MONTHLY MEMBER MAGAZINE Vol. 27 - Issue 5

## May, 2018

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# It's On!

# Medina County Parade of Homes Shows Off Its Finest Started May 5

Editor's Note: Below is the article submitted to all the media. Please support your fellow builder members and check out the Parade homes and development over the next two weekends. It is always our honor to work with this organization and put together a great Parade event. SB



Welcome to the 2018 Medina County Spring Parade of Homes. This event showcases 17 exciting new homes built by 15 of the area's finest builders plus a highly desirable new development in an incredibly beautiful country setting ... all for the public to tour FREE of charge. It's the perfect time to take a break from yard work and visit the array of neighborhoods,

communities and incredible homes this area and event have to offer. Home values have roared back and continue to rise, even more so in this highly appealing county

so moving to (or within) Medina County makes financial sense. Empty nesters looking to downsize? Family growing and need more space? Want to change your view? Whatever your reason, you will find the perfect home in Medina County.

The Parade starts Saturday, May 5th and runs through Sunday May 20th. Models are open Saturdays and Sundays ONLY Noon to 5pm. Compare house values, builder styles, and community settings while meeting many of the builders at their models.

Building is highly competitive, yet

(Continued on page 7)

Special Parade Issue ...

OHBA - Primary Election Happenings Thank You Parade Sponsors Parade of Homes Builders, Homes & Map Legislative News Golf Outing Details NOTE OUR NEW ADDRESS!

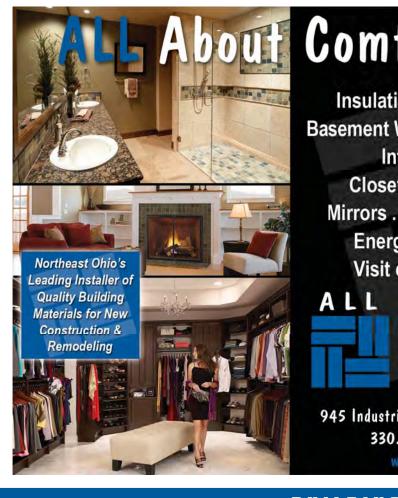


Kenneth Cleveland	1,065.5*
Calvin Smith, Life Dir.	594.5
Mary Felton	371
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Mark Zollinger	28
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Ed Belair	7
Greg Thomas	5
Mike Hudak	4
Dave LeHotan	3
Ted Curran	2.5
Rex Gasser	2
Jeremy Krahe	2
Sean Smith	1

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



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## 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:

Our Medina County Spring Parade of Homes is showcasing 17 homes, built by 15 builder members, with a new development in Hinckley.

We continue to have a wealth of sponsors for this event twice a year and this one is no exception. I strongly encourage our Parade (and other) builder members to do business with these companies ... they are stepping up and making a big difference in the success of our event through additional marketing monies. They are: **Carter Lumber** (major sponsor), **84 Lumber, All Construction Services, Clement Construction, Inc., Fifth Third Bank, Kingdom Title Solutions, Paramount Plumbing, Sundance LTD, Third Federal Savings & Loan, Transfer Title Agency, Inc.,** and **Wolff Brothers Supply, Inc.** 

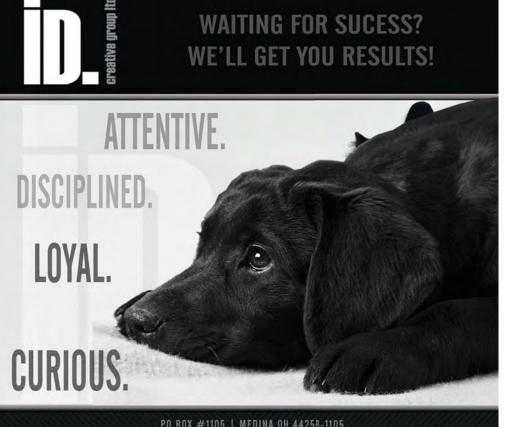
Thank you to these companies and to the Parade builders. You are utilizing your membership and opportunities to the fullest and we expect this event to be a win/win for all involved.

Take time and go visit the homes – support your fellow builder members in this great event!

Respectfully:

Dave LeHotan Volunteer Executive Director





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Your MCHBA member dues also cover these memberships:



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

681 Trellis Green: Private lot in Arbour Green development w/lots of road frontage & possible walk-out basement. Gary Stouffer 330-835-4900.

#### **BROADVIEW HEIGHTS**

V/L E Royalton Rd: 3 parcels totaling 3.12 acres. Commercial. \$420,000. Erin Glasgow 216-299-9968 or Gary Stouffer 330-835-4900.

#### 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 Hawksmoor Way: 2.7 acres, 329x429, dead-end street. Wooded, waterview, private sewer & well. \$103,900. Ina Lahrs 440-591-3593 & Gary Stouffer 330-835-4900.

#### COPLEY

4520 V/L Medina Rd: 2.21 acre commercial lot across from Akron General Wellness Center. Water and sewer available. \$300,000. Gary Stouffer 330-835-4900.

V/L Medina Rd: 1+ acre lot on corner of N. Hametown and Medina Rd. Water and sewer available. \$150,000. Gary Stouffer 330-835-4900.

209 Rothrock Rd: Commercial - 1.4 acres near Montrose Shopping Center w/driveway. NEW PRICE \$250K. Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616.

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

#### **CUYAHOGA FALLS**

1301 Sacket Ave: Commercial 154x172 (.61 acre lot). Public utilities. \$75,000.



#### FAIRLAWN - Copley/Fairlawn Schools

Lot 93-94 Ghent Rd: 9+ acre investment property in the City of Fairlawn. Property offers scenic lake views. Frontage on Knollwood and Ghent Rds. Can be subdivided. Gary Stouffer 330-835-4900 or Bill Snow 330-990-0256.

#### **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.

#### 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 Foskett Rd: 10.7 fully wooded acres in Brunswick. Relatively flat & completely wooded. Perfect for that private, quiet dream home. \$160,000 Gary Stouffer 330-835-4900, Matt Stouffer 330-814-4616

S/L 5 Jumpers Knoll: Build your dream home on this 2-acre lot in Signature of Sharon. Gary Stouffer 330-835-4900.

#### NORTON

V/L S Hametown Rd: Nearly 19 acres in Norton. Possible walkout basement. Back 6 acres are fully wooded with great privacy. \$250,000. Gary Stouffer 330-835-4900 Matt Stouffer 330-814-4616.

#### **RICHFIELD** - Revere Schools

3401 Brecksville Rd: This is a 22.9 acre rectangular parcel zoned office/limited industrial located in Richfield Village. Electric, gas, water, sewer, phone and cable available. Gary Stouffer 330-835-4900 or Matt Stouffer 330-814-4616.

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 or Gary Stouffer 330-835-4900.

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

#### ROOTSTOWN

2883 Cook Rd: 60+ acres partially wooded with large lake and farmland, frontage on Cook, Industry Rd and Wilkes. Gary Stouffer 330-835-4900 or Gina Luisi 330-814-4747.

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Brecksville / Broadview Heights 440-526-6700

#### 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 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 - 19 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 culde-sacs. Highland Local Schools and conveniently located to major highways and Montrose shopping. Lots available starting from \$130s. Robin Pickett 330-322-3181 and Gary Stouffer 330-835-4900. https://www.youtube.com/watch?v=gAuP69GJ7 9U&feature=youtu.be

#### SOLON

5968 Glastow Lane: Wooded lot in highly rated Solon Schools. Public utilities. Bring your own builder. \$69,000. Mike Stoerkel 330-701-4426.

#### 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

V/L Sharbrook South Rd: 3 lots available in Highland SD. 2+ acres, 5+ acres & 7+ acres. Available separately or as one 14+ acres to create your private hideaway. Gary Stouffer 330-835-4900 or Matt Stouffer 330-814-4616.

V/L Harpster Rd: 16 acre parcel. Beautiful setting for private estate or horse ranch. 150' of frontage. Well & septic. Gary Stouffer 330-835-4900 or Matt Stouffer 330-814-4616.

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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EXECUTIVE VICE PRESIDENT'S COLUMN

By Vincent J. Squillace, CAE Executive Vice President

# Member News

# **Primary Election Happenings**

As all statewide executive offices are up this year for election, you will find a crowded field of candidates to vote for in the primary. In addition, there are a number of candidates for US Congress and Statehouse legislative seats. Only an election can bring out the most outrageous behavior in some. It is very likely you

will witness some of this behavior now as early voting as begun. When the primary election is over and the winners declared, you get to hear and see it all again in the general election in November. Lucky us huh!

Nonetheless, those elected will be running the state government for the next two years. History proves primary elections have a tendency for nominating the most politically positioned candidates for their respective party; in other words, they are extreme. This applies to both political parties. To the winners goes the spoils. Many around here think political fortunes may change this year.

think political fortunes may change this year. It has been widely publicized that Ohio House Speaker Cliff Rosenberger has resigned in the face of an FBI ethics-based investigation. This has a chilling effect on the whole process. With rumors of lobbyists wearing wires and some deep seeded

emotions, many casts a wary eye in all directions. Very unsettling to say the least. What complicates all this further is a nasty battle to be the next Speaker of the Ohio House. Two candidates are at it full-time. Some feel the contest has led, in part, to the past Speakers hasty exit. Teams are being formed and some who play the game big time are weighing where to cast their support. Naturally, most will hedge their bets by backing both candidates.

We will get a glimpse of chances of success in November as the primary winners are declared. In the meantime, we can only hunker down and hope for the best.

#### (Cover Story – Continued from page 1)

industry.

Medina County builders partner to create more specialized home building projects, collaborate on developments, and more which speaks volumes of the caliber and cooperation among these individuals. Six of the featured builders (Legacy Homes of Medina, Legacy-Carrington Builders, Artisan Building & Design, Bridgeport Custom Homes & Design, and Vintage Homes by Windridge, and Windridge Homes) serve on the HBA Board of Directors



#### New Associates

#### Homestead Insurance Agency

324 Pearl Road Brunswick, OH 44212 Contact: Brandon Rapp Phone: 330-225-3100 Email: b.rapp@homesteadins.com Sponsor: John Sumodi Business: Commercial & Personal Insurance Services

#### Renewed Builders

Zollinger Builders - Smithville

#### Renewed Associates

Louis Perry & Associates, Inc. – Wadsworth

Osborne-Medina, Inc. – Medina TGC Engineering, LLC – Sharon Center



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).

# Members ...

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

#### BUILDING BLOCKS

demonstrating their responsible

commitment to the local building

John Sumodi, Legacy Homes of

Medina County HBA President

Medina, notes "Medina County simply

has it all ... close proximity to thriving

Akron, plenty of perfect places to build

(Cover Story -

Continued on page 15)

metropolis areas like Cleveland and

# Hat's Off to our Spring Parade of Homes Event Sponsors!



Jeff Barnes 330.931.8060

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# **MAJOR EVENT SPONSOR**



The Medina County Home Builders Association would like to take this opportunity to thank each and every one of our sponsors and supporters of the Parade of Homes. Your response continues to be unprecedented and your participation will enable us to promote this event in a way we have only dreamed of over the past few years.

As most of you are aware, there is a lot of activity in Medina County and your support keeps that momentum rolling.

Be sure to take time to visit each of the model homes being presented. The builders have made a huge commitment themselves to being in this Parade, even some of the homeowners have allowed their homes to be presented as well. The best way we can support them, aside from what all of you have already done, is to tour the homes, tell your friends and neighbors and show your support that way.

We would like to thank all of our Parade Builders as well for continuing to participate in this event that puts our association at the forefront of residential construction in Northeast Ohio. Participants for this year's spring event include:

**Arthur Rutenberg Homes** (Division of Zollinger Builders) Artisan Building & Design, LLC (2 homes) **Bridgeport Custom Homes &** Design **Charis Homes DiYanni Homes** Gasser Builders, Inc. Landmark Homes Legacy Homes of Medina Modern Home Concepts (2 homes)Panther Builders, Inc. Paradise Homes of Medina, Inc. **Pulte Homes R.J.** Perritt Homes, Vintage Homes by Windridge Windridge Homes

We anticipate with this many homes on having a highly successful spring Parade event!



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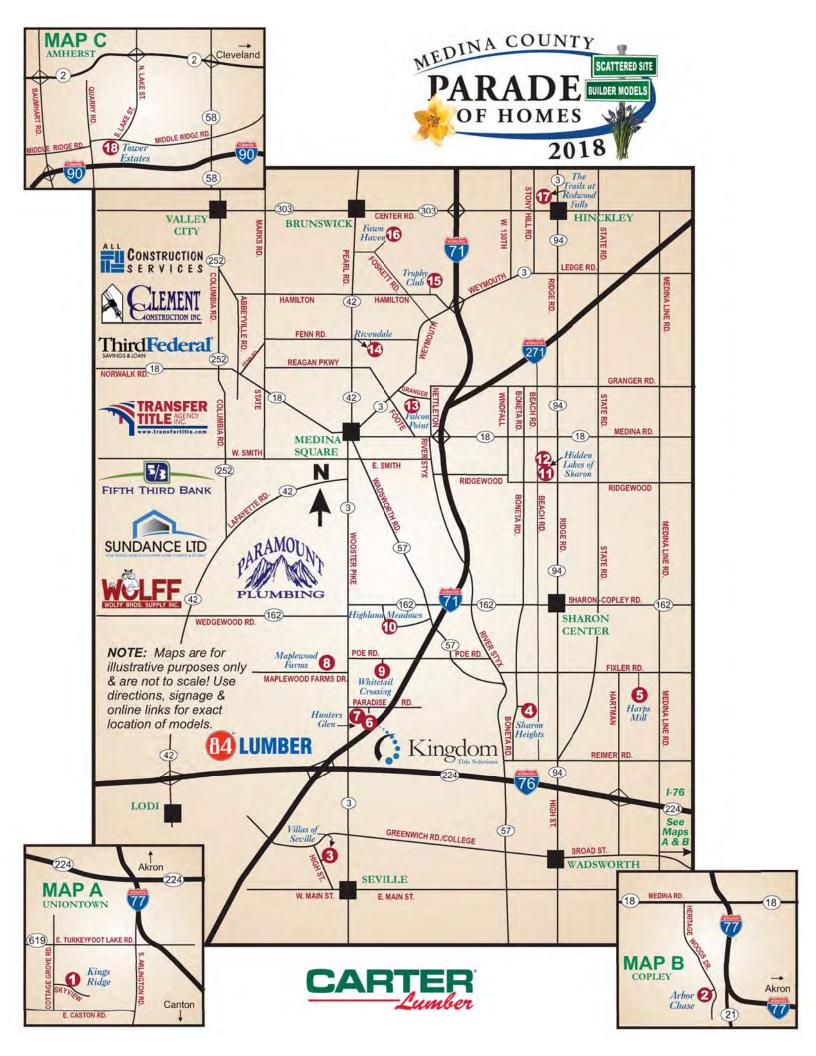
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#### HB 371 REMAINS STALLED IN HOUSE WAITING FOR VOTE

OHBA continues to talk to all members of the House on HB 371 and its impact on housing and development, especially in those areas where there has not been any recent development. OHBA has explained away numerous reasons for potential opposition ranging from the argument that no tax will be collected to a developer using this exemption to get rich. Many of the members of the House continue to hear from their country auditors and local government officials on the negative impacts HB 371 will have if it's passed.

OHBA encourages anyone interested in HB 371 to contact their representatives and county auditors to help explain the real impact of changes proposed in the legislation.

The House will take a short break before the May primary, but is expected to come back for a few session days in May before the summer recess.

Feel free to contact OHBA with any questions.

#### OEPA STORMWATER DISCHARGE GENERAL CONSTRUCTION PERMIT (GCP) UPDATE

After receiving numerous comments on the proposed changes to the GCP, the OEPA is holding a meeting today to explain further changes the agency has made in response to stakeholder

comments. OHBA led a coalition of industry groups in submitting a letter with significant changes to be made to the proposal. The current permit expires April 20th, and it is likely the OEPA will move forward with the final permit after explaining the most recent modifications. Among other changes, OHBA and coalition members requested removing the electronic submittal requirements for SWPPP documents, concerns with inclusion of specific watershed permits within the general permit, and the requirement for assurance of perpetual maintenance of post construction practices as a condition of permit approval. OHBA will continue to provide an update on the status of this permit as it moves ahead.

Please contact OHBA with any questions or further feedback.

#### **OHBA MEETINGS**

Mark your calendar for:

Membership Roundtable Meeting *Thursday, May 24th* BIA of Central Ohio, Westerville

OHBA Summer Meeting Wednesday, June 20th Renaissance Hotel, Cleveland Meeting material has been sent out for this meeting. If you need the material, please contact OHBA.

> OHBA Fall Meeting Tuesday, November 13th Hilton Easton, Columbus



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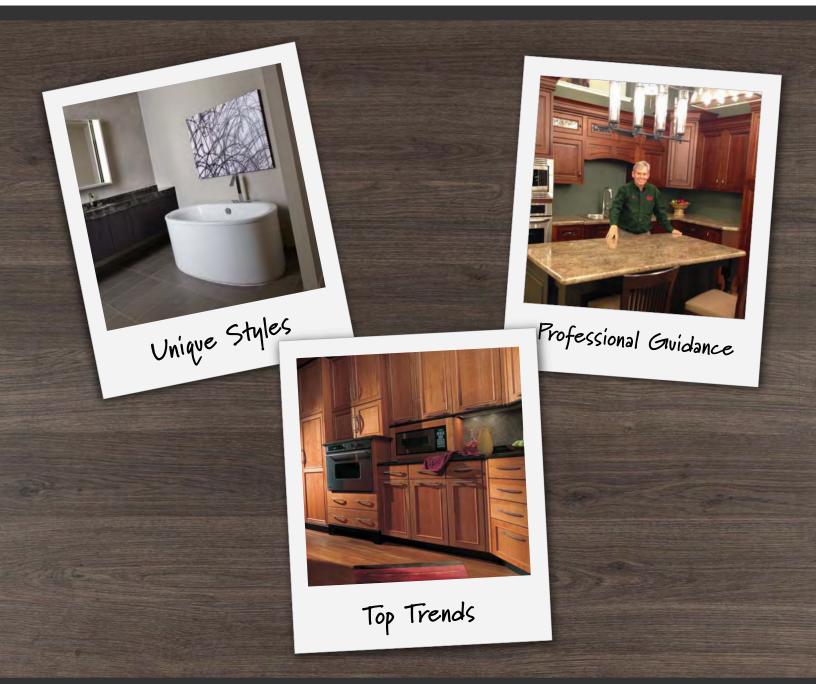
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#### (Cover Story – Continued from page 7)

your dream home, great interest rates, superior school systems, and unique, historic communities that make Medina County highly inviting and popular. Our builders know buyers want something unique ... a home that defines them ... and that's what you'll see at our Parade of Homes!"

The positive economic impact Northeast Ohio continues to experience with winning sports teams, a wealth of tourist destinations and more, is creating a fast growing demand for housing in response and, in a nutshell, the area is becoming a highly sought-after area in which to live and work.

Builders featured in this Parade include: Arthur Rutenberg Homes (Sharon); Artisan Building & Design LLC (2 homes - Brunswick Hills and Medina); Bridgeport Custom Homes & Design (Medina); Charis Homes LLC (Uniontown); Diyanni Homes (Medina); Gasser Builders Inc. (Seville

- cluster); Landmark Homes (Medina); Legacy-Carrington Builders (The Trails at Redwood Falls Development, Hinckley); Legacy Homes of Medina Inc. (Sharon); Modern Home Concepts LLC (2 homes - Sharon Township and Medina); Panther Builders, Inc. (Seville); Paradise Homes of Medina, Inc. (Seville); Pulte Homes (Copley), R.J. Perritt Homes (Amherst); Vintage Homes by Windridge (Sharon); and Windridge Homes (Medina).

It can be challenging to put on a successful Parade and the Medina County HBA is proud of their associate members' commitment to this event, contributing financially and through providing quality products and services. Major Event Sponsor Carter Lumber is joined by these Parade Sponsor Supporters: 84 Lumber, All Construction Services, Clement

# **Use These**

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. Or, if you just need the Warranty, the warranty and folder for just \$25.

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(Cover Story – Concluded on page 16)



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May, 2018



### May 5 – 20, 2018

**Spring Parade of Homes** Watch your email for builder details, form and inspection agreement this month! Don't miss this opportunity to sell more homes and be a part of this event!

#### June 21, 2018 Annual MCHBA Golf Outing

Look for more information on this event in this issue of Building Blocks and be sure to send in your reservations!

(Cover Story – Continued from page 15)

Construction Inc., Fifth Third Bank, Kingdom Title Solutions, Paramount Plumbing Inc., Sundance Ltd., Third Federal Savings & Loan Association, Transfer Title Agency Inc., and Wolff Bros. Supply Inc.

Everything you need to know is online at: www.medinacountyparade. com including photos, home highlights, floor plans and directions for each of the showcased homes. Downloadable maps are available or pick one up at the HBA office, 4991 N. Jefferson St. in Medina (maps in real estate box on Parade sign outside building – note new location at the northernmost cul-de-sac of Jefferson Street¬¬).

Don't miss this premier event and perfect opportunity to experience Medina County and see first-hand the outstanding homes being built in this area. For more information, visit www. medinacountyparade.com or call the HBA office at 330-725-2371.

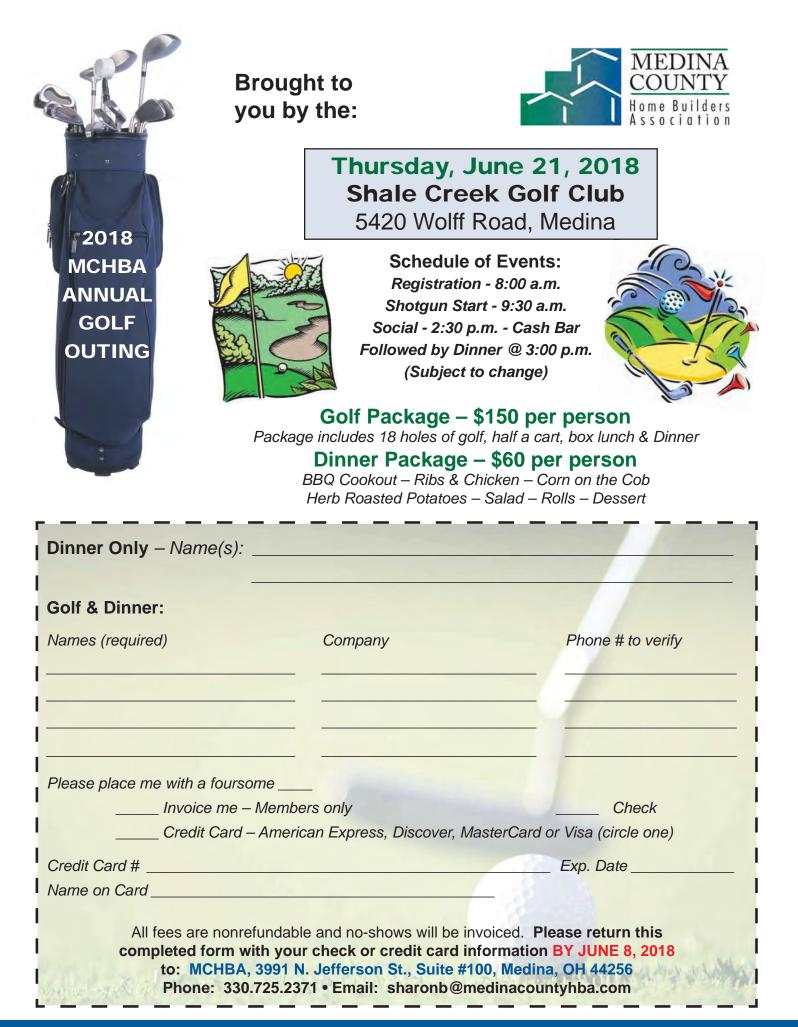
We hope you'll take the time to go and visit these Parade homes within the industry that supports all of us. Good luck to our Parade Builders – have a highly successful, profitable Parade! SB





"Let's take another look at the plans, shall we?"





# MCHBA Annual Golf Outing **Sponsorships**





Sponsorship participation gives you an opportunity to get more involved with our biggest social event of the year and provides you with more visibility among your fellow associate and builder members! We appreciate your consideration and support of this fun event.



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Please return this completed form with your check or credit card information BY JUNE 8, 2018 to: MCHBA, 3991 N. Jefferson St., Suite #100, Medina, OH 44256 Phone: 330.725.2371 • Email: sharonb@medinacountyhba.com



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