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On The Level - May 2013

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Troy Glasson
Executive Officer

Hello TABA members! It sure is good to be back in Bell County. If you haven't heard by now, TABA has rehired me. I'm excited to be working with Cheryl again and have been making the rounds and seeing some familiar faces.

As we try to establish what normal will be at TABA in the coming days, we thank you for your patience. Cheryl and the Board have successfully wrapped up our major events for the year. Respectively the Home & Garden Show, and the Parade of Homes went off without a hitch. The Board has now set a tentative schedule of events for the remainder of the year that we hope will be successful and valuable to you in enabling additional networking and marketing opportunities. Our next event will be a [Member Appreciation Reverse Raffle](#) on July 19th. If you haven't yet, please check out our calendar and [Save the Dates](#) so you can be sure to join us.

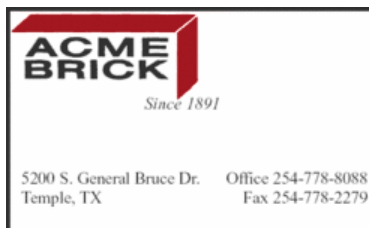
The May elections have come and gone. Temple has a new Mayor and a new Councilman. Belton retained a couple of familiar faces and added some new folks to their Council as well. All in all, the candidates TABA Home PAC fared very well. Check out the results in our [Home PAC Update](#).

As my plan is to hit the ground running, I want you to know that TABA is ready and willing to hear what you have to say. I've spoken to many of our members already over the past two weeks and I plan to make it part of my routine to meet individually with members on a regular basis. Please don't hesitate to call if you need anything. I look forward to seeing you soon!

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The 2013 Parade of Homes was deemed a success by our Parade Committee, chaired by David Patterson of Patco Construction. In total, about 1,650 folks toured our homes over a period of two weekends that they were open to the public. At the wrap-up meeting, our committee made some observations and decisions that we wanted to share with our members:

1. Comments on the magazine, printing and distribution were positive. The magazine looked great and distribution worked well.
2. Parade home photos were discussed. Next year, the entry fee will go back to \$1200 for the first entry and \$600 for each additional home and will include professional photographs of the home. This year we tried reducing the entry fee and making photography the responsibility of the builder, but it was decided that making professional photos a part of the package was worth the money to Parade builders.
3. The awards party was seen as a great success, but we intend to revamp the way awards are presented in order to maximize exposure for the winners at the next party. The TDT did a great job of repeatedly advertising our winners in the newspaper.
4. The “interesting feature awards” were an addition that folks seemed to enjoy. Our intent is to keep that in for next year.
5. Admissions went well. Next year we will research the possibility of selling tickets online through our website.
6. We will take a good look at maximizing our advertising dollars next year. Facebook was seen as a positive addition to our marketing efforts.
7. The Parade date for 2014 will be April 25-27, May 2-4. We do realize it will conflict with the Air Show do not have not much of a choice.

The comments above are provided because we’d like to hear your thoughts about our Parade. Please write troy@tahb.org if you have any thoughts toward making the Parade even more successful next year.

A special thank you to our title sponsor **Central National Bank** and our other parade partners – **Tri-Supply, Texas Bright Ideas, Temple Daily Telegram, Ratliff Ready Mix and Keene Roofing.**

We also thank Parade Chairman David Patterson and committee members – **Jason Carothers, Robbie Johnson,**

Lauren Patterson, Gary Garner, Todd Scott and Will Sears for serving.

Finally, we say great job to our participating builders, subcontractors and suppliers who delivered such a great event!

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- July 19 TABA Reverse Raffle & Member Appreciation
- September 12 (Tentative) Golf Tournament at Wildflower
- October or November TABA Home PAC Skeet Shoot
- December 6 Night at the Horse Races & TABA Awards Ceremony

The above calendar is subject to change. Please check back from time to time.

Thank you!

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The City of Belton decided several months ago to include our customers (homeowners) private cut-off valve whenever a meter is placed. Belton also included the box for this cut-off and did so without raising the cost of meter placement fees. This cut-off is placed immediately behind the meter.

This policy decision was based on several issues Belton was experiencing. For example, at times plumbers installed a

similar valve by the house which ended up being covered by landscaping making it difficult for the homeowner to find in an emergency. Further, if the line leak is in the yard, having the cut off close to the house doesn't serve its intended purpose. To avoid issues with leaks near the meter Belton is using a ¾" x 8" brass meter spud and the installing a brass ball valve. All of this material is of high quality and should have long lasting durability. The ball valve we use cost as much as the meter.

When we complete our final C.O. inspection we will check to assure our fixtures remain in place. If the brass ball valve is missing we must charge the builder for replacement. Please work with us to assure the valves remain in place to make this policy a success.

Thank you for time and attention to this matter.

Sincerely,

Byron Sinclair

Assistant Director of Public Works

City of Belton

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Belton, TX 76513

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The wheels of government may not always turn quickly, but they don't stop turning. As I've been back at TABA only a little over two weeks, I've managed to have quite a bit of dialogue with a variety of City staff and leaders. Belton made me aware of an issue that they want to re-emphasize to the local plumbing community and Temple is scheduled to amend their Fire Code.

Belton Assistant Director of Public Works, Byron Sinclair, has provided an [advisory notice](#) that he asked to have included in our newsletter regarding private water cut-off valves. We ask that our TABA members who build or work in Belton review the notice and let Mr. Sinclair know if you have any questions.

TABA sent a letter of support to the Temple Fire Marshal concerning amendments to the local Fire Code. We have posted the letter, a summary of the amendments, and the actual code with highlighted changes to our website.

[Please click here to review](#). As always, we are grateful for the opportunity to participate in anything related to code changes. The TABA Government Affairs Committee and a variety of our commercial builders reviewed the changes and provided input. Most viewed the changes positively as they should provide greater flexibility going forward.

In the big pink building in Austin, the Legislature is trying to wrap things up. They are reportedly making significant steps toward a budget resolution and are touting a \$2 billion State Water Fund, tax relief and more money for public schools. The Texas Association of Builders continues to look out for our industry's interests and is working to assure builders have a seat at the table on some critical trade advisory boards.

Finally, you should know that the National Association of Home Builders is preparing to tackle some big issues in our nation's capital. [Tax Reform](#) is the order of the day and NAHB is gearing up to preserve and strengthen the Mortgage Interest Deduction and Low Income Housing Tax Credit. Further, they have plans in place to support [comprehensive immigration reform](#). For more information check out the NAHB websites that are linked above in this article.

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Bill Jones, Mayor of the City of Temple, has decided to step down after 11 years in office. Mayor Jones has been a good friend to the home building industry over the years, always willing to listen to and consider our point of view. Though he may not have always agreed with TABA, he did all we ever ask of a public official by assuring TABA had a place at the table when the City considered new development related regulations.

For that, and for the enthusiastic, dependable and diligent manner in which he served, he will always be appreciated. Join us in thanking Mayor Jones for all the good he has done for Temple and this region of the state.

To follow Mayor Jones, TABA Home PAC endorsed newly elected **Mayor Danny Dunn** along with **Tim Davis** for Council seat Mr. Dunn vacated when he became Mayor. Mayor Dunn won in a landslide garnering 71 percent of the vote, while Councilman Davis won a hotly contested race by 27 votes.

The City of Belton also lost a veteran leader in **Wayne Carpenter** who decided to step down after nine years of service on the Belton City Council, TABA wishes him well as he moves on to new challenges in his life. In Belton, four council seats were vied for by 6 candidates. In the end, incumbents **Craig Pearson** and **David Leigh** were joined by new comers **Jerri Gaunt** and **Dan Kirkley**.

BISD school board candidate **Mike Cowan** narrowly defeated his opponent, making it a clean sweep for Home PAC endorsed candidates this election cycle. Please join me in congratulating our newly elected officials and wishing them the very best.

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NEW HOME STARTS

	April '13	April '12	'13 YTD	'12 YTD
Temple	30	36	123	77
Belton	21	26	41	39
Morgan's Point	1	0	2	0
Totals	52	62	166	116

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

ALL HOME CLOSINGS

April '13	NA	'13 YTD	174
April '12	161	'12 YTD	566

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