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August, 2022

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## It's On! The 2022 Fall Parade of Homes!

With so much of the craziness in the building industry (and the world) over the past few years, it's been challenging to hold a Parade of Homes event. With



supply chain issues, pandemic issues, our country's leadership providing special challenges to the industry, we just haven't had the numbers to make it work well for our builders. The good news ... we ARE having a fall event. Preliminary contact with our builder members appears to be very positive as far as the number of models to be entered in the

fall event. I'm positive we'll have at least 10 homes but I want to encourage all our builder members to strongly consider being in this event if you haven't yet reached out to me yet ([susanb@medinacountyhba.com](mailto:susanb@medinacountyhba.com)).

We all know it's difficult with the current interest rates, but people are still buying homes and even if participation in this event means you can fill your pipeline for 2023 and beyond, that's a really good goal to work towards.

Most of you know that to have a successful Parade, you need to get the word out to prospective buyers. We use a myriad of different marketing vehicles to do just that including targeted search engine ads, television commercials, New Day Cleveland spot, sponsored posts on social media, local print and digital media outlets, cross promoting with our counterparts (Cleveland HBA and Akron/Portage/

*(Cover Story – Continued on page 2)*

### In This Issue ...

**Golf Outing – Last Chance to Sign Up & Play**

**Schneider Electric Recall Info  
Parade of Homes Builder &  
Sponsor Info**

**OHBA – Always Something  
Happening**

**Sedgwick – Reportable Payroll  
& True-Up, Heat Stress &  
Illnesses**

**Inflation Reduction Act Update &  
Letter from NAHB & More!**





(Cover Story - It's On! The Fall Parade of Homes - Continued)

Ken Cleveland	1,080*
John Sumodi	348
Andy Leach	145
Bob Knight	97
Mike Hudak	54
Mark Zollinger	46
Doug Leohr	34
Russ Sturgess	29
Dave LeHotan	10
Mark McClaine	9
Ed Belair	7
Jason Cassidy	4
Jake Lewis	4
Rex Gasser	4
Charlie Ash	3
Ray DiYanni	1.5
Sean Smith	1
Paul Spenthoff	1
Mark Strouse	1
Jeff Stuart	1

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

\*Current Life Spike status

Summit HBA) and so much more. Everything we do drives the consumer to our website where the event has comprehensive coverage of the event and every model and builder participant. Each home has its own page of information including photos, floor plans, home highlights, builder website links, contact information, directions to the model, and active links to get people to your model via their Smart phones, ipads, computers, etc. We also provide a downloadable map with highlights of each home on it as well.

There is no better substitute for selling homes than to have people be able to walk through, ask questions, see first-hand what you have to offer. Virtual homes are nice to look at online, but there is no better way to truly evaluate homes than to physically tour them in person. We get calls and website inquiries all the time about Parade events and models to walk through and past experience has proven this is how people want to look, find and select their builder.

Even if your home isn't quite complete, let us know and we'll market it just a little differently - i.e., "come see this home under construction so you can see how well built it is," or whatever fits your specific situation. We just need to make sure all homes are safe to access for the consumer. If the home is complete, there should not be an issue. If it's still under construction, a Medina County HBA Board Member will stop by a few weeks before the event to insure safe access.

So ... what are you waiting for? This is the perfect time to participate and continue to grow your building business. Medina County is a very ripe and growing community with a wealth of new neighborhoods and a great selection of builders to work with. I look forward to working with you on this event.

*Susan Bloch, Medina County HBA &  
Promoter of the MC Parade of Homes*

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## From the MCHBA Office ...

Members and Friends:

I would like to sincerely thank our members for their generous sponsorship of our upcoming Golf Outing and also those who helped out with our lottery basket donations. Please get your reservations in as soon as possible (by August 15) if you plan to attend. It's truly one of the most fun member events we put on during the year.

The Parade of Homes deadline is the end of August - be sure to get your information to me by then or sooner. You should have received an fillable entry form when I emailed all the builders. If not, let me know.

Associates - please consider sponsoring the Parade of Homes. It's affordable, it helps your fellow members immensely, and you get a lot of good marketing coverage as well. Questions? Reach out and I'll be happy to work with you on this.

Please mark Thursday, October 27th and Thursday, December 8th in your calendars for our upcoming Clam Bake/ Tabletop/Bourbon Tasting and our holiday Topgolf event - both should be a boatload of fun. More information to come on both soon.

*Susan Bloch*

# Table of Contents

	Page(s)
Cover: <i>It's On! The 2022 Fall Parade of Homes</i> .....	Cover, 2, 6
Spike Club Update .....	2
2022 Save The Dates .....	3
ED Letter / Board of Directors/Trustees .....	4
Member News .....	6
Schneider Electric Recalls 1.4 Million Electrical Panels .....	6
2022 MCHBA Annual Golf Outing Reservation Form .....	7
Sedgwick: Reportable Payroll & True-Up .....	8
Builder Parade of Homes Information .....	9
OHBA: Always Something Happening .....	10
Sedgwick: Heat Stress & Illnesses .....	11-12
Statement from NAHB on Inflation Reduction Act .....	12
Letter from NAHB on Inflation Reduction Act .....	13-14
Associate Members Parade Sponsorship Information .....	15
Sedgwick: Ohio Workers' Comp & Exerience Modification Rate .....	16
HBA Rebates Information .....	17

## 2022 Save The Dates

**August 25, 2022**

**Annual Golf Outing at  
Shale Creek**

**October 1-16, 2022**

**Fall Parade of Homes**

**October 27, 2022**

**Bourbon Tasting / Clam  
Bake / Associate Tabletop  
Night – Amy's Arbors Rustic  
Event Center, Valley City**

**December 8, 2022**

**Topgolf Holiday Event**  
*Treat your employees,  
vendors and friends to a fun  
holiday event.*



# From the Executive Director

Members and Friends:

Last chance to get your reservations in for our annual golf outing at Shale Creek on Thursday, August 25. It is our biggest annual social outing and, from past experience, a great opportunity to network and have a boatload of fun with your fellow members.

I would like to thank the following sponsors for their support of our event: **Water Sponsor - Westfield Bank, Box Lunch Sponsor - Transfer Title Agency, Inc., Putt Off Sponsor - Legacy Homes of Medina, Proximity Sponsor - Lumen Nation, and Long Drive Sponsor - Title Select.** Thank you also to our **Par Level Sponsors: All Construction Services, Inc.; Alpha Insulation and Gutters, LLC; Berkshire Hathaway Stouffer Realty; Carter Lumber; Fifth Third Bank; James Hardie Building Products, Inc.; Medina Glass Company; Mont Surfaces by Mont Granite; Paramount Plumbing, Inc.; Third Federal Savings & Loan; and U.S. Bank Home Mortgage.** Your support is deeply appreciated and recognized!

We are holding a Clam Bake/Tabletop Display/Bourbon Tasting October 27. Details will be forthcoming so watch for more information on these and other opportunities. See you at the Golf Outing!

Respectfully:

Dave LeHotan  
Volunteer Executive Director



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Home Builders  
Association



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Parade of Homes

**NEW ADDRESS: P.O. Box #233**

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**330/483-0076**

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

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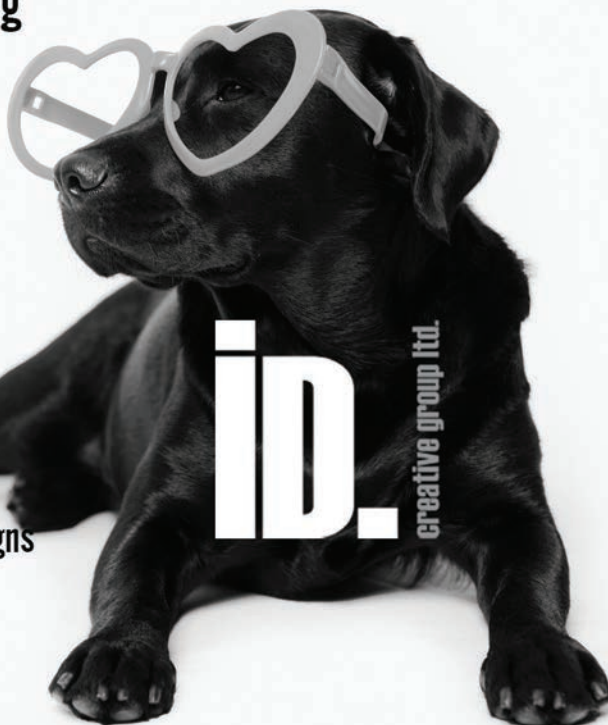
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### LOTS & ACREAGE BOSTON HEIGHTS

**VL 6327 Old Eight Rd.** - approx. 1.92 acres. **\$179,000** & **VL Olde Eight Rd.**, approx. 2.05 acres, **\$179,000**. If you've been looking to build the home of your dreams in the Boston Heights area, this is it! These beautiful, lightly wooded lots sit in a more rural setting yet are located in the highly desired Hudson School District and just minutes from Route 8, I-271, I-480 and the Turnpike. It's the best of both worlds. Purchase both lots together (3.97 acres) and expand your dream. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

### FRANKLIN TWP.

**VL Summit Rd.** - Approx 40 acres, made up of 5 parcels, zoned Residential R-1 & R-3. Partially wooded & partially farmland. Fairly flat along Summit Rd and slightly rolling topography along Cline Rd. Call agent for approx. frontage info. Approx 8.5 acres of additional land available. One parcel in Brimfield Township, 3 parcels in Franklin Township. Public water & sewer in area, buyer to confirm availability & capacity. **\$2,254,000. Gary Stouffer 330-805-6900 & Tara Kleckner 330-289-1315**.

### NORTH CANTON

**8215 Arlington Ave NW:** Approx 61.61 acres in Jackson Twp w/approx. 1,975' of frontage (on Arlington Ave) and 1,377' deep on the North Side. Large house on property built in 1861 offering more than 5,500 sq.ft. of living space, 5 bedrooms. Connected to the house is an office building with six separate office spaces and half bathroom. 4 car detached garage and storage outbuilding on property. **\$1,740,000. Gary Stouffer 330-805-6900, Sarah Halsey 330-268-0102**.

### NORTON

**3516 & 3536 Little Blvd:** Here's your chance to build the home of your dreams at the end of a cul-de-sac on approximately 4.85 acres (3516 Little Blvd - **\$75,000**) of heavily wooded land or approximately 4.55 acres (3536 Little Blvd - **\$95,000**). Privacy and serenity abound! Close

to local shopping and easy access to highways I-76, Rts 224 and 21. Combining these two would give you a total of approximately 9.40 acres for a total of **\$170,000. Gary Stouffer 330-805-6900 & Gina Luisi 330-814-4747**.

### RICHFIELD

Revere Schools

**VL 4243 Brecksville Rd. \$152,500 & VL-4253 Brecksville Rd. \$165,000** - Almost 1 ac lot in highly sought-after Village of Richfield, situated within the top-ranked Revere Schools! Lot has pub water and sewer. Prime location off of Brecksville Rd. w/excellent interstate & turnpike access, minutes from Ski Resorts, Metroparks and more. Buyer must use Petros Homes to build their home on this lot. Buyer can customize or modify one of builder's many home designs, utilize builder's architect to design their own, or bring their own floor plan. New home contract and lot contract to be executed simultaneously. Restrictions and architectural requirements may apply. **Gary Stouffer 330-805-6900 & Gina Luisi 330-814-4747**.

**3526 Brecksville Rd:** This commercial property is approx. 7.84 acres with the frontage measuring approx. 238ft and is close to I77 and 271. Public Water, Public Sewer and Gas available at the street. The property rises slightly upward from the street then levels out. The front 4 acres (approx.) is mostly cleared w/ the remaining acreage beautifully wooded, & a peaceful stream/ravine running North/South through the property. This parcel is zoned Office/Laboratory which comes w/ a variety of permitted and conditional uses. These uses include but are not limited to the following: Office Space, Research Laboratories, Licensed Child/Adult Day Care, Nursing Home, Assisted Living Facility, Churches, Library, Museum, Art Gallery, School/College etc. **\$350,000. Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

**2706 Boston Mills Rd.** - 4.190 acres. Richfield Township. Revere Schools. 2 parcels available for purchase separate or together: possibility of over 8 acres together. All builders welcome! **\$481,850. Robin Pickett 330-322-3181**.

**2708 Boston Mills Rd.** - 4.480 acres. Richfield Township. Revere Schools. Wooded, Private, Pond. Bring your builder to this fantastic setting. 2 parcels available to total over 8 acres. **\$515,200. Robin Pickett 330-322-3181**.

**2884 Boston Mills Rd.** - 5.12 acres. Wooded private setting with no deed restriction or HOA. Richfield Township. Revere Schools. Wooded, Private, Walkout basement homesite. **\$481,280. Robin Pickett 330-322-3181**.

### ROOTSTOWN

**V/L Lynn Rd:** Here's your chance to own approximately 10.5 acres of level commercial land in the heart of Rootstown! Zoned C-3 Highway Interchange/Planned Commercial Development. Principal uses include: Drive-thru, Restaurants, Hotel/Motel, Gas Stations, Auto Service Stations, Car Wash, Telecommunications Towers, Public Safety Facilities, etc. Rapidly growing area. Close to restaurants, shopping, gas stations and more. Easy access to I-76 and State Route 44. Property is visible from I-76. Frontage is approx 317 feet. **\$275,000. Gary Stouffer 330-805-6900 & Gina Luisi 330-814-4747**.

### STREETSBORO

**SR 43 Kennedy Rd:** Approx 43 acres just waiting for you! This is the perfect location for an estate property or horse farm/facility. Currently zoned Rural Residential and located just north of Sugar Bush Knolls neighborhood, there are a lot of possibilities for this land. There is a producing oil/gas well on the property, in which all mineral rights would transfer to the new owner. Minutes away from shopping, restaurants and the Toll Road/Rt 480 interchange. **\$399,500. Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

### UNIONTOWN

**V/L 2512 Jomar St.** - Approximately 1 acre of land at the end of a quiet street holds the potential for your dream home. This secluded lot is filled with beautiful, tall trees & slopes to the back, ideal for a walk-out basement. It has been soil tested and septic approved for a 4-bedroom home. **\$69,000. Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

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# Member News

## Renewed Associates

Collins Excavating & Construction, LLC – Norton  
Davey Resource Group, Inc. – Sharon Center  
Medina Glass Company – Medina  
Owens Corning – Medina  
Sturgill's Drywall, Inc. – Lagrange  
Wolff Bros. Supply, Inc. – Medina

## Renewed Builders

Gatliff Custom Builders – Wadsworth  
NVR Inc. / Ryan Homes – Brecksville  
Suppes Homes – Wooster  
Victory Gate Custom Homes – Massillon

A sincere thank you to all of our members who reinvested! We appreciate your support and participation.

## Support Your Association

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



## Schneider Electric™ Recalls 1.4 Million Electrical Panels Due to Thermal Burn and Fire Hazards

On June 16, Schneider Electric initiated a recall on Square D QO Plug-on Neutral Load Centers — also known as load centers, breaker boxes and electrical panels — because of a potential issue with the load center overheating, which poses thermal burn and fire hazards. The recall impacts 1.4 million units in the United States and 289,000 units in Canada.

The recalled circuit breaker boxes were manufactured between February 2020 and January 2022, with date codes between 200561 and 220233. Circuit breaker boxes with covers that were manufactured between December 2019 and March 2022 are also included in this recall. The affected catalog/part numbers can be found inside the electrical panel doors for both the United States and Canada.

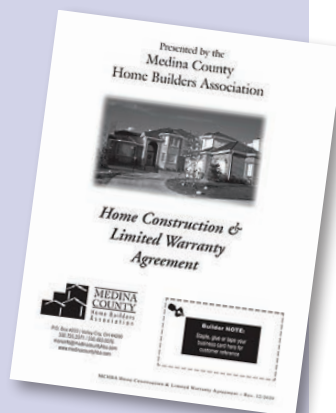
All purchasers and installers should immediately contact Schneider Electric to arrange to have the recalled load centers inspected by trained electricians to determine if replacement or repair is required. This inspection and any resulting replacement or repair are free of charge.

## OFFICIAL MCHBA WARRANTY

## Professional Tools for our Builders

The HBA has the professional business tools you need for home sales. The MCHBA Home Construction & Limited Warranty Agreement packages are available for only \$35 each. Or, if you have your own contract

and you just need the Limited Warranty Agreement, the warranty with presentation folder are available for just \$25 each. We encourage you to use these tools for your protection, peace of mind, credibility in your home buyer's mind, plus they're a great resource tool for your customer to keep all their pertinent construction paperwork all in one handy location. Call the HBA today and order your professional home buyer warranty tools. Just one of your advantages of being a member.



# 2022 MCHBA Annual Golf Outing

## LAST CHANCE

**Thursday, August 25, 2022**

**Shale Creek Golf Club**

5420 Wolff Road, Medina

### Schedule of Events:

Registration – 8:45 a.m.

Shotgun Start – 9:30 a.m.

Social – 2:30 p.m.

Followed by Dinner – 3:00 p.m.

Announcements / Prize Raffle

**Golf Package – \$150 per person**

*Includes 18 holes of golf, half a cart, box lunch & dinner*

**Dinner Package – \$60 per person**

*BBQ Dinner Plate – Ribs & Chicken – Corn on the Cob*

*Herb Roasted Potatoes – Salad – Rolls – Dessert*

Dinner Only – Name(s): \_\_\_\_\_

### Golf & Dinner:

Names (required)

Company

Phone # to verify

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Please place me with a foursome \_\_\_\_

\_\_\_\_\_ Invoice me

\_\_\_\_\_ Check

\_\_\_\_\_ Credit Card – American Express, Discover, MasterCard or Visa (circle one)

Credit Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_

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PLEASE NOTE: All fees are nonrefundable and no shows will be billed.

**Please return this completed form with your check or credit card information**

**BY AUGUST 15, 2022 to: MCHBA, P.O. Box #233, Valley City, OH 44280**

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# Reportable payroll & true-up

## Reportable payroll

In defining payroll, the Ohio Bureau of Workers' Compensation (BWC) generally follows the guidelines of the Ohio Department of Job and Family Services, as well as the Federal Unemployment Tax Authority (FUTA) in the businesses section.

### Examples of reportable payroll

The more common types of reportable payroll include sick pay, vacation pay, bonus payments including stock given as a bonus, sales commission, tips, and all gross hourly wages and salaries less qualifying deductions for section 125 cafeteria plan benefits. Contact BWC or go to [www.bwc.ohio.gov](http://www.bwc.ohio.gov), select For Employers/ Compliance/Reporting Payroll for a complete list of reportable payroll. You may also contact Sedgwick's Rate Department at (800) 825-6755 with any questions.

## True-up process

BWC provides workers' compensation coverage based on estimated payroll. Therefore at the end of the policy year, BWC asks employers to report their actual payroll for the prior policy year and pay any shortage (or receive a refund for any overage) in premium. This process is called a true-up. If the true-up is not completed timely, the following may occur:

- Employer will not be eligible for prior year rebates and incentives
- Employer will be removed from current year programs
- Employer will become ineligible for programs the following year and will continue to remain ineligible for all future years until all past true-ups are completed.

### How to report payroll and complete the true-up

Although employers may contact BWC at (800) OHIO-BWC (800.644.6292) and complete their true-up report over the phone, BWC anticipates high call volumes and long wait times. They strongly encourage employers to complete their true-up report online through their BWC e-account at [www.bwc.ohio.gov](http://www.bwc.ohio.gov). If you do not have an e-account, simply select the Create E-Account Link to begin. You will need your BWC policy number and/or Federal Tax Identification Number.

### Additional rebates

Additional rebates are available should an employer utilize their e-account through the BWC's website. Eligible employers will qualify for a 1 percent Go Green premium rebate (up to \$2,000 maximum) by filing electronically. To be eligible for the Go-Green Rebate, you must complete the true-up online and pay any balance at that time as well as opt in to invoice email notifications.

## Deadlines

### PRIVATE EMPLOYERS

- True-up report must be completed and payment received no later than **August 15, 2022**.

### PUBLIC EMPLOYERS

- True-up report must be completed and payment received no later than **February 15, 2022**.



# Should you participate



## in the Parade of Homes?

### If you're building homes, why wouldn't you?!?

**And here's why ...** It's been an incredibly crazy couple of years dealing with COVID, the roller coaster in construction material prices/availability, rising interest rates, our country's leadership turning a blind eye to the economy and the building industry, and yet ... the need for new housing continues to grow. We still get calls requesting information about our Parade of Homes - people are still looking and want to build their dream home.

Your Board of Directors encourages all builder members to seriously consider participating. Consumers are looking to compare builders and home styles, and since many still work from home, are looking to upsize with private home offices and other amenities to facilitate their new life style needs.

Have a house you've built but is already sold or not available? You can still feature that home in our Virtual Parade where you have all the visibility of a regular Parade model. The cost is only \$800 per home - just provide us with a video walk-through. Here's the scoop:

#### PARADE EVENT DETAILS

**DATES:** Sat., Oct. 1st – Sun., Oct. 16th  
**HOURS:** Sat & Sun 12-5 pm, closed Mon-Fri  
**COST:** \$1,500/physical model, \$1,200 per additional home from same builder  
\$800/virtual model (*discount not available on virtual models / credit cards accepted*)

#### *Planned Media Promotion / Advertising / Marketing:*

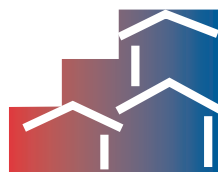
- Virtual tour with map online (*each model has its own page complete with details & website links - all media driving visitors to the website*)
- Fox 8 (*targeted television advertising, New Day Cleveland spot, potential Live Facebook spot*)
- The Plain Dealer (*print/digital advertising*)
- The Post (*editorial and digital advertising*)
- On-line targeted marketing through searches & potential buyer demographics
- Potentially more (*media mix dependent on budget*)

#### *Participation Deadline:*

**August 15, 2022** (*fees, entry form, floorplans & photos*)

**NOTE:** *Pre-Parade Safety Inspections will be conducted mid-September on physical models prior to event.*

**For more info or to get your Parade Entry Form, contact Susan at the HBA office – 330-483-0075 or by email at [susanb@medinacountyhba.com](mailto:susanb@medinacountyhba.com).**



**MEDINA  
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Association



## Always Something Happening

That's the best I can put it. While state government keeps us busy at OHBA, we must keep an eye on the events at the U.S. Capitol. Aside from January 6 hearings with possible criminal indictments and a Roe vs Wade groundswell; an expected political sweep may be in question. Just learned the Democrats in the Senate got the needed vote to put a major climate change and tax increase over the top. House concurrence and presidential approval is expected.

State events have all eyes on the Ohio Supreme Court which caused a special election in early August. Four of the justices just plain would not agree with the appointed apportionment panel proposed maps; four of them, and threw a monkey wrench into the process causing the late primary. A historic low voter turnout is expected and with a number of contested primaries on the ballot, some unexpected results are expected. After the November General Elections, all new districts must be drawn. The penultimate arbiter of those districts will be a new Ohio Supreme Court.

Here we continue to advocate for any and all measures to assure an adequate stock of affordable housing is built. Most headwinds come from the environmental community and rigid local government regulations. Also, in our many discussions with state legislators, it is clear they just do not understand the land development process and how it impacts the final price of a new house. And as elementary as it sounds, it is surprising how so many people in general just do not understand how land development regulations find their way to the final price of a home.

Given all this, it merely underscores the need to keep legislators and regulators informed. That is what the HBA association effort is all about.

PS – a late reading of the recent climate control bill in Congress may impact energy codes.



## MEMBERS ...

*I Challenge You to Help the  
Medina County HBA Grow  
& Double Our Membership!*

*Know someone interested in  
joining the Medina County  
HBA?*

*Doing business with companies  
that **aren't** members? They  
should be!*

*Let's get them to join our  
association. It's absolutely to their  
benefit.*

*Our Membership Application  
is available online or call/email  
me and we'll send out a member  
package.*

*Let's Work Together and  
Grow our Association this  
year! It's an ideal time to  
partner with other businesses*





# Heat stress and illnesses

We are well into the dog days of summer! Many of us may be thinking that fall (and cooler weather) are right around the corner. However, it is important we stay mindful of the hazards from the heat during these last few months. There are ways we can combat heat illness but let's first take a look at how the body uses its' own mechanisms.

Normal body temperature is around 98° F and to achieve that temperature the body responds in the following ways:

1. Activating sweat glands.
  - a. There are anywhere from 1.6 to 5 million sweat glands in our body.
  - b. Sweat glands release water and electrolytes. Be sure to replenish!!!!
  - c. Evaporation of sweat carries heat away from the body.
2. Pumping blood (opening and closing blood vessels) to the surface of the skin.
  - a. This is a result of blood taking heat from the body to the surface.
3. Raising or flattening the hair on our body.
  - a. Positions of hair can help reduce body temperature.

Whether our job requires us to work indoors or outdoors in a hot environment, quick response to the symptoms of heat illness is crucial. Let's review some of these illnesses and their treatment.

**Heat Cramps** – The mildest form of heat illness and is caused by depletion of salt and water levels in body resulting in painful muscle cramps or spasms. Be sure to drink water (or a sports drink) and take a break in a cool area.

**Heat Exhaustion** – More severe than heat cramps, it is a continued result of water and salt loss without proper hydration. Symptoms include weakness, profuse sweating, nausea, rapid breathing, and continued muscle spasms/cramps. If you have heat exhaustion or see someone who shows the symptoms, get to a cool shaded area, drink small sips of cool water and put cold cloths on the skin. Keep an eye on this situation as it might require immediate medical attention.

**Heat Stroke** – This is the most severe of heat illnesses and begins as the body temperature reaches 104° F. The body is in an altered mental state with symptoms of confusion, inability to sweat, hallucinations, slurred speech, and potential seizures. Immediately get to a cool area, call 911, loosen clothing and try to cool the body off with water mist or cool compresses. Do not give the person anything to drink.

These conditions are preventable if you take the proper steps when working in this environment. Here are some tips.

- 1) Be sure to hydrate frequently. Remember, sweat is a combination of water and electrolytes. We must be sure to replenish.
- 2) Monitor daily temperatures and humidity and take appropriate precautions.
- 3) Be sure to take breaks in the shade or cooler areas.
- 4) Wear light weight and light-colored clothing.
- 5) Spread the word to other employees on how to identify signs and symptoms of heat illness.
- 6) Avoid alcohol and caffeine when working in a hot or humid environment.
- 7) Finally.... never "tough it out" and be a hero.

If you would like to find more information on “Warning Signs and Symptoms of Heat-Related Illness” go to the CDC website at <https://www.cdc.gov/disasters/extremeheat/warning.html>.

Did you know that heat illness has become such a “hot” topic that the Occupational Safety and Health Administration (OSHA) has created a National Emphasis Program where they are focusing on industries where heat illnesses may be an issue. To read more about it, click on the link <https://www.osha.gov/heat>.

For more information, please contact Sedgwick’s Andy Sawan at 330.819.4728 or [andrew.sawan@sedgwick.com](mailto:andrew.sawan@sedgwick.com)



## Statement from NAHB Chairman Jerry Konter on the Inflation Reduction Act

Jerry Konter, chairman of the National Association of Home Builders (NAHB) and home builder and developer from Savannah, Ga., today issued the following statement on the Inflation Reduction Act:

“Sens. Chuck Schumer (D-N.Y.) and Joe Manchin (D-W.Va.) must have been peering through the looking glass when they named their legislation the ‘Inflation Reduction Act.’ Not only does this legislation fail to ease any inflationary pressures on housing, arguably the nation’s No. 1 economic concern, it also contains several onerous provisions that will exacerbate the nation’s housing affordability crisis.

“Housing costs account for 40% of the Consumer Price Index, and with home prices and rents rising even faster than inflation, Americans are being squeezed hard. And while this bill would do little to wring inflation out of the overall economy, it

contains several changes to the taxation of real estate and new building and energy code requirements that will raise housing costs for millions of consumers while doing very little to provide meaningful energy savings.

“Rather than chasing this flawed bill down their rabbit hole, Senate Democrats need to rework this legislation by eliminating onerous provisions that would make homeownership and renting even more expensive for America’s hardworking families and adding resources to expand the supply of badly needed affordable housing.”

View NAHB’s letter to Senate leaders expressing opposition to the bill on the next two pages (13 & 14).







**National Association of Home Builders**

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[www.nahb.org](http://www.nahb.org)

**Government Affairs and Communications**

James W. Tobin III  
Executive Vice President & Chief Lobbyist

August 2, 2022

The Honorable Charles E. Schumer  
Senate Majority Leader  
S-221 Capitol Building  
Washington, DC 20510

The Honorable Mitch McConnell  
Senate Minority Leader  
S-230 Capitol Building  
Washington, DC 20510

Dear Majority Leader Schumer and Minority Leader McConnell:

On behalf of the more than 140,000 members of the National Association of Home Builders (NAHB), I am writing to express our opposition to the *Inflation Reduction Act of 2022*. The legislation fails to address housing affordability and ease the inflationary pressures on housing, arguably the nation's number one economic concern. The proposed changes impacting the taxation of real estate and new building and energy code requirements would be detrimental to the housing industry.

Housing costs account for 40% of the Consumer Price Index (CPI). With home prices and rents rising even faster than inflation, rising interest rates, and a growing scarcity of both entry-level owner-occupied housing as well as affordable rental units, Americans are being squeezed hard. Rent inflation increased in June at the fastest pace since 1986, yet the bill fails to include any resources to expand the supply of housing, including badly needed affordable rental housing.

The taxation of a capital gain due to a carried interest is an important issue for the real estate industry and particularly for the multifamily housing sector. Despite efforts to lessen the impact of the new carried interest rules on real estate, the bill includes substantial changes that will affect real estate, including how the holding period is calculated, as well as indirect effects to the treatment of Section 1231 gains. These changes will affect existing real estate partnership agreements at a time when housing has entered an industry recession, putting financial stress on projects already experiencing significant construction challenges due to rising building material prices.

NAHB supports the long-term extensions included for many of the existing energy tax incentives. However, we oppose leveraging the tax code to expand prevailing wage requirements, which will have inflationary effects across a range of industries. NAHB also opposes the structural changes made to the Section 45L new energy efficient home tax credit. Energy efficiency will not be served by relying on Energy Star for New Residential Construction as the sole means to qualify for the 45L tax credit.

Every builder is familiar with energy codes, which have been the basis of qualifying for Section 45L since its inception. In contrast, Energy Star is a niche market—less than 10% of single-family and multifamily units were certified in 2020. The program has its merits but will never be adopted widely. Developers have indicated that the paperwork burden is onerous and would create an unnecessary layer of bureaucracy. Energy Star also adds restrictions on design choices that go beyond energy efficiency metrics.

NAHB opposes using federal grants to pressure state and local governments to adopt a specific building code (Section 50131). NAHB supports the adoption of cost-effective, modern energy codes; however, the grants provided in this bill lack flexibility and fail to consider local autonomy when adopting the 2021 edition of the IECC for residential buildings and the ANSI/ASHRAE/IES Standard 90.1-2019 for commercial buildings. The legislation will prevent state and local governments from evaluating and amending updated editions of a consensus-based code prior to adoption. Such flexibility ensures that a building code properly addresses the needs of the community and factors in a thorough consideration of risks, costs, technology, and resources.

NAHB is also concerned with grant programs that promote adoption of ‘net zero’ provisions. These provisions in the 2021 IECC do not meet cost-effectiveness criteria for the consumer and are not appropriate or cost-effective for many jurisdictions. Incentivizing consumers via the tax code, as the bill does for net zero ready homes within the Section 45L tax credit, rather than mandates through building codes, appropriately balances pushing the barriers on energy efficiency with housing affordability.

The adoption of a federal, one-size-fits-all approach to energy codes will exacerbate the current housing affordability crisis and limit energy choices for consumers. Rather, the Department of Energy should help states advance the codes in a manner that best fits the needs of state and local governments. Additionally, NAHB believes states should have a role in ‘matching’ federal grants provided for in this section; the legislation proposes eliminating the state’s cost share requirement.

Again, I reiterate NAHB’s opposition to the *Inflation Reduction Act of 2022*. The legislation does nothing to address the housing supply crisis facing American families. Rather the bill will disincentivize multifamily construction, increase the cost of new homes through higher energy code requirements, and inflate labor costs. The new domestic minimum tax could increase costs on building material manufacturers and further exacerbate supply chain disruptions, adding to inflationary pressures on home prices and construction costs. For these reasons, we urge you to oppose the *Inflation Reduction Act of 2022*.

Thank you for your consideration of our concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'James W. Tobin III', with a stylized flourish at the end.

James W. Tobin III

Cc: United States Senate





MEDINA COUNTY

PARADE  
OF HOMES

2022

SCATTERED SITE

BUILDER MODELS

# A Successful Parade Takes Teamwork!

## And we could really use your support!

With the issues and uncertainties we've experienced over the past few years, we are excited to announce our 2022 Fall Parade of Homes and are planning for it to be spectacular. Builders rely both on teamwork to build and complete their homes and teamwork to help bring their work to the public's eye. That's where you, our associate members, come in.

What's in it for you? Besides helping the local industry, **great visibility** for both your company and the event. Here's the lowdown:

- Business name and logo on the MCHBA website as a supporter of the event which links directly to your website;
- Business listed in press releases submitted to media;
- Logo on the map/model handout (printed & online);
- Listed in Building Blocks as a Parade sponsor for 3+ months; and
- Free 1/6 page ad in 3 issues of Building Blocks (size upgrade available).



**MEDINA  
COUNTY**  
Home Builders  
Association

### PARADE DETAILS

**DATES:** Sat., Oct. 1st – Sun., Oct. 16th

**HOURS:** Sat & Sun ONLY 12-5 pm,  
closed Mon-Fri

**SPONSORSHIP:** \$500 – You get everything listed. Want to do more? Contact the HBA directly. We sincerely appreciate your consideration as we depend on your Sponsorship dollars to help with marketing.

#### *Planned Media Promotion / Advertising:*

Virtual tour & map online (each model has its own details page & website links); Fox 8 TV commercials, New Day Cleveland spot & Facebook Live segment; The Plain Dealer (print advertising); The Post (editorial and digital advertising); direct on-line marketing based on searches & demographics, & potentially more (dependent on final available budget)

**Participation Deadline:** September 12, 2022

*Don't miss this opportunity!  
Call 330.483.0075 today or  
email Susan Bloch at [susanb@medinacountyhba.com](mailto:susanb@medinacountyhba.com).*

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## Ohio workers' comp & experience modification rate

Ohio is one of a handful of states that has a state administered workers' compensation system. The Bureau of Workers' Compensation (BWC), established in 1912, is the largest state-operated provider of workers' compensation insurance in the United States.

An employer's experience modification rate (EMR), which is determined by the BWC, greatly impacts workers' compensation premium that an employer pays. If you have a safe organization, with little to no workers' compensation claims, you will have a better than average EMR. If you have a less safe organization, with numerous costly claims, you will have a worse than average EMR. Typically, the better your EMR, the lower the premium that you will pay to the BWC.

The BWC uses your historical payroll, industry type and claim costs to determine your EMR. A business with claim costs that are typical for their size and industry, will have an EMR of 1.0. If the business has lower claim costs than typical, their EMR will be below 1.0. If the business has higher claim costs than typical, their EMR will be above 1.0. The lower the EMR, the lower the premium that will be paid compared to similar business. The higher the EMR, the higher the premium that will be paid compared to similar businesses.

Additionally, the lower your EMR, the greater likelihood that you will qualify for higher discounts through group rating programs and group retrospective rating programs. These programs allow employers to band together to receive additional discounts or rebates on their premium. Discounts and rebates can exceed 50% of the premium that you pay to the BWC.

An employer's EMR is based on claims that occurred in the past compared to historical payroll. Your payroll is categorized by your industry type. To lower your EMR, you must reduce claims and claim costs. The best claim is one that never occurs. A robust workplace safety program can limit future claims from occurring which will ultimately improve your EMR.

If your organization does have a claim, there are several strategies that you can implement to help reduce the overall cost in the claim. Every claim is different, but generally, getting injured workers healthy and back to work safely and quickly, will keep costs down. There are many additional strategies that can be enacted to reduce or lower costs in a claim that has occurred. Partnering with your managed care organization and your third party administrator will help determine the best strategies for a specific claim.

From safety programs to claim cost containment strategies, there are many tools to assist with reducing your EMR and your premium. Beyond any potential premium reductions, keeping your employees safe is simply the right thing to do. By using the many tools available to you, our hope is for your employees to return home from work in the same healthy condition that they arrived to work.

If you have any questions, contact our Sedgwick program manager, Bob Nicoll, at 330-418-1824 or [robert.nicoll@sedgwick.com](mailto:robert.nicoll@sedgwick.com).



# HBA REBATES



## WANT TO START GETTING MONEY BACK FOR PRODUCTS YOU ALREADY USE?

FREE MEMBER BENEFIT OF  
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### EASY TO PARTICIPATE!

IF YOU USE ANY OF OUR  
PARTICIPATING  
MANUFACTURERS

- 1 REGISTER
- 2 SUBMIT A REBATE CLAIM
- 3 RECEIVE A REBATE CHECK

THE AVERAGE REBATE PER  
BUILDER / REMODELER COMPANY  
WHO PARTICIPATED IN 2021 WAS:

# \$1,582.20

### PARTICIPATING MANUFACTURERS



### AFFILIATE PARTNERS

BUSINESS THAT PROVIDE A VALUE-ADDED BENEFIT TO HBA MEMBERS







# CARTER *Lumber*

**A**t our Kitchen & Bath Showroom in Medina, we have everything you need to complete your next kitchen project!

We take the worrying out of planning and choosing everything for your perfect kitchen or bathroom, from the smallest to the most important details. You'll save money over the big box stores, and we have the expertise and product knowledge to help you complete your project. Service, quality, and design is what sets us apart. Our Specialists offer the best in service, space planning and design knowledge in the industry.

***Carter Lumber has all of your  
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When you're ready to take on your kitchen or bath project, we'll be ready to give you the beautiful, functional space you've been dreaming of.

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**(330) 725-6760**

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AKRON, OH 44305  
**(330) 784-5441**

### **SOLON**

6199 S O M CENTER RD.  
SOLON, OH 44139  
**(440) 248-5355**

### **ELYRIA**

41625 GRISWOLD RD  
ELYRIA, OH 44035  
**(440) 934-5266**

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