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On The Level - December 2011

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We here at TABA would like to wish everyone a very Merry Christmas and a Happy and Safe New Year! Check out our photos from our TABA Holiday Luncheon held on December 1st at the Cathedral Oaks Conference Center.

We would like to congratulate all of our 2011 Award Recipients and sincerely thank all those who served on the 2011 Board of Directors and/or chaired a TABA committee or project.



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Director of Government Affairs

Blair Anderson

TABA Team--

As we wrap up 2011, I want to take the opportunity to thank the members of our Association who have made me feel welcome since joining your team earlier this year. Time has flown by, and I have had a great time meeting and learning from each and every one of you. A special thanks goes out to John Howe, who has served as Chairman of the Government Affairs Committee for the last two years. With everyone's combined efforts, we have had a very busy, successful year.

City of Temple adopts 2009 IRC/IBC/IFC

The Temple City Council recently unanimously approved changes to the International Building, Residential, and Fire code for the city. The Government Affairs sub-committee began meeting with the city in the early summer, and provided significant input on minor amendments to the 2009 standards. The amendments we proposed were adopted, which included minor changes to language within certain sections of the code with respect to finished/unfinished living areas, an amendment to allow builders to continue using windows that have a SHGC of .40, and an amendment to the requirement that builders use a minimum of 50% high-efficiency lighting in their houses. These latter standards (windows and light bulbs), as adopted, will stay in place until such time as the State of Texas or Federal Government mandates that jurisdictions require it. Special thanks to Richard Therriault and his team for all of the work they put in changing the city over to the more recent codes.

City of Temple UDC Cleanup items

One of the prevailing items that came out of our yearly planning session was the need to amend the City of Temple UDC to account for unintended changes that occurred when the city combined their subdivision regulations and UDC. In combining the standards, the city's intent was to essentially make the new regulations no more strict than the subdivision or existing UDC. Two minor issues, sidewalk cost sharing and wastewater main sizing came out of our discussions as two areas that did not combine exactly. We believe these two items were simply overlooked, and we are currently working with the city to obtain clarification within code with respect to these items. Thank you to Brian Mabry and his team for working with us in this respect.

City of Temple Stormwater/Post-Construction

The GAC technical subcommittee met with representatives of the city last month to continue discussions regarding the post-construction stormwater ordinance. While we believe we are very close to having a tangible document we can support, we are currently working with the city to evaluate and support future long-term stormwater maintenance needs as part of this ordinance. We have been made aware of what is/isn't working in other jurisdictions, and we hope that the final product is one that all parties can support. Thank you to Michael Newman, Sarah Gardner-Cox, and their entire team for letting us be part of the deliberation process.

On the HOMEPAC Front....

HOMEPAC is currently planning to hold their annual candidates forum the second week of January. Stay tuned for word on the races/candidates that they will be endorsing and interviewing. Filing week for candidates will end December 15th, and we will have a better idea of how things are shaping up.

Once again, I would like to thank everyone for your hard work and dedication to our Association this year. I hope you all have a very Merry Christmas and Happy New Year.

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Booking continues for the 2012 Home & Garden Show scheduled for February 25 and 26, 2012 at the Bell County Expo Center. If you are interested in participating in the largest Home & Garden Show in Central Texas then please call now to reserve your spot. You can download the show layout and booth price guide by [clicking here](#). To get started, please call the office at 254-773-0445 with the layout in hand so we can go over what booths are open. Full booth cost is due at time of booking. We do accept Mastercard or Visa, cash or check. Call early for best booth locations.

This show takes up over 75,000 square feet of exhibit space boasting over 125 exhibitors showing anything from homebuilding to flooring to plants to pots and pans to mops and brooms. There is something for everybody and every exhibitor is welcome. The show typically brings in around 4,500 people throughout the three days it is open which includes the private showing at the Friday night Preview Party. It is a cost effective way to market your product or service to thousands of people in a short period of time and we encourage you to take a good, hard look at participating.

If you cannot afford the time to actually be in the show, you may consider being a show sponsor. There are two levels of sponsorship. 1st level is our Show Partner level costing \$2000. At this level, your company logo is shown on all of our advertising which includes TV and print as well as spoken in the TV commercial. Your banner will also appear in the Expo domed floor area and recognized numerous times throughout the entire show. **Only two spots remain!** If \$2000 is too pricey, you might go for the \$250 banner sponsor level which gets your banner in the domed room floor and recognized several times throughout the entire show.

We hope that you will give serious consideration to participating at some level whether it be in the show itself, as a sponsor or both, most people tell us that it was well worth it. For questions regarding the show, booth booking or sponsorship, please call the TABA office.

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2012 TABA Calendar of Events

Please note that dates and locations are subject to change. Please continue to check monthly newsletters for updates. As well, event invitations are typically mailed with current information.

February 24, 2012

Home & Garden Show Preview Party
Bell County Expo Center
6-9pm
\$15 per ticket, must have a ticket to enter

April, 2012

Parade of Homes Kick-Off & Awards Party
Date and Location yet to be determined
Cost will be \$10 per person

May 10, 2012

Annual TABA Golf Tournament & Reverse Raffle
Wildflower Country Club
Tee-off, 1pm, Reverse Raffle to begin at 6pm
Golf Entry - \$100, Reverse Raffle Ticket - \$100
Check Back for Details

September, 2012

Associate Appreciation Hamburger Flip
Overlook Pavilion at Lake Belton
6-8pm
All New 2012 TABA Members will be introduced at this meeting

September 25, 2012

TABA Home-PAC Skeet Shoot
Weber's Outdoor Shooting Range, Troy, TX
All Day Event
Cost to be determined

October 16, 2012

TABA Home-PAC Elected Officials Night
Cathedral Oaks Conference Center

6-8pm
\$12 per person

[December, 2012](#)

[TABA Holiday Gathering](#)
[To Be Determined](#)

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[NEW HOME STARTS](#)

	Nov '11	Nov '10	'11 YTD	'10 YTD
Temple	14	31	323	361
Belton	5	7	70	73
Morgan's Point	0	0	6	3
Totals	19	38	399	431

[Note: this data represents a compilation of the statistics that are reported by the Temple Daily Telegram every Sunday.](#)

[ALL HOME CLOSINGS](#)

Nov '11	102	'11 YTD	963
Nov '10	122	'10 YTD	1,646

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EO's Comments

Cheryl Hunka
Executive Officer

The end of 2011 is upon us and I can tell you that for me, the year flew by!! We had a fantastic TABA Holiday Luncheon and recognized some much deserving folks for their hard work and dedication to this industry. Our next event will be in February. We hope to see many of you attend the Home & Garden Show Preview Party. Much work and planning has already gone into next year's show and it is sure to be another success.

The TABA Directory is at the printers and we hope to have it out to the membership by the end of the year, January at the latest. Holiday hours for the month of December are as follows: The office will be closed December 23rd, 26th and 30th in observance of Christmas and New Year's. We will be open for business on January 2, 2012. Personally, I will be out of the office the entire week of Christmas (December 19-23) but if you need anything during that week, please give Blair a call.

I truly wish everyone a most Blessed Christmas and a Happy and Prosperous New Year. We will see

everyone in 2012!!! Be safe!

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