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Builders Fight for the American Dream During National Homeownership Month



As the National Association of Home Builders (NAHB) celebrates National Homeownership Month in June, builders are urging lawmakers to implement policies that will help address housing affordability, calling for a resolution on supply chain disruptions and the ending of Canadian lumber tariffs.

Building materials prices are up 19.2% year-over-year and have risen 35.6% since the start of the pandemic, according to the latest Producer Price Index (PPI) report released by the Bureau of Labor Statistics. In addition, tariffs on Canadian lumber

shipments into the U.S. and production bottlenecks have fueled lumber price volatility which has added more than \$18,600 to the price of a new home since last August.

“The supply chain crisis and lumber tariffs in the housing industry are putting the American Dream of homeownership out of reach for families,” said NAHB Chairman Jerry Konter, a home builder and developer from Savannah, Ga. “Home builders need access to reasonably priced

(Cover Story – Continued on page 2)

In This Issue ...

Legislative News

**Ohio BWC Occupational
Safety & Health Webinars**

**New Home Sales Down on
Rising Interest Rates,
Declining Affordability**

Developing a Safety Program

**Annual Golf Outing Forms -
Sign up to Play & to Support**

**August Primary Election &
More!**



(Cover Story – Builders Fight for the American Dream – Continued)

lumber to build a home that the average working family can afford.”

In April, more than 10,000 NAHB members from all 50 states, the District of Columbia and Puerto Rico sent a letter to President Biden calling on the White House to take immediate action to address the growing housing affordability crisis.

The following month, the Biden administration released a “Housing Supply Action Plan” to ease high housing costs by increasing the supply of quality housing



throughout the nation over the next five years. Home builders say the plan does not go far enough to resolve the industry’s many underlying challenges, including increased costs for lumber and other building materials and the broader supply chain crisis.

“Ending the tariffs on Canadian lumber shipments will enable builders to construct

more affordable entry-level housing, provide quality rental housing and shore up the national economy,” said Konter.

New home sales posted a double-digit percentage decline in April, falling to their weakest pace in two years, as rising mortgage interest rates and worsening affordability conditions continue to take a toll on the housing market. ■

Ken Cleveland	1,081*
John Sumodi	341.5
Andy Leach	145
Bob Knight	97.5
Mike Hudak	52
Mark Zollinger	45
Doug Leohr	34
Russ Sturgess	29
Dave LeHotan	10
Mark McClaine	8
Ed Belair	7
Jake Lewis	4
Rex Gasser	4
Charlie Ash	3
Ryan Suppes	2
Ray DiYanni	1.5
Sean Smith	1
Paul Spenthoff	1
Jeff Stuart	1

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

*Current Life Spike status

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From the MCHBA Office ...

Members and Friends:

With the research I did for this issue of Building Blocks, sounds like lumber prices are going to go back to reasonable rates, however, the interest rates are going up. Guess we just can't have the best of both worlds, but at least it will make building somewhat more affordable. Now we need to get product availability under control - hopefully that will happen as well.

We are working to put more events together this year. If any of our members are having an event that would be open to builder and associate members, let us know and we'll promote it for you. Email me (susanb@medinacountyhba.com) the information or a flier and I will be happy to pass it on to our members.

Want to be featured in Building Blocks? I encourage our members to submit press releases, articles and other information on what you're doing, new product lines you are carrying, and other newsworthy information.

Please take a moment and send the letter I recently sent you to prospective members. If you need anything or I can be of any assistance, don't hesitate to contact me.

Susan Bloch

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2022 Save The Dates

August 25, 2022

**Annual Golf Outing at
Shale Creek - Details in this
issue of Building Blocks.**

October 1-16, 2022

**Fall Parade of Homes
Bourbon/Whiskey Tasting
Tentative Date October
27 at Amy's Arbors Rustic
Event Center**

December 8, 2022

**Topgolf Holiday Event
Treat your employees,
vendors and friends to a fun
holiday event.**

From the Executive Director

Members and Friends:

I would like to encourage all of our members to attend our upcoming annual golf outing at Shale Creek on Thursday, August 25. It is our biggest annual social outing and, from past experience, a great opportunity to network and have a boatload of fun with your fellow members. Get your reservations in now and be sure to sponsor a hole or one of the competitions. Details on pages 12 and 14.

The Board of Directors continues to work on planning more member events this year to get everyone involved and help grow all of our businesses. We are looking to hold a tabletop display/bourbon tasting later in October. Details will be forthcoming so watch for more information on these and other opportunities.

We are also holding a Holiday Topgolf event December 8th. It's the perfect time to let your staff know how much you appreciate them and have a fun half day off at the outstanding Rockside Road Topgolf facility while enjoying a delicious BBQ lunch.

We are planning to hold a Building Codes lunch later this year on the new HVAC standards (new national minimum efficiency standards for air conditioners and heat pumps) that will go into effect on January 1, 2023. Watch for more details on this as well.

Respectfully:

Dave LeHotan
Volunteer Executive Director



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Home Builders
Association



**MEDINA
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**LOTS & ACREAGE
BOSTON HEIGHTS**

VL 6327 Old Eight Rd.- approx. 1.92 acres. **\$190,000** & **VL Olde Eight Rd.**, approx. 2.05 acres, **\$190,000**. If you've been looking to build the home of your dreams in the Boston Heights area, this is it! This beautiful, lightly wooded lots sit in a more rural setting yet is 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 (3.97 acres) and expand your dream. **Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599.**

FRANKLIN TWP.

VL Summit Rd.- Approx 40 acres, made up of 5 parcels, zoned Residential R-1 & R-3. Partially wooded & partially farmland. Fairly flat along Summit Rd and slightly rolling topography along Cline Rd. Call agent for approx. frontage info. Approx 8.5 acres of additional land available. One parcel in Brimfield Township, 3 parcels in Franklin Township. Public water & sewer in area, buyer to confirm availability & capacity. **\$2,254,000. Gary Stouffer 330-805-6900 & Tara Kleckner 330-289-1315.**

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.**

RICHFIELD

Revere Schools

VL 4243 Brecksville Rd. \$152,500 & VL-4253 Brecksville Rd. \$165,000 - 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.**

3526 Brecksville Rd: This commercial property is approx. 7.84 acres with the frontage measuring approx. 238ft and is close to I77 and 271. 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 w/ the remaining acreage beautifully wooded, & a peaceful stream/ravine running North/South through the property. This parcel is zoned Office/Laboratory which comes w/ a variety of permitted and conditional uses. These uses include but are not limited to the following: Office Space, Research Laboratories, Licensed Child/Adult Day Care, Nursing Home, Assisted Living Facility, Churches, Library, Museum, Art Gallery, School/College etc. **\$380,000. Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599.**

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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.**

SHARON TWP.

Highland Schools

7022 State Rd: 7.35 acres for \$185,900. Zoned R-1. Beautiful wooded area w/ rock ledges along northern border. Turn this land into an ideal homesite with expansive views! **Gary Stouffer 330-805 6900 & Gina Luisi 330-814-4747.**

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. **\$69,000. Gary Stouffer 330-805-6900 & Sharon Holderbaum 330-349-2599.**

Member News

Renewed Associates

Mack's, Inc. – Valley City
Rex Gasser Electric, Inc. – Sterling
Transfer Title Agency, Inc. – Medina
Wolff Bros. Supply – Medina
Yorktown Heating & Air Conditioning, Inc. – Medina

Dropped Members

M & M Drywall, Inc. – Wadsworth
(Retired - Congratulations!)
Ralph Baratko Excavating, Inc. – Spencer



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Renewed Builders

Artisan Building & Design, LLC – Medina
Carrington Homes, Inc. – Hinckley
Lechko Brothers Construction Company LTD. – Hinckley
Legacy Homes of Medina, Inc. – Medina
Pride One Construction – Medina

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!

New Home Sales Down on Rising Interest Rates, Declining Affordability

In a further sign of a housing slowdown, new home sales posted a double-digit percentage decline in April, falling to their weakest pace in two years, as rising mortgage interest rates and worsening affordability conditions continue to take a toll on the housing market.

Sales of newly built, single-family homes in April fell 16.6% to a 591,000 seasonally adjusted annual rate from a downwardly revised reading in March, according to newly released data by the U.S.

Department of Housing and Urban Development and the U.S. Census Bureau. New home sales are down 26.9% compared to April 2021.

"The volume of signed sales contracts significantly declined in April as the cost of purchasing a home increased in 2022 as interest rates surged higher," said Jerry Konter, chairman of the National Association of Home Builders (NAHB) and a home builder and developer from Savannah, Ga. "Higher construction costs fueled by rising material prices and supply-side constraints along with limited existing home inventory are pricing many potential home buyers out of the market."

In another indicator that deteriorating affordability conditions are particularly hurting the entry-level market, a year ago, 25% of new home sales were priced below \$300,000, while in April this share fell to just 10%.

"The April drop for new home sales is a clear recession warning," said NAHB Chief Economist Robert Dietz. "The median price of a newly-built single-family home increased 19.7%

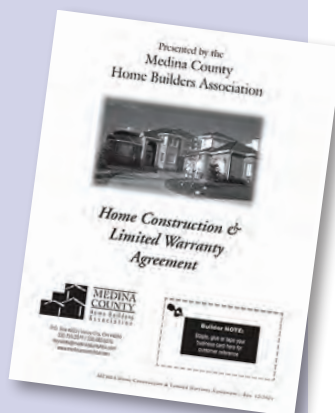
(New Home Sales Down – Continued on page 11)

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.





NEIGHBORHOOD DEVELOPMENT AREA PROPERTY TAX LEGISLATION INTRODUCED IN THE SENATE

SB 329 Property Tax Schuring, K.

Senator Schuring introduced SB 329 giving local government the ability to create neighborhood development areas. The bill would authorize certain subdivisions to designate areas within which certain residential property is wholly or partially exempted from property taxation. The percentage of valuation that will be exempt from taxation under this section, as determined by the legislative authority or board of trustees, shall not exceed seventy-five per cent of assessed valuation unless the legislative authority or board of trustees negotiates a mutually acceptable agreement with the board of education of each school district within which parcels in the area are located. SB 329 can be found at the following link:

https://search-prod.lis.state.oh.us/solarapi/v1/general_assembly_134/bills/sb329/IN/00/sb329_00_IN?format=pdf

OHBA OFFICER RESPONDS TO ARTICLE ON HB 175

You may have seen the Columbus Dispatch article resulting from the enactment of HB 175 Ephemeral Streams, questioning the Governor's signature. If not, the article has been attached for review. OHBA Vice President, Richard Bancroft, quickly responded to Mr. Decker, the article's

author, with a fact-based letter fully supporting the passage of HB 175, laying out its real impact on housing affordability in Ohio. Mr. Bancroft goes on to point out that there are rational, sensible approaches to the issue, and HB 175 is a piece of the approach in addressing the housing affordability crisis. Both the article and letter in response have been attached for your review.

OHBA INVOLVED IN RENT CONTROL DISCUSSIONS

After coverage of a brewing citizen initiative instituting rent controls and other landlord tenant changes in the City of Columbus, OHBA joined a number of statewide industry groups in an effort to combat rent control with a statewide rent control prohibition. Local challenges are also being organized, but OHBA remains focused on potential statewide policy changes. OHBA will continue to work with the Ohio Realtors, Apartment Association, Columbus Partnership and others as this issue unfolds both locally, and at the state level.

LOTS OF ACTIVITY AS THE LEGISLATURE WRAPS UP

In the final session days for the House and Senate on Wednesday, both chambers went late into the night finalizing numerous pieces of legislation before breaking for summer recess. Tensions were high as there were heated discussions on both sides of various issues, including armed school personnel, knife regulation, and transgender participation in sports. Those were just a few of the slew of bills passed during the marathon session which also included the \$3.51 billion capital funding bill, and language OHBA supported to prohibit local governments across the state from capping or setting residential rental rates.

The 99 House members and half the Senate members will now turn their focus to the recently solidified August 2nd primary election.

RENT CONTROL AMENDMENT SENT TO GOVERNOR IN FINAL HOURS

In the late hours, both the Senate and House passed Substitute HB 430, which included an amendment to prohibit local governments from imposing rent controls. OHBA joined a coalition led by the Ohio Realtors, and included the Ohio Apartment Association, Columbus Partnership, among others that successfully pursued passage of the amendment. The amendment clarifies and expands upon current statute to expressly preempt rent control and rent stabilization measures across the state. A local realtor gave insightful testimony as the bill's final hearing in the Senate earlier in the week.

OHBA MEMBER, MIKE SIMKO, TESTIFIED IN OPPOSITION TO THE ELEVATOR LAW LEGISLATION

Residential elevator contractor and OHBA member, Mike Simko of Access Solutions, Inc., testified again in the Senate General Government Budget Committee explaining his opposition stems largely from language in the bill on vertical platform lifts.

"To that end, the current language of the proposed bill would roll us into training and licensing requirements focused on commercial elevators because of one type of equipment currently written into the bill: vertical platform lifts," he said.

Mr. Simko called for the language to be removed from the bill and said any licensing requirement should apply only to commercial elevators.

He went on to warn that the licensing requirements in the bill will harm small businesses across Ohio.

The video of his testimony to the Senate Committee can be viewed at the following link:

<https://ohiochannel.org/video/ohio-senate-general-government-budget-committee-5-17-2022>

*(Legislative News –
Continued on page 11)*

Developing a safety program

Developing an effective safety program is key to a healthy workplace for your employees and your bottom line. Not only are there costs associated with injuries but there are other affected areas such as employee morale and potential violations that could result in expensive fines.

The benefits of implementing an effective safety program, according to OSHA, include:

- Prevent workplace injuries and increase employee morale
- Improve compliance with laws and regulations,
- Reduce costs, including potentially significant reduction in workers' compensation premiums
- Engaged workers
- Enhanced social responsibility goals
- Increased productivity and better overall business operations

It may seem like a daunting task to create a safety and health program but if you break it down, it will be much easier to develop. A successful safety program is built around key elements. Some of the key elements when creating a safety program include:

- 1. Management leadership/employee participation and commitment to safety**
 - a. Commitment and participation demonstrate the need for a strong and effective safety program from all levels of management.
- 2. Learn the requirements for your industry**
 - a. There are many requirements and regulations that pertain to industry and knowing which ones relate to your organization is key to efficiency and effectiveness.
- 3. Hazard identification, assessment, control and prevention**
 - a. Workplace hazard assessment should be a team effort between employers and employees.
 - b. Once identified, come up with a strategy to eliminate or minimize these hazards.
- 4. Education and training for the workforce**
 - a. Always educate and train employees about the hazards, how to identify them and how to report them.
- 5. Injury and illness tracking**
 - a. Tracking your injuries and illnesses and near misses will help uncover hazardous situations.
- 6. Program review and updating**
 - a. Never stop evaluating the workplace for hazards. Successful safety programs are an ongoing process.
- 7. Communication with outside organizations**
 - a. Outside vendors, contractors and temporary employees need to understand the safety program to ensure a healthy workplace.

Creating an effective safety program needs to include involvement from all levels of management. It goes beyond just writing it up, but includes a thorough review of hazard evaluation, hazard control and employee training. Continuing to be successful with a safety program is an ongoing process. Remember, do not try to do it all at one time. It will take time!



Bureau of Workers' Compensation

FOR DISTRIBUTION TO GROUP RATING MEMBERS AND BUSINESS COMMUNITY

BWC is hosting a number of occupational safety and health webinars and virtual classes in **June**. For detailed information and to learn how to register, [view this flyer](#).

Webinars - presented live with BWC discount program and continuing education credit:

- Outdoor Equipment Safety (June 9)
- What Do I Do When I Spill a Chemical? (June 14)
- Safety Training for New Employees (June 28)

Virtual classes

- Improving Hazard Recognition through Visual Literacy (June 7-8)
- Accident Analysis Half-day Workshop (June 9)
- Crisis De-escalation Tactics and Safe Practices Workshop (June 15)
- Electrical Hazard Recognition and Abatement (June 16-17, 20-21)
- Safety Series Workshop Module 5: Electrical Safety and Lockout/Tagout Basics (June 21)
- Health Hazards and Toxicology Fundamentals (June 22-23)
- Scaffolding Safety Workshop (June 27-28)
- Ergonomic Basic Principles (June 28-29)

- Confined Space Assessment and Work (June 29-30)

Online E-Courses

- Bloodborne Pathogens, Developing a Safety Culture, OSHA Recordkeeping 101 and others

For more information or assistance, email dshcc@bwc.state.oh.us.



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BOARD OF BUILDING STANDARDS ASKS OHBA FOR FEEDBACK ON BUILDING DEPARTMENT RULES

The Chairman and members of the Ohio Board of Building Standards (BBS) are taking a fresh look at the rules and procedures governing Ohio's building officials and building codes. To that end, they have reached out to stakeholders to hear comments/suggestions on addressing building department staffing shortages and the ability of departments to provide code enforcement services. The BBS invites input on proposed changes to the certification and code administration rules, training programs, promotion of shared services and intergovernmental cooperation, recognition of 3rd party and/or expanded special inspection programs and best practices from jurisdictions from around the country.

The BBS reached out to OHBA to help the Board obtain valuable feedback/suggestions from entities such as, private developers, and contractors as they are being impacted by the same issues facing building departments. Please feel free to share any feedback with OHBA to pass along to the BBS.

RENT CONTROL AMENDMENT LIKELY TO BE SIGNED BY GOVERNOR

Given recent events in the General Assembly and the difficulty in crafting and passing a measure that many would see as a serious challenge to local home rule powers, it was a remarkable effort that was accomplished in just over a month's time.

The amendment clarifies and expands upon current statute to expressly preempt rent control and rent stabilization measures across the state.

On Wednesday, June 1, the Senate put House Bill 430 up for a floor vote, where it passed 25-6 on party lines. The bill was then sent to the House, which voted to concur by a vote of 55-28. The bill now heads to the Governor for

MORE Legislative

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signature. Once he receives it, which may take a couple of days, he will have 10 days to (1) sign the bill; (2) allow the bill to become law without his signature; or (3) veto. We expect he will sign the bill. Upon his signature, the bill will become effective in 90 days.

THE LEGISLATURE WRAPS UP; FOCUS ON AUGUST 2ND PRIMARY

After an action-packed week, both the House and Senate wrapped up their business before breaking, potentially until after the general election in November.

The 99 House members and half the Senate members will now turn their focus to the recently solidified August 2nd primary election. OHBA is currently reviewing the new districts, along with the filings for who is running for the seats up for grabs in August.

HOUSING TOPICS FOR CONTINUED DISCUSSION

As the legislature breaks for summer, OHBA will continue to have discussions on housing and prepare for the House and Senate's return. SB 329 Property Tax, sponsored by Senator Schuring, would authorize certain subdivisions to designate areas within which certain residential property is wholly or partially exempted from property taxation.

Senator Schuring has been very supportive of OHBA efforts, and plans to push for his bill, as well as, more in depth discussions on what can be done for housing. Additionally, OHBA will continue to engage both the legislature and executive branch on items suggested up by current OHBA President, Charles Ruma.

All of these topics and more will be discussed in greater detail at the upcoming OHBA Summer Board Meeting being held June 21st in Columbus.

*(New Home Sales Down –
Continued on page 6)*

year-over-year. The combination of higher prices and increased interest rates are generating a notable slowing of the housing market. While the nation needs additional housing, home sales are slackening as tightening monetary policy continues to put upward pressure on mortgage rates and supply chain disruptions raise construction costs."

A new home sale occurs when a sales contract is signed or a deposit is accepted. The home can be in any stage of construction: not yet started, under construction or completed. In addition to adjusting for seasonal effects, the April reading of 591,000 units is the number of homes that would sell if this pace continued for the next 12 months.

In an indication that builders will be slowing construction, new single-family home inventory jumped to a 9 months' supply, up 40% over last year, with 444,000 available for sale. However, just 38,000 of those are completed and ready to occupy.

The median sales price rose to \$450,600 in April from \$435,000 in March and is up more than 19% compared to a year ago, due primarily to higher development costs, including materials.

Regionally, on a year-to-date basis, new home sales fell in three regions, down 16.8% in the Midwest, 19.3% in the South and 0.6% in the West. New home sales were up 6.5% in the Northeast.

2022 MCHBA Annual Golf Outing

RSVP NOW!

Thursday, August 18, 2022
Shale Creek Golf Club
5420 Wolff Road, Medina

Schedule of Events:

Registration – 8:45 a.m.

Shotgun Start – 9:30 a.m.

Social – 2:30 p.m.

Followed by Dinner – 3:00 p.m.

Golf Package – \$150 per person

Includes 18 holes of golf, half a cart, box lunch & dinner

Dinner Package – \$60 per person

BBQ Dinner Plate – Ribs & Chicken – Corn on the Cob

Herb Roasted Potatoes – Salad – Rolls – Dessert

Dinner Only – Name(s): _____

Golf & Dinner:

Names (required)

Company

Phone # to verify

Please place me with a foursome _____

_____ Invoice me

_____ Check

_____ Credit Card – American Express, Discover, MasterCard or Visa [circle one]

Credit Card # _____ Exp. Date _____

Name on Card _____ 3/4 digit code _____

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

Please return this completed form with your check or credit card information

BY AUGUST 8, 2022 to: **MCHBA, P.O. Box #233, Valley City, OH 44280**

Phone: 330.725.2371 or 330.483.0076 • Email: susanb@medinacountyhba.com



August Primary Election

I know it seems we just experienced a grueling May primary for the US Senate. However, due to a new constitutional framework for adopting legislative districts and political freewheeling, the redistricting had trouble getting the Ohio Supreme Court to accept districts to comply with population changes.

For decades states had to adopt state legislative and congressional districts to comply with apportionment rules to comport with population changes. This is a major advantage for the party in power so to draw districts in their favor. However, a constitution change imposed new rules to be observed. Despite four maps the Supreme Court threw out the state maps but the congressional maps slipped by on a technicality.

It appears a Federal Court challenge will set the stage for an August primary. That will be a relief as all 99 members of the House and half the Senate must be chosen this November. As we expect the duration of the feds order will only be effective for the current two years the districting process will likely be empaneled next year to draw maps for remaining two years or until the next ten-year census to complete.

Otherwise, the legislature will likely meet infrequently, if at all, through the fall.

Our Summer Board Meeting is set for June 21st in Columbus. Our board meetings present the best opportunity to learn about OHBA activities and a chance to meet members from around Ohio. We have been working the halls of state government trying to do our part to ease the housing crisis.

There is a lot at stake for the industry as we seek and advocate for the best solutions to serve us all in Ohio.

Contact OHBA for information at (800)282-3403.

Hope to see you at our meeting. ■



MEMBERS ...

I Challenge You to Help the Medina County HBA Grow & Double Our Membership!

Know someone interested in joining the Medina County HBA?

*Doing business with companies that **aren't** members? They should be!*

Let's get them to join our association. It's absolutely to their benefit.

Our Membership Application is available online or call/email me and we'll send out a member package.

Let's Work Together and Grow our Association this year! It's an ideal time to partner with other businesses



GET INVOLVED Opportunities:

Skins & Mulligans Available

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

Your company will be recognized with a sign at the putting green

----- **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

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COUNTY**
Home Builders
Association

WIN BIG!!!

Lottery Basket [Valued at \$300+]
50/50 Raffle | Cash Prizes | Cool Stuff & More!



MCHBA Annual Golf Outing Sponsorships & Promotional Opportunities

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 annual not-to-be-missed event. Potential Members welcome!

----- Invoice me

----- Check

----- Credit Card – American Express, Discover, MasterCard or Visa

Credit Card # ----- Exp. Date -----

Name on Card ----- 3/4 digit code -----

All fees are nonrefundable.

Please return this completed form with your check or credit card information

BY AUGUST 8, 2022 to: **MCHBA, P.O. BOX #233, VALLEY CITY, OH 44280**

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6199 S O M CENTER RD.
OLON, OH 44139
(440) 248-5355

ELYRIA

41625 GRISWOLD RD
ELYRIA, OH 44035
(440) 934-5266

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carterlumber.com

Premium installment & true-up reporting for private employers

Employers must pay premiums timely to the Ohio Bureau of Workers' Compensation (BWC) to receive and maintain workers' compensation coverage.

Through the year, employers have been making premium installment payments based on estimated payroll. As we near the conclusion of the 2021 policy year (July 1, 2021 through June 30, 2022), BWC will be requiring all employers to reconcile ("true-up") the payroll that was used to estimate their premium with their actual payroll for the policy year.

Important reminders

BWC mailed 2022 estimated annual premium notices along with your installment schedule around May 1, 2022.

- If you expect your payroll to change during the 2022 rating year from the estimate provided, you can call BWC at 800-644-6292 and request a change to your payroll and installment schedule.
- Failure to make installment payments based on the installment schedule can result in lapses in coverage, therefore make sure installment payments are paid by the due dates as noted on the installment schedule. The first installment payment will be due by mid/late June 2022.
- If you pay your full 2022 premium by the June installment due date, you can earn a 2% Early Payment Discount. There is no need to switch to an annual installment, but the premium must be paid in full by the due date. BWC will issue the 2% refund the following month.

BWC will mail notices regarding the July 1, 2021 through June 30, 2022 true-up around July 1, 2022. True-up reporting and payment is due by August 15, 2022.

- Failure to true-up and pay any additional premium will result in your policy being removed from all discount and rebate programs and it will remain ineligible for discounts and rebate in future years.

Employers can receive a rebate for paying premiums and completing true-up online with BWC's Go-green Rebate Program.

If you have any questions regarding premium installments or the true-up process, contact our Sedgwick program manager, Robert Nicoll, at 330-418-1824 or robert.nicoll@sedgwick.com.