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OHBA SERVED AS MAIN RESOURCE FOR PROPERTY TAX RELIEF BILL TO HELP ENCOURAGE RESIDENTIAL DEVELOPMENT

Prior to introduction OHBA held in depth discussions on the importance of residential development and reducing any regulatory burden to encourage more development throughout the state. Further, as the House committee held hearings on the bill, OHBA testified and worked closely with the sponsor, chairman, and committee members to explain the practical impacts of the bill: to encourage residential lot development in Ohio, help ease the burden of lot shortages and grant a sense of equity for property owners from unfair property valuations.

OHBA COMMITTEE REVIEWED AND ADOPTED SECOND EDITION OF MINIMUM QUANTIFIABLE WORKMANLIKE STANDARDS

The workmanlike standards committee reviewed and voted unanimously to adopt the 2017 2nd edition of the minimum quantifiable workmanlike standards. These standards are promulgated by the Ohio Home Builders Association, as a result of HB 383, the Home Construction Services Act. *(Continued on page 7)*

In This Issue ...

2017 - OHBA Annual Review

RSVP the Financial Forecast

Financial Forecast - Details &
Sponsorship Opportunities

Builders ... We Still Need Your
Help for our Industry!

*Happy New Year to All Our
Members! Let's Make 2018 a Great
Year for Building!*



Kenneth Cleveland	1,063.5*
Calvin Smith, Life Dir.	594.5
John Sumodi	201.5
Andy Leach	124.5
Bob Knight	94
Russ Sturgess	29
Doug Leohr	27
Mark Zollinger	24.5
Ed Belair	7
Greg Thomas	4.5
Mike Hudak	3.5
Todd Scott	3.5
Dave LeHotan	3
Ted Curran	2.5
Todd Folden	1.5
Rex Gasser	1
Jeremy Krahe	1
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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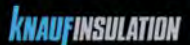
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2018 Dates To Remember

February 7, 2018

Annual Financial Forecast Meeting – Williams on the Lake, Medina – starts at noon – watch your email for more details and to RSVP. Builders can attend FREE of charge, but RSVP is required.

May 5 – 20, 2018

Spring Parade of Homes – Tentative Dates. Be sure to watch your email for more details as we get closer to the date. Don't miss this opportunity to sell more homes and be a part of this event!



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NOTE: NEW ADDRESS FOR MCHBA OFFICE

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

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

Phone numbers, emails and website all remain the same.

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

From the Executive Director

Members and Friends:

I hope everyone had a safe, happy holiday season (and a warm one in spite of the frigid temperatures).

I want to encourage everyone to attend our upcoming Financial Forecast on Wednesday, February 7th at Noon at Williams on the Lake. All details can be found on page 10. Be sure to RSVP - builders can attend FREE of charge but must RSVP to attend.

I would also like to encourage our Associate members to consider sponsoring this event. It's a great way to get noticed by your fellow members and builders, and it helps us have a better attended, more successful forecast meeting. See more information on page 14 and get involved!

We have set tentative dates for the Spring Parade so watch for more information to come on this as well.

Spring will be here before we know it.

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

Committees

Safety & Training

Sales & Marketing

Government Affairs

Building Codes

Subdivision Regulations

Katie Williams, Membership

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sharonb@medinacountyhba.com

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LOTS AND ACREAGE

BATH TOWNSHIP – Revere Schools

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

BRUNSWICK

1499 S. Carpenter Rd.: 6+ acres. Proposed commercial. Prime acreage at 303 & I-71 intersection. **\$1,200,000.** Mike Stoerkel 330-701-4426.

CHAGRIN FALLS – Kenston LSD

S/L 30 Hawkmoor Way: 2.7 acres, 329x429, dead-end street. Wooded, waterview, private sewer & well. **\$103,900.** Ina Lahrs 440-591-3593 and Gary Stouffer 330-835-4900.

COPLEY

209 Rothrock Rd: Commercial - 1.4 acres near Montrose Shopping Center w/driveway. Gary Stouffer 330-835-4900 and Matt Stouffer 330-814-4616.

S/L Ridgewood Rd.: 3.89 acres of vacant land. Gary Stouffer 330-835-4900.

V/L Raleigh Blvd: 90x431 (.98 acre lot). **\$49,000.**

4520 Medina Rd: 2.21 acres across from AGMC Wellness Center - Office/Professional. **\$322,000.**

V/L Medina Road – COMMERCIAL – 95x288 - Corner of N. Hametown & Rt. 18. **\$150,000.**

CUYAHOGA FALLS

1301 Sacket Ave: Commercial 154x172 (.61 acre lot). Public utilities. **\$99,900.**

FAIRLAWN – Copley/Fairlawn Schools

693 Hampshire Rd: Build single or multi-family home. 1500 sq.ft. min. for single family/1800 sq.ft. min. for multi-family. Located near shopping, restaurants & highways. Perfect investment or single family property. **\$79,000.**

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.** Gary Stouffer 330-835-4900.

HINCKLEY

S/L 26 Crystalbrooke: 2+ acre lot in Highland LSD. Robin Pickett 330-322-3181 and Gary Stouffer 330-835-4900.

LAKE MILTON

V/L Ellsworth Rd: 5 acres. Level, wooded, septic, well. **\$46,500.** Ryan Shaffer 330-329-6904.

LODI

V/L Sunset Ave: 3 parcels located on Sunset Avenue in Lodi Village offered for sale as a package deal. **\$59,000.** Please check with local zoning for intended use. Gary Stouffer 330-835-4900.

MEDINA

V/L 222 Maidstone Lane – Fox Meadow Country Club: .5 acres. **\$59,900.**

V/L 226 Maidstone Lane – Fox Meadow Country Club: .5 acres. **\$59,900.** Mike Stoerkel 330-701-4426.

PALMYRA TWP

V/L Jones Rd: 5 acres. Level, wooded, septic, well. **\$39,500.** Ryan Shaffer 330-329-6904.

RICHFIELD – Revere Schools

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.

B/L Brecksville Rd: 3.36 acres w/water and sewer available. Limited industrial/office. Gary Stouffer 330-835-4900. Linda Manfull 330-283-0851.

SHARON TWP – Highland Schools

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

Sharon Twp: Approx. 350 acres in Highland School District. 12 parcels with 6 possible entrances. Gary Stouffer 330-835-4900 and Gina Luisi 330-814-4747. **PENDING.**

Sharon Hts Development: 2+ acre private lots in Highland LSD featuring lake, wooded lots & rolling hills. Minutes from 71/76. Bring your own builder. Walkout potential. Well/septic. Robin Pickett 330-322-3181 and Gary Stouffer 330-835-4900.

SHARON TWP – 2 NEW DEVELOPMENTS

Bonnie Glen - 33 beautiful lots available in Bonnie Glen Development. Lots range from 2 to over 4 acres in size. Each lot has something special from ravines, woods or open landscape. Prices starting at **\$140's/lot.** Spectacular development to build your dream home. Robin Pickett 330-322-3181 and Gary Stouffer 330-835-4900.

Hidden Lakes of Sharon - 18 beautiful lots available ranging in size from 2 acres to 3.8 acres in new Hidden Lakes of Sharon development adjacent to Crooked Stick Drive with woods, ponds, and cul-de-sacs. Highland Local Schools and conveniently located to major highways and Montrose shopping. Lots available starting from **\$129,000** and up. Robin Pickett 330-322-3181 and Gary Stouffer 330-835-4900.

STOW

2818-2845 Graham Rd: 4.38 acres, public utilities, zoned R-3 multi-family w/many options. Property currently has 2 income-producing single family houses on property. **\$186,000.** Christy Coccia 330-592-5604 and Gary Stouffer 330-835-4900.

WADSWORTH

599 Brentwood Way S/L 17: Highland LSD. 2.84 acres on cul-de-sac, well, septic. **\$185,000.** Gary Stouffer 330-835-4900.





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2017 ... OHBA Year in Review

*(OHBA Year in Review –
Continued from front cover)*

OHBA DEFENDED USE OF SUB-CONTRACTORS DURING LICENSING DEBATES

Discussions continued all year on the licensure of roofers, plumbers and other specialty trades. During efforts to extend the specialty licensing law to include those doing work on residential,

OHBA defended the industry and the importance of allowing the current practice of subcontracting. OHBA has objected to recent actions by the state licensing board requiring all licensed contractors to use employees on the job. Further, OHBA continued to work on correcting the current prohibition.

OHBA ENGAGED IN NUMEROUS PIECES OF LICENSING LEGISLATION UNDER DISCUSSION

Ranging from home inspectors to commercial roofing, there were quite a few bills under review dealing with the topic of licensing. OHBA closely watched and engaged in discussions on each and every one. OHBA was able to offer amendments to be included in several of the proposed pieces of legislation. Licenses for home improvement contractors, commercial roofers, home inspectors, residential elevator contractors, and residential specialty contractors were brought up by the legislature in 2017.

RESIDENTIAL CONSTRUCTION ADVISORY COMMITTEE (RCAC) OPERATING AS INTENDED

After years of effort to establish and educate stakeholders on the role of the RCAC, OHBA continues to make the operation of the RCAC a priority. Throughout the year, OHBA attended meetings, monitored the code review process, encouraged use of code interpretations, and brought builders in to provide their practical insight on the impacts of more stringent codes.

BENCHCARD ISSUED ON COGNOVITS HELPS LIMIT USE OF COGNOVIT TO MONETARY DEFAULT

After OHBA involvement in interested party meetings, committee hearings, and several OHBA members testified on a bill to limit the use of

*(OHBA Year in Review –
Continued on page 9)*



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cognovit notes, the Ohio Judicial Conference (OJC) posted a new benchcard dealing with cognovit judgments. The benchcard includes a checklist of six items which must be answered in the affirmative before a judge determines the cognovit note is valid and can be enforced against the debtor. The presence of monetary default was one of the six items listed.

PARTNERED WITH LOCAL UTILITIES NEW HOME CONSTRUCTION ENERGY PROGRAMS

Utilities offering incentives to builders and remodelers asked OHBA to be an important partner in developing its energy efficiency program, and provide ongoing feedback as it moves ahead with further demand side management discussions. OHBA brought valuable insight on code adoption among other things.

WORKFORCE DEVELOPMENT DISCUSSION

Workforce development was a consistent topic of discussion throughout OHBA, as well as, around the statehouse. OHBA's workforce development committee and speakers at the Fall board meeting provided valuable insight into the challenges currently facing the industry. OHBA closely monitored workforce development legislation in both the House and Senate.

REVIEWED POTENTIAL CHANGES TO WORKERS COMPENSATION SYSTEM

OHBA served as a vocal member of a coalition reviewing potential changes to the workers compensation system. As the BWC proposed changes to group rating and group retro programs, OHBA continued to defend the value of such programs, and questioned the impact of any and all potential changes to these programs.

IMPORTANCE OF ALL TYPES OF RESIDENTIAL HOUSING DEFENDED TO LEGISLATURE

OHBA defended the industry and the economic development it provides. In pushing for some relief in property tax assessments on undeveloped residential lots, OHBA firmly expressed the need for equity when considering such types of relief

(OHBA Year in Review – Continued on page 12)

Member News

Renewed Builders

- Decor Design Construction LLC – Spencer
- Eric Shroeder Construction – Seville
- FWM Homes, Inc. Cuyahoga Falls
- Landmark Homes, Inc. – Medina
- R.J. Perritt Construction, Inc. – Amherst
- Thomas Properties & Construction – Medina

Know someone interested in joining the Medina County HBA? Doing business with companies that aren't members? They should be! Call Sharon Brock and she will mail a member packet (330.725.2371).

**Thank you
Ken Cleveland
For Continuing to
Make a Difference
on Behalf of the
MCHBA!**

Ken Cleveland continues to make generous donations to the Medina County Home Builders Association.

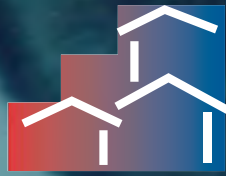
Ken is a charter member of our association and one of the founding fathers which helped create the Medina County HBA back in 1973 - 42 years ago. Ken Cleveland is our top spike member and has shown unending support for our association and all it stands for. Without his support over the years, the organization 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. ■

You Should Be Using These

Don't forget – the HBA has the professional business 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. It's packaged in a handy professional presentation folder for your homebuyers' use and convenience!





MEDINA
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Association

FINANCIAL FORECAST

Wednesday, Feb. 7, 2018
Noon to 1:30 pm

@

Williams on the Lake

Back Building – Lakeside East
787 Lafayette Rd. | Medina, Ohio 44256
330.725.2371 (HBA Office)

Forecast Speakers:

Bob Giacomo, Westfield Bank

Jim Owen, Fifth Third Bank

Rick Smith, First Federal Lakewood

REGISTRATION: Builders FREE (RSVP req'd)

Members – \$25 | Non-Members – \$30

(includes lunch provided by Williams on the Lake)

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

Registration required. Register online through Builder Fusion or call the HBA at **330-725-2371** to RSVP. Builders **MUST** RSVP to get FREE lunch. No shows will be charged.

RSVP / register **no later than January 26th** and don't miss this important event to help you plan for 2018 and beyond. We look forward to seeing you there!

It's not easy being one of our speakers at the Annual Financial Forecast, however, we are very lucky to have an excellent core of financial experts that can, in fact, help with planning for 2018 and beyond. It's crucial for the success of your business to find out the anticipated economic climate for 2018, how it relates to the local construction industry, and how you can capitalize on that information to grow your business.

Remember, **failing to plan is planning to fail** so plan for success by attending the 2018 Financial Forecast and be prepared to take advantage with the foresight you receive from this important meeting.



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BUILDERS ... WE STILL NEED YOUR HELP!

It's been in the media on a national basis. The building industry is suffering from the lack of new blood going into the construction trades. We highly suggest that all 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 not serving them well in the job market.

It is becoming increasingly difficult to find skilled tradesmen and sadly the majority of skilled craftsman today are aging, about to retire with no one to teach their skills to. We all know these jobs pay well, are in high demand and are a great alternative to being saddled with student loan debt.

If you have the opportunity to get in front of these kids - at school, the local career center, etc., its the perfect time to share with them that they can make a solid living in the construction and building 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 rebuild our industry. ■

*(2018 OHBA Year in Review –
Continued from page 9)*

and provided members of the legislature with facts and data on the potential impact of new development, as well as, the current state of the housing industry in Ohio.

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

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

MONITORED NUMEROUS OEPA RULE PACKAGES OUT FOR REVIEW

Throughout the year, several changes had been put out for review by the OEPA and Army Corp of Engineers. OHBA submitted comments, met with staff, as well as, participated in group stakeholder meetings to offer input on changes to NPDES Storm Water rules, 401/404 Permit mitigation changes, and certified water quality professional rules.

MONITORED LEGISLATION

Throughout the year, OHBA tracked and monitored numerous other items receiving attention by the legislature. Some of these included HB 69 TIF, HB 128 Building Inspectors, HB 121 Piping Materials, SB 43 Building Codes, and SB 3 Workforce Development. ■



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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!!*

To become a Financial Forecast Sponsor, contact the HBA at **330-725-2371**. It's that easy! We'll take care of everything else. Thank you ... we sincerely appreciate your support!



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FORECAST**