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On The Level - June 2009

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REVERSE RAFFLE TICKETS ON SALE NOW!!!



Get 'Em While They Last!!! 2009 Reverse Raffle tickets are now on sale for \$100 each. The ticket entitles the bearer to dinner for two and entry into the raffle. There is a New Twist to the game this year - NO MULLIGANS will be sold. Instead there will be 125 half price tickets available for purchase during check-in. These tickets will only to be sold to ticket holders and you can buy as many as you want as long as quantities last. These tickets will be sold on a first come, first served basis so get to the event early! Check-in is at 5:30pm at the Knights of Columbus Hall and dinner will be served at 6:30pm. The drawing will begin promptly at 7:00pm. You must be present to win or have a representative there with your ticket.

A NEW 2008 Chevy Colorado pick-up will be this year's top prize at the TABA Reverse Raffle and prizes 2-10 will also be awarded. Be looking for email blasts and more information and reminders in upcoming newsletters. Tickets sold out last year so don't wait.

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President's Message

Chris Alexander

I'd like to begin this month by thanking everyone who participated in the golf tournament on May 15th at Sammons. Kudos to Jason Carothers for organizing a wonderful afternoon of golf filled with friendly competition that was enjoyed by all who attended. Thank you also to Cheryl and Troy for their supporting roles. We especially want to recognize each member/business that showed their generous support by serving as sponsors. Our main event sponsors were Lengefeld Lumber Company, Lone Star Grading, Tri-Supply and Ratliff Ready Mix. In addition, we appreciate all those who showed their support by serving as tee and hole sponsors. Thanks to Brad Turner of Monteith Title for cooking. The sausage, ribs and chicken wings were fabulous. I know that because I had more than my share. Everyone seemed to have a wonderful time and we appreciate all those who took time off to support TABA through this event.

Each day as I read the newspaper, watch the news, or listen to the radio, I am quickly reminded that we are still in the midst of difficult economic times. While we all share the same concerns and hopes for a speedy economic recovery, I think we can certainly find comfort in knowing that our organization is striving to stay strong and fulfill its mission. Our TABA leadership and staff recognize that without your continued membership and service to our organization we could not accomplish our goals of promoting home ownership and strengthening our local housing industry.

To each of you builder and associate members who have renewed your TABA membership, we say "Thank You" and deeply appreciate your continued commitment. We understand that these are tough times to be asking businesses to find extra funds. We appreciate the fact that you see the long term value of TABA membership and we pledge to continue to offer the support and resources of our organization to help you in any way we can.

While a portion of your membership dues directly supports our local TABA organization, funds are also forwarded to support the Texas Association of Builders and the National Home Builders Association. Those of us at TABA who are involved in the day to day work of this organization want you to know that we take the stewardship of your funds very seriously. We hope you know that there are thousands of people at the local, state and national levels working on your behalf every day to strengthen your opportunities in the housing industry.

I also want to welcome our newest TABA family members -- **McLane Advanced Technologies** and **John Phillips with Always Concrete**. To them and to all the new members who have joined thus far in 2009, **Thank You** for your commitment to our industry and your desire to become a part of our local organization. Cheryl is working on our membership directory, so be sure she has all of your contact information and a link to your business website so that all our members can get to know you better. One of the greatest benefits of TABA membership is that we encourage

our members to network and promote business with each other. The next time you are looking to start a new business relationship, look first at our membership directory.

Kind regards!

Chris

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Troy Glasson
Executive Officer

Belton Council to Consider New Standards

Though not final, the proposed Belton Design Standards have come one step closer to reality as they were passed by the Planning and Zoning Commission at their mid-May meeting. TABA has made every effort to inform the City of our concerns to this point. [Last month](#) I reported on the concerns that the Commission had indicated a willingness to compromise on. Our remaining concerns will be presented to the Council members in the coming days. A City Council workshop is scheduled for 6pm on June 11th.

For a list of concerns that TABA has presented to Belton staff and commissioners (and an indication of the compromises we believe we have reached), please see the [presentations page](#) of our website.

Temple Introduces New Standards for Interstate 35

The City of Temple I-35 Overlay was presented to Council and voted out without any fireworks in May. A majority of property owners along the corridor had been meeting with the City of Temple the past several months to put together some corridor-specific development standards for what is often described as the “Window to Temple.” The standards for this area have been ramped up considerably in terms of landscaping and other aesthetically related requirements. TABA did not take a position on this issue for many reasons. Among them, the ordinance impacts only a specific area of the city, not the whole city; residential development will not be impacted; and the City invited all of the property owners along the interstate to participate in the development of the standards.

Since the initial Council vote, the City has gone back to the community to review the provisions with other stakeholder groups prior to scheduling a second and final reading. I understand that there remains an opportunity for all concerns to be addressed. Staff would like to receive a list of concerns by June 5th and another public hearing will occur at the June 18th City Council meeting.

To view the new standards, please check out the [presentations page](#) of the TABA website (scroll to bottom of page).

Couple of more notes...

Good news regarding the **first time homebuyer tax credit** ([HUD Statement to NAHB](#)). Late last week, HUD announced that first

time home buyers using FHA approved lenders can get an advance on the \$8,000 tax credit created by the stimulus package. Homebuyers can now apply the credit toward their down payment. To qualify to use the credit for down payment, buyers must come up with 3.5% of the down payment on their own to meet FHA guidelines.

Finally, the **81st Texas Legislative** session has come to an end. There were numerous issues that the Texas Association of Builders had been tracking throughout the session about which I will receive a report at a meeting toward the end of June. Look for my summary of their report in the July edition of *On the Level*.

In the meantime a word from the Texas Association of Builders about the **Texas Residential Construction Commission**:

With the certain demise of the Texas Residential Construction Commission (TRCC), TAB urges all homebuilders across the state to continue business as usual because the Commission and the TRCC Act remain in full effect until at least September 1, 2009. The TRCC statutes and rules will remain on the books in their current form until this date per state law. HB 1959, commonly referred to as the Sunset "safety-net" bill, contained specific wind-down provisions for the TRCC, which superseded the boiler-plate wind-down provisions found in the Sunset statutes. That bill, however, failed to pass and will likely result in a special legislative session to address the numerous agencies that essentially were sunsetted when HB 1959 died. As such, it is yet to be determined how the wind-down of the Commission will fully play out. Rest assured that TAB will keep abreast of the issue and inform the membership once a final determination is made by the Legislature.

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5th Place: Carothers Executive Homes - Jason Carothers, Keith Odom, Brad Holman, BJ Carothers



10th Place: Tri-Supply - Travis Tomlin, Eric Vybiral, Lance Tomlin and Alan Ellis - *not pictured*

15th Place: Cloud Construction - Kirk Goodnight, Mark Fuller, Andy Bass & Scott Morrow



Closest to the Pin Winners: Jon Locklin, Mark Hessing and JD Cook



Straightest Drive Winner: Bruce Flanigan

TABA would like to thank all of our sponsors including:

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[TABA Directory - Call For Information](#)

Members should have received via U.S. mail, a call for information for the annual TABA Membership Directory. This is an annual publication that includes member information such as addresses, phone numbers, emails and websites. It is an invaluable resource guide for many and is also given to those seeking information on area suppliers, subcontractors and builders.

TABA asks that you fill out the information update sheet in its entirety and return it back to our office as soon as possible. There is a great and cost effective advertising opportunity that is offered within the membership directory. For only \$85 you can display your business card in the directory. The ad lasts for one year and is seen by members and non-members alike. Advertising pricing for the directory has not changed in over 15 years! Don't miss a great opportunity to get your business name in the hands of hundreds.

Publication of the directory is anticipated for August 2009. If we do not receive your updated information sheet, we will assume the current information is correct and it will be published as is in the 2009-2010 Directory.

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[NEW HOME STARTS](#)

	May '09	May '08	'09 YTD	'08 YTD
Temple	46	32	134	212
Belton	4	5	32	45
Morgan's Point	0	0	0	3
Totals	50	37	166	260

ALL HOME CLOSINGS

May '09	204	'09 YTD	721
May '08	204	'08 YTD	914

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EO's Comments

Cheryl Hunka
Executive Officer

TABA Membership Directory

I want to encourage all members to consider advertising in the TABA Membership Directory. The cost of advertising is extremely affordable with rates beginning at \$85 for a business card size ad. This a a great resource tool for all of our members and is given out weekly to those seeking area businesses in the building trade. If you did not get a packet asking for your updated information please give me a call and I will be happy to email or mail you another. I anticipate publication for sometime around the end of August. Please return the directory information to the TABA office as soon as possible so that the directory information will be as current as possible.

Golf Tournament was Alot of Fun

I want to thank Jason Carothers for single handedly organizing the Annual TABA golf tournament. It was a great time for all 18 teams that entered. I would also like to thank Brad Turner for doing another amazing job with the food. I know cooking for that many people for an all day event is alot of work and Brad pulled it off effortlessly.

I would be remiss if I did not thakn our main sponsors - Lengefeld Lumber Co., Tri-Supply, Lone Star Grading and Ratliff Ready Mix and the many tee and hole sponsors we had. It is because of these supportive members that we are able to bring a great golf tournament to our members year after year. And of course, CONGRATS to all of the winners!!! You can check them out here.

Reverse Raffle - TABA's Final Fundraiser

It's almost here - the 3rd Annual TABA Reverse Raffle and first prize has been substantially upgraded. For \$100, you have a 1 in 375 chance of winning a brand new 2008 Chevy Colrado pick-up or any of the other 9 prizes we have purchased. The past two years have been a blast and you really don't want to miss your chance to get in on some of this action. Tickets are on sale now so contact the TABA office for ticket information. Mark your calendars for July 17th, buy a ticket and attend the 3rd Annual TABA Reverse Raffle.

Well that's it from my desk. There are no membership functions scheduled for June so have a great month and we hope to see you on July 17th!

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GREAT NEWS!



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