March 27, 2014 - During New Homes Month in April, the National Association of Home Builders (NAHB) is sharing with home buyers the most popular features in new single-family homes in 2014. Builders from across the country were surveyed on what features they were most likely to include in a typical single-family home this year, revealing that convenience, livability and energy efficiency are top priorities.

“Newly constructed homes can suit the specific requirements of today’s home buyers,” said NAHB Chairman Kevin Kelly, a home builder and developer from Wilmington, Del. “And now is a great time to consider buying a new home, as consumers can take advantage of competitive home prices and low interest rates to find the perfect new home for their families.”

Home builders are including features that are practical and functional for the daily lives of today’s home buyers. The features that are most likely to be included in a typical single-family home this year are:

- a walk-in closet in the master bedroom
- low-e windows
- a laundry room and
- a great room.

Energy efficiency is a key theme.
<table>
<thead>
<tr>
<th>Name</th>
<th>Spike</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kenneth Cleveland</td>
<td>1,049*</td>
</tr>
<tr>
<td>Bob Knight</td>
<td>91.5</td>
</tr>
<tr>
<td>Bill Post</td>
<td>66.5*</td>
</tr>
<tr>
<td>Russ Sturgess</td>
<td>29*</td>
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<tr>
<td>John Sumodi</td>
<td>23</td>
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<tr>
<td>Doug Leohr</td>
<td>19</td>
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<tr>
<td>Mark Zollinger</td>
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<tr>
<td>Ed Belair</td>
<td>3.0</td>
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<tr>
<td>Mike Hudak</td>
<td>1</td>
</tr>
<tr>
<td>Ted Curran</td>
<td>.5</td>
</tr>
<tr>
<td>Greg Thomas</td>
<td>.5</td>
</tr>
</tbody>
</table>

Above list has been updated via the most current NAHB Spike Club Roster Report

*Current Life Spike status
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Robert C. Skidmore, Esq., V.P.

Table of Contents

Page

Cover: April is New Homes Month ............................................. Cover, 13
Spike Club Update ........................................................................... 2
2014 Dates to Remember ..................................................................... 3
Legislative News .................................................................................. 4, 6
Member News .......................................................................................... 6
CareWorks – What is the Difference Between
an MCO and a TPA? ............................................................................. 7, 8
OHBA - Another Proud Day ............................................................... 8
Thank You to Ken Cleveland ................................................................. 9
Executive Director’s Letter .................................................................... 9
Thank You 2014 Spring Parade Sponsors ......................................... 10, 11
Parade Builder Preliminary List ............................................................ 13

Table of Contents
DETAILS OF MID-BIENNium REVIEW RELEASEd

HB 472 laying out details of the Governor’s Mid-Biennium Review was introduced and heard by the House Ways and Means Committee mid-March. The bill, as expected, includes the governor’s main goal in the area of taxation: lowering the state’s top personal income tax bracket below 5%. He would pay for the cost of that reduction with a mix of tax hikes on businesses, smokers, and oil and gas companies. In sum, HB 472 includes an across-the-board 8.5 percent income tax cut over three years; an increase of 60 cents per pack of cigarettes over two years; a 2.75 percent severance tax on producers’ gross receipts; and an increase in the Commercial Activity Tax from 0.26 percent to 0.30 percent. A detailed summary of the entire contents of HB 472 can be found at the following link. http://www.lsc.state.oh.us/fiscal/mbr130/comparedoc-in.pdf

REMINDER: RCAC SOLICITING COMMENTS ON CODE REVIEW

Agreeing a 3 year code cycle is not appropriate for Ohio, the RCAC has also agreed it can change the RCO to update or address concerns on its own code update schedule. The Committee has initiated a process to collect, review, analyze and address, if necessary, any changes to the 2013 RCO. For its next meeting on March 26th, the Committee will be discussing Ch. 2-6 of the current RCO, while taking note of changes in the 2012 IRC. If anyone has any concerns, questions or requested changes to be made, plan on either attending the meeting, or contacting OHBA. However, OHBA is collecting comments, concerns, suggested changes, or interpretations for all sections of the code to prepare for the review process. Please feel free to send any feedback to OHBA for its presentation to the RCAC. If you have any specific questions, feel free to contact Ric Johnson, the Vice Chairman of the RCAC at ric@rightathometechnologies.us

UPDATE: MID-BIENNium REVIEW SPLIT INTO 11 BILLS

As expected, the House split up Gov. Kasich’s MBR budget plan into separate components, including 11 bills introduced this week. Eleven different committees...
LOTS AND ACREAGE

BATH
Arbour Green S/L 21 Trellis Green Dr.: 1.5 acres $165,000. Gary Stouffer 330-835-4900.
The Hammonds: 2111 Hametown Rd. 2.9 acres. $224,900. Gary Stouffer 330-835-4900.

COVENTRY

FAIRLAWN HEIGHTS

GRANGER
2+ acre lots in Granger Meadows starting at $39,900. Also 42.6 ac in Granger Twp $275,000. Bill Nice 330-571-4516.

Millers Meadow New Development: Lots range from 3.5-10.3 acres w/ponds, woods & lakes. Starting at $97,000. Gary Stouffer 330-835-4900.

Western Reserve Homestead:
S/L 7 Windfall Rd. 2 acres $69,000.

HINCKLEY
Secluded Highlands: V/L Northern Light Circle. 9.54 acres. $450,000. Gary Stouffer 330-835-4900.

MONTVILLE
Maplewood Farm Development offers 13 beautiful lots, 2+ acres each, Medina Schools and septic approved starting at $39,000. Tom Boggs 330-322-7500 or Gary Stouffer 330-835-4900.

NORTFIELD CENTER

NORTON

RICHFIELD
4535 Killarney Dr.: 3.62 acres, wooded lot, Revere Schools. $74,900. Gary Stouffer 330-835-4900.
4576 Killarney Dr.: 2.89 acres, wooded cul-de-sac lot, Revere Schools, $79,500. Robin Rohrich 330-696-4179.
Glencairn Forest 3621 Hamilton Dr. S/L 57: 1.26 acre. $139,900. Gary Stouffer 330-8358-4900.
4516 Townsend Rd: 37.6 acres. $990,000. Gary Stouffer 330-835-4900.

SHARON TOWNSHIP
The Ridge 5840 Spring Ridge Dr.: 2.36 acres. $85,000. Gary Stouffer 330-835-4900.
Blue Ridge Estates:
V/L 15 Irene Rd. & Osage Trail 2 acres $69,000.
V/L 19 Irene Rd. & Grindle Rd. 2.4 acres $69,000.
Estates of Sharon Falls: V/L 13 481 Arbor Falls Dr. 4.52 acres. $375,000. Gary Stouffer 330-835-4900.

SPENCER

WADSWORTH
Messina Dr.: Vacant lot, 2.9 wooded acres in Tramonte Orchard Estates. $155K. Leah Gabel 330-807-0450.

Email Our Agents:
Tom Boggs – tomboggs1@gmail.com
Laura Horning Duryea – LauraDuryea@stoufferrealty.com
Regran Leedy – regranleedy@aol.com
Bill Nice – BNiceRealtor@aol.com
Gary Stouffer – gstouffer@stoufferrealty.com

www.StoufferRealty.com
will deliberate on the package. OHBA will be closely following the increased CAT tax rate and EPA penalty components of the MBR and the committees they have been assigned to: Ways and Means Committee HB 472 (Rep. Jeff McClain - Tax policy) and Agriculture and Natural Resources Committee HB 490 (Rep. Dave Hall and Rep. Andy Thompson - DNR/Ag./EPA).

LEGISLATIVE ACTION

HB 379 Civil Immunity (Blessing, L., Landis, A.) provides civil immunity for architects, engineers, and surveyors providing services during a declared emergency. After initial hearings, the committee approved an amendment that would extend the protections to tradespeople and contractors, as well. According to the sponsors, currently, there are no protections against civil suits for those working in an official capacity during an emergency, such as a tornado. The immunity would apply to the professional volunteering services during a declared emergency if working without a contract. The House Commerce, Labor and Technology Committee voted HB 379 out of Committee earlier this week.

HB 422 Tenant Utilities (Foley, M., Blair, T.) To create requirements regarding the measurement and billing of tenant and manufactured home park resident public utility service.

HB 422 had sponsor testimony Wednesday in which the sponsor explained that the bill comes in response to a new trend among landlords that has caused problems for tenants and has been a featured news story.

The bill allows for three options: contracting with tenants through a rental agreement that allows direct payments to utilities; have utility charges included in the rent payments; and allowing for a third-party to collect utility fees but only for a resident’s actual usage at the provider’s rate. The bill sets out requirements for those choosing to require a tenant or resident, under the rental agreement, to pay the landlord, park operator, or a third party using a submeter.

HB 333 Accessibility Law Violations (Stinziano, M.) To require an alleged aggrieved party to provide a notice of an alleged accessibility law violation in advance of filing a civil action and to declare an emergency.

HB 333 had its 4th hearing Wednesday where the Committee adopted substitute language that Rep. Stinziano explained changes the cure timelines, makes the mandatory notice permissive, and removes the emergency clause.
CareWorks is proud to be selected as the preferred workers’ compensation Managed Care Organization (MCO) of the Medina County Home Builders Association.

If you are responsible for your workers’ compensation program, it is important to have a fundamental understanding of the roles of a MCO and a Workers’ Compensation Third Party Administrator (TPA). MCOs and TPAs play unique roles in helping employers control workers’ compensation costs.

What is the difference between an MCO and a TPA?

What is a MCO?

Under Ohio’s Health Partnership Program, MCOs are responsible for the medical management of Ohio employers’ work-related injuries and illnesses. Every employer in Ohio must have a MCO, which is paid for directly by the BWC.

The core MCO functions include:

• Collecting initial injury reports and transmitting to BWC;
• Management and authorization of medical treatment to be received by an injured worker;
• Medical review and bill payment processing;
• Maintaining a network of BWC-certified healthcare providers;
• Return to work services;
• Utilization review;
• Providing Peer Reviews as necessary for treatment decisions;
• Processing treatment appeals through the Alternative Dispute Resolution (ADR) process;
• Training and education.

Further, MCO associates are medical professionals and their processes are clinically focused. They work diligently to help employers avoid the most costly claims – lost time claims – when an injured worker is off work for eight or more consecutive days. With clinicians managing the medical care and transitioning injured workers back to gainful employment, employers are better able to manage their long term insurance premiums.

What is a TPA?

A Third Party Administrator (TPA) assists employers in the administrative and financial aspects of a claim.

The core TPA responsibilities include:

• Providing risk management consulting to employers;
• Administering compensation group rating savings programs and other discount program consulting;
• Pertinent claims investigation;
• Claims administration;
• Industrial Commission hearing attendance;
• Evaluation of claims for workers’ compensation coverage; and
• Assisting employers in the development of workers’ compensation cost control strategies.

(The Difference Between an MCO and a TPA – continued on next page)
Another Proud Day

EXECUTIVE VICE PRESIDENT’S COLUMN
By Vincent J. Squillace, CAE
Executive Vice President

Recently our NAHB PAC trustees, Fred Tobin, George Goudreau and Stuart Cowan, assembled an event to raise funds for the NAHB Build PAC. We were treated to special appearances from three Ohio members of Congress; Pat Tiberi, Steve Stivers and Bill Johnson. The congressional members appeared voluntarily to demonstrate support for NAHB and the key role they play in representing homebuilders in the halls of Congress.

Also in attendance was NAHB President Kevin Kelly. Why, because Ohio matters. Each of the three congressional members will play key roles in the debate over government sponsored enterprises (gse’s) and their long term viability; Pat Tiberi is chairman of the powerful Ways and Means Committee who has jurisdiction over the mortgage interest deduction. There are no more important issues facing our industry. To have them appear to help us clearly demonstrates the important role we play in shaping the vital government policies upon which we provide housing.

Often times we are asked about value and just what the association affiliation to which we all belong to brings. Just that one event alone should answer any realistic question and answer it completely. Our affiliation works hard for the industry and it has many accomplishments to prove it. Moreover the effort is continuous as are the challenges we all face on a regular basis. The respect we have earned is the result of the many volunteers and staff helping achieve our success now and in the future.

The value of our efforts is apparent and evidence of our many achievements is clear. This event and exhibit of increasing value of membership is just another example of our hard work; another proud day for our association.

TPA staff typically consists of claim representatives, account representatives, and other workers’ compensation professionals.

About CareWorks
CareWorks offers innovative medical management services for workers’ compensation, helping our more than 115,000 employer customers control costs and enhance employee productivity. Our experienced and caring associates work closely with each customer, designing custom medical management solutions that fit their unique requirements and culture. Each day we strive to deliver customer service that exceeds expectations and make a real difference in the lives we touch.

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(The Difference Between an MCO and a TPA – continued from page 7)
Members and Friends:

What a Winter we have had!! The only thing worse than the snow has been the cold. Not very conducive for constructing new homes.

But, hope springs eternal and I feel that we are on the verge of a huge building season in Medina County. With starts delayed due to the elements and cabin fever at an all-time high, buyers will be out in record numbers to look at your energy efficient, cutting edge designs to replace their old, inefficient homes with lousy floor plans, old windows, furnaces, appliances, etc., etc., etc.

The other good news is that the existing market has improved, with many new listings selling in a matter of days and weeks instead of what used to be months and years.

Even record numbers for Parade of Homes participants is a very positive sign that not only is this one of the best ways our members can get new business, but is an excellent way to promote yourself with minimal expense.

Let’s make hay while the sun shines! With that, I wish all of you – Good Luck!

Respectfully:

Dave LeHotan
Volunteer Executive Director

---

From the Executive Director

Ken Cleveland recently made a second very generous donation to the Medina County Home Builders Association.

Ken is a charter member of our association and one of the founding fathers which helped create the Medina County HBA back in 1973 - 40 years ago. Ken Cleveland is our top spike member and has shown unending support for our association and all it stands for.

Without his support over the years, the organization may not have survived - for which we are grateful!

We congratulate Ken Cleveland for his support of our Association and sincerely thank him for his generous donations.
Thank You 2014 Spring Parade of Homes Event Sponsors

The Medina County Home Builders Association would like to take this opportunity to thank each and every one of our sponsors and supporters this year. Your response has been unprecedented and your participation will enable us to promote this event in a way we have only dreamed of over the past few years.

As I’m sure most of you are aware, there is a lot of activity in Medina County and your support will keep that momentum rolling.

Be sure to take time to visit each of the model homes being presented. The builders have made a huge commitment themselves to being in this Parade, even some of the homeowners have allowed their homes to be presented as well. The best way we can support them, aside from what all of you have already done, is to tour the homes, tell your friends and neighbors and show your support that way.

We would like to welcome back Charis Homes and X.L. Builders, and also welcome Carrington Homes and new members Decor Design Construction, Suppes Homes and Zollinger Builders LLC - our newest Parade participants.

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with Energy-Star rated appliances, programmable thermostats and Energy-Star rated windows at the top of the list. These features help make the home more comfortable and can save the home owner significant money over the long term. On a median per square-foot basis, home owners spent 78 cents per square foot per year on electricity, while owners of new homes spent 65 cents per square foot per year, according to data from the 2009 American Housing Survey (AHS).

Builders also list features such as granite counter tops, a double sink and a central island as winning elements in new-home kitchens, and a linen closet and a private toilet in the bathroom. Additional features likely to be included throughout the home include first-floor ceilings at least nine-feet high, a front porch, outdoor lighting and a patio.

Home buyers can access home buying and home building information and resources on NAHB’s website at nahb.org/for consumers.

Parade of Homes Builders

Artisan Building & Design, LLC .............. Valley City
Bridgeport Custom Homes & Design ........ Sharon Center
Bridgeport Custom Homes & Design .......... Medina - Montville Township
Bridgeport Custom Homes & Design .......... Medina - Montville Township
Carrington Homes, Inc. ......................... Location TBD
Charis Homes ...................................... Uniontown
Decor Design Construction, LLC ............ Seville
Drees Homes ....................................... Medina
Landmark Homes ................................ Medina - Montville Township
Landmark Homes ................................ Medina - Montville Township
Legacy Homes of Medina ...................... Medina - Medine Township
Legacy Homes of Medina ...................... Medina - Montville Township
Legacy Homes of Medina ...................... Medina - Montville Township
Legacy Homes of BriarThorn .................. Wadsworth
Modern Home Concepts, LLC ............... Medina
Modern Home Concepts, LLC ............... Sharon Center
Suppes Homes .................................. Westfield Center
Windridge Homes Limited ..................... Medina - Montville Township
Windridge Homes Limited ..................... Medina - Montville Township
W. J. Bailey Homes ......................... Medina
X.L. Builders .................................. Lodi
X.L. Builders .................................. Chippewa
Zollinger Builders LLC ....................... Doylestown
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- Refinance options

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