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April, 2023

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## New Home Buyers Increasingly Claim Energy-Efficient Tax Credits

*By: Elizabeth Thompson & Stephanie Pagan NAHB*

In recognition of New Homes Month in April, it is important to highlight that taxpayers are taking advantage of new home energy-efficiency related tax credits.



A recent Internal Revenue Service data analysis by the National Association of Home Builders (NAHB) indicates that more than 800,000 taxpayers claimed a new home-related energy-efficiency tax incentive.

“Builders have found that buyers are seeking out new homes with durable designs and sustainable features that make their home cost-

effective to operate,” said NAHB Chairman Alicia Huey, a custom home builder and developer from Birmingham, Ala. “Whether it’s efficient lighting options or appliances, many home builders are voluntarily incorporating green features into newly-built homes to meet consumer demand.”

In 2005, Congress established several energy-efficiency tax incentives related to housing that benefit new-home buyers and remodeling home owners. The policies include section 25D of the internal revenue code which is a tax credit for the installation of power production property in new and existing homes. From 2019 to

## In This Issue ...

**Annual Golf Outing Info/Form**

**Hill ‘N Dale Upcoming Event -  
Oct. 4 - Save the Date!**

**Legislative News | HBA Rebates**

**Sedgwick Controlling Costs with  
the Handicap Reimbursement  
Program & Spring Safety**

**Sedgwick Seminar Series**

**What is Universal Design?**

**Phones Down - It’s the Law**

**Topgolf Outing Photos & More!**

*(Cover Story - Continued on page 2)*



John Sumodi	356.5*
Andy Leach	148.5*
Bob Knight	97.5*
Mike Hudak	59*
Mark Zollinger	47*
Doug Leohr	34.5*
Russ Sturgess	29*
Dave LeHotan	10.5
Mark McClaine	9
Jake Lewis	6
Rex Gasser	4
Tom Rafferty	3.5
Charlie Ash	3
Rob Root	2
Ryan Suppes	3
Ray DiYanni	1.5
Paul Spenthoff	1
Sean Smith	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

2020, claims associated with solar electric power grew by 86,000 taxpayers and \$2.1 billion.

NAHB found that the most claimed qualifying activity for the 25D credit in 2020 was the installation of solar electric property. More than 600,000 taxpayers claimed the credit for almost \$12.6 billion in qualifying installation costs. The second most common installation in 2020 was for solar water heating, which was claimed by 114,000 home owners and totaled almost \$627 million in installation costs.

NAHB also surveyed home builders about the features they will most likely include in new homes they build this year. Five of the top 15 features focused on energy efficiency: low-E windows, efficient lighting, ENERGY STAR-rated appliances and windows and programmable thermostats. NAHB found that for repeat home buyers, ENERGY STAR windows, appliances and energy-efficient lighting were listed in the top 10 most wanted features in a new home.

Home buyers can access home buying and home building information and resources at [nahl.org/consumers](http://nahl.org/consumers).



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## From the MCHBA Office ...

Members and Friends:

See below for our calendar of events this year – so far. We will look to add more events as we go. Something you want to see? Let me know.

We've set the date for our annual MCHBA Golf Outing for Thursday, August 24th. Information is included in this newsletter and we are going to add some fun at each of the sponsored holes so be sure to consider sponsoring a hole and setting up your own memorable t-box game and prizes.

We are also very fortunate to be able to offer an event we have never had in the past - Hill 'N Dale which is one of the country's most outstanding shooting venues. We are still working on the pricing, but this will be a limited attendee event so be sure to register soon if you are interested. Spots will go fast.

Enjoy the beautiful weather!

*Susan Bloch*

# Table of Contents

Page(s)

Cover: *New Home Buyers Increasingly Claim*

<i>Energy-Efficient Tax Credits</i> .....	Cover,2
Spike Club Update .....	2
2023 Save The Dates .....	3
ED Letter / Board of Directors/Trustees .....	4
Member News .....	6
What is Universal Design? .....	6
Legislative News .....	7
Sign up to Revenue Share with the NAHB Member Savings Program.....	7
Sedgwick – Controlling Costs with the Handicap Reimbursement Program.....	8
Phones Down ... It's the Law! .....	10-11
Annual Golf Outing & Form.....	12-13
Sedgwick – Spring Safety.....	14-15
OHBA's Monthly Column.....	15
Topgolf Outing Photos & Winners .....	16-19
Sedgwick 2023 Seminar Series.....	20
Hill 'N Dale Shooting Outing - Save the Date/Details .....	21
Concrete Products Lead Building Materials Prices Higher .....	22

## 2023 Save The Dates

**August 24, 2023**

**MCHBA's Annual Golf  
Outing** Watch for more  
information on this not-to-  
be-missed annual event!

**Sept. 30-Oct. 15, 2023**

**MCHBA's Fall Parade  
of Homes** Plan to enter  
your next new home or  
development.

**October 4, 2023**

**MCHBA's Hill-N-Dale  
Shootout** Cost & more  
information to follow.

**October 26, 2023**

**BBQ, Bourbon Tasting  
& Wine** More to follow.

# From the Executive Director

Members and Friends:

Your Board of Directors decided a Fall Parade of Homes makes more sense this year as interest rates continue to bobble upward, however, our builders need to understand that it won't go any lower for a while so now is still the best time to build if you're going to build this year!

Our annual Golf Outing will be held this summer at Shale Creek on Thursday, August 24th. We plan to do some unique t-box games at each of the sponsored holes - get your creative genius out and let's have some fun with this. Giveaways and prizes are encouraged!

For the first time, this fall we have scheduled a Hill-N-Dale Shootout outing for our sports enthusiasts. This outstanding venue has a 9 year waiting list so this will be an excellent opportunity to check this place out and have a great time, as well as relieve stress and join your friends. More to come on this.

I would like to personally welcome Rob Skidmore, Transfer Title Agency, to our Board of Directors. He will be an incredible asset to your Board and we are excited he is joining us. More announcements on this later.

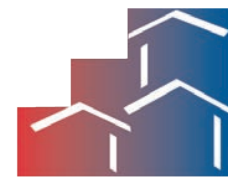
As always, we appreciate and value your membership. Let me know if there is anything I can do to help!

Respectfully:

Dave LeHotan  
Volunteer Executive Director



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## **LOTS & ACREAGE BOSTON HEIGHTS**

**VL 6327 Olde Eight Rd.** - approx. 1.92 acres. **\$165,000** & **VL Olde Eight Rd.**, approx. 2.05 acres, **\$165,000**. 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 for **\$350,000** (3.97 acres) and expand your dream. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

## **CUYAHOGA FALLS**

**3068 State Rd.** - Available is approximately 11 acres of vacant land for sale, zoned MU-3 which is Cuyahoga Falls' Sub-Urban Center and is intended for walkable commercial and mixed-use areas on a large scale in a sub-urban setting. Great for shopping centers, strip malls and commercial corridors. Mixed Use 3, balances significant pedestrian connections to adjacent areas with the need to accommodate traffic and parking. This property sits in West Cuyahoga Falls and is close to the Portage Crossing Shopping District. The land is mostly wooded. The property rises from the front and then levels out before coming to a beautiful ravine overlooking Mud Brook. A century home and barn are the only structures on the property. More land available. **\$895,000**. **Gary Stouffer 330-805-6900 & Matt Stouffer 330-814-4616**.

## **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**

**4968 Fairland Rd:** **\$1,400,000.00**. Approximately 24 acres (2 parcels) located in Norton, Ohio, currently zoned I-1/Light Industrial and offering many possibilities in this growing industrial area.

The City of Norton has approved a truck route from Fairland Rd to Eastern Rd to Route 21. Public water/sewer is accessible with the Norton/Barberton JEDD. There are 2 access points to this property; the first is on Fairland Rd, and the second is off 21st St SW. The front parcel (4608001) consists of approx. 11.86 acres and a 2316 sq ft, 4 bedroom/3 bath, well maintained home, which could possibly be converted to office space. Behind the house is an additional large outbuilding with electricity. The remainder of this first lot is currently farmed. The back parcel (4608002) is partially cleared but remains mostly wooded. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

## **RICHFIELD**

### **Revere Schools**

**3526 Brecksville Rd: \$350,000.** This commercial property is approx. 7.84 acres with the frontage measuring approx. 238 ft. It also features 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 with the remaining acreage beautifully wooded, and a peaceful stream/ravine running North/South through the property. This parcel is zoned Office/Laboratory which comes with a variety of permitted and conditional uses. These uses include but are not limited to the following: Office Space/Warehouse, Research Laboratories, Licensed Child/Adult Day Care, Nursing Home, Assisted Living Facility, Churches, Library, Museum, Art Gallery, School/College etc. For a complete list of uses and zoning requirements, see Zoning Chapter 1155 in the Supplements. Close to I-77 and I-271. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

**VL 4243 Brecksville Rd. \$149,900 & VL-4253 Brecksville Rd. \$159,900** - 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**.

**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**.

## **OLON**

**V/L Aurora Rd:** Commercial land for sale near the heart of Solon with a thru-way to Giant Eagle parking lot. 1.32 clear acres ready for the right build. Half of the parking lot to the southeast comes with property. Driveway on the back of the lot can possibly be moved to make more room for construction. Currently zoned Office/Medical. Possible rezoning available for retail or restaurant. **\$1,500,000**. **Gary Stouffer 330-805-6900 & Matt Stouffer 330-814-4616**.

## **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. **\$65,000**. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599**.

# Member News

## Renewed Associates

BASF – Hudson

Homestead Insurance Agency –  
Brunswick

## Renewed Financial

First Federal Lakewood –  
Brunswick

Westfield Bank – Medina

## Renewed Builders

Hanna Homes, Inc. – Brunswick

## Dropped Members

Costco Wholesale – Strongsville



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**Thank you to our associate, financial and builder members for renewing your membership ... Sorry to see Costco Wholesale go, but we wish you the best!**

## 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! Working with someone who is not a member? Let us know and we'll reach out to invite them to join our association! Application available online.

# What is Universal Design?

Universal design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Universal design is related to aging-in-place remodeling and a Certified Aging-in-Place Specialist (CAPS) can help you remodel your home using universal design concepts. The NAHB Remodelers in collaboration with Home Innovation Research Labs, NAHB 50+ Housing Council and AARP developed the CAPS program to address the growing number of consumers that will soon require these modifications. While most CAPS professionals are remodelers, an increasing number are general contractors, designers, architects, and health care consultants.

Everyone can use universal design! It doesn't matter if you are young or old. You could be short or tall, healthy or ill. You might have a disability. Or you may be a prize-winning athlete. Because of universal design, people who are very different can all enjoy the same home. And that home will be there for all its inhabitants even when their needs change.

Here are some of the more common universal design features that are also incorporated into aging-in-place remodels:

- No-step entry. No one needs to use stairs to get into a universal home or into the home's main rooms.
- One-story living. Places to eat, use the bathroom and sleep are all located on one level, which is barrier-free.
- Wide doorways. Doorways that are 32-36 inches wide let wheelchairs pass through. They also make it easy to move big things in and out of the house.
- Wide hallways. Hallways should be 36-42 inches wide. That way, everyone and everything moves more easily from room to room.
- Extra floor space. Everyone feel less cramped. And people in wheelchairs have more space to turn.

Some universal design features just make good sense. Once you bring them into your home, you'll wonder how you ever lived without them. For example:

- Floors and bathtubs with non-slip surfaces help everyone stay on their feet. They're not just for people who are frail. The same goes for handrails on steps and grab bars in bathrooms.
- Thresholds that are flush with the floor make it easy for a wheelchair to get through a doorway. They also keep others from tripping.

- Good lighting helps people with poor vision. And it helps everyone else see better, too.

- Lever door handles and rocker light switches are great for people with poor hand strength. But others like them too. Try using these devices when your arms are full of packages. You'll never go back to knobs or standard switches.





## THINGS WILL START TO PICK UP IN THE LEGISLATURE

While the Senate expected to be in session multiple days this week, those sessions have been cancelled, signaling things are still waiting to move. Stay tuned, as the movement of legislation is still to come. Meanwhile, in the House a lot of uncertainty continues over which party is in charge, and who is the leader. This uncertainty has led to a lot of inaction as to the future of key pieces of legislation, including the state budget.

## HOUSING TALK

Once Intel announced they would build and operate a massive plant in central Ohio, it kicked off many discussions about housing. Why? Ohio has a huge deficit in housing to accommodate growth not to mention for our existing population. This is not a new discovery. Those who follow OHBA know of our involvement in the anti-growth movement from not too long ago. Growth was claimed to be evil, particularly housing, as it was gobbling up farmland at such a pace, we were all soon to starve.

In many events and conferences OHBA claimed this was just not true. We demonstrated a growing housing deficit straining affordability and impeding economic growth. We also clearly rebutted any farm land loss which could even remotely impact food supply.

We were somewhat vindicated when Intel, and other industries, told state officials they had to do something to increase housing, as our lack of workforce housing negatively impacts development. Incidentally, Intel did come to Ohio and will be located on some of the most productive farmland in the state. Enough said! OHBA is pleased our state leaders now fully understand our housing stock must be expanded and updated.

**HB 2 (the budget bill) and HB 3 Affordable Housing** include millions of state dollars of incentives for housing. HB 3 provides up to 50 million a year for a state LIHTC and HB 2 provides for state LIHTC and tax credits for single family construction. The LIHTC proposal is like the federal program, while details for the single-family program remain in the formation stages.

There are a few other programs we are following:

- Program providing funding for certain home improvement.
- Asked the administration for their thoughts in requesting the Army Corps of Engineers to allow for a single corps district to handle all permit requests for Ohio.
- OHBA is working with the Department of Development who wants to give grants to local government to update their zoning ordinances.

Please feel free to contact OHBA with any questions at (614)228-6647.

## Sign up to Revenue Share with the NAHB Member Savings Program

If you are looking for a way to increase the value of your membership and make extra money for your HBA, sign up to revenue share with the NAHB Member Savings Program! Starting this year, each HBA participating in Member Savings revenue share must sign up every year. Our records show that your HBA has not yet signed up for 2023.

It's not too late, and there is no cost to you. It's a win for everyone – for your HBA and for your members! All you have to do is sign up, promote the Member Savings program on your website and marketing materials and watch your members' savings stack up! Last year, members saved more than \$40 million through member-exclusive discounts on automobiles, building products, business services and more with the NAHB Member Savings Program!

The more you promote the program and get members to save with business and personal needs, the more non-dues revenue share your HBA will receive.

- HBAs with 200 members or less generate an average between \$1,000 - \$10,000
- HBAs with 199-599 members generate an average between \$2,000 - \$14,000
- HBAs with 600 members or more generate an average between \$5,000 - \$18,000

Sign Up Now (<https://www.nahb.org/nahb-community/member-benefits/savings/member-saving-resource-center>) or reach out to the Member Savings team ([ssalang@nahb.org](mailto:ssalang@nahb.org)) to help answer any of your questions!

# Controlling costs with the handicap reimbursement program

The Ohio Bureau of Workers' Compensation (BWC) offers the Handicap Reimbursement Program to potentially offset claim costs and encourage employers to hire and retain employees with a handicapped condition. Ohio Revised Code 4123.343 recognizes 26 conditions / disabilities in which, under some circumstances, the employer may be eligible for reimbursement of partial claim costs. The handicap percentage awarded by BWC will reduce claim costs without reducing the benefits to the injured worker. The reduced claim costs can result in sizable premium reductions.

## Eligibility Requirements

If an employee suffers a lost-time industrial injury/ occupational injury or death, the claim may be eligible for handicap reimbursement if it can be shown that the handicapped condition pre-existed the industrial injury or occupational disease and either caused the claim or contributed to increased costs or delay in recovery.

Additionally, one of the following benefit types must have been paid in the claim:

- Temporary total compensation
- Permanent total disability
- Permanent partial-scheduled loss
- Survivor benefits
- Wages in lieu of temporary total disability

## Application Filing Deadlines

Private Employers:

- If the date of injury is between Jan. 1 and June 30, the application must be filed by June 30 of the year no more than six years from the year of the date of injury or occupational disease.
- If the date of injury is between July 1 and Dec. 31, the application must be filed by June 30 of the year no more than seven years from the year of the date of the injury or occupational disease.

Public Employers:

- A public employer must file the application by Dec. 31 of the year no more than six years from the year of the date of the injury or occupational disease.

The Sedgwick cost containment team conducts reviews on claims which meet the eligibility requirements for handicap reimbursement, files the application and attends the handicap hearing on behalf of our Ohio TPA clients.

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



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### HBA REBATES

Builders Average Rebate 2021



# PHONES DOWN IT'S THE LAW



As of April 4, 2023, it is illegal to use or hold a cell phone or electronic device in your hand, lap, or other parts of the body while driving on Ohio roads. If an officer sees a violation, they can pull you over.

Drivers over 18 years old can make or receive calls via hands-free devices, including:

- ✓ **Speakerphone**
- ✓ **Earpiece**
- ✓ **Wireless headset**
- ✓ **Electronic watch**
- ✓ **Connecting phone to vehicle**

In most cases, anything more than a single touch or swipe is against the law.



## CAN I STILL USE BLUETOOTH?

This new law allows drivers over 18 to make or receive phone calls using “hands-free” technology such as Bluetooth or integrated systems within the vehicle, as long as you don’t hold or support the device or manually enter letters, numbers, or symbols. If you must physically manipulate your device, you should pull over to a safe location and park your car before handling.

## WHAT'S OFF LIMITS?

With very few exceptions, anything that involves using, holding, or supporting a device **while driving** is off limits. This could include:



**Dialing a phone number**



**Sending a text message**  
*voice to text is legal via “hands free” method*



**Updating or browsing social media**



**Video calls or FaceTime**



**Browsing the internet**



**Watching videos**  
*GPS/navigational displays are allowed*



**Playing games**

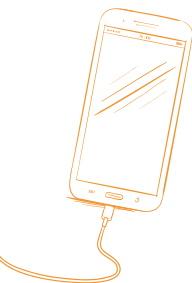


**Recording or streaming video**

Drivers can listen to audio streaming apps and use navigational equipment if they turn them on before getting on the road or use a single touch or swipe to activate, modify, or deactivate them.

**Remember, drivers under the age of 18 are still restricted from using their devices in any way, including hands-free features.**





## EXCEPTIONS INCLUDE:

- ✓ Drivers reporting an emergency to law enforcement, a hospital, health care provider, fire department, or similar emergency entity.
- ✓ Drivers holding a phone to their ear only during phone conversations, if the call is started or stopped with a single touch or swipe.
- ✓ Drivers holding or using cell phones and other electronic devices while stopped at a traffic light or parked on a road or highway during an emergency or road closure.
- ✓ First responders (law enforcement, fire, EMS) using electronic devices as part of their official duties.
- ✓ Utility workers operating utility vehicles in certain emergency or outage situations.
- ✓ Licensed operators using an amateur radio.
- ✓ Commercial truck drivers using a mobile data terminal.

## KEEP IN MIND — EVEN IF YOU CAN, THAT DOESN'T MEAN YOU SHOULD.

Looking at your cell phone while stopped at a light can potentially endanger your family, friends, and neighbors. Drivers have a responsibility to watch for people crossing the street or other drivers and bicyclists who haven't yet cleared the intersection. Ohioans are counting on you to pay attention.



## ENFORCEMENT

When the new distracted driving law takes effect on April 4, 2023, the Ohio State Highway Patrol and local law enforcement will issue warnings for six months for violations as part of the effort to educate and help motorists adapt to the new law.

Beginning October 5, 2023, law enforcement will start issuing citations for violating this law.

## PENALTIES

### 1<sup>ST</sup> offense

Two points assessed to license, up to a **\$150 fine**.\*

### 2<sup>ND</sup> offense

Three points assessed to license, up to a **\$250 fine**.

### 3+ offenses

Four points assessed to license, up to a **\$500 fine**, possible 90-day suspension of driver license.

### X2

**Fines doubled** if the violation occurs in a work zone.

For more information, visit:

**PhonesDown.Ohio.gov**

*\*Completion of a distracted driving course can help avoid the fine and points.*



Department of  
Public Safety



Thursday, August 24, 2023 | Shale Creek Golf Club | Shotgun Start 9:30 am

# ANNUAL MCHBA GOLF OUTING

## Dinner ONLY \$60/person

BBQ Ribs & Chicken,  
Corn on the Cob,  
Herb Roasted  
Potatoes, Salad,  
Rolls, Dessert



## Golf Package \$150/person

Includes:  
18 holes of golf,  
half a cart, Box  
Lunch, Dinner &  
2 Drink Tickets

## SCHEDULE OF EVENTS:

Registration - 8:45 am  
Shotgun Start - 9:30 am

Social - 2:30 pm

BBQ Dinner - 3:00 pm

Announcements | Winning Team

**WIN BIG:** Prizes | Lottery Tree  
50/50 Raffle

Sponsored  
Holes will  
feature fun  
side events



## Shale Creek Golf Club

5420 Wolff Road  
Medina, OH 44256

Please note: All fees are  
nonrefundable and no shows  
will be billed. Submit your  
completed registration form  
with check or credit card

info **BY FRIDAY, AUGUST 18** to:

MCHBA, PO Box 233, Valley City, OH 44280

**Skins & Mulligans Available**

# MEDINA COUNTY HBA GOLF OUTING REGISTRATION FORM

Dinner Only (\$60 per person) - Name(s): \_\_\_\_\_

## Golf & Dinner (\$150 per person):

Names (required)	Company	Phone # to verify
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Place me with a foursome \_\_\_\_\_

Add-ons: Skins \_\_\_\_\_ [Add \$20/team] Mulligans \_\_\_\_\_ [Add \$10/person or \$30/team]

Billing: \_\_\_\_\_ Invoice me \_\_\_\_\_ Check (enclosed) \_\_\_\_\_ Credit Card (see below)

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

Name on Card \_\_\_\_\_ 3/4 digit code \_\_\_\_\_

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

Please return completed form with your check or credit card information

**BY AUGUST 18, 2023** to: **MCHBA, P.O. Box #233, Valley City, OH 44280**

Phone: 330.725.2371 or 330.483.0076 • Email: [susanb@medinacountyhba.com](mailto:susanb@medinacountyhba.com)

## GET INVOLVED Opportunities:

### Par Level / Hole Sponsor - \$100

Your company will be recognized with a sign at the assigned hole & you are encouraged to hold a fun side event at your hole (hit the marshmallow in, etc.) - your choice!

### Water Sponsor - \$150

Will receive recognition throughout the day by announcement

### Box Lunch Sponsor - \$250

Will receive recognition throughout the day by announcement

### Long Drive Sponsor - \$350

Sponsor gets announcement

### Proximity Sponsor - \$350

Sponsor gets announcement

### Putt Off Sponsor - \$350

Sponsor gets announcement

Sponsorship participation gives you an opportunity to get more involved with our biggest social event of the year and provides you with better visibility among your fellow associate and builder members! We appreciate your consideration and support of this fun annual not-to-be-missed event. Potential Members always welcome!

**Don't miss the opportunity to have some fun if you are sponsoring a hole! We encourage you to be creative, have some fun competitive games like: who can hit a marshmallow closest to the pin, golf pong, small cornhole game, etc. You get the idea. Check this form, call or email if you want to be a sponsor: 330-725-2371 or [susanb@medinacountyhb.com](mailto:susanb@medinacountyhb.com).**

## Spring safety

Here we are in 2023 and the first day of spring has come and gone. This is a great time for us all to leave the cold weather behind and look forward to warmer weather. The hazards we face in the winter may be different than the hazards we face in the spring. If your employees are working outside this spring, they should be made aware of those dangers. Below is a list of work your employees may be performing outdoors, the hazards they may face, and tips on staying safe.

### Outdoor power equipment

1. Be sure to wear gloves, safety goggles/glasses, sturdy shoes, pants, and any other necessary PPE.
2. Follow all the manufacturer's operation and safety guidelines and do not take short cuts. The guidelines are designed for your safety.
3. Perform a maintenance tune up on your equipment such as oil/fuel change, sparkplug, filter, etc.
4. Ensure your blades on equipment are kept sharp as this will make the job easier and lower the chances of getting injured.
5. Remember to protect your hearing. Outdoor power equipment can damage your hearing.

### Working at heights

1. When using a ladder, inspect it for damage and be sure to use the right ladder for the job.
2. Extension ladders should extend at least 3 feet above the working platform or roof.
3. Always maintain a three-point contact and if you need to carry tools, use a tool belt.
4. Scaffolding must be built per the manufacture's specifications and by a competent person.
5. Use the appropriate fall protection when working at heights.
6. When removing material from the back of a truck, ensure the truck bed is organized to eliminate any trip hazards.

### Outdoor hazards

1. Reduce the risk of sunburn and skin cancer by wearing long sleeves, a wide-brimmed hat and sunshades. Use sunscreen with an SPF of 15 or higher.
2. Be sure to wear insect repellent to prevent insect bites.
3. When using chemicals, be sure to follow the manufacture's recommendations. Heed all safety warnings!!!
4. Keep an eye on the thermometer and take precautions if it gets too hot. Don't forget to drink water or hydrating liquids.
5. Learn the warning signs of heat-related illnesses and share them with others. These include symptoms like headache, dizziness, rapid pulse, nausea and confusion.

Working outside as the weather warms up can be beneficial, mentally and physically. The warm sun, cool breeze and new blossoms are just a few benefits. But we must remember there are some hidden hazards. Be sure to take the appropriate precautions, as this will make working outdoors safer and more enjoyable!

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



## OHBA EXECUTIVE VICE PRESIDENT'S COLUMN



*By Vincent J. Squillace, CAE, Executive Vice President*

As a follow up to our organizational meeting the members of the executive committee recently met to focus on essential matters discussed and to prepare for the future serving our industry. Most of us are still in the throes of reorganizing since covid. The stock market and rising interest rates also are making an impact. Despite all that, issues of concern from state government continue to be foremost to the leaders of OHBA.

We continue to urge the Ohio Supreme Court to take up the case where two appeals courts misapplied the Consumer Sales Act to all remodeling. Hopefully, we get to plead our case and have the errant ruling reversed. If not, we will be forced to request the legislature to take up the issue for correction, that



is not an easy or expeditious path. Any issue before the legislature is open fully to public review and comment. When we settled the issue a number of years ago it was a lengthy process with numerous give and take. As the remedy's now available under the court's ruling are excessive, others view them as hitting the lottery.

While that is an important and pressing issue, there is more. Yes, housing is now a hot topic but methods to ease the shortage of it typically involve more public

assisted financing with little attention directed to helping the private side make a positive impact. We do support, fully, both public supported housing initiatives as well as private side development. However, how the private side delivers housing is not well known to some in government. Local governments are concerned with not reaping a fair share of housing development revenue with no concern with affordability. This is a daily topic for us.

Our officers fully support continued involvement by OHBA with these issues into the future. We need continued growth in our membership and participation at our meetings where we explain these and other topics in great detail.

The next best opportunity for this is our summer meeting at Kent State University Hotel Conference Center, June 20-22, 2023. We hope to see you there!



# Topgolf Outing Photos



*Team Westfield Bank & Team US Bank are getting a bead on where to shoot.*



*Team Westfield Bank & Team US Bank compete at Topgolf!*



*Team US Bank gets hit up by Pam, Third Federal Savings for 50/50 (yes, Steven Webster from US Bank won it too).*



*Team Transfer Title (forefront – hi Rob) and Team Legacy Homes / Lumen Nation in the background enjoying the day!*



*Team Lumen Nation teeing up to hit the ball while Team Legacy Homes cheers them on!*



*Team Carter Lumber getting warmed up (and helping fellow golfers do it right).*

# More Topgolf Outing Photos



*Team 2 for All Construction - hey ... where'd they go?*



*Everyone still hanging out and having a great time.*



*Team 1 for All Construction watching the high fly they just hit go super far.*



*Team Carter Lumber (Charlie Ash and Rob Root) and Team Legacy Homes / Lumen Nation enjoying the day.*



*Everyone just hanging out and having a great time.*



*Pam Hornak, Third Federal Savings hitting up Joe Lucarelli from Team Legacy Homes for 50/50 tickets. Good job Pam!*

# More Topgolf Outing Photos



*Team Transfer Title (Claudia and Rob Skidmore) socializing and taking a munch break.*



*Team Westfield Bank getting serious about the tournament – working to win it!*



*A grey, rainy day outside didn't dampen anyone's game or spirits and they still had tons of fun!*



***Topgolf Lunch Sponsor:***  
***Third Federal Savings & Loan***  
***Association***



*Team Legacy Homes' star hacker Alison Hall didn't miss the ball this time – she was down to brass tacks and being serious.*

# Topgolf Outing Winners



*Team Carter Lumber won the honors with a round one score of 281. Attending was Dan Bonello, Charlie Ash, Tyler Light, Mike Hudak and Rob Root. The team won \$300! Congratulations to everyone – well played!*



*Steven Websiter from Team US Bank won the 50/50 Raffle and pocketed a cool \$233 for his efforts. Congratulations Steven!*



*Team US Bank won the honor of having the lowest round one score of 173 and each player qualified for a FREE 30 minute lesson from our Pro Brian Owens. Great job Chris Dillon, Steven Webster, Phil Humbel and George Nassif!*

A warm thank you to all the participants, sponsors, and especially to Pam Horank, Third Federal Savings & Loan and Polly Robinson, Fifth Third Bank for helping the day flow very smoothly and capturing specials moments with their smart phones!

Thank you to our  
*Topgolf Bay Sponsors:*



# 2023 *Seminar Series*

*Sedgwick is proud to deliver workers' compensation claims management and cost containment strategies to nearly 60,000 hard-working Ohio employers and have the endorsement of more than 340 associations, chambers of commerce, governmental agencies and public-sector organizations.*

## Seminar topics

### Safety gap analysis

This session will provide employers with a high-level overview of the safety gap analysis process including the different types that can be conducted, why they are important and how to interpret the results. We will also discuss ideas on how to close any gaps identified in an employer's safety program along with available resources.

### Claims management: panel discussion with TPA & MCO

Our panel of experts will engage in a discussion of best practices that focus on how to manage the more difficult claims. We will discuss strategies for working with "challenging" providers and review best practices for managing injured employees with work restrictions as well as those who are not able to return to work. We will include a discussion on how and when to utilize vocational rehabilitation and identify the benefits to both the injured employee and the employer. Finally, we will touch on claim defense, cost mitigation and claim resolution.

### Controlling unemployment costs

How your organization manages its unemployment process can have a direct impact on the bottom line since an employer has the ability to influence workforce agency decisions. Typically, setting up a process to respond to claims filed is seen as the essential best practice, however, it is only a small piece of the overall puzzle. This session explores the other critical aspects that are required to effectively manage unemployment risk. We will give you tools to assess and improve your organization's current process along with strategic concepts that can be utilized to ensure compliance, increase win rates, and reduce assigned rates and account benefit charges.

### How to stay connected with an aging and remote workforce

Two of the biggest questions in the workplace today are remote work and the aging workforce. These two realities are shaping how work is done and what employees value, need, and want in an employer. In this session we will explore these two topics and look at what an aging workforce needs, values and what a remote workforce will look like for your organization and how these realities intersect in the workplace.

## Locations & dates

Sedgwick will be holding the seminars in four convenient locations across the state. The locations and dates are:

- April 12 - Perrysburg, Hilton Garden Inn
- April 13 - Independence, Embassy Suites
- April 25 - Dublin, Embassy Suites
- April 27 - West Chester, Marriott Cincinnati North

## Registration

Registration fees are \$75 per person for Sedgwick clients. Tuition, educational materials, continental breakfast and a refreshment break are included in the registration costs. These sessions qualify for the two-hour safety credit through the Ohio Bureau of Workers' Compensation. Be sure to register early as space is limited. For additional information and to register, go to <https://app.certain.com/profile/web/index.cfm?PKwebID=0x1277941abcd&varPage=home> We look forward to seeing you at one of our locations!

# MCHBA's Sports Event of the Year!

## SAVE THE DATE!



**Wednesday  
October 4, 2023**

Hill 'N Dale Club is a private club for sportsmen and their families offering a place to hunt, shoot, fish and enjoy the outdoors on a stunning, scenic property located off Poe Road in Medina Township.

Their shooting sports offer a variety of options from sporting clays, skeet, five stand and trap with over 30 different available stations.

Our MCHBA event will feature the following:

- 16 different stations
- Limit of 64 participants / 4 people to a team
- Shotgun start (event runs from 9am to 1-1:30pm)
- Per person cost includes course fee, 100 targets, shells, carts, and 2 people sharing a gun
- Box lunch served at their pavilion after shooting
- Station sponsorships and event sponsorship available

Note this private club, started in 1954, has a nine-year waiting list for membership so our event offers a unique opportunity to check this place out and enjoy a fun morning of shooting.

Watch for more details on this exciting event in the next issue of Building Blocks!

3605 Poe Road | Medina, OH 44256 | 330-725-2097  
[www.hillndaleclub.com](http://www.hillndaleclub.com)



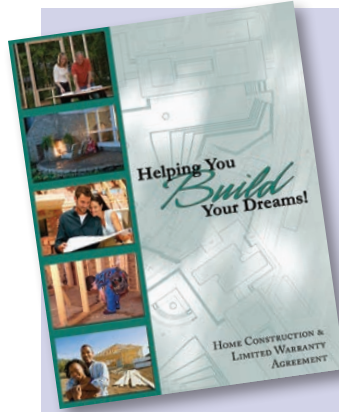
# Concrete Products Lead Building Materials Prices Higher

After four consecutive declines, the producer price index (PPI) for inputs to residential construction less energy (i.e., building materials) rose 0.3% in February (not seasonally adjusted) following a 1.1% increase in January (revised), according to the latest PPI report.

Price growth of goods inputs to residential construction, including energy, gained 0.4% over the month. Prices have increased 2.9% over the past 12 months.

Ready-mix concrete (RMC) prices continued their historic pace as the index increased 0.8% in February after gaining 0.7% in January (revised). RMC prices have increased in all but two months since January 2021. The monthly increase in the national data was broad-based geographically but was primarily driven by a 4.2% increase in the Northeast. Prices rose 0.8% in the West and 0.5% in the South, and were unchanged in the Midwest.

The months-long concrete price increases are partially due to the closure of a large limestone quarry in Mexico. And the concrete shortage isn't limited to the United States — it's a global shortage being driven by the dearth of one of concrete's main ingredients: cement mix. This has resulted in price increases across the board, and there does not appear to be any relief on the horizon.

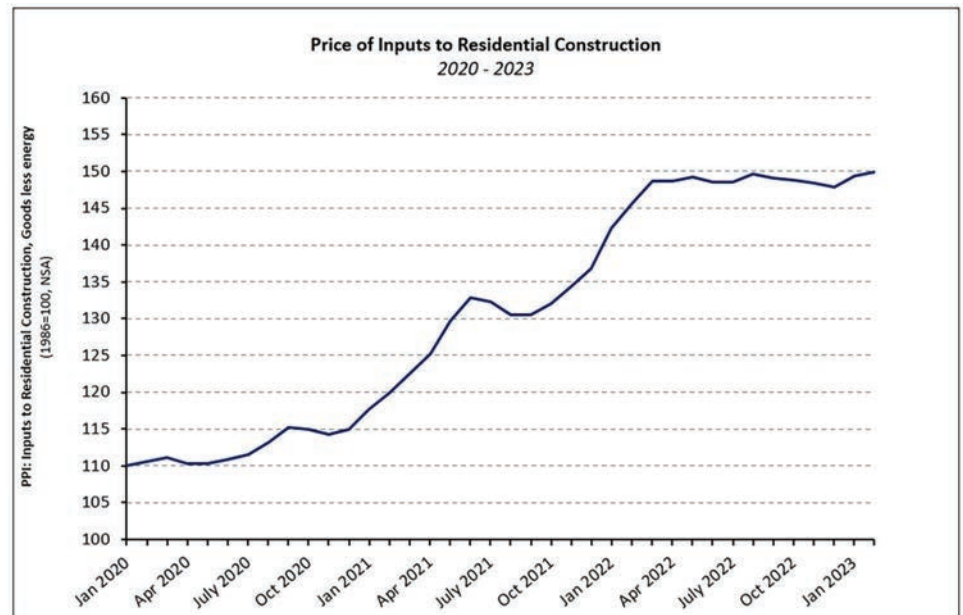
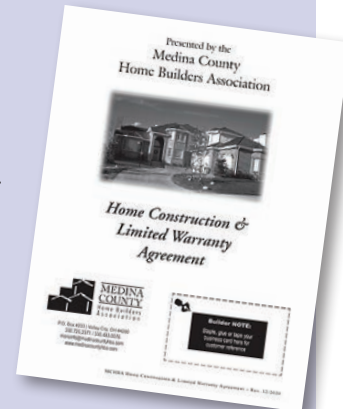


## OFFICIAL MCHBA WARRANTY

# 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.



Prices for gypsum building materials and steel mill products also rose 0.5% and 2.6%, respectively, following price declines the previous month. Gypsum products prices are 12.5% higher than they were a year ago but began stabilizing in August 2022. This was the first monthly price increase for steel mill products since May 2022, but prices

have dropped 26% since then and are down 21.2% over the past 12 months.

Softwood lumber prices fell 0.8% in February — the seventh consecutive monthly decline. Since peaking in March 2022, the index has fallen by 47.1% but is still nearly 20% above the January 2020 level.



We have been serving professional builders for more than 90 years. Our business is all about serving you. We are a one-stop-shop for all your building needs, making sure you are set up for success before, during, and after your projects.

## CARTER LUMBER MANUFACTURING

As skilled framing labor availability continues to decrease throughout our industry, prebuilt components are more important than ever for home builders. That's why we've **invested heavily** in our component manufacturing plants, to guarantee that in every market we service, our professional builders have the components they need, when they need them.

The **thirteen** component plants across our footprint are capable of producing roof trusses, floor trusses and wall panels for our customers. Our state-of-the-art facilities guarantee high quality production of trusses and wall panels.

## OTHER SERVICES

- Kitchen & Bath Design
- Installed Services
- Estimating
- Pre-hung Doors
- Trim & Millwork Packages
- Custom Millwork
- Windows
- In-House Credit

### Akron

172 North Case Ave.  
Akron, OH 44305  
(330) 784-5441

### Canton

1532 Perry Dr. SW  
Canton, OH 44710  
(330) 479-8314

### Elyria

41625 Griswold Rd.  
Elyria, OH 44035  
(440) 934-5266

### Madison

6320 N. Ridge Rd.  
Madison, OH 44057  
(440) 428-1110

### Medina

3725 Medina Rd. Ste 108  
Medina, OH 44256  
(330) 725-6760

### Middlefield

14601 Kinsman Rd.  
Middlefield, OH 44062  
(440) 834-8164

### Solon

6199 SOM Center Rd.  
Solon, OH 44139  
(440) 248-5355