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2016 MCHBA Golf Outing - Highlights

The recent annual 2016 MCHBA Golf Outing held June 16, 2016 at Shale Creek was a fun event despite Mother Nature's input! Around 84 MCHBA members enjoyed golfing that day. Special thanks to Tim Phillips with **Westfield Insurance** - our Major Sponsor. We also would like to thank Tim Conrad from **Graves Lumber Company**, our Box Lunch Sponsor and Dave LeHotan, **All Construction Services, Inc.**, our Water Sponsor.

We would also like to thank all of our Par Level Sponsors which include: **Alpha Insulation & Gutters LLC**, **Carter Lumber**, **Columbia Gas Division Nisource Corp.**, **Fidelity National Title**, **First Federal of Lakewood**, **Galehouse Lumber Company**, **Habitat for Humanity of Medina County**, **ID Creative Group Ltd.**, **Kingdom Title Solutions**, **Landmark Homes Inc.**, **Lodi Lumber Company**, **Mason Structural Steel Inc.**, **Paramount Plumbing Inc.**, **Pride One Inc.**, **Third Federal Savings & Loan Association**, and **Transfer Title Agency Inc.** Your support helped make this event possible for our members.

Builders that attended and golfed in our annual golf outing included: John Sumodi, Legacy Homes of Medina, Jeremy Krahe, Bridgeport Custom Homes & Design, Mike Hudak, Artisan Building & Design, Greg Thomas, Thomas Properties & Construction, Doug Leohr, Pride One, Rob Root, Landmark Homes, and Doug Krause, Carrington Homes.

(Article continued on page 3)



In This Issue ...

Golf Outing Recap & Photos

**A Haze Over the Statehouse
from OHBA**

Member News

Builders We Need Your Help

**MCHBA is NAHB Grand
Award Winner**



Kenneth Cleveland	1,058.5*
Calvin Smith, Life Dir.	594.5
John Sumodi	112.5
Bob Knight	93.5
Russ Sturgess	29
Doug Leohr	24
Mark Zollinger	15.5
Ed Belair	5
Dave LeHotan	3
Mike Hudak	3
Greg Thomas	3
Todd Scott	2
Ted Curran	1.5
Todd Folden	1.5
Sean Smith	1

Above list has been updated via the most current NAHB Spike Club Roster Report
 *Current Life Spike status

Light is advancing

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NOTE: HBA Email Changes

Sharon is now:

sharonb@medinacountyhba.com

General email is now:

moreinfo@medinacountyhba.com

(Cover story continued)

Door Prizes were contributed by the following member companies: Columbia Gas, Habitat for Humanity of Medina County, Lewis Land Professionals, Mack's and Owens Corning. Thank you for your generous donations.

Volunteers to help out at the outing included: Katie Williams, Don Haag, Laura Cappelletti, and Kathie Johnson.

Winners at this year's outing:

1st Place - Score of 58 – Greg Thomas, Connor Thomas, Ken Davis and Brandon Tipton (pictured below).



Skins Winners of \$140 each were: Westfield Bank - Golfers Bob Giacomo, Jamie Cleveland, Pete Malizia III and Ed McGannon; and TGC Engineering – Travis Crane, Doug Leohr, Brett McWilliams, and Roman Paich.

Closest to the Pin - 2 winners - Hole #5 – Pat Beeching; and Hole #15 – Terry Shepler.

Longest Putt – Hole #9 by Doug Leohr.

Congratulations to all and thank you for a fun day! ■



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From the Executive Director

Members and Friends:

The building season is upon us and I hope everyone is reaping the rewards of being in the recent Parade of Homes. If you weren't, consider participation in the Fall Parade – both events bring a lot of good leads to the builders that are in the event. Watch your email for more information on the upcoming event this fall.

Thank you to everyone for a successful golf outing - despite Mother Nature. A special thank you to Major Sponsor Westfield Insurance, Box Lunch Sponsor Graves Lumber and All Construction for being the Water Sponsor.

Our Par Level Sponsors included: Alpha Insulation & Gutters LLC, Carter Lumber, Columbia Gas Division Nisource Corp., Fidelity National Title, First Federal of Lakewood, Galehouse Lumber Company, Habitat for Humanity of Medina County, ID Creative Group Ltd., Kingdom Title Solutions, Landmark Homes Inc., Lodi Lumber Company, Mason Structural Steel Inc., Paramount Plumbing Inc., Pride One Inc., Third Federal Savings & Loan Association, and Transfer Title Agency Inc. We couldn't have done it without all of these fine member companies and their support of the Medina County HBA.

Enjoy your summer and keep building!

Respectfully:

Dave LeHotan
Volunteer Executive Director



Board of Directors

John Sumodi, President

Jeremy Krahe

Michael Hudak

Greg Thomas

Douglas Krause

Doug Leohr

Katie Williams

Jeff Barnes

Jim Owen

David LeHotan

Trustees

Jeremy Krahe

John Sumodi

Greg Thomas

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Government Affairs

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Subdivision Regulations

Katie Williams, Membership

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LOTS AND ACREAGE

BATH TOWNSHIP – Revere Schools

Four Seasons S/L 17 Shade Rd: **FREE GAS**, 3.8 acres, well/septic. Wooded, horses permitted. **\$136,000. Gary Stouffer 330-835-4900.**

Firestone Trace S/L 95 Bridle Trail: 1 acre lot, sloped at rear. Possible walkout. Private water/septic. **\$167,500. Gary Stouffer 330-835-4900.**

4322 Shaw Rd Lot 58: 1.56 acres, 231x259. Well/septic. **\$197,500. Gary Stouffer 330-835-4900.**

Crystal Shores S/L 80 Tulip: 1.090 acre, 220x127. Underground utilities. Public water/sewer. **\$230,000. Gary Stouffer 330-835-4900.**

V/L N Revere & Sourek: 6 acres. Well/septic. **\$249,000. Mike Stoerkel 330-701-4426.**

V/L Medina Road – COMMERCIAL – \$119,900.

V/L Medina Road – COMMERCIAL – \$300,000.

W. AKRON – MERRIMAN WOODS

S/L 17 Riverwoods: Established development. Corner lot. Public utilities. 145x115. **\$45,000. Gary Stouffer 330-835-4900.**

AKRON / ELLET

V/L Canton Rd: 2.5 acres wooded/cleared. Zoned residential/office limited use. Public water/sewer. **\$74,900. Gary Stouffer 330-835-4900.**

CHAGRIN FALLS

S/L 30 Hawksmoor Way: 2.7 acres, 329x439, water view. Wooded lot. Private sewer/well. **\$229,900. Gary Stouffer 330-835-4900.**

CUYAHOGA FALLS/ NORTHAMPTON – Woodridge Schools

619 Chart Rd S/L 11: 3/4 acre. Sloped, wooded, public water/sewer. **\$49,900. Gary Stouffer 330-835-4900.**

FAIRLAWN – Copley/Fairlawn Schools

2544 Chamberlain Rd: 7.8 acres in Fairlawn Hts., site of Russell Firestone Mansion. Zoned R-5 & can be developed up to 12 units per acre. **\$785,000. Gary Stouffer 330-835-4900.**

V/L 93 & 94 Ghent Rd: 9.8 acres. Open, rolling, lake, public water, sewer. **\$1,300,000. Gary Stouffer 330-835-4900.**

V/L 434 Holliston Rd: Cleared, level, close to highways & parks. Public utilities. **\$39,900. Ryan Shaffer 330-329-6904.**

V/L Ridgewood Rd: 24.89 acres, city water & sewer. 1 mile to I-77 & 2.5 to Montrose shopping. **\$1,000,000. Ryan Shaffer 330-329-6904. Mike Stoerkel 330-701-4426.**

GRANGER – Highland Schools

Western Reserve Homestead: Restrictions – 2200 sq.ft. min. Ranch / 2500 sq.ft. 2-story.

S/L 7 Windfall Rd. 2 acres, flat lot. Well/septic. South of Granger Rd. Minutes from 71/271. **\$69,900.**

S/L 9 Granger Rd. 2.85 acres, flat lot. Highland LSD. Well/septic. South of Granger Rd. Minutes from 71/271. **\$49,900. Gary Stouffer 330-835-4900.**

Millers Meadow: 1 lot remaining with scenic view. 5 acres with bank barn. Bring your builder. Public water with tap-in paid. Minutes from 71/271/77. **\$145,000. Gary Stouffer 330-835-4900.**

HINCKLEY – Highland Schools

S/L 38 Northern Light Circle: 4+ acre wooded. Cul-de-sac, lakefront. Well/septic. **\$325,000. Gary Stouffer 330-835-4900.**

River Rd: Ravine, Creek, Waterfall. Over 7 acre wooded lot. Pick a spot on your own private park to build. Borders Hinckley Hills Golf Course to East. Between 403 and 417 River Rd. **\$174,900. Ryan Shaffer 330-329-6904 and Gary Stouffer 330-835-4900.**

KENT

Lincoln Commons: 2 lots remain. Cul-de-sac in unique urban renewal community surrounded by amenities & walking distance to University/Downtown Kent. Public water/sewer. No HOA. Bring your own builder. 1200 sq.ft. for ranch, 1600 sq.ft. for 2-story. **\$37,500 each. Gary Stouffer 330-835-4900 and Ryan Shaffer 330-329-6904.**

LAKE MILTON

V/L Ellsworth Rd: 5 acres. Level, wooded, septic, well. **\$47,500. Ryan Shaffer 330-329-6904.**

MACEDONIA

V/L 10277 Parcel A Vallev Rd. **\$1,500,000. Gary Stouffer 330-835-4900.**

MONTVILLE

Maplewood Farm Development offers 7 beautiful lots, 2+ acres each, Medina Schools and septic approved starting at **\$39,000. Tom Boggs 330-322-7500 or Gary Stouffer 330-835-4900.**

NAVARRE – Fairless Local School District

5593 Hudson Dr: 55 acres - 2 ponds - wooded/cleared. Well/septic. **\$875,000. Gary Stouffer 330-835-4900.**

NEW FRANKLIN

5+ ACRES, WELL & SEPTIC: .25 miles from Portage Lakes. **\$115,000. Mike Stoerkel 330-701-4426.**

PALMYRA TWP

V/L Jones Rd: 5 acres. Level, wooded, septic, well. **\$39,900. Ryan Shaffer 330-329-6904.**

RICHFIELD – Revere Schools

5301 Everett Rd.: 12+ acres, treed lot with pond. Well, septic. **\$225,000. Gary Stouffer 330-835-4900.**

3601 W Streetsboro Rd: Just over 10 acres backing up to Summit County Metroparks. One of a kind property creates the backdrop for any estate. Features 8-stall, 150'x50' horse barn w/arena, breathtaking ravine views, calming creekside paths and over 4+ acres of pasture to provide your personal escape. **\$469,900. Gary Stouffer 330-835-4900 and Ryan Shaffer 330-329-6904.**

2802 Southern Rd.: Rare 42+ acre private parcel in Richfield Twp. Includes nearly 2000 sq.ft. home, income producing gas wells, 10 acre parcel pasture & 9 stall horse barn. Perfect property to build estate of your dreams. Septic/well. **JUST REDUCED \$599,000. Gary Stouffer 330-835-4900.**

V/L Broadview Rd: 2 lots, 2 acres each. Open, flat, public water/sewer. **\$99,000 each. 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 and Gary Stouffer 330-835-4900.**

SHARON TWP – Highland Schools

7595 V/L Beach Road: Approx. 200 acres located in Sharon Twp, 7595 Beach Rd. contains 81.94 acres. The farm house with 2 acres is not included but is for sale. Total of 3 parcels. Public water, septic, well. All info subject to all government approvals. **\$5,166,000. Gary Stouffer 330-835-4900.**

Blue Ridge Estates Lots 15, 38 & 52. Great opportunity to build in privacy & seclusion, 2+ acre lots in Highland SD, septic/well, cleared & ready to build. **Lot 52 \$76,000. Corner lot 15 \$71,500. Lot #38 \$76,000. Ryan Shaffer 330-329-6904 or Gary Stouffer 330-835-4900.**

The Ridge 5840 Spring Ridge Dr S/L 1: 2.3 acres, cleared, level. Underground utilities. Well/septic. **\$87,500. Gary Stouffer 330-835-4900.**

Sharon Hts Development: 2+ acre private lots featuring lake, wooded lots, & rolling hills to create your own dramatic backdrop. Many w/walkout potential. Minutes from 71/76. Bring your own builder. Well/septic. Starting at **\$62,650. Ryan Shaffer 330-329-6904 or Gary Stouffer 330-835-4900.**

UNIONTOWN – Green Schools

Green Ridge Estates: 122x165 corner lot. Public water/sewer. **\$39,500. Gary Stouffer 330-835-4900.**

WEST SALEM

V/L on corner of Britton and Franchester Roads: 2 acres w/frontage on both sides. **\$32,000. Laura Buehner 330-620-2578.**

YORK TOWNSHIP

V/L Smith Rd: 26 acres, 1142 frontage. Cleared, rolling. Public water available/septic. **\$220,000. Gary Stouffer 330-835-4900.**

Tom Boggs – tomboggs1@gmail.com

Laura Buehner - lbuehner@att.net

Laura Horning Duryea –
LauraDuryea@stoufferrealty.com



Email Our Agents:

Ryan Shaffer –
ryan@ryantshaffer.com

www.StoufferRealty.com



Mike Stoerkel –
mstoerkel@stoufferrealty.com

Gary Stouffer –
gstouffer@stoufferrealty.com



More Golf Outing Photos



Pictured left, Builders, from left, Jeremy Krahe, Bridgeport Custom Homes & Design and John Sumodi, Legacy Homes of Medina at the Golf Outing.



Pictured above, our volunteers working hard to keep everything straight (and the builders in line).



Pictured left, "Hey Doug - it's time to stop working and have some fun!" Builder Douglas Krause, Carrington Homes.


Thank you again to all our supporters and golfers!

Ron Kreps

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2016 Dates To Remember

October, 2016

Fall Parade of Homes – Look for details to follow via email for dates and other information and don't miss this opportunity to be a part of the biggest builder event in Medina County to help you sell homes!

Thank you Ken Cleveland
For Continuing to Make a Difference on Behalf of the Medina County HBA!

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

Ken is a charter member of our association and one of the founding fathers which helped create the Medina County HBA back in 1973 - 42 years ago. Ken Cleveland is our top spike member and has shown unending support for our association and all it stands for. Without his support over the years, the organization may not have survived - for which we are grateful!

We congratulate Ken Cleveland for his continued support of our Association and sincerely thank him for his generous donations. This helps to continue the momentum of growth of our organization and helps us make a difference in our community.

BUILDERS ... WE NEED YOUR HELP!

As you are probably aware, the building industry is currently suffering from a lack of young people going into the construction trades. We highly suggest that all of our members make a concerted effort to appeal to the younger generation to consider building trades as a well paying and interesting life occupation and career. So many of our youth are going to college with the goal of getting a better paying job. Oftentimes, once they graduate, they find themselves unable to secure that higher paying job, are saddled with a boatload of student loan debt, and have a college education that, in essence, is doing them absolutely no good in the job market.

It is becoming increasingly difficult to find skilled tradesmen and the generation of those that we have today is aging and about to retire. We all know these jobs pay well, are in high demand and are a great alternative to being saddled with high student loan debt.

If you have the opportunity to get in front of these kids - at school, the local career center, etc., this would be the perfect time to share with them that they can make a very good living in the construction and building trades industry. If you are willing to do so, call the office and let us know - we can reach out to area groups that could host such a meeting/presentation and provide that opportunity to do so and help our industry.



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

Member News

A Haze Over The Statehouse

Not from the heat, humidity or pollution but occasioned by what may result from the coming presidential election. Many here claim to be the visionaries of all things political. But, this current matchup has most just not sure what to expect. Much is at stake, a new president and with it 3 OR 4 Supreme Court appointment and a possible switch of control of the US Senate. The "top" of the ticket influences the remainder of the ticket, thus, the haze of uncertainty.

This is a big concern to the statehouse crowd. Legislative districts are drawn based largely on voters' tendencies. These tendencies are of course, party preferences. The index varies in presidential election years given larger expected turnout. As such, tightly drawn districts (preference wise) become much tighter when the turnout of one party increases and the other does not. Thus, if you are in a marginal district, the total vote may go against the expected result. Republicans hold large majorities in both the Ohio House and Senate so they have more worries at this point. Just the same, both parties are concerned adding to the haze of uncertainty.

All 99 House seats are up and half the Senate (17). Statewide office holders are midterm and not up for election. The concern now is the high negative ratings of both of the presumed major party candidates. This could lead to decreased voter turnout which may impact the expectation based on the index of voter tendency (rep or dem). Folks here are anxious in more normal times; this coming election though has many perplexed much more than normal.

The challenge this year is to get educated so to make a wise decision. Not voting only empowers those who do vote. There is a lot at stake and our industry should accept the challenge of becoming informed and encourage others to do the same.



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ABC Supply/Norandex of Medina would like to offer our Congratulations to all the Parade of Homes participants. A special "Thank You" to the builders who used our products. Good Luck to All!

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Carter Lumber – Akron
Lechko Brothers Company LLC – Hinckley
M & M Drywall, Inc. – Wadsworth
National Carpet Mill Outlet, Inc. – Medina
Rex Gasser Electric, Inc. - Sterling
Ron Kreps Drywall & Plastering Co., Inc. – Youngstown
Sturgill's Drywall, Inc. – Lagrange
Transfer Title Agency, Inc. – Medina

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NAHB Grand Award Winner

Dear David LeHotan,

Congratulations! The Medina County Home Builders Association has won the **NAHB Grand Award for Numerical Increase** for your membership efforts in 2015. Your association had the highest numerical increase of members than any other association in Group 7!

You can see the full lists of winners at nabh.org/annualawards.

In recognition of this achievement, each winning association is awarded a personalized plaque, as well as acknowledgment by NAHB for their accomplishments. Look for your letter and award to arrive at your HBA this summer. You will also be recognized in the Friday Morning Email to Executive Officers, in the NAHBNow blog and at the Association Leadership Institute.

Congratulations again and please don't hesitate to contact me if you have any questions!

BETSY ALAFOGINIS, Manager, Membership Resources, Membership Development & Support / Member Services and Education, National Association of Home Builders. ■

Attention Builders:

Don't forget the HBA has the tools you need for home sales. We have the MCHBA Home Construction & Limited Warranty Agreement packages available at the office for only \$35 each. Be sure to use this tool for your own protection and peace of mind. Plus - it's packaged up in a nice professional presentation folder for you to give your homebuyers!


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