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on the economy

By Carmel Ford, NAHB

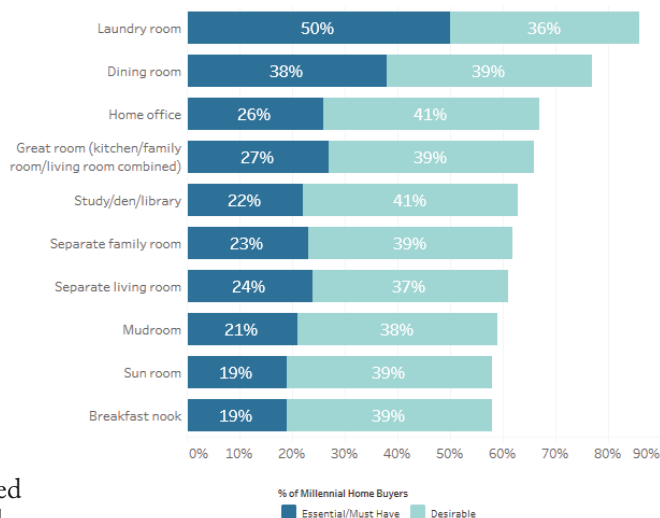
Specialty Rooms Wanted by Millennial Home Buyers

A laundry room is the most popular specialty room (anything other than a bedroom, bathroom or kitchen) among Millennial home buyers, with 86 percent of them reporting that it is a desirable (36 percent) or essential/must have (50 percent) room (Figure 1 - right).

This data comes from a recent NAHB report, What Home Buyers Really Want (2019 Edition), which is based on a survey asking recent and prospective home buyers about the features they want in a home and a community. Home buyers are asked to rank over 175 features (including specialty rooms) on a four-tiered scale of do not want, indifferent, desirable, and essential/must have.

It is important to note that a laundry room is not only the most popular specialty room among all home buyers, but the most popular feature out of the 175 features listed in the report. Figure 1 lists out the top ten specialty rooms wanted by Millennials (sum of the desirable and essential/must have shares; hover mouse over bars for total shares).

Figure 1: Top Specialty Rooms Among Millennials Home Buyers



In This Issue ...

OHBA – Thanksgiving
Thoughts, Fall Board of
Trustees Agenda & 2019
Best of Ohio Winners

Legislative News

Financial Forecast Details

Topgolf Event for MCHBA
Members & More!

(Article continued on page 13)



Ken Cleveland	1,072.5*
John Sumodi	282.5
Andy Leach	134.5
Bob Knight	95
Mark Zollinger	35.5
Doug Leohr	30
Russ Sturgess	29
Mike Hudak	13.5
Ed Belair	7
Dave LeHotan	6
Michael Kandra	5
Ted Curran	3.5
Charlie Ash	3
Rex Gasser	2.5
Jeremy Krahe	2.5
Ray DiYanni	1.5
Chris Chatterelli	2
Sean Smith	1

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

*Current Life Spike status



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2020 Dates To Remember

January 29, 2020

**Financial Forecast – Save
The Date - Info emailed &
included in this newsletter -
see pages 11 and 15.**

March 2-3, 2020

**OHBA Organizational
Meeting - Hilton Easton,
Columbus**

March 12, 2020

**Topgolf – Save The Date -
Info on page 19. Visit their
website to learn even more
about this new virtual fun!**

June 29, 2020

**OHBA Summer Board of
Trustees Meeting - Grand
Hotel, Mackinac Island, MI**



From the Executive Director

Members and Friends:

I would like to take the opportunity to thank each and every one of our members for your support, your involvement and your commitment to the building industry in Medina County and beyond. Without your involvement, we wouldn't be experiencing the success that we do.

If you haven't RSVP'd yet, please do so and attend our Financial Forecast on Wednesday, January 29 at Williams on the Lake. This is the perfect opportunity to get ahead of the game, kick off 2020 and be prepared for success.

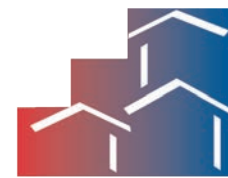
Happy Holidays and Happy New Year to everyone!

Respectfully:

Dave LeHotan
Volunteer Executive Director



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Home Builders
Association



**MEDINA
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Home Builders
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We wish you a Merry Christmas,
We wish you a Merry Christmas,
We wish you a Merry Christmas,
And a Happy New Year!!!



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LOTS & ACREAGE

AKRON

4835' Travertine Way: Desirable Estates of Bath. Approx. 231' frontage & gradually rises to home site approx. 2/3 back, then gradual decline to wooded area. Possibility of w/o lower level. **\$150,000. Gary Stouffer 330-835-4900.**

AURORA

V/L St. Rt. 82: Great corner lot w/high visibility. Zoned C-3. Located next to shopping center & across from car dealership. Approx. 568' frontage on St. Rt. 82 & approx. 673' frontage on S. Bissell. **\$825,000. Gary Stouffer 330-835-4900, Jeremy Fennell 330-388-8159.**

BATH TOWNSHIP - Revere Schools

Lot 45 Ira Rd: Build your dream home. Large 2.28 acre heavily wooded lot w/matured trees. Located near Cuyahoga Valley National Park. Revere LSD. **\$125,000. Gina Luisi 330-814-4747, Gary Stouffer 330-835-4900.**

681 - S/L 29 Trellis Green Dr., Akron: Private lot in Arbour Green Dev. w/frontage & possible walk-out basement. Wooded in front & open at the back w/ beautiful views. City sewer. **\$113,999. Gary Stouffer 330-835-4900.**

BRECKSVILLE

V/L Woodmill Cir: Build your dream home on this approx. 1.86 acres in Rockledge Estates. Located on a cul-de-sac, close to Rt. 77 & 82. **\$227,500. Gary Stouffer 330-835-4900.**

COPLEY

V/L Plainview Dr: Over 6 acres of heavily wooded property located at end of cul-de-sac. Near highways, local shops & restaurants. **\$49,000. Gary Stouffer 330-835-4900, Gina Luisi 330-814-4747.**

4520 Medina Rd: Approx. 2 acres zoned Planned Development District which allows for multi-use. Across from Cleveland Clinic Akron General Health & Wellness Center. Features high setting. Close to north & southbound ramps to I-77. **\$450,000. Gary Stouffer 330-835-4900.**

CUYAHOGA FALLS

Gilbert Rd: Great opportunity to build your new home in Stow. Fairly level lot on dead end street. Close to shopping & Route 8. 2-3 lots available. All utilities at the street. Currently zoned R-3. Subject to successful lot split approval. **\$31,900-\$46,900. Gary Stouffer 330-835-4900.**

S/L 1 Hampton Ledges: Neighborhood of 6 homes. Located at end of cul-de-sac & situated on 2.492 acres. Perfect setting for walkout lower level. **\$99,500. Gary Stouffer 330-835-4900, Mari O'Neill 330-414-2652.**

HINCKLEY

The Trails at Redwood Falls: Located at old Skyland Golf Course. 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 w/city water. Over 20 2-acre homesites. Call today to build your dream home with Legacy-Carrington Builders. **Robin Pickett 330-322-3181.**

KENT

5439 Burnett Rd: Approx. 33.5 acres on Summit St. Zoned R-3 High Density Residential. Approx. 630' frontage on Summit St. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$1,200,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

V/L W Campus Center Dr: Approx. 16.2 acres on east side of W. Campus Center Dr. Approx. 1142' frontage on Campus Center Dr. Subject to new survey, legal description and lot split. **\$125,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

V/L Cline Rd: Approx. 8.5 acres made up of 3 parcels on Summit St. and Cline Rd. across from Dix Stadium. Zoned R-1 Low Density Residential. **\$300,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

1257 Meloy Rd: Approx. 8 acres on Meloy Rd. zoned R-1 Low Density Residential. Approx. 756' frontage on Meloy Rd. **\$59,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

V/L Powdermill Rd: Approx. 7 wooded acres on Powdermill Rd. across from Kent State Golf Course. Zoned C-1 Commercial District. Approx. 558' frontage on Powdermill Rd. **\$165,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

V/L Powdermill Rd: Approx. 25 acres south of railroad tracks on Powdermill Rd. Zoned R-1 Low Density Residential. Approx. 1076' frontage on Powdermill Rd. Subject to lot split. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). Call agent for additional info. **\$312,500. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

5036 SR 43: Approx. 43 acres on SR 43. Zoned G-C General Commercial. Subject to new survey per Portage Co. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$950,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

2346 SR 59: Approx. 41 acres corner of SR 59 and Powdermill Rd. Zoned C-1 Commercial District. Approx. 1336' frontage on SR. 59. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$1,400,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

www.StoufferRealty.com

LIVERPOOL TOWNSHIP

Estates at Rim Rock: Spectacular 2-3 acre homesites, secluded cul-de-sacs, peaceful country setting. 3 lots left. **Robin Pickett 330-322-3181.**

MEDINA

V/L Ashford Ct: Approx 3.38 acre lakefront lot on a cul-de-sac, the lot gently slopes down to 3-acre lake. Large pine trees provide privacy and greenery in the winter. **\$199,600. Gary Stouffer 330-805-6900.**

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.**

V/L Rootstown Rd: Lakefront property on private Lake Hodgson. Stocked lake w/access to canoeing, kayaking, fishing, boating (NO GAS MOTORS). **\$300,000. Gary Stouffer 330-835-4900.**

RICHFIELD - Revere Schools

V/L Brecksville Rd: Approx. 32 wooded acres w/550' frontage. Nicely rolling w/5 acres in the Village of Richfield w/water & sewer & approx. 27 acres in Richfield Twp. **\$535,000. Gary Stouffer 330-835-4900.**

3371 Brecksville Rd: Approx. 5.3 acres zoned Office/Limited Industrial. Land rolls towards back & contains manicured pond. All utilities located at the street. **\$420,000. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616.**

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

Bonnie Glen - Beautiful lots ranging from 2 to 4 acres w/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.**

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

599 Brentwood Way S/L 17: Highland LSD. 2.84 acres on cul-de-sac, well, septic. **\$165,000. Gary Stouffer 330-835-4900.**



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EXECUTIVE VICE PRESIDENT'S COLUMN

By Vincent J. Squillace, CAE
Executive Vice President

Thanksgiving

Last month we celebrated a national day of Thanksgiving. It is right and proper we give thanks for the many blessings we enjoy in the USA, as well as for our families and friends.

The same thanks are in order for our industry affiliation from which we all receive many benefits. At OHBA, we specialize and focus on issues enacted by state government. The picture below was taken at our recent board meeting where we recognized the many fine efforts and accomplishments of the 2019 executive committee.

The team, led by Thomas Daniel of Tiffin, continued the decades of fine work expended on your behalf as OHBA advocated for the industry before the many tribunals of Ohio state government. These efforts were guided by this team of committed and hardworking member. So thanks for you all for giving of your time and effort to assure a viable and productive OHBA this year! ■



Professional Tools for our Members

The HBA has the professional business tools you need for home sales. The MCHBA Home Construction & Limited Warranty Agreement packages are available at the office for only \$35 each. Or if you have your own contract and you just need the Warranty, the warranty and folder are available for just \$25. We encourage you to use these tools for your protection, peace of mind and they make a great resource tool for your customers to keep all their



pertinent home buying paperwork together. Call the HBA office and order your professional tools today.



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Members ...

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

Legislative

NEWS



SB 212 PROPERTY TAXATION (SCHURING, K.)

To authorize townships and municipal corporations to designate areas within which new homes and improvements to existing homes are wholly or partially exempted from property taxation. SB 212 had its second hearing for proponent testimony in the Senate Ways and Means Committee. The sponsor contacted OHBA before introduction to explain potential benefits. OHBA continues to work with Senator Schuring.

HB 289 ELEVATOR LAW (BALDRIDGE, B)

To revise the Elevator Law. The elevator licensing bill received its third hearing in the House Commerce and Labor Committee for opponent testimony. OHBA met with the Chairwoman prior to the hearing to explain some need for clarification on a residential exemption, as well as, consideration in differentiating between accessibility equipment and commercial elevator equipment. Later in the day, Mike Simko, an elevator contractor, and member from the Akron area,

offered opponent testimony expressing his concerns with the bill, as written, and the need for further discussion on HB 289. OHBA continues to consider language to deal with the concerns raised with HB 289, and will be meeting with the bill's sponsor to follow up.

SB 136 DESIGN PROFESSIONALS (HOTTINGER, J., SYKES, V.)

To establish a payment assurance program for registered design professionals. SB 136 had proponent testimony in the Senate Government Oversight Committee last week. The legislation does not apply to residential or to public projects. OHBA was contacted by proponents of the legislation to make sure OHBA did not have any concerns. This is not a Mechanics' Lien, as Design Professionals do not qualify as such. To make the point, the legislation expressly prioritizes R.C. 1311 Mechanics' Liens regardless of date of filing. Mortgages also are expressly unaffected. Those testifying in support included the Professional Land Surveyors of Ohio, American Council of Engineering Companies of Ohio, and the Ohio Chapter of American Society of Landscape Architects.

OHBA TO MEET WITH OHIO DEPARTMENT OF EDUCATION

Early next month, OHBA will meet with staff, and the director of the Office of Career-Technical Education, under the Ohio Department of Education. Multiple topics of discussion will include curriculum review, vocational education around Ohio, ODE programs, as well as, potential partnerships with the industry.

Please feel free to contact OHBA with any questions or concerns. ■

Member News

Renewed Builders

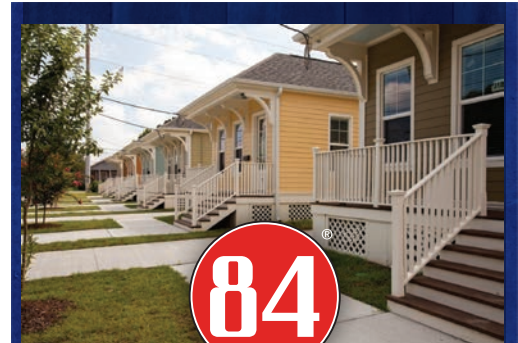
DiYanni Custom Homes – Seville

Renewed Associates

Alpha Insulation & Gutters, Inc. – Wadsworth

Fifth Third Bank – Brookpark

*Know someone interested in joining the Medina County HBA? Doing business with companies that **aren't** members? They should be! Download a member application from our website under Join Us.*



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Members ...

If you have newsworthy information about yourself, your business, the industry, other members, that you would like to share – be sure to send information with photos to susan@idcreativeltd.com for inclusion in **Building Blocks**.

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2020 FINANCIAL FORECAST



Wed., January 29, 2020
Noon to 1:30 pm

@

Williams on the Lake

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Email: susanb@medinacountyhba.com

Forecast Speakers:

Bob Giacomo, Westfield Bank

Jim Owen, Fifth Third Bank

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

There are many uncertain, strange and mystical ways to predict the future; however, as a member of the Medina County HBA, we make it easy for you. We are fortunate to have some of the finest financial brains available to clue us in on what to expect in 2020 and beyond. It can positively impact the financial success of your business to learn what to expect next year, how that relates to the local construction industry, and how you can capitalize on that information to thrive.

Remember, **failing to plan is planning to fail** so plan for success by attending the 2020 Financial Forecast. It's truly a valuable membership benefit!

Registration required. Register online via email to: susanb@medinacountyhba.com. You will be sent a confirmation and invoice - it's that easy. **Builders MUST RSVP to get FREE lunch. No shows will be charged.**

RSVP / register **no later than January 17th** and don't miss this important event to help you plan for and reap the benefits of success in 2020 and beyond.

Thank You 2019 Fall Parade of Homes Sponsors!

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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!

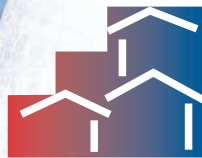
Get Involved ...



*Grow with
our Members!!*

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

FINANCIAL



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Member
FDIC



From the MCHBA Office ...

Members and Friends:

I am excited about stepping up and providing administrative support and membership services to the Medina County Home Builders Association. I have been working with the Association since May, 1991 so I've been around the organization for almost 30 years. I created *Building Blocks* in 1991, managed the Parade of Homes since 1994, designed and maintained the HBA website for the last 10 years, and both myself and my staff (Sharon Brock) have been involved with the MCHBA in a variety of capacities ever since. This seemed like a logical step.

I will physically be in the MCHBA office Wednesdays and Thursdays handling the day-to-day tasks, as well as focusing on bringing more members into the organization, working closely with the Board and membership helping manage the organization, facilitating membership events and more.

This change will begin next month. It is my goal to bring my marketing expertise to the organization. I will continue to run ID Creative Group as well as we have a strong area base of existing clients.

Please join me in wishing Cathy Brown the best. She has offered to assist at events when needed so you will still see her from time to time.

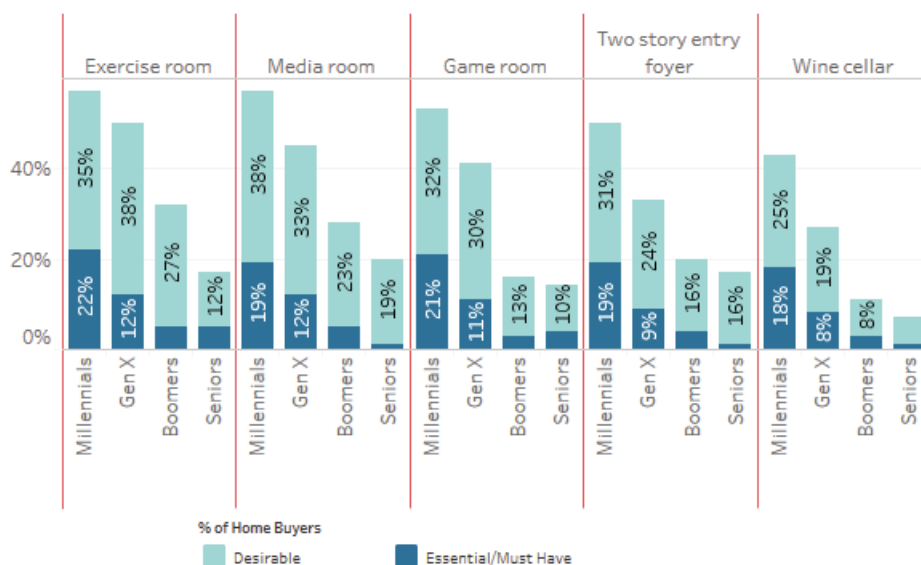
Happy Holidays to all.

Susan Bloch

(Cover Story – Millennials/Specialty Rooms – continued from front cover)

Coming in second on the most wanted specialty room list is a dining room: 77 percent of Millennials want one (39 percent consider it desirable and 38 percent, an essential/must have). After a dining room, the third most popular specialty room is a home office, wanted by 67 percent of Millennials. Not far down the list in fifth place, is the closely related 'study/den/library' specialty room (63 percent of Millennials want this room). These two items on the list indicate that Millennials want a space dedicated to work or school-related activities in a home.

Figure 2: Specialty Rooms by Generation
(Largest Percentage Point Difference, Millennials vs. Seniors)



A 'great room (kitchen/family room/living room combined)' is considered desirable or an essential/must have by 66 percent of Millennials. This specialty room is slightly higher on the list than a 'separate family room' (62 percent) and a 'separate family room' (61 percent), indicating that slightly more Millennials prefer an open concept for this area of a home. Rounding out the top ten are a mudroom, wanted by 59 percent of Millennials; and a sunroom and a breakfast nook, wanted by 58 percent of Millennials each.

Figure 2 (above) shows the specialty rooms that have the largest percentage point preference difference between Millennials and older generations. A significant share of Millennials – 57 percent – want an exercise room, but the desire for one wanes with age, as 50 percent of Gen X'ers express an interest for one, 32 percent of Boomers, and 17 percent of Seniors.

(Cover Story – continued on page 18)



**FALL BOARD OF TRUSTEES MEETING
NOVEMBER 12, 2019
HILTON AT EASTON – COLUMBUS, OHIO
GOVERNMENT AFFAIRS COMBINED AGENDA**

I. STATE POLITICAL UPDATE

II. OHIO EPA OHIO SMALL BUSINESS COMPLIANCE PROGRAM (OCAP)

- a. OHBA had an informative meeting with OEPA Division of Environmental & Financial Assistance on its role and ways to assist the regulated community with OEPA issues.
- b. Handout on Ohio Small Business Compliance Advisory Panel

III. GOVERNMENT AFFAIRS-LEGISLATIVE UPDATE, Jason Scott, Chairman Presiding

- a. **HB 149 TAX EXEMPTION (MERRIN, D.)** To enact the "Affordable Homebuilding and Housing Act" to temporarily exempt from property tax the increased value of land subdivided for residential development
 - i. After two hearings in House Committee, a version of the language from HB 149 was included in passed HB 166 Budget, and vetoed by the Governor.
 - ii. The local government coalition provided strong opposition during the process; the bill's sponsor continues to pursue conversations with the Governor on the language.
- b. **SB 212 PROPERTY TAXATION (SCHURING, K.)** To authorize townships and municipal corporations to designate areas within which new homes and improvements to existing homes are wholly or partially exempted from property taxation.
 - i. SB 212 has been referred to the Senate Ways and Means Committee. The sponsor contacted OHBA before introduction to explain potential benefits. OHBA continues to work with Senator Schuring.
- c. **HB 163 WATER/SEWER SERVICE (BRINKMAN, T.)** To create a process for withholding local government funds and state water and sewer assistance from municipal corporations that engage in certain water and sewer practices with respect to extraterritorial service.
 - i. HB 163 has had multiple hearings in the House Public Utilities Committees. While the sponsor of the legislation re-introduced HB 163 to address a particular situation in Cincinnati, there has been continued interest from other legislators from around the state.
- d. **SB 176 CONSTRUCTION CONTRACTORS (SCHAFFER, T.)** To license residential only construction contractors and to make changes to the law regulating specialty construction contractors.

- i. SB 176 has had sponsor testimony in the Senate Transportation, Commerce and Workforce Committee, and OHBA has continued contact with the Sponsor.
 - ii. The question of trades licensing has been on our agenda for a few years. OHBA will continue to work with the sponsor and Department of Commerce, but suggested changes to deal with subcontracting, handymen and local registration.
- e. **HB 199 ROOFING CONTRACTORS (PATTON, T.)** To require commercial roofing contractors to have a license.
 - i. HB 199 has been proposed by the commercial roofing industry, and has received multiple hearings in the House Commerce and Labor Committee. OHBA wants to ensure residential is not impacted, and has suggested a certification program for commercial.
- f. **HB 271 SMOKE DETECTORS (BALDRIDGE, B.)** To amend the law regarding smoke detectors in residential premises.
 - i. Referred to House Commerce and labor committee to amend law for existing residential structures where smoke detectors are not hard wired. OHBA has met with the sponsor to educate him on the code adoption process, as well as, terminology used for such devices.
- g. **HB 20 SOLAR SYSTEMS (BLESSING, L.)** To prohibit condominium, homeowners and neighborhood associations from imposing unreasonable limitations on the installation of solar collector systems on the roof or exterior walls of improvements.
 - i. HB 20 has been referred to House State and Local Government Committee and had sponsor testimony before summer break. OHBA continues to watch HB 20.
- h. **SB 127 ELEVATOR LAW (UECKER, J., YUKO, K.)/HB 289 ELEVATOR LAW (BALDRIDGE, B)** To revise the Elevator Law.
 - i. The elevator licensing legislation has been reintroduced this General Assembly, and has received sponsor testimony. Residential work had been removed last GA, but inspection at the point of sale would still be required. However, OHBA will work to clarify what types of equipment would need to be exempted to clearly exempt residential elevator contractors from the licensing requirements.
- i. **SB 177 ROOFING REGULATION (HOTTINGER, J., THOMAS, C.)** To regulate and require registration of roofing contractors.
 - i. SB 177 has been referred to the Senate Transportation, Commerce and Workforce Committee, and is being pushed by the insurance industry. OHBA has met with other industry stakeholders, as well as, the insurance industry. There has been language included to deal with the use of subcontractors.
- j. **SB 36 RENTAL PROPERTY (HUFFMAN, M.)** To prescribe how federally subsidized residential rental property must be valued for property tax purposes.
 - i. SB 36 has had several hearings in the Senate Ways and Means Committee summer break. OHBA has been in contact with both sides and the sponsor. The bill has not had further hearings yet this fall.
- k. **SB 136 DESIGN PROFESSIONALS (HOTTINGER, J., SYKES, V.)** To establish a payment assurance program for registered design professionals.

- i. SB 136 has been referred to the Senate Government Oversight Committee. The legislation does not apply to residential or to public projects. OHBA was contacted by proponents of the legislation to make sure OHBA did not have any concerns.
 - ii. This is not a Mechanics' Lien, as Design Professionals do not qualify as such. To make the point, the legislation expressly prioritizes R.C. 1311 Mechanics' Liens regardless of date of filing.
 - iii. Mortgages also are expressly unaffected.
 - iv. The Design Professional language is based on the Real Estate Brokers' law passed about 5 years ago, R.C. 1311.86. However, the Design Professional language will appear in their individual License statutes.
- l. SB 139 HOME PURCHASES (GAVARONE, T., PETERSON, B.)** To enact the First-time Home Buyer Savings Act, authorizing income tax deductions for contributions to and earnings on savings accounts designated for the purchase of a home.
 - i. SB 139 has had sponsor testimony in the Senate Ways and Means Committee. OHBA was part of a large interested parties meeting prior to introduction.
- m. SB 2 WATERSHED PROGRAMS (PETERSON, B., DOLAN, M.)** To create the Statewide Watershed Planning and Management Program under the administration of the Director of Agriculture and to make changes to the law governing regional water and sewer districts.
 - i. SB 2 passed the Senate and has sponsor testimony in the House Energy and Natural Resources Committee.
- n. HB 247 ELECTRIC SERVICE (STEIN, D.)** Regarding the competitive retail electric service law.
 - i. HB 247 has had several hearings in the House Public Utilities Committee. OHBA met with the Chairman of the House public utilities committee to understand potential impacts on residential line extensions, and continues to monitor any impact on line extension charges.
- o. HB 356/HB 357 HOUSING COURT (PATTON, T.)/SB 96/SB 103 HOUSING COURT (DOLAN, YUKO)** To grant the Cleveland Housing Court jurisdiction in any review or appeal of a final order of an administrative body that relates to a local building, health or safety code and concurrent jurisdiction with Court of Common Pleas in criminal cases related to environmental pollution
- p. HB 251 CONTRACT LIMITATIONS (LANG, G., HILLYER, B)** To shorten the period of limitations for actions upon a contract.
 - i. HB 251 has had several hearings in the House Civil Justice committee which recently amended the legislation to shorten the statute to six years for written contracts and four years for oral contracts. As originally drafted, the bill proposed to shorten the statute of limitations to three years for action on a contract.
- q. HB 380 CONSTRUCTION PAYMENTS (CROSS, J., SWEENEY, B)** To require owners of construction projects to pay a contractor within thirty-five days of receiving a request for payment.
 - i. HB 380 has been referred to the House Commerce and Labor Committee.

IV. BUILDING CODES

a. Residential Construction Advisory Committee (RCAC)

- i. Roger Puzzitiello appointed to RCAC
- ii. Code Review Process/NEC Amendments
- iii. REMINDER: RCAC has authority to issue code interpretations; if you encounter any need for clarification, contact OHBA or RCAC for request for interpretation

b. Board of Building Standards (BBS)

- i. Chairman Gerry Holland retired after 35 years as the Chairman of the BBS; Chair and Vice-Chair positions will be filled in January.

V. DEVELOPERS

a. SWPPP/NPDES ENFORCEMENT

b. 2015 WOTUS REPEALED

VI. COURT CASES

a. *Gloria Wesolowski v. City of Broadview Heights*

- i. Ohio Supreme Court oral arguments took place on March 27, 2019. In early October, the Supreme Court issued its opinion in favor of Gloria Wesolowski (OHBA) in a 5-2 decision.

b. *New Riegel Local School Dist. Bd. of Edn. v. Buehrer Group Architecture & Eng., Inc., 2019-Ohio-2851.*

- i. The Ohio Supreme Court sided with Ohio construction contractors in its decision issued on July 17, 2019, regarding Ohio's construction statute of repose. The Court reversed the Third District Court of Appeals and declared that Ohio's construction statute of repose applies to both tort and contract actions, providing much needed clarity and finality to construction defect claims against contractors in Ohio.

c. *The State Ex. Rel Barney Et Al., v. Union County Board of Elections*

- i. In this expedited election case, OHBA filed an Amicus in support of relators, seeking a writ of prohibition to prevent Board of Elections from placing a township zoning referendum on the November ballot. The Supreme Court of Ohio denied the writ, thus allowing the referendum to move ahead.

2019 BEST OF OHIO Dinner Order & Winners

BEST BATHROOM RENOVATION UP TO \$50,000
Relief Properties

BEST BATHROOM RENOVATION OVER \$50,000
Payne & Payne Renovations & Design

BEST KITCHEN RENOVATION UP TO \$50,000
Relief Properties

BEST KITCHEN RENOVATION \$50,001-\$100,000
Keselman Construction Group, Inc.

BEST KITCHEN RENOVATION OVER \$100,000
Payne & Payne Renovations & Design

BEST ENTIRE HOME RENOVATION UP TO \$250,000
Relief Properties

BEST ENTIRE HOME RENOVATION \$250,001-\$500,000
Relief Properties

BEST ENTIRE HOME RENOVATION OVER \$500,000
Payne & Payne Renovations & Design

BEST INTERIOR/PRODUCT DESIGN UP TO 3,500 SQ. FT.
Keselman Construction Group, Inc.

BEST INTERIOR/PRODUCT DESIGN 3,501-5,000 SQ. FT.
Alexandra Fine Homes

**BEST OUTDOOR LIVING SPACE OR
SPECIALTY ROOM UP TO \$99,999**
Bob Webb Homes

**BEST OUTDOOR LIVING SPACE &
SPECIALTY ROOM/PROJECT OVER \$100,000**
Otero Signature Homes

BEST TOWNHOME, CONDO OR VILLA UP TO 3,500 SQ. FT.
Charles Simms Development

BEST CUSTOM HOME UP TO 3,500 SQ. FT.
ProBuilt Homes

BEST CUSTOM HOME 3,501-5,000 SQ. FT.
Alexandra Fine Homes

BEST CUSTOM HOME OVER 5,000 SQ. FT.
Otero Homes

(Cover Story – continued from page 13)

A media room and a game room are also wanted by substantial shares of Millennials (57 and 52 percent, respectively), however the shares fall to only 20 and 14 percent of Seniors, respectively. Half of Millennials want a two-story entry foyer, compared to a third



of Gen X'ers, 20 percent of Boomers, and only 17 percent of Seniors. Although less than half, a sizable share of Millennials want a wine cellar (43 percent), but essentially no Seniors express a strong preference for it (7 percent).

For additional information, an August 2019 NAHB study showed the history of Millennials' preferences for select housing characteristics. The greatest level of detail—including preferences for hundreds of items broken down by generation, by geography, first-time vs. repeat buyer, household composition, race, income, and price expected to pay for the home—is available in the 2019 edition of *What Home Buyers Really Want*. ■





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About Topgolf Cleveland – Everyone's Game

Welcome to Topgolf – the premier entertainment destination in Independence. And by entertainment destination, we're talking about a place you can come for birthday parties, bachelor or bachelorette parties, corporate events, date nights, or just a night out with friends, and everyone will have a great time.

No matter the occasion or who you share it with, we believe that every great time starts with play, is fueled by food and drinks, moved by music and all made possible through community. There's no pressure to have a good golf swing or score a lot of points. It's all about everyone having fun.

At Topgolf, we've made socializing a sport through a blend of technology and entertainment – and that's just the game! As you journey through our venue on any given day, you'll find a place buzzing with energy, dozens of climate-controlled hitting bays for year-round comfort with HDTVs in every bay and throughout our sports bar & restaurant.

We take amazing eats pretty seriously. That's why at our Topgolf Cleveland restaurant, you will find an accomplished Executive Chef and experienced team, using high-quality ingredients to deliver a fresh twist on familiar favorites. We're not just a place to play, we're one of the best places to eat in the Independence, OH area.

If you're looking for things to do in Independence, there are plenty of places to go to – but if you're looking for a truly unique experience, look no further than Topgolf.

For more information, visit topgolf.com/us/cleveland/



MCHBA Members:

We are planning a March event at the new Topgolf facility scheduled for completion this December, 2019 at I-480 and Rockside Road, across the street from the Embassy Suites in Independence, Ohio. We need your feedback to finalize this event. Those of you that have played Topgolf know how much fun it is and those of you that haven't, you are in for a real treat.

Here's what to expect:

- **3 hours of Topgolf play**
- **Best ball scramble**
- **6 person teams**
- **Lifetime members for all guests**
- **FREE club rental**
- **Game demonstration**
- **Dedicated event host**

Events can be scheduled for breakfast, lunch or dinner, but breakfast and lunch are likely our best options and less expensive so we will focus on our first event being one of these unless our members prefer a dinner event.

Breakfast Menu – scrambled eggs, pecanwood smoked bacon, sliced Canadian bacon, house skillet potatoes, fresh seasonal fruit, assorted danish, coffee, tea and orange juice.

Lunch Menu – chicken tenders with honey mustard sauce, mini hot dogs with cheese and house relish, pulled pork sliders, potato salad, fresh seasonal fruit, assorted kettle chips, chocolate chip cookie bites, fountain sodas, iced tea and water – all included. Beer, liquor and wine available at a cash bar.

Let us know what you are interested in email: susanb@medinacountyhbba.com