available only at the TABA office and are limited so please call today to order your tickets. *No tickets will be sold at the door.* As always, the beer and tea are free and a cash bar will be available in a variety of locations.

We hope all of our membership joins us Friday Night, February 20th at the Bell County Expo Center for a little food and drink and a whole lotta fun.

[On The Level - Table Of Contents](#)

**Don't Miss the Experience!
Only One Night
Harlem Gospel Choir**



Monday, Feb. 9th at 7 PM
\$35 Adult, \$8 students 18 & Under
 Tickets on sale now!
 Visit www.cacarts.org

CAC cultural activities center

[On The Level - Table Of Contents](#)

NEW HOME STARTS

	Dec '08	Dec '07	'08 YTD	'07 YTD
Temple	17	NA	397	472
Belton	6	NA	74	118
Morgan's Point	0	NA	17	24
Totals	23	NA	488	614

ALL HOME CLOSINGS

Dec '08	108	'08 YTD	1,936
Dec '07	NA	'07 YTD	2,237

NEW HOME STARTS

	Jan '09	Jan '08	'09 YTD	'08 YTD
Temple	13	22	13	22

Belton	13	7	13	7
Morgan's Point	0	0	0	0
Totals	26	29	26	29

ALL HOME CLOSINGS

Jan '09	108	'09 YTD	108
Jan '08	188	'08 YTD	188

[On The Level - Table Of Contents](#)



EO's Comments

Cheryl Hunka
Executive Officer

Home & Garden Show is Finally Here

We work so hard for months on end and it all culminates with one weekend in February - Home & Garden Show Weekend. We have so many people to thank. Because of its size, it takes many people to produce the largest home & garden show in central Texas. We are expecting another phenomenal show that is designed to highlight our "green" vendors. In this economic climate, we want to do our part to help consumers save money; therefore we have focused the show on money saving products and services. We want to thank the Temple *Daily Telegram* for working with us year after year on this very important event.

The Preview Party that will kick-off the event is scheduled for Friday, February 20th and begins at 6:30pm. Las Casas will be serving up white wings and a nacho bar. There will also be complimentary beer and tea and a cash bar is available. Tickets are \$25 each and are sold at the TABA office. You may call in your ticket order or come by our office. Tickets will not be sold at the door and if you do not have a ticket, admission will be \$30 that evening.

Need Meeting Space?

TABA has the perfect space for you. If it's a party, seminar, a class, or a meeting - TABA has the room for you. Come check out our John & Suzanne Kiella Conference Room. It will hold 50 people in a classroom style setting very comfortably and it will hold even more in a seminar setting. Lessees have full use of our facilities including the kitchen and AV equipment and our prices cannot be beat. Call today or stop by to take a look.

That's it from my desk. We hope to see all of our membership come out for the Preview Party.

[On The Level - Table Of Contents](#)



RALLY DAY '09



TABA and TABA Home PAC members please mark your calendars for Wednesday, February 25th and plan to join us for a day in Austin that is sure to be of interest to those who desire a stronger local economy. This is your chance to join with your peers throughout the industry to engage in the legislative process and to influence a pro-housing agenda in the Texas Legislature.

In partnership with the Texas Association of Builders and other local homebuilder associations from all over the state, TABA will provide you with the opportunity to be heard (or simply to be seen if that is your choice) by our representatives to the Texas Legislature. Not only have we scheduled a meeting with our local delegation--including Senator Troy Fraser, Representative Ralph Sheffield, and Representative Jimmie Don Aycock--but we will also join TAB to hear from Governor Rick Perry.

Over the next couple of weeks, we will work to make you aware of the day's agenda. (A tentative agenda is currently available, see the [following article](#).) In the mean time, please reserve Wednesday, February 25th for a day in Austin with TABA. Give Troy Glasson a call and reserve your spot on the bus--this event will be provided at no cost to you, all we ask is for part of your day!

[On The Level - Table Of Contents](#)



Presenting:

RALLY DAY '09 -- WED, Feb 25th



(Call Troy Glasson for more information 254-773-0445)

(Tentative) **AGENDA**

6:45 Meet at TABA Office for Breakfast and Board Bus

7:00 Depart for Austin

7:20 Bus Program

- **Welcome: TABA President Chris Alexander**
- **View Rally Day Video**
- **RD Captain on Video Debrief**
- **Questions**

8:45 Arrive at State Capitol

9:00 Meet with local legislative delegation

10:15 TAB Legislative Program (with Governor Perry)

11:00 Group photo on capitol steps

11:45 Lunch

1:00 Back to Temple

[On The Level - Table Of Contents](#)

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254-773-0445 257-774-7273 Fax

12 N. 5th Street P.O. Box 2002

Temple, TX 76501 Temple, TX 76503

