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Freestanding Tubs are Making a Splash!

By Katie Jackson, Wolff Bros.



Over the recent years, traditional soaker tubs have been disappearing from master bathrooms, and are being replaced by freestanding tubs of all shapes, sizes, and colors. The bath specialists at Wolff Design Center are here to shed some light on why you may want to consider a freestanding tub for your home.

Freestanding tubs don't require a cumbersome deck to be built. Omitting a large deck removes not only the material costs for framing and finishing the deck, but the labor cost as well. This can result in significant savings. Looking to save further? Select a freestanding tub that allows you to mount the faucet directly on the tub vs. a floor mount faucet. By

doing so, you will have a larger variety of style options and price points to choose from. No deck also means you have far more options on the placement of the tub. For example, maybe you have an awesome backyard view from your bathroom window. You can take advantage of that by placing your tub in such a way that after



In This Issue ...

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Expo October 24 & 25 nfo &
schedule

NAHB on Sustainability

Legislative News

Politics, Legislation & OHBA

Parade Sponsors & Builder
Details

Member News & More!

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Kenneth Cleveland	1,066*
Calvin Smith, Life Dir.	594.5
Mary Felton	416
John Sumodi	228.5
Andy Leach	126.5
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Russ Sturgess	29
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Ed Belair	7
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Rex Gasser	2
Jeremy Krahe	2
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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2018 Dates To Remember

Oct. 6 - Oct. 21, 2018

Fall Parade of Homes

- Coming up soon ... We can still get you in as a sponsor. We will have 11 homes and 1 development. Be sure to attend and support your fellow members!



Support Your Association!
Do business with members

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NOTE: NEW ADDRESS FOR MCHBA OFFICE

As of mid-January, our new address is just down the street from our previous one.

**3991 N. Jefferson Street
Suite 100
Medina, OH 44256**

Phone numbers, emails and website all remain the same.

Note that this new location is at the northern most end of Jefferson Street on the east side. Please make a note of it.

From the Executive Director

Members and Friends:

And ... we're off to the races. The Fall Parade of Homes will be featuring 11 new models and 1 new development in Medina County. Hats off again to our sponsors, our builders, and everyone who pulls together to make this event happen and be successful. This event is truly a Win/Win/Win for everyone involved. I proud to be part of an association that digs in their heels, rolls up their sleeves, and makes it all happen with everyone. It's a great feeling.

Once again – thank you to our sponsors, especially **Carter Lumber** who continues to be our most prominent support of this event. We also thank: **84 Lumber, All Construction Services, Clement Construction Inc., First Federal Lakewood, Graves Lumber, Paramount Plumbing, Sundance LTD, Third Federal and Transfer Title Agency.** We truly appreciate your continued support.

The Cleveland HBA has an educational event you may be interested in attending. See the details on pages 15 and 16.

Respectfully:

Dave LeHotan
Volunteer Executive Director



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Jeremy Krahe

Michael Hudak

Greg Thomas

Douglas Krause

Doug Leohr

Katie Williams

Jeff Barnes

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Katie Williams, Membership

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LOTS & ACREAGE

BARBERTON

V/L Austin Dr: 4 acres vacant land zoned C3. Land is essentially flat & cleared. Approx. 55' from 5th St./Rt.619. **\$298,000. Gary Stouffer 330-835-4900.**

BATH TOWNSHIP – Revere Schools

S/L 21 Trellis Green: 1.5 acre lot in Arbor Green subdivision in Bath Twp. 147 frontage & public sewer at street. Open lot is higher in front w/slight grade to a creek in back. **\$149,000. Gary Stouffer 330-835-4900, Gina Luisi 330-814-4747.**

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. **\$235,800. 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 – Kenston LSD

S/L 30 Hawksmoor Way: 2.7 acres, 329x429, dead-end street. Wooded, waterview, private sewer & well. **\$103,900. 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. **\$225,000. 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

1301 Sackett Ave: Commercial 154x172 (.61 acre lot). Public utilities. **\$75,000.**

FAIRLAWN – Copley/Fairlawn Schools

V/L Ridgewood Rd: Over 7 acres in Copley-Fairlawn Schools. Property is conveniently located near dining & shopping with easy access to I-77. **\$149,000. Gary Stouffer 330-835-4900, Gina Luisi 330-814-4747.**

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.**

LODI

V/L Sunset Ave: 3 parcels located on Sunset Avenue in Lodi Village offered for sale as a package deal. **\$54,900.** Please check with local zoning for intended use. **Gary Stouffer 330-835-4900, John Dagilis 330-328-3246.**

MEDINA

V/L Allard Rd: Property being offered 2 different ways. Approx. 31.9 acres vacant land; approx. 38.9 acres vacant land. Beautiful wooded scenery tucked away but still close to it all. **Gary Stouffer 330-835-4900.**

V/L Foscett Rd: 10.7 fully wooded acres in Brunswick. Relatively flat & completely wooded. Perfect for that private, quiet dream home. **\$160,000 Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616**

S/L 5 Jumpers Knoll: Build your dream home on this 2-acre lot in Signature of Sharon. **\$139,000. Gary Stouffer 330-835-4900.**

NORTON

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. **\$1,350,000. Gary Stouffer 330-835-4900.**

RICHFIELD – Revere Schools

V/L Medina Line Rd: Approx. 9 park-like acres rich in wildlife w/lakefront property & views to see adjacent ledges. Subject to a successful lot split. **\$315,000. Gary Stouffer 330-835-4900.**

www.StoufferRealty.com

3401 Brecksville Rd: This is a 22.9 acre rectangular parcel zoned office/limited industrial located in Richfield Village. Electric, gas, water, sewer, phone & cable available. **\$1,832,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616.**

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.**

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.**

SHARON TWP –

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.** See it on YouTube at: <https://youtu.be/gAuP69GJ79U>

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/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.**

V/L Harpster Rd: 16 acre parcel. Beautiful setting for private estate or horse ranch. 150' of frontage. Well & septic. **\$150,000. 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. **\$185,000. Gary Stouffer 330-835-4900.**

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NEWS



BALDERSON VICTORIOUS IN CONGRESSIONAL SPECIAL ELECTION

Republican Troy Balderson will serve out the remaining congressional term vacated by former US Rep. Pat Tiberi. After final batches of votes in two counties were made official, Democratic opponent Danny O'Connor conceded the race. However, the two candidates will have to run against each other again come November for the new term.

With close to \$7 million spent between the two candidates, election night ended with 1,754 votes separating the pair in Mr. Balderson's favor. Last week, results were certified, confirming Mr. Balderson's (R-Zanesville) narrow victory by 1,680 votes and his status as Ohio's soon-to-be newest congressman.

RCAC CODE PROPOSAL MOVES TO BBS

At its last meeting, the Board of Building Standards (BBS) Code Committee reviewed the proposed code updates recommended by the Residential Construction Advisory Committee (RCAC). After some discussion on a few issues to be revisited by the RCAC, the BBS moved the updated package along in the rule making process. With another round of stakeholder comments, it is estimated the full BBS will have its public hearing later this fall.

The most contentious discussions came from the review of the 2018 IECC. The RCAC voted to include several paths to achieve compliance with the energy provisions: a modified 2018 IECC, OHBA Alternative Compliance Paths, and an option for remodeling/additions to maintain current 2013 Energy requirements. To be clear, although the 2018 IECC is one of the compliance paths, the OHBA Option also remains, as well as, current requirements for remodeling work.

Feel free to contact OHBA with any questions.



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Member News

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Rex Gasser Electric, Inc. – Medina

Dropped Members

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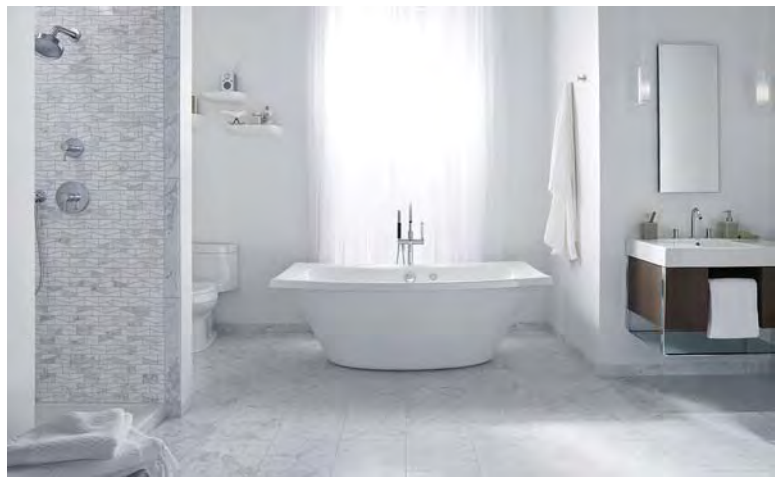
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*(Freestanding Tubs are Making a Splash
Cover Story – Continued from cover)*

a long day you can relax and enjoy the scenery.

The days of one or two styles to choose from are long gone. You can find freestanding tub styles to fit any design aesthetic. Looking for a classic



traditional option? Try selecting a clawfoot tub with a black exterior and rolled edge. Want something more contemporary? Go for a rectangle pedestal tub in a crisp white. Pedestal tubs don't have feet, like clawfoot tubs. This gives you a streamlined look and is much easier to clean around. Slipper tubs, defined by one or two ends that extend higher than the center of the tub, are another great option to give a little height, comfort, and style to your space. Plus, you can spice up any room with a bold exterior color. Some manufacturers will even let you pick a custom color for the tub exterior, allowing you infinite style options and a perfect fit for your color palette.

Looking to push your design to the next level of style and luxury? Well, there are plenty of options for that! Many

acrylic freestanding tubs offer jetted or air systems for the ultimate massage experience. There are chromotherapy options, which is the science of using colors to adjust body vibrations to frequencies that result in health and harmony. For the music lovers out there, Kohler offers a unique bathing experience of sound and vibration with their VibrAcoustic technology.

Freestanding tubs also give the opportunity to bring in lux materials like copper, hammered nickel, or stone to create your personal spa getaway. Visit www.wolffbrothers.com to make an appointment with one of the bathroom design

specialists at the Wolff Design Centers to explore your options. They have four locations, Akron, Medina, Sandusky, and Toledo and can help you bring your master bath oasis to life. Just picture yourself turning on some music, slipping into a nice warm bath, and sipping a glass of wine. Can you think of a better way to unwind from a busy day?



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The Medina County Home Builders Association would like to take this opportunity to thank each and every one of our sponsors and supporters of the Parade of Homes. Your continued support, dedication and unprecedented participation will enable us to promote this event in a way that will create business for everyone through 2018 and beyond ... for some time to come!

As most of you are aware, there is a lot of residential construction activity in Medina County and your support keeps that momentum rolling, our builders

building and our associates supplying them with materials and services. It's all good!

We hope you will take time to visit the model homes being presented. The builders have made a huge commitment to being in this Parade, even some homeowners have as well by allowing their homes to be presented during the event. The best way we can support our builders, aside from what all of you have already done, is to tour the homes, tell your friends and neighbors, and show your support by being there.

We would like to thank all of our Parade Builders as well for continuing to participate in this event that puts our association at the forefront of residential construction in Northeast Ohio.

Participants for this year's fall event include:

Arthur Rutenberg Homes
(Division of Zollinger Builders)
(2 homes)

Artisan Building & Design, LLC

Aspen Building Company, LLC

Bridgeport Custom Homes & Design

Charis Homes

Gasser Builders, Inc.

Legacy-Carrington / The Trails at Redwood Falls

Legacy Homes of Medina

Straub Homes, Inc.

Windridge Homes

We anticipate with this many homes on having a highly successful fall Parade event!



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EXECUTIVE VICE PRESIDENT'S COLUMN

By Vincent J. Squillace, CAE
Executive Vice President

POLITICS, LEGISLATION AND OHBA

With the resignation of former Congress member Pat Tiberi, we got no summer relief from politics. A race evolved which caught the eye of a national audience. In fact, it appears the two candidates will spend a total of 7 million for the special election in August. Media from far and wide are on it 24-7. The bottom line; there is no escape from politics and the oftentimes negative tone.

This is the world we live in.

Unfortunately, there is no alternative from it all. More money in campaigns just increases the nasty rhetoric. As each campaign closes the mongers who are enriched by such campaigns just learn more tricks to convince candidates to hire them to get elected. A nasty cycle I know and no relief is in sight. As this November closes out the presidential race swings into high gear. To the surprise of no one, we all know what to expect.

As you know, OHBA's mission and objective is to represent the industry before state government. This is a big job and challenges are usual and customary. There is no escape from the perils of abstinence. Just as the wheels turn in our nation's capital, the same plays here. Just about every industry is represented somehow and they want some privilege or relief. A certain amount of all this activity involves our industry.

So be sure to thank all the past leaders of OHBA who have faithfully built a strong Association to benefit you. Our recent negotiations over the property tax bill HB 371 provides a glimpse into just who supports reasonable housing development and who favors increased local government and property taxes. It also helps us understand just what other "predevelopment" groups are willing to assist us.

Just be certain though; OHBA is at the front of it all, just as planned.



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On Sustainability

Sustainability and high performance building incorporates construction and development techniques, materials and designs intended to minimize a home's impact on the environment and conserve natural resources. It is a practical response to a wide range of issues affecting all consumers: rising energy costs, the need to improve air quality, ensure clean water and minimize water usage. It means:

- Energy-efficiency improvements, such as

high levels of insulation, efficient HVAC systems, high-performance windows and energy-efficient appliances or lighting

- Water conservation measures, such as water-efficient appliances, water-conserving fixtures, filtration systems, and water-efficient or low-maintenance landscaping
- Resource conservation techniques, such as using high-performance engineered wood, wood alternatives, allergen-free

materials, recycled building materials, sustainably harvested lumber and more durable products

- Indoor environmental quality considerations, such as effective HVAC equipment, use of formaldehyde-free finishes, and products with minimum off-gassing or low volatile organic compounds
- Site design techniques, like minimizing disruption and preserving open space
- Home owner education through orientations and manuals or operating guides

Most home builders already incorporate green building elements into their practices.

Policy Statement

NAHB supports voluntary sustainable, high performance new home construction and remodeling and provides resources and tools for its members that build sustainable home and communities.

Specifically, NAHB actively raises awareness for viable, credible, market-driven and voluntary green building initiatives at the federal level in both the legislative and regulatory arenas. It also assists state and local home building associations with advocacy efforts upon request.

In all of these endeavors, NAHB emphasizes that sustainable and high performance building must be voluntary. In particular, NAHB supports the cost-effective, consensus-based ICC/ASHRAE 700-2015 National Green Building Standard, developed by government, environmental and industry experts with a broad range of expertise and the only green rating system approved by the American National Standards Institute.

Why It Matters

Sustainability and high performance building are important to the home building industry, consumers and the nation because it promotes lower total ownership costs through utility savings and increased durability as well as an improved indoor living environment. It also encourages environmental awareness and stewardship and more efficient use of increasingly scarce resources and helps to conserve them for future generations.

Voluntary, above-code green programs provide builders and consumers with the flexibility that they need to construct homes that are sustainable, high performing, affordable, cost-effective and appropriate to the home's geographic location.



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EDUCATIONAL CONFERENCE & EXPO

Economic Housing Forecast

OCTOBER 24 and OCTOBER 25, 2018

New Location: Corporate College East, 4400 Richmond Road, Warrensville Heights, OH 44128 / HBA Office: 216-447-8700

- ◆ **VENDOR TABLE TOP & EXPO**
- ◆ **BUILDER & ASSOCIATE EDUCATIONAL CONFERENCE**

Meet The Builders - Speed Meetings

MORNING AND AFTERNOON SESSIONS – A TOTAL OF 48 BUILDERS!
VENDORS WILL HAVE AN OPPORTUNITY TO MEET WITH 48 TOP HBA BUILDERS.
A LIST OF BUILDERS WILL BE PROVIDED PRIOR TO THE EVENT.

EXPO AREA OPEN TIMES:

Wednesday, October 24

- ◆ 4 to 6 pm - Featuring a Beer & Wine Tasting with Door Prizes

Thursday, October 25

- ◆ 4 to 6 pm - Closing Reception - Mini Food Stations & Cocktails with Door Prizes

BUILDERS SPEED MEETING - MEET 12 BUILDERS EACH SESSION

Wednesday ◆ Morning Session 7:30 to 8:30 am ◆ *Meet 12 Builders for 4 minutes each*

- ◆ Afternoon Session 3 to 4 pm ◆ *Meet 12 Builders for 4 minutes each*

Thursday ◆ Morning Session 7:30 to 8:30 am ◆ *Meet 12 Builders for 4 minutes each*

- ◆ Afternoon Session 3 to 4 pm ◆ *Meet 12 Builders for 4 minutes each*

VENDOR TABLE TOP INFORMATION

Cost: \$800

Contact Brenda Callaghan at bcallaghan@HBACleveland.com
or Michelle Michaels at mmichaels@HBACleveland.com.
Call HBA at 216-447-8700 or visit HBACleveland.com for more details.



CONFERENCE SCHEDULE

* DAILY SCHEDULE SUBJECT TO CHANGE

New Location: Corporate College East, 4400 Richmond Road, Warrensville Heights, OH 44128 / HBA Office: 216-447-8700

NOTE: You can sign up for all classes online at HBACleveland.com / Go To Events - Educational Conference

WEDNESDAY, OCTOBER 24th

7 am	Registration Opens
7:30 - 8:45 am	Builders Speed Meeting – 3 minutes each builder
9 am - 4 pm	Certifications & Designations
	CAPS I - Full Day
	Business Marketing (Class credit towards various NAHB designations)
	OSHA – A 2 Day Class - (10 am to 4 pm both days)
9 am - 4 pm	One Hour Classes - See Schedule online at HBACleveland.com
9 am - 4 pm	Workshops - See Schedule online at HBACleveland.com
12 - 1 pm	Economic Forecast Luncheon - Keynote - Robert Dietz, Ph.D.

Sponsored By



4 - 5:15 pm	Builders Speed Meeting – 3 minutes each builder
4 - 6 pm	Exhibitors Open with Beer & Wine Tastings (Door Prizes)

THURSDAY, OCTOBER 25th

7 am	Registration Opens
7:30 - 8:45 am	Builders Speed Meeting – 3 minutes each builder
9 am - 4 pm	Certifications & Designations
	CAPS I
	Business Management (Class credit towards various NAHB Designations)
	OSHA – A 2 Day Class (10 am to 4 pm both days)
9 am - 4 pm	One Hour Classes - See Schedule online at HBACleveland.com
9 am - 4 pm	Workshops - See Schedule online at HBACleveland.com
12 - 1 pm	Lunch On Your Own
4 - 5:15 pm	Builders Speed Meeting – 3 minutes each builder
4 - 6 pm	Exhibitors Open - Mini Food Stations & Cocktails (Door Prizes)



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