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On The Level - October 2009

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TABA Annual Christmas Mixer

The Annual TABA Awards Banquet has been combined this year with the Annual TABA Christmas Mixer. The Christmas Mixer is scheduled for Thursday, December 3rd from 11am to 1pm at the TABA office. The Annual Awards Ceremony will be shortened from its usual format and will take place at noon.

As always, this is a come and go event, but we'd like for as many as possible to be in attendance at noon for the special presentations. There will be heavy hors'dourves and Christmas goodies for everyone to enjoy. The noon presentation will serve to recognize a number of individuals for their contribution to TABA and the home building industry throughout the year and to handle our 2010 Director nominations and swearing in.

There is no cost to attend this mixer and we encourage everyone to be present for the Awards Ceremony. Classic Catering will provide the food. Your reservation is requested so that we know how many to plan for. Please call the TABA office by Monday, November 30th (254-773-0445).

Below is the slate for the 2010 Board of Directors as presented by the TABA Nominating Committee.

President - Jason Carothers

Vice President - Robbie Johnson

Secretary - Mike Pilkington

Treasurer - Jerry Tyroch

Past President - Chris Alexander

Directors:

Jared Bryan, Tony Gallagher, Jamey Secret , John Howe, Derrick Hunt and Bruce Walker

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President's Message

Chris Alexander

Coming off the heels of a fabulous response to our Associate Member Appreciation Fish Fry and first ever fishing tournament, I am feeling an overwhelming sense of elation. Prayers were answered and the weather could not have been better for our event at Temple Lake Park. The turn-out was wonderful, the food was good, and everyone seemed to have a great time. Much to our surprise, the fishing tournament netted 50 teams!!! The most exciting time for me was seeing the fishing teams approach the pavilion from their boats with their bags of live fish for the weigh-in. The air was filled with excitement as each team weighed in their catch. The largest bass weighed in at 6.84 pounds! It looked huge to me.

The success of this event is the result of a lot of hard work and planning by many. Thanks to Cheryl and Kelly Hosch for their hard work in organizing the event. A special thanks to Rick Smith of Marine Outlet whose resources and assistance in planning the tournament was invaluable. Rick was most certainly our “ace in the hole” and we owe him a huge debt of gratitude. We are also appreciative to our three fishing tournament sponsors: **Bonded Builders Warranty, Modern TV & Appliance, and Don Ringler Chevrolet.** The Member Appreciation Fish Fry was sponsored by many of our builder and developer members. Thanks to all involved. The event certainly was a success and we look forward to it again next year.

We are pleased to welcome **StrucSure Home Warranty - Tiffany Acree and James Hardi - Dan Tresch** as our newest TABA members this month. Your membership is very much valued and we look forward to getting to better know you in the future.

In my welcoming remarks at the fish fry, I commented that our association is only as strong our membership. Did you know that 85 percent of our membership is made up of associate members? We are fortunate to have the membership we do. Your continued commitment, not just in membership dues, but more importantly in the level of participation and personal time you dedicate to TABA is what makes our association the success that it is. TABA is at the core of important issues facing our industry on the local and state levels. We hold important roles in our community governments, business communities, and civic organizations. We have worked diligently to be true to our mission of promoting and enhancing home ownership. During these times of economic challenge, we are even more committed

to working side by side to help each other and to promote our industry. Our staff and leadership remain dedicated to the issues before us. Your involvement and input is vital as we look at ways of improving our association and our presence in the industry and communities we serve.

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Troy Glasson
 Executive Officer

City of Belton Provides Road Map

I was recently provided an outline of the City of Belton development review process. Fred Morris, the Development Services Director for the City informed me that the document is intended to aide the local development community in understanding the time frames and processes involved in gaining construction project approval and permits within the City limits. [The document can be accessed on the presentations page of the TABA website.](#)

If you have any questions about the document that you'd like me to get answered, just let me know. Always glad to help if I can.

Educating Members Remains A TABA Priority

With the demise of the Texas Residential Construction Commission, the mandate for continuing education for those in our industry has gone away for the time being. In our area, education was never really seen as a "have to" as much as it was embraced by our association and our members as an opportunity to remain current on industry trends and increase our knowledge on relevant industry issues.

Since September, when the TRCC closed its doors, TABA has offered a seminar related to the demise of the TRCC and what the implications are for your business, this seminar can be viewed in its entirety on our website. If you are reading this online, [just click here](#). We have also held a seminar on code items relative to properly weather proofing homes. Each of these meetings was held on site at the TABA "campus" and were well attended. Neither of the seminars was attended by less than 60 folks, a number that is similar to the attendance we saw when education was mandated by the State.

It is clear to us that the seminars that TABA can provide are viewed as beneficial to our members and we intend to put on as many seminars as we can in the future. From issues that our members are dealing with in the field to items that we are alerted to by the Texas Association of Builders or NAHB--your TABA staff will be glad to bring speakers to Temple to advise you on ways of improving your business practices. Please let us know if you have any items that we can address through education here at TABA.

Upcoming seminars include a refresher by Richard Therriault, Temple Construction Safety Director and TABA member Phillip Snyder related to significant changes of the **2006 IRC and IFC**. They will also discuss amendments that were made during the local adoption process to each of the codes. This event is tentatively planned for November/December. I'll send out invitations as soon as we have the logistics worked out.

In early 2010, TABA will host a 3 hour class entitled “**Green is Mainstream: Building Codes, Energy Efficiency, and Best Practices in Green Building.**” This is provided through TAB and is designed to educate our members on changes to Building Code and Energy Performance Standards as they relate to 2009 building codes. The course will also provide information about national green building programs and best practices on installation of energy efficient products.

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Modern TV & Appliance

The very first TABA Fishing Tournament was a GREAT SUCESSS!!! Coupled with the Associate Appreciation Fish Fry, it was a fantastic event that all our members should be sure to attend in the future. We had 50 teams fish in the tournament and top prize payout was guaranteed for \$1000, but because of the overwhelming response, it was increased to \$1400 with second place paying out \$1000!

If you are a fisherman and missed this event DO NOT miss next year. We had plenty to be concerned about in planning for the event because we scheduled it on a Friday, a non-traditional day for tournaments, but the die-hard fishermen showed up bright and early at 5am at Temple Lake Park on Lake Belton and did their thing.

Our other concern was whether or not our membership would attend the fish fry in the middle of the afternoon, which is a change of time from this TABA event that is usually held in the evening, but we had a great turnout of members and it was great to see many that we haven't seen in a while. It was so successful in fact, that we may look at a similar schedule for other TABA membership meetings.

The fish was gone in 45 minutes so if you did not show up at noon or shortly after, you probably missed out on the terrific fried catfish that Chuck's BBQ served up. This is an item we'll surely strive to correct next year as we always try to have plenty of food on hand.

The event could not have been the success it was without the support of our sponsors - Bonded Builders Warranty, Don Ringler Chevrolet and Modern TV & Appliance. A very special TABA thank you is in order for Rick Smith and Marine Outlet. Rick and Gary really taught us how to put on a fishing tournament and helped get the word out to the area fisherman. **THANK YOU RICK & GARY!**

We also need to thank all of the TABA Builders who sponsored the wonderful meal in appreciation of all of our Associate members that do so much for them and the Association throughout the year. Those Builders are:

[Omega Home Builders](#)
[Sears Builders & Developers](#)
[Drews/Hunt Builders](#)
[Phillip Snyder Construction](#)
[Carothers Executive Homes](#)
[Volney Building Co.](#)
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[Kiella Homebuilders](#)
[CRW Construction](#)
[JC Wall Construction](#)
[DR Horton](#)
[Perryman & Wilson](#)

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[Maedgen Construction](#)
[Jubilee Homes](#)
[AGB Builders](#)
[Pilkington Homes](#)
[Wildflower Residential](#)
[Kohutek Homes](#)
[Double T Construction](#)
[KB Homes](#)
[Centex Homes](#)

We appreciate all of our Builder and Associate members and thank you for coming out to our Annual Associate Appreciation Fish Fry and our Inaugural TABA Fishing Tournament.

Tournament winners included:

- 1st Place - Robert, Brown & Dave Hogge
- 2nd Place - Keith Honeycutt
- 3rd Place - Bobby Babcock & Brad Turner
- 4th Place - Craig Gilbert & Melvin Williams, Jr.
- 5th Place - Daniel Barnes & Adrian Barnes
- Big Bass Winner - Sophal Korng & Rodney Gaskill

Check out the event photos (click to enlarge)!



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Booking of NEW exhibitors for the 2010 Home & Garden Show has opened. If you were not in the show this year and would like to exhibit in 2010, please call the TABA office and have the show layout in hand when you do so. The layout can be printed from the TABA website by clicking on the [Home & Garden Show tab](#). A booth price guide can be found there as well.

With an anticipated 5,000 visitors over the course of the weekend, our vendors consistently tout this opportunity as one of the best ways to spend marketing dollars. The dates of the event are February 27th and 28th with the Preview Party on the 26th. Please don't wait to secure a booth.

We have divided the center booth up into 3 exhibit spaces and the Home & Garden Show Headquarters booth. We are very pleased to announce that all three exhibit spaces have been rented out and the entire Exposition Building is nearly booked. We only have 5 10x10 booth spaces left in that building. As you can see, exhibit space is going quite swiftly this year so please don't wait if you plan to exhibit.

We will continue a focus on GREEN for 2010. Green continues to be a huge industry buzz word and a growing market segment. If you have a "green" product, please let us know as we will continue to denote these booths in the Expo tabloid.

If you have any questions regarding the 2010 Home & Garden Show please contact Cheryl Hunka at 254-773-0445.

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Two Great New TABA Partnerships

The Temple Area Builders Association is pleased to announce the creation of two new affinity programs that have the potential to provide your business with additional operating resources and raise significant non-dues revenue for the Association with your participation and enrollment. TABA has entered into an agreement with American Express and BBVA Compass. Below are the details for each program.

[American Express Partnership Program](#)

We are very pleased to have entered into a partnership with American Express and its Corporate Card Division. The Amex US Corporate Card Division would like the opportunity to introduce you to the features and benefits available for your business. This card could be a great tool for qualifying businesses. It is designed to remove the personal liability that most credit cards have.

The program is simple. American Express will provide an incentive award to TABA for each member who initiates and uses a new American Express business account. This includes current American Express clients who utilize a personal or "business" card and chooses to add to or replace with a "corporate" card solution. Simply let TABA know that you are interested in speaking with an American Express representative about their credit card programs and TABA will provide them with your contact information. You can then expect a

call from an American Express representative soon after. If you find that their programs can be a valuable tool for your business and choose to open an account, TABA will earn immediate compensation for the referral. If you choose not to go any further then there is no further obligation.

Other partners across the nation have earned thousands of dollars in incentive awards from this program. If you are interested in checking into one of the American Express programs, please contact TABA today.

Benefits include:

- ❖ **A charge-card solution which works as unsecured line of credit payables tool that does not impact your financials**
- ❖ **Improved cash flow with 30-day float**
- ❖ **Cash rebates on business spending with leading specific suppliers in their Savings @ Work program**
- ❖ **On-line management tools and data reporting**
- ❖ **Valuable rewards for business spending through the award winning Membership Rewards program**
- ❖ **Local and national implementation resources.**

BBVA Compass Program:

TABA is now a part of an affinity program that will help earn funds for our organization by simply using your BBVA Compass Visa Check Card for everyday purchases. Here's how it works:

1. When you open a new BBVA Compass checking account, our organization will earn an initial royalty of \$20.
2. Every time you use your BBVA Compass Visa Check Card for qualifying transactions, we'll also earn a royalty equal to 0.25% of the amount of each purchase.
3. You can even personalize your Check Card with an image that we've chosen, so you can show your support for the Temple Area Builders Association every time you use your card.

It's that easy and the funds can quickly add up. In addition, existing BBVA Compass customers may also designate their existing BBVA Compass account to be tied to our organization to take full advantage of the Visa Check Card qualifying transactions royalties.

To either open up a new BBVA Compass account or to tie your existing BBVA Compass account to our organization, stop by any area BBVA Compass branch and tell them you want **Bonus Banking Code 75170** added to your account.

For more information about this program, contact BBVA Compass and speak with Jackie Basilla at 254-770-5135 or 254-770-5140.

These are the new tools that we can utilize to raise non-dues revenue for this Association. If you are interested in either one or both, please call TABA today at 254-773-0445 or email us Cheryl@tahb.org. As always, we appreciate your consideration and support as we strive to improve our resources to continue serving you.

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NEW HOME STARTS

	Sept '09	Sept '08	'09 YTD	'08 YTD
Temple	40	30	333*	364*
Belton	2	7	56	61

Morgan's Point	1	6	7	16
Totals	47	33	372	441

[*note: Temple permits updated to reflect first October 08 & 09 reports from the Temple Telegram. Totals updated accordingly.](#)

ALL HOME CLOSINGS

Sept '09	162	'09 YTD	1,471
Sept '08	145	'08 YTD	1,573

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EO's Comments

Cheryl Hunka
Executive Officer

It has been a great month! Kelly Hosch, Chris Alexander and I dreamed up a TABA fishing tournament while sitting on the golf course in May and it finally came to successful fruition. For a bunch of girls that knew nothing about fishing (well Kelly's husband is an avid fisherman) I think we did pretty good with this event. OK, we didn't do it all on our own. We actually had a lot of help from Rick Smith of Marine Outlet and his partner Gary. Without them, we would not have had such a successful turnout and smoothly run event.

The Associate Appreciation Fish Fry also went really well. Some people questioned having this event in the middle of the day fearing attendance would be affected but we had great turn out from our members and I consider this one of the most successful events of the year. As encouraging as this was, the TABA board may consider having more events during the noon hour. I think it gets increasingly harder to take time away from your family and personal hours to attend some of these events. With so many local organizations and so many different events, spreading them out seems to be helpful.

2010

Jason Carothers, his executive committee and staff are in the process of working up the budget and calendar for 2010. We are planning for another tight year and thus will likely use the same conservative philosophy that went into planning for 2009 - fewer events to keep the pressure off of our members and sponsors. Be looking for more 2010 information toward the end of the year.

Christmas Mixer/Awards Ceremony

I hope many of you plan to attend our Annual TABA Christmas Mixer. The TABA Board has decided to combine the Christmas Mixer with the Awards Ceremony this year. The Christmas Mixer is scheduled for Thursday, December 3rd from 11am-1pm at the TABA office with the Awards Ceremony to be held at 12 pm. Although it is a come and go event, we encourage you to attend the awards ceremony to help us give proper recognition to those who have done such a tremendous job of supporting TABA and the home building industry during 2009. A formal invitation will be mailed and your RSVP is requested.

TABA Room Rental

Do you need a place to hold a small Christmas event? Don't forget TABA and the John & Suzanne

Kiella Conference Room. Rent the room for 1-3 hours or all day - it's very affordable and members get a great discount. Call me TODAY to book a date.

That's it from my desk. I hope to see many of you at our Christmas Mixer. I can't believe it!!

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As promised in last month's edition of On the Level, the skeet slideshow is now available on our website. Simply click the banner and wait for the download. Thanks again to all who participated, we look forward to doing it again in 2010.



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CONSTITUTIONAL AMENDMENT ELECTION November 3, 2009

Chairman Dean Winkler and the Home PAC Trustees would like to advise you of the items that you can expect to see on the ballot on November 3rd. Early voting will last from October 19th through October 30th. As always, Home

PAC encourages you to **vote** and to consider the constitutional amendments that are on the ballot. For those that live in the Belton Independent School District, we encourage you to **support the BISSD school bond**. BISSD is growing and needs the facilities to be able to properly house and educate our kids. [For information about the bond, please visit our website presentations page.](#)

Also notice the local options (Troy Sales Tax Reauthorization, Temple liquor, etc). The Texas Association of Builders (TAB) is particularly interested in statewide propositions 1, 2, 3, 5 & 11 and is in support of each of these items. We've added their commentary to the following items.

PROPOSITIONS ON THE BALLOT

Proposition 1 - HJR 132

"The constitutional amendment authorizing the financing, including through tax increment financing, of the acquisition by municipalities and counties of buffer areas or open spaces adjacent to a military installation for the prevention of encroachment or for the construction of roadways, utilities, or other infrastructure to protect or promote the mission of the military installation."

TAB says HJR 132 would amend the constitution to authorize the legislature to allow a municipality or a county to issue bonds and notes to finance the purchase of buffer areas or open spaces adjacent to military installations. The buffer areas would be used to prevent encroachment or to construct roadway utilities or other infrastructure to protect or promote the mission of the military installation. The municipality or county may pledge increases in ad valorem tax revenues for repayment of the bonds or notes.

Proposition 2 - HJR 36-1

"The constitutional amendment authorizing the legislature to provide for the ad valorem taxation of a residence homestead solely on the basis of the property's value as a residence homestead."

TAB says HJR 36-1 would amend the constitution to authorize the legislature to provide for the taxation of a residence homestead solely on the basis of the property's value as a residence homestead, regardless of whether the property may have higher value if used for other purposes.

Proposition 3 - HJR 36-3

"The constitutional amendment providing for uniform standards and procedures for the appraisal of property for ad valorem tax purposes."

TAB says HJR 36-3 would amend the constitution to require the legislature to provide for the administration and enforcement of uniform standards and procedures for appraisal of property for ad valorem tax purposes.

Proposition 4 - HJR 14-2

"The constitutional amendment establishing the national research university fund to enable emerging research universities in this state to achieve national prominence as major research universities and transferring the balance of the higher education fund to the national research university fund."

Proposition 5 - HJR 36-2

"The constitutional amendment authorizing the legislature to authorize a single board of equalization for two or more adjoining appraisal entities that elect to provide for consolidated equalizations."

TAB says HJR 36-2 would amend the constitution to authorize the legislature to allow for a single appraisal review board for two or more adjoining appraisal entities that elect to provide for consolidated reviews of tax appraisals.

Proposition 6 - HJR 116

"The constitutional amendment authorizing the Veterans' Land Board to issue general obligation bonds in amounts equal to or less than

amounts previously authorized."

Proposition 7 - HJR 127

"The constitutional amendment to allow an officer or enlisted member of the Texas State Guard or other state militia or military force to hold other civil offices."

Proposition 8 - HJR 7

"The constitutional amendment authorizing the state to contribute money, property, and other resources for the establishment, maintenance, and operation of veterans hospitals in this state."

Proposition 9 - HJR 102

"The constitutional amendment to protect the right of the public, individually and collectively, to access and use the public beaches bordering the seaward shore of the Gulf of Mexico."

Proposition 10 - HJR 85

"The constitutional amendment to provide that elected members of the governing boards of emergency services districts may serve terms not to exceed four years."

Proposition 11 - HJR 14-1

"The constitutional amendment to prohibit the taking, damaging, or destroying of private property for public use unless the action is for the ownership, use, and enjoyment of the property by the State, a political subdivision of the State, the public at large, or entities granted the power of eminent domain under law or for the elimination of urban blight on a particular parcel of property, but not for certain economic development or enhancement of tax revenue purposes, and to limit the legislature's authority to grant the power of eminent domain to an entity."

TAB say HJR 14-1 would amend the constitution to provide that the taking of private property for public use (eminent domain) is authorized only if it is for ownership, use, and enjoyment of the property by the State, its political subdivisions, the public at large, or by entities granted the power of eminent domain, or for the removal of urban blight. The amendment would prohibit the taking of private property for transfer to a private entity for the purpose of economic development or to increase tax revenues. The amendment would also limit the legislature's authority to grant the power of eminent domain in the future unless it is approved by a two-thirds vote of all the members elected to each house.

City of Temple Liquor Option Election

For / Against "The Legal Sale of All Alcoholic Beverages Including Mixed Beverages."

Moody ISD Special Election

For / Against "The Issuance of \$11,500,000 of School Building Bonds for Moody Independent School District and Levying The Tax In Payment Thereof."

City of Troy Special Election

For / Against "The Reauthorization Of A Local Sales And Use Tax In The City of Troy At The Rate Of One-Fourth Of One Percent (1/4%) To Continue Providing Revenue For Maintenance And Repair Of Municipal Streets."

Belton ISD Special Election

For / Against "The Issuance Of \$29,000,000 Of School Building Bonds For Acquiring, Constructing, and Equipping School Buildings, Including A New Middle School; And The Levying Of A Tax In Payment Of The Bonds And To Pay The Costs Of Any Credit Agreements Executed Or Authorized."

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