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January 2019

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## 2018 OHBA Year In Review

### 2019 RESIDENTIAL CODE OF OHIO ADOPTED BY THE BOARD OF BUILDING STANDARDS (BBS)

After being recommended by the Residential Construction Advisory Committee (RCAC), the BBS adopted the 2019 Residential Code of Ohio (RCO), effective July 1, 2019. OHBA ensured several amendments from prior editions remained intact, and the RCAC adhered to the statutory review and analysis in the code adoption process.

### OHBA PROVIDED EXPERTISE ON PROPOSED ENERGY CODE CHANGES

The Residential Construction Advisory Committee (RCAC) took deliberative steps to ensure the OHBA alternative prescriptive path would be maintained in the 2019 Residential Code of Ohio (RCO). OHBA and builders from around the state put forth calculations of verifiable, practical impacts of the 2012, 2015 and 2018 IECC on housing. The RCAC voted to maintain the option in its most recent draft of the RCO, and it was adopted by the BBS. OHBA members provided the committee with a very detailed review of the cost of moving ahead with the 2018 IECC, and reiterated how well new homes are being built already under the current code. They were successful in retaining the OHBA alternative path with modified 2018 IECC, as well as, making adjustments for remodeling project compliance.

### In This Issue ...

OHBA 2018 Year in Review

Financial Forecast - Meeting  
Details & Sponsor  
Opportunities

CareWorksComp Update &  
Deadlines

NAHB Opioid Working  
Group – Your Help Needed  
& More!

*(Article continued on page 9)*



Kenneth Cleveland	1,067.5*
John Sumodi	237.5
Andy Leach	128.5
Bob Knight	94.5
Russ Sturgess	29
Mark Zollinger	29
Doug Leohr	28
Ed Belair	7
Greg Thomas	5.5
Mike Hudak	4
Dave LeHotan	4
Todd Scott	4
Ted Curran	3
Rex Gasser	2
Jeremy Krahe	2
Chris Chatterelli	1
Sean Smith	1
Ray DiYanni	.5

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

\*Current Life Spike status



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presentation folder for your homebuyers' use and convenience! Order yours today!



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## 2019 Dates To Remember

### January 23, 2019

**MCHBA Annual Financial Forecast** - Held from Noon to 1:30 at Williams on the Lake with 3 outstanding financial speakers. Builders FREE but must RSVP to attend.

### February 19-21, 2019

**NAHB IBS** - Held in Las Vegas. More info for members online at [nahb.com](http://nahb.com)

### May 4-19, 2019

**Spring Parade of Homes** - Tentative dates - watch your email for more info.

# From the Executive Director

## Members and Friends:

First - I would like to wish every one of our members and their families a Happy New Year and, we hope, a prosperous one for all.

That being said, don't miss our upcoming Financial Forecast. This is truly one of the best planning tools for your business for 2019 and beyond. Area experts will be on-hand to discuss trends, expectations, and what they see happening in the residential market now and into the near future – a very valuable and crucial planning opportunity for all our members.

I would also like to thank our meeting sponsors for this event. Without your support, we wouldn't be able to provide this type of membership benefit and we sincerely appreciate your participation. Specifically, here are the companies: Major Event Sponsor – **All Construction Services**; Event Sponsors: **84 Lumber, Alpha Insulation and Gutters LLC, Carter Lumber, Fidelity National Title, First Federal Lakewood, Galehouse Lumber Co., Graves Lumber Co., ID Creative Group Ltd, Kingdom Title, Mason Structural Steel, National Design Mart, Pride One Inc., Third Federal, Transfer Title Agency and Westfield Bank.**

Details are on page 12. Builders are able to attend this event **FREE OF CHARGE**, but must RSVP to do so.

Respectfully:

Dave LeHotan  
Volunteer Executive Director



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Association



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330.723.4324 | 330.483.0075 | [www.idcreativeltd.com](http://www.idcreativeltd.com)



## LOTS & ACREAGE

### BATH TOWNSHIP – Revere Schools

**Lot 45 Ira Rd:** Build your dream home. Large 2.28 acre heavily wooded lot w/matured trees. Located near the Cuyahoga Valley National Park. Reverse LSD. **\$125,000. Gary Stouffer 330-835-4900.**

**681 Trellis Green:** Private lot in Arbour Green development w/lots of road frontage & possible walk-out basement. **\$113,999. Gary Stouffer 330-835-4900.**

### BRECKSVILLE

**7273 Canyon Point Circle:** Build your dream home on this 1.26 acre lot. 164x386 surrounded by lush & beautiful Cuyahoga Valley National Park. **\$218,800. Gary Stouffer 330-835-4900, Gina Luisi 330-814-4747.**

### BROADVIEW HEIGHTS

**V/L E Royalton Rd:** 3 parcels totaling 3.12 acres. Commercial. **\$420,000. Erin Glasgow 216-299-9968, Gary Stouffer 330-835-4900.**

### CHAGRIN FALLS

**S/L 30 Hawksmoor Way:** NEW PRICE! Approx. 3-acre lot off Bainbridge Rd. Possible w/o basement w/view of Aurora Creek. Bring your builder or ask for referral. Well needed, public sewer at street. **\$89,000. Ina Lahrs 440-591-3593 Gary Stouffer 330-835-4900.**

### COPLEY

**209 V/L Rothrock Rd:** Approx. 1.43 acre commercial lot near Montrose shopping. Flat land. Minimal trees & a driveway. **\$190,000. Gary Stouffer 330-835-4900.**

**4520 V/L Medina Rd:** 2.21 acre commercial lot across from Akron General Wellness Center. Water & sewer available. **\$300,000. Gary Stouffer 330-835-4900.**

### CUYAHOGA FALLS

**412-432 E. Bath Rd:** 2.08 acre parcel of land on E. Bath Rd. Zoned R-5. There are 2 homes on property. Please do not trespass. Call agent for showing. **\$250,000. Matt Stouffer 330-814-4616, Gary Stouffer 330-835-4900.**

### HINCKLEY

**The Trails at Redwood Falls:** Located where the old Skyland Golf Course once stood. Conservation development will have 97

parcels, walking trails, club house & 5 lakes. City water & sewer. **Robin Pickett 330-322-3181.**

**The Hollow at Willow Lakes:** 47-acre new development with city water. Over 20 2-acre homesites. Call today to build your dream home with Legacy-Carrington Builders. **Robin Pickett 330-322-3181.**

### LIVERPOOL TOWNSHIP

**The Estates at Rim Rock:** Spectacular 2-3 acre homesites on secluded cul-de-sac streets in peaceful country setting. Only 3 lots left. **Robin Pickett 330-322-3181.**

### NORTON

**V/L Knecht Ave & Carl St:** Nearly 1 acre, level corner lot adjacent to Loyal Oak Park yet private with mature trees. Requires well & septic, with gas & electric available on Carl St. Home can face Carl St. or Knecht. Bring your own builder. **\$37,500. Ryan Shaffer 330-329-6904.**

**V/L S Hametown Rd:** Nearly 19 acres in Norton. Possible walkout basement. Back 6 acres are fully wooded with great privacy. **\$250,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616.**

### RAVENNA

**V/L Emerald Pkwy:** Approx. 120 wooded fairly flat acres in City of Ravenna zoned R-4. Original approved plan was for 300-400 units w/large pond/wetland area in middle of property. **\$875,000. Gary Stouffer 330-835-4900.**

### RICHFIELD – Revere Schools

**Lot 33-A Briarwood Rd:** Approx. 1.36 acre corner lot across from National Park. Wooded, fairly flat w/slight rise from street. Well & septic needed. Per County Health Dept., lot is only approved for 2-bedroom home. **\$59,995. Gary Stouffer 330-835-4900.**

**Glencairn Forest:** Lots ranging from **\$75,000 to \$255,000.** Breathtaking views. Scenic waterfalls, babbling brooks, lakes, stunning homes. Water/sewer, tennis courts, playground. Easy access to 77 & 271. **Laura Horning Duryea 330-606-7131, Gary Stouffer 330-835-4900.**

[www.StoufferRealty.com](http://www.StoufferRealty.com)

**V/L Brecksville Rd:** 3.36 acres w/water & sewer available. Limited industrial/office. **\$230,160. Gary Stouffer 330-835-4900, Linda Manfull 330-283-0851.**

### SHARON TWP – Highland Schools

**1508 Medina Rd.:** 3.25 acres. Commercial land. Zoned C2. **\$262,500. Robin Pickett 330-322-3181, Gary Stouffer 330-835-4900.**

**Bonnie Glen -** Beautiful lots ranging from 2 to 4 acres with ravines, woods & open landscape. Spectacular development to bring your own builder & build your dream home. **Robin Pickett 330-322-3181, Gary Stouffer 330-835-4900.**

**Hidden Lakes of Sharon -** 6 beautiful lots ranging from 2 acres to 4 acres with woods, ponds, & cul-de-sacs. Highland LSD & conveniently located to major highways & Montrose shopping. Lots starting in **\$130s. Robin Pickett 330-322-3181, Gary Stouffer 330-835-4900.**

### STOW

**2815-2845 Graham Rd:** 4.38 wooded acres perfect for dream home. Zoned R-3. 2 rental homes on property currently at \$500-\$600 monthly (month-to-month). **\$186,000. Matt Stouffer 330-814-4616, Gary Stouffer 330-835-4900.**

### UNIONTOWN

**3663 S. Arlington Rd:** Over 4 acres of commercial land with 194' frontage on S. Arlington Rd. & Fortuna Dr. Zoned B-3. Utilities at street. Convenient to I-77 & shopping/retail. **\$450,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616.**

### WADSWORTH

**V/I 497 College St:** Buildable corner city lot. C-3 zoning. Water & sewer available. Can be combined with flex building next door. Great traffic & visibility. **\$55,000. Bill 330-990-0256, Gary Stouffer 330-835-4900.**

**V/L Sharbrook South Rd:** 3 lots available in Highland SD. 2+ acres, 5+ acres & 7+ acres. Available separately or as one 14+ acres to create your private hideaway. **Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616.**

**599 Brentwood Way S/L 17:** Highland LSD. 2.84 acres on cul-de-sac, well, septic. **\$179,000. Gary Stouffer 330-835-4900.**

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### Upcoming Deadlines

- January 23, 2019      Group Retrospective Enrollment deadline for 7/1/19 start date
- January 31, 2019      Individual retro rating application deadline for 7/1/19 start date
- January 31, 2019      OCP program application deadline for 7/1/19 start date

### Ohio BWC Offering Free, Informative Monthly Webinars

Conducted twice per month, the BWC offers free Webinars that last approximately 20 minutes. The topics of these informational webinars change monthly. You can also view past recorded webinars. Register for upcoming BWC webinars here.

### Lump Sum Settlements

A Lump Sum Settlement (LSS) is an agreement between the employer, injured worker and Ohio Bureau of Workers' Compensation (BWC) for a lump sum payment to settle one or more workers' compensation claims. The negotiated settlement amount is paid by BWC to the injured worker in exchange for closure of the claim, or a portion of the claim, as defined by the agreement. The written LSS agreement specifies the terms of the settlement and is the final resolution of all medical, compensation and liability claims, whether known or unknown. BWC will consider if the settlement is fair to all parties and must approve all settlements.

Numerous issues should be considered before settling a claim:

- Is the injured worker still employed, working, able to work or disabled?
- Will there be a need for future medical costs?
- Is there a claim reserve still active in the employer's experience?
- Will the settlement create a positive financial outcome for the employer?

Any party involved can submit an LSS application called a *Settlement Agreement and Application for Approval of Settlement Agreement* (C-240). The injured worker may or may not use legal counsel to represent them with the settlement negotiations and the employer can choose to use legal counsel or, as in most cases, have their Third Party Administrator (TPA) help with the settlement process.

Once BWC evaluates the C-240 and all parties agree to the settlement amount, BWC will send an approval letter to all parties. The approval letter begins a 30 day waiting period during which time any party can reject the agreement. Once the 30 day period expires BWC will pay the settlement to the injured worker.

*(CareWorks Updates – Continued on page 9)*

# Member News

## New Associates

### Panasonic Eco Solutions

740 Pleasant Oak Drive

Oregon, WI 53575

Contact: Josh Piepenburg

Phone: 920-740-8712

Email: josh.piepenburg@

us.panasonic.com

Sponsor: John Sumodi

*Business: Ventilation training provided, Ohio code compliance with ventilation issues, and ensuring IAQ success for members*

## Renewed Builders

Decor Design Construction LLC – Spencer

Panther Builders, Inc. – Wadsworth

SWM Building Corp. – Bath

## Renewed Associates

Citizens Bank – Strongsville

Owens Corning – Medina

Westfield Bank – Westfield Center

## Dropped Members

Calvin Smith Builders – LaGrange

Chemical Bank – Akron

Columbia Gas of Ohio – Middleburg Heights

Wayne Homes – Norton

## Members ...

Remember, whenever possible, always try to do business with and support our Parade Sponsors and support your Medina County HBA & local community!



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Lump Sum Settlements can financially benefit the injured worker, the BWC and the employer. LSS pays a benefit to the injured worker and helps BWC reduce reserves and other associated administrative costs and is a very effective claim management strategy used to help employers lower their premiums and qualify for group rating programs. While an LSS does not remove a claim from an employer's experience it does preclude additional claim costs and removes the claim's reserve costs. It is also important to note that, even though the settlement is paid by BWC, the fixed settlement amount is added to the employer's claim experience and will be used in determining an employer's rates. Employers can face many issues when considering an LSS and CareWorksComp recommends that they should always consult with their TPA on all settlement issues.

### **Our Cost Containment Philosophy**

During this time of year, you may receive marketing materials from other TPAs to influence your workers' comp program decisions. The information overload can cause confusion, so we want you to be absolutely confident that our dedicated cost containment team is focused on minimizing the financial impact of claims to reduce your premium dollars. Here's how we do it:

- Provide safety consulting and analysis to support accident prevention.
- Continuously review and monitor all potential claims for Handicap Reimbursements and Lump Sum Settlements.
- Create an action plan and identify the best time frame to pursue the cost containment action in an effort to maximize the employer's return on investment.
- Communicate with our customer on our pre- and post-cost containment efforts, and the expected savings as a result.
- Provide the most comprehensive cost containment experience for our customers.

### **OSHA Launches Program to Target High Injury and Illness Rates**

OSHA is initiating the Site-Specific Targeting Program to target workplaces with high injury rates for inspection. Using injury and illness information electronically submitted by employers for calendar year 2016, OSHA will inspect establishments that should have provided 300A data, but did not. This program helps OSHA ensure that employers provide safe and healthful workplaces by directing enforcement resources to those workplaces with the highest rates of injuries and illnesses.



Contact your program manager  
for more information:

**Bob Nicoll – 800.837.3200 ext. 58595**  
*robert.nicoll@careworkscomp.com*



### **OHBA SUPPORTED WORKFORCE DEVELOPMENT EFFORTS**

OHBA testified in House committees this year on legislation to restructure the state's education departments, as well as, joined in the efforts to educate members of the legislature on higher education alternatives in the trades.

### **URGED PASSAGE OF PROPERTY TAX RELIEF LEGISLATION TO HELP ENCOURAGE RESIDENTIAL DEVELOPMENT**

Prior to introduction of HB 371, OHBA held in depth discussions on the importance of residential development and reducing any regulatory burden to encourage more development throughout the state. After introduction and all throughout 2018, OHBA worked closely with the sponsor as the main resource to help move the bill through the process. As the committee held hearings on the bill, OHBA testified and worked closely with the sponsor, chairman, and members of the house to explain the practical impacts of the bill: to encourage residential lot development in Ohio, help ease the burden of lot shortages and grant a sense of equity for property owners from unfair property valuations.

### **OHBA COMMITTEE REVIEWED AND ADOPTED THIRD EDITION OF MINIMUM QUANTIFIABLE WORKMANLIKE STANDARDS**

The workmanlike standards committee reviewed and voted unanimously to adopt the 2018 3rd edition of the minimum quantifiable workmanlike standards. These standards are promulgated by the Ohio Home Builders Association, as a result of HB 383, the Home Construction Services Act.

(Continued on page 11)

WE NEED **JAN. 23, 2019** YOU!!!

## ASSOCIATE MEMBERS

Take advantage of our biggest and best attended meeting all year and **BE RECOGNIZED!**

**A \$100 Sponsorship will get:**

1. Your name and business publicly mentioned at this well-attended meeting as a supporter
2. Your name on a 24x36 poster at the sign-in table as a sponsor of this important event
3. One lunch included!

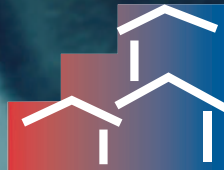
It's also a perfect opportunity to network with fellow members and to meet and greet builder members as well. So get involved and be a sponsor!

*Get Involved ...*



*Grow with  
our Members!!*

It's easy to become a Financial Forecast Sponsor. Just contact the MCHBA via email at: [cathyb@medinacountyhba.com](mailto:cathyb@medinacountyhba.com). We'll take care of everything else. Thank you for your support!



**MEDINA  
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**FINANCIAL  
FORECAST**

## **OHBA DEFENDED USE OF SUB-CONTRACTORS DURING LICENSING DEBATES**

Discussions continued again this year on the licensure of roofers, plumbers and other specialty trades. During efforts to extend the specialty licensing law to include those doing work on residential, OHBA defended the industry and the importance of allowing the current practice of subcontracting. OHBA has objected to recent actions by the state licensing board requiring all licensed contractors to use employees on the job.

## **OHBA ENGAGED IN NUMEROUS PIECES OF LICENSING LEGISLATION UNDER CONSIDERATION**

The legislature gave OHBA plenty of licensing legislation to monitor in 2018. Ranging from home inspectors to commercial roofing to elevator contractors, there were quite a few bills under review dealing with the topic of licensing. OHBA closely watched and engaged in discussions on each and every one. OHBA was able to offer amendments to be included in several of the proposed pieces of legislation. Licenses for home improvement contractors, interior designers, commercial roofers, home inspectors, residential elevator contractors, and residential specialty contractors were brought up by the legislature in 2018.

## **AMICUS FILED IN GENERAL LIABILITY INSURANCE COVERAGE AND HOME RULE CASES**

### *Ohio N. Univ. v. Charles Constr. Servs., Inc.*

Over the course of 2018, the Ohio Supreme Court recently issued its opinion in the *Ohio N. Univ. v. Charles Constr. Servs., Inc.*, finding coverage did not exist for faulty work of a subcontractor under the construction general liability insurance completed operations provisions. OHBA and NAHB filed a joint amicus urging affirmation of Appeals Court decision finding coverage under the policy. As a result, OHBA also reached out to the construction and insurance industries to review the practical impacts of the court's decision.

### *Gloria Wesolowski v. Planning Commission, City of Broadview Heights, Case No. 18-0711*

OHBA also filed an amicus in support of Appellee, in which the City of Broadview Heights is taking the position that R.C. 711.09(C) does not apply to a Chartered Municipality that has its own subdivision approval regulations on the basis that the Home Rule amendment prohibits its application. Both the trial court and appeals court ruled against the City, and the City has now appealed to the Supreme Court of Ohio. The Court accepted jurisdiction of the case in 2018 with oral arguments scheduled for March 2019.

## **IMPORTANCE OF ALL TYPES OF RESIDENTIAL HOUSING DEFENDED TO LEGISLATURE**

OHBA defended the industry and the economic development it provides. In pushing for some relief in property tax assessments on undeveloped residential lots, OHBA firmly expressed the need for equity when considering such types of relief and provided members of the legislature with facts and data on the potential impact of new development, as well as, the current state of the housing industry in Ohio.

## **OHBA MEMBERS CONTINUE TO PROVIDE VALUABLE EXPERTISE FOR COMMERCIAL AND RESIDENTIAL CODE AUTHORITIES**

OHBA members served active and valuable roles on both the Residential Construction Advisory Committee (RCAC), as well as, the Board of Building Standards (BBS) helping to maintain reasonable codes and ensuring proper review.

## **MONITORED OEPA RULE PACKAGES AND PERMITS OUT FOR REVIEW**

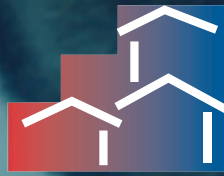
Throughout the year, several changes had been put out for review by the OEPA and Army Corp of Engineers. OHBA submitted comments, met with staff, as well as, participated in group stakeholder meetings to offer input on changes to NPDES Storm Water rules, and Wetland Water Quality Rules. More specifically, OHBA pointed out areas going beyond the federal requirements and questioned the state's motives in changing numerous areas of the NPDES permit.

## **INPUT ON FINAL NPDES STORMWATER CGL ISSUED WITH MODIFICATIONS**

The OEPA agreed to make modifications after receiving feedback from OHBA on concerns with requirements proposed in the new permit. The changes included removal of electronic submittal of SWPPP with NOI, grandfathering modifications, removal of perpetuity language, and modifications of redevelopment permit requirements.

## **MONITORED LEGISLATION**

Throughout the year, OHBA tracked and monitored numerous other items receiving attention by the legislature. Some of these included HB 602 Water Sewer Services, SB 255 Occupational Licensing, SB 308 Elevator Law, HB 271 Accessibility Laws, and HB 166 Workforce Development. ■



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Home Builders  
Association

# FINANCIAL FORECAST

**Wednesday, Jan. 23, 2019**  
**Noon to 1:30 pm**

@

## **Williams on the Lake**

Back Building – Lakeside East  
787 Lafayette Rd. | Medina, Ohio 44256  
Email: [cathyb@medinacountyhba.com](mailto:cathyb@medinacountyhba.com)

### **Forecast Speakers:**

**Bob Giacomo, Westfield Bank**

**Jim Owen, Fifth Third Bank**

**Rick Smith, First Federal Lakewood**

**REGISTRATION: Builders FREE (RSVP req'd)**

**Members – \$25 | Non-Members – \$30**

(includes lunch provided by Williams on the Lake)

**Lunch: "Soup and Sandwich"** - includes Deli Wrap sandwich;  
Chicken Noodle soup; fresh tossed salad, assorted cookies  
and brownies, coffee, water and soft drinks

**Registration required.** Register online through Builder Fusion or via email: [cathyb@medinacountyhba.com](mailto:cathyb@medinacountyhba.com) to RSVP. Builders MUST RSVP to get FREE lunch. No shows will be charged.

RSVP / register **no later than January 11th** and don't miss this important event to help you plan for 2019 and beyond. We look forward to seeing you there!

It's not easy being one of our speakers at the Annual Financial Forecast, however, we are very lucky to have an excellent core of financial experts that can, in fact, help with planning for 2019 and beyond. It's crucial for the success of your business to find out the anticipated economic climate for 2019, how it relates to the local construction industry, and how you can capitalize on that information to grow your business.

Remember, **failing to plan is planning to fail** so plan for success by attending the 2019 Financial Forecast and be prepared to take advantage with the foresight you receive from this important meeting.



"OF COURSE I REMEMBER YOU. YOU'RE PARKER, THE BEST MAN FROM THE FINANCIAL FORECAST DEPARTMENT. WHY DO YOU ASK?"



# Opioid Working Group

I am chairman of the Opioid Working Group which is part of NAHB's Construction Liability, Risk Management and Building Materials Committee. The construction industry has the second highest rate of opioid abuse in the country. We are currently working with an Outside Consultant to create a Member Resource Kit to help employers and employees to deal with the affects of the opioid problem.



We are looking to talk to employers or employees that have first hand experience with the impacts of the opioid crises. It could be a builder who dealt with the problem through his/her employee, or a builder whose experienced the problem through a subcontractor or a subcontractor's employee, or it could be someone other than a worker, such as a family member, if it is having an impact of the builder and his/her business. If anyone can provide us information to the two questions below, it would help us create our program.

1) Please tell us your story. In your workplace/life, how would you say the epidemic has manifested?

2) What do you wish you had access to that would make a real difference in how you respond to this crisis among your employees, colleagues and in your community? What would help you the most?



If anyone has information or contacts that could help us, please call me on one of the numbers below or via my email. Thank you!

## Zengel Group

Jim Zengel, Owner/CEO

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