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Welcome to the Medina County Parade of Homes

The Parade started this past weekend, Saturday, October 3rd. Go out and support your fellow builder members. The following editorial was submitted to the media for the Parade event.

Fasten Your Seatbelts for an Exhilarating Parade of Homes Ride This Fall!

Welcome to the 2015 Medina County Fall Parade of Homes. We are showcasing 14 homes built by 11 of the area's finest builders for the public to tour FREE of charge. It's the perfect time to take a fall foliage tour through scenic Medina County and visit the wide array of neighborhoods and communities this area offers. Home values continue to rise and even more so in this highly appealing county so moving to (or within) Medina County makes solid financial sense. Perhaps you're a recent empty nester and are looking to downsize, or the family is growing and you need more space. Whatever your needs, you are certain to find the perfect landing spot in Medina County.

The Parade starts Saturday, October 3rd and runs through Sunday October 18th. Models are open Saturdays and Sundays ONLY from Noon to 5pm. The event is always FREE to attend. It's truly the perfect way to compare house values, builder styles, and community settings. Many builders will have loan officers available to answer financing questions, as well be there

(Article continued on page 3)



In This Issue ...

**Parade Issue: Article,
Sponsors & Models**

**"Waters of the United States"
Rule - Update**

**OHBA - It's Election Season
Year Round**

**Medina Co. Building
Department Inspection
Scheduling & More**



Kenneth Cleveland	1,055.5*
Calvin Smith, Life Dir.	594.5
Bob Knight	92.5
John Sumodi	73
Russ Sturgess	29
Doug Leohr	22
Mark Zollinger	12
Ed Belair	3.0
Mike Hudak	2.5
Greg Thomas	2.5
Todd Scott	2
Todd Folden	1.5
Ted Curran	1
Sean Smith	1

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



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themselves to answer questions.

Building is a highly competitive arena, yet in Medina County, many builders partner together to create even more specialized home building, collaborations on specific developments, specially formed companies, and more which speaks volumes of the caliber of these individuals. They enjoy a friendly competitive spirit with the signature touches they put in their homes – working to ‘outdo’ each other with unique and unprecedented custom features in their Parade houses. Three of the Parade builders (Legacy Homes of Medina, Artisan Building & Design, and Legacy-Carrington Builders, Inc.) serve on the Medina County HBA Board of Directors which shows they have a vested interest in promoting building and doing so with a high degree of visibility, responsibility, and commitment. Two of these Board Members have multiple homes in the Parade.

Medina County HBA President John Sumodi, Legacy Homes of Medina, notes “the housing market in Medina County is red hot right now and models or available spec homes are becoming harder to come by. The Fall Parade of Homes event is lucky to have this many builder models available to show, not to mention how appealing the Medina County area is to live in.” With the recent boom in construction, material costs are expected to rise so building now makes even more sense. Mortgage interest rates remain low so now is an economically smart time to purchase. In fact, building an energy efficient home can save you thousands on energy costs over time. Even if you’re not quite ready to buy a new home, it’s an excellent opportunity to shop for potential ideas, neighborhoods and your future builder.

Builders and developments featured

(Article continued on page 9)

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From the Executive Director

Members and Friends:

I hope you'll take some time and visit the Fall Parade homes - all the details are in this newsletter and on the website. We sincerely appreciate the support of our associate members in helping make this event happen. They include: Major event sponsors Carter Lumber and Westfield Bank. Other Parade supporters include: 84 Lumber, All Construction Services, Citizens Bank, Graves Lumber, Mason Structural Steel, Inc., Paramount Plumbing, Inc., Sundance, LTD, Third Federal Savings & Loan, and Yorktowne Heating & Air Conditioning, Inc.

Please also see the brief article from the Building Department regarding scheduling building inspections. You can now go online to view your inspection time frame/window. Please make sure you adhere to their request for advance notice for inspection scheduling.

Enjoy our beautiful fall!

Respectfully:

Dave LeHotan
Volunteer Executive Director



Board of Directors

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Jeremy Krahe

Michael Hudak

Greg Thomas

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LOTS AND ACREAGE

BATH TOWNSHIP

Revere Schools

Four Seasons S/L 17 Shade Rd: FREE GAS, 3.8 acres, well/septic. Wooded, horses permitted. **\$149,000. Gary Stouffer 330-835-4900.**

V/L 1391 Cleveland Massillon Rd: 5+ acres. Quaint bridge, creek, wooded. Septic/well. **\$249,000. Gary Stouffer 330-835-4900.**

CUYAHOGA FALLS/ NORTHAMPTON

Woodridge Schools

S/L 11 619 Chart Rd: 3/4 acre. Sloped, wooded, public water/sewer. **\$57,000. Gary Stouffer 330-835-4900.**

EDINBURG TOWNSHIP

Southeast Schools

V/L 7815 Yale Rd: 9+ acres. Level, wooded, septic, well. **\$59,900. Ryan Shaffer 330-329-6904.**

FAIRLAWN

Copley/Fairlawn Schools

V/L 93 & 94 Ghent Rd: 9.8 acres. Open, rolling, lake, public water, sewer. **\$1,300,000. Gary Stouffer 330-835-4900.**

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. **\$69,000.**

S/L 9 Granger Rd: 2.85 acres, flat lot. Highland LSD. Well/septic. South of Granger Rd. Minutes from 71/271. **\$49,900. Gary Stouffer 330-835-4900.**

Millers Meadow: 5 lots remaining. Plenty of options w/sizes ranging from 3.8-10.3 acres. Bring your own builder & enjoy public water with tap-pin paid. Minutes from 71/271/77. Starting at **\$89,000. Gary Stouffer 330-835-4900.**

2+ acre lots in Granger Meadows starting at \$39,000. Also 42.6 ac in Granger Twp **\$275,000. Bill Nice 330-571-4516.**

HINCKLEY

Highland Schools

River Rd: Ravine, Creek, Waterfall. Over 7 acre wooded lot. Pick a spot on your own private park to build. Borders Hinckley Hills Golf Course to East. Between 403 and 417 River Rd. **JUST REDUCED \$174,900. Ryan Shaffer 330-329-6904.**

KENT

Lincoln Commons: 3 lots remain. Cul-de-sac in unique urban renewal community surrounded by amenities & walking distance to University/Downtown Kent. Public water/sewer. No HOA. Bring your own builder. 1200 sq.ft. for ranch, 1600 sq.ft. for 2-story. **Starting at \$37,500. Gary Stouffer 330-835-4900.**

LAKE MILTON

V/L Ellsworth Rd: 5 acres. Level, wooded, septic, well. **\$49,500. Ryan Shaffer 330-329-6904.**

MONTVILLE

Maplewood Farm Development offers 7 beautiful lots, 2+ acres each, Medina Schools and septic approved starting at **\$39,000. Tom Boggs 330-322-7500 or Gary Stouffer 330-835-4900.**

PALMYRA TWP

V/L Jones Rd: 5 acres. Level, wooded, septic, well. **\$42,500. Ryan Shaffer 330-329-6904.**

RICHFIELD

Revere Schools

V/L Broadview Rd: 2 lots, 2 acres each. Open, flat, public water/sewer. **\$110,000 each. Gary Stouffer 330-835-4900.**

Glencairn Forest: Lots ranging from **\$80,000 to \$295,000.** 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.**

3601 W Streetsboro Rd: Just over 10 acres backing up to Summit County Metroparks. One of a kind property creates the backdrop for any estate. Features 8-stall, 150'x50' horse barn w/arena, breathtaking ravine views, calming creekside paths and over 4+ acres of pasture to provide your personal escape. **\$469,900. Gary Stouffer 330-835-4900.**

2802 Southern Rd.: Rare 42+ acre private parcel in Richfield Twp. Includes nearly 2000 sq.ft. home, income producing gas wells. 10 acre parcel pasture & 9 stall horse barn. Perfect property to build estate of your dreams. Septic/well. **JUST REDUCED \$725,000. Gary Stouffer 330-835-4900.**

SHARON TOWNSHIP

Highland Schools

Blue Ridge Estates Lots 37, 38 & 52 Osage Trail VL 15 Irene Rd. & Osage Trail. Great opportunity to build in privacy & seclusion, 2+ acre lots in Highland SD, septic/well, cleared & ready to build. **Lots 37, 38 & 52 \$76,000 each, Corner lot 15 \$71,500. Gary Stouffer 330-835-4900.**

S/L 14 467 Arbor Falls: 2.5 partially wooded acres overlooking pond in The Estates of Sharon. Public water/sewer. **\$197,500. Gary Stouffer 330-835-4900.**

The Ridge 5840 Spring Ridge Dr.: 2.36 acres. Long rear views. Bring your own builder. Minutes from 77/71. Well/septic. **\$87,500. Gary Stouffer 330-835-4900.**

Sharon Hts Development: 2+ acre private lots featuring lake, wooded lots, & rolling hills to create your own dramatic backdrop. Many w/walkout potential. Minutes from 71/76. Bring your own builder. Well/septic. Starting at **\$62,650. Gary Stouffer 330-835-4900.**

STRONGSVILLE

Shenandoah Ridge: Don't miss your last chance to build in beautiful Shenandoah Ridge in Strongsville. Across from Strongsville HS. Close to shopping, dining & I-71, this .34 acre partially wooded lot affords privacy and a wonderful location. Public utilities. Strongsville Schools. **\$39,900. Enrique Arnedo Rojas 330-322-1528.**

YORK TOWNSHIP

Buckeye Schools

Emerald Woods: S/L 20 4124 Sapphire Court & S/L 29 4105 Sapphire Court. Public water/septic. **\$52,500 each. Gary Stouffer 330-835-4900.**

V/L Smith Rd: 26+ acres, open, rolling. Well, septic. **\$220,000. Gary Stouffer 330-835-4900.**

Tom Boggs – tomboggs1@gmail.com

Laura Horning Duryea –
LauraDuryea@stoufferrealty.com



Email Our Agents:

Kathy Mansfield –
kathymansfield@msn.com

Bill Nice – BNiceRealtor@aol.com

Enrique Arnedo Rojas –
enriquearnedo@stoufferrealty.com

Ryan Shaffer –
ryan@ryantshaffer.com

Gary Stouffer –
gstouffer@stoufferrealty.com

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Member News

“Waters of the United States” Rule

*Provided by: Richard D. Weghorst, Director of Outreach,
Office of Ohio Attorney General Mike DeWine*

Renewed Builders

Bridgeport Custom Homes &
Design, LLC – Medina
Calvin Smith, Inc. dba Calvin Smith
Builders – LaGrange
Straub Homes, Inc. – Sterling

Renewed Associates

C. C. Supply – Seville
Columbia Gas Division Nisource
Corp. – Middleburg Heights
MAS, Inc. – Richfield
Mason Structural Steel, Inc. –
Walton Hills

Know someone interested in joining the Medina County HBA? Call with their information and we'll send a member packet (330.725.2371) or visit our website and download our membership application.



Members ...

Remember, whenever possible, always try to do business with a fellow member and support your Medina County HBA & local community!

As you probably heard recently, Chief Judge Ralph Erickson of the District Court for the District of North Dakota granted the motion of 13 states that had asked for a preliminary injunction against the “Waters of the United States” rule. As you know, this rule, if allowed to take effect, would expand



the current definition of “waters of the United States” under the Clean Water Act (which is currently understood to mean navigable waters) to include ditches, ponds, puddles, ephemerals, etc. Such an unprecedented power grab by the U.S. EPA and the U.S. Army Corps of Engineers would allow the federal government to regulate water far beyond what was intended by Congress when it passed the Clean Water Act.

It is interesting to note that Chief Judge Erickson found that the plaintiffs in that case have a substantial likelihood of success based on some of the very same arguments that we and our co-plaintiffs, the States of Michigan and Tennessee, are making in our own lawsuit against the U.S. EPA and the U.S. Army Corps of Engineers. Essentially, the new rule claims federal jurisdiction far beyond the authority granted by Congress in the Clean Water Act, conflicts with major U.S. Supreme Court precedent, and was promulgated in violation of the Administrative Procedure Act.

Attorney General DeWine’s statement on the decision: “I applaud the federal court in North Dakota for reaching the right result. The new rule is a vast overreach of federal authority and should be immediately rescinded.”



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EXECUTIVE VP'S COLUMN
By Vincent J. Squillace, CAE
Executive Vice President

It's Election Season Year Round

Or so it seems. Recently we are witnessing a parade of candidates for president and the election is more than a year away. I am certain there are a number of other hopefuls who have their sights set on the 2020 election. It is likely they have consultants already at work for them. Why? Who knows, but a fact is clear; big money is at stake and many are contributing billions to be a part of the final result.

Electioneering is now a year round business and it doesn't stop with the presidency. We see it regularly in state politics at the executive and legislative levels. Don't let me forget it is an objective for both parties at the judicial level as well. We know the presidential race will be in the billion dollar category. The US Senate race in Ohio will likely see a combined 40 million, likely more, after the primary and general election are complete next year.

Candidates for state office are not far behind. Majority legislative caucuses have fund balances greater than one million. Individual candidates have spent more than a million dollars for a little state representative's seat. With term limits, members are constantly churning looking for the next opportunity. Currently, three potential candidates have definite sights on the governor's seat. That election is more than three years away. In addition, a few are lining up for the other state executive offices which expire at the same time. A number of folks have already taken initial steps to run, remember those elections are three years away!

This all means a ton to the industries who address the government with their needs. Of course, we are such a group. We must plead our case and pursue our goals amidst this backdrop of always seeking the next office and a seemingly endless pursuit of raising more cash than the next guy. Naturally, this complicates the pursuit of advocacy on behalf of an important industry such as ours. We have all heard the maxim in politics; if not at the table you just may be on the menu.

State legislative politics is just as feisty and never ending. Current State Senate President Keith Faber is term limited. A few teams are already in the works to take that prime spot which is available January 1, 2017. As I said it never ends. We at OHBA try to keep in the mix as the next group of political, legislative and judicial leaders take charge.

Building Dept. Building Inspection Scheduling

The Medina County Building Department has experienced some issues with inspection schedulings and would like to clarify for everyone's understanding and future schedulings.

24 hours of advance notice is just that – 24 hours. Scheduling late in the day for a next morning inspection is not a 24-hour notice. Appointments book first come first serve. Please schedule your inspections with this in mind. You can also view your scheduled inspection online and see your estimated time window. To call for your building inspections, the number is 330-723-9585. ■



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2015 Dates To Remember

October 3-18, 2015

Fall Parade of Homes –

Associates - be sure to attend and support your fellow builder members!

January 14, 2016

Annual Financial Forecast

– Will be held at Pat O'Brien Chevrolet in Medina / lunch

May 2-22, 2016

Spring Parade of Homes

– Builders – be ready and participate - your best bet to sell homes in 2016

June 9 or June 16, 2016

Annual MCHBA Golf Outing

– Firm date and details to follow via email



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BWC Addresses Issues with First Invoices Sent to Employers

The Ohio Bureau of Workers' Compensation (BWC) has sent out the first invoices and employers still have a few more days to make their payments.

There are few issues that BWC wanted to address:

Payroll Report Issue

BWC has identified an issue with the receipt and processing of payroll reports for the first half of 2015 that were submitted to the lockbox. The processing of submitted reports has been delayed, but BWC has developed a work-around procedure to process the reports with the goal of being up to date with processing by September 4, 2015.

Employers questioning the processing of their report should be advised that BWC will try to have their policy information up to date as soon as possible. Employers are encouraged to register their account through BWC's website so they can take advantage of the available information, be prepared for future reporting and utilize the benefits associated with using online services.



New Message on Monthly Invoices

A new message will show up on employers' invoices starting this month, with the invoice dated August 30, 2015. This message states:

"Payments made within the last 14 days may not be reflected on this invoice. Failure to pay your premium in full by the due date will result in a lapse in coverage. You are responsible for all claims costs for injuries that occur during a period of lapsed coverage."

Due to the 30-day invoice cycle, BWC must run the invoices about 14 days prior to the invoices going out. For this reason, employers may receive an invoice the first couple days of September when they paid their bill on time at the end of August. Employers can visit BWC's website at www.bwc.ohio.gov to obtain the most current information on their policy.

For questions about BWC's prospective billing process or paying your invoice, please contact CareWorksComp toll-free at, 1-800-837-3200. ■

in the Parade include: Artisan Building & Design LLC (Spring Valley, Valley City and Heritage Ridge, Westfield Center); Charis Homes LLC (single site, Seville); FWM Homes, Inc. (Sharon Heights, Wadsworth); Gatliff Custom Builders (Estates of Woodfield, Wadsworth); KNL Custom Homes Inc. (Rose of Sharon, Sharon Township); Legacy-Carrington Builders Ltd. (Ledges of Avery Walden, Strongsville - cluster); Legacy Homes BriarThorn (BriarThorn, Wadsworth - cluster); Legacy Homes of Medina Inc. (Sutton Place, Medina and Grove at Weatherstone, Wadsworth); Mason Builders (Valley Estates, Valley City); Modern Home Concepts LLC (Sharon Heights, Wadsworth); Taeler-Made Construction (Heritage Ridge, Westfield Center); and Zollinger

Builders LLC (single site, Seville).

Without the assistance of financial supporters, it is difficult to have a successful Parade. The Medina County HBA is thrilled to have the participation of many reputable member businesses contributing to this event, both financially and through top quality products and services. Major Event Sponsors are Carter Lumber and Westfield Bank. Parade Sponsor Supporters include: 84 Lumber, All Construction Services, Citizens Bank, Graves Lumber, Mason Structural Steel Inc., Paramount Plumbing Inc., Sundance Ltd., Third Federal Savings & Loan Association, and Yorktowne Heating & Air Conditioning Inc. The Medina County HBA thanks every one of these dedicated companies who have demonstrated an incredibly high level of commitment to the home building industry in Medina County.

All event information is available

at: www.medinacountyparade.com including photos, home highlights, floor plans and directions for each of the showcased homes. Downloadable maps are available on the website or pick one up at the HBA office, 4083 N. Jefferson St. in Medina (maps are in a real estate box on one of the Parade signs outside the building).

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

We hope you will take this opportunity as an MCHBA member to attend this event and support your fellow builder and associate members who have participated and made this event possible.

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Carbon Monoxide

By: Christopher Irwin, Safety & Risk Consultant

What is Carbon Monoxide: Carbon Monoxide (CO) is an odorless, colorless, poisonous gas created when any fuel such as gasoline, kerosene, propane, acetylene or wood is burned. Dangerous situations can develop when combustion by-products such as carbon monoxide are not properly vented to the outside atmosphere, where they quickly dissipate.

Carbon Monoxide is the number one cause of poisoning deaths in the United States. Anyone is susceptible, but experts agree that people with anemia, heart disease, emphysema, chronic bronchitis or other respiratory problems are especially vulnerable to even minimal exposure to carbon monoxide and are at greatest risk for serious injury.

Inhalation of Carbon Monoxide: CO enters the bloodstream through the lungs and attaches to red blood cells. Hemoglobin, a protein molecule in red blood cells, carries oxygen throughout your body. Carbon Monoxide molecules attach to red blood cells 200 times faster than oxygen, thereby blocking and preventing the flow of oxygen to the heart, brain and other vital organs. As CO accumulates in the bloodstream, the body becomes starved for oxygen. **INHALATION OF HIGH LEVELS OF CO CAN BECOME LETHAL IN MINUTES.** Over time, breathing low levels is also dangerous. Long term exposure to CO can cause permanent heart and brain damage.

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OSHA SAYS: 50 parts per million is the maximum allowable concentration of CO for continuous exposure for healthy adults in any 8 hour period.

Remove a person from where they are if you suspect CO Poisoning, Put them in an area with fresh air.

Understand the symptoms of carbon monoxide poisoning – they are often mistaken for the flu:

• **Mild Exposure Symptoms:**

Slight headache, dizziness, weakness, fatigue, nausea, sleepiness, and confusion (flu-like symptoms).

• **Medium Exposure**

Symptoms: Throbbing, frontal headache, drowsiness, confusion and fast heart rate.

• **Extreme Exposure**

Symptoms: Convulsions, unconsciousness, and heart and lung failure, which can result in brain damage or death.



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If Signs of Carbon Monoxide Poisoning are present: Remove the person from where they are immediately and bring them to an area of fresh air where available. CO poisoning is life threatening and the person should be taken to the hospital immediately. A simple blood test can confirm the presence of CO poisoning, but must be administered shortly after exposure to be accurate.

For additional assistance, contact RiskControl360° by email at info@riskcontrol360.com or by phone at 1-877-360-3608. ■

CARBON MONOXIDE (CO) POISONING





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Thank you **Ken Cleveland** For Continuing to **Make a** **Difference on** **Behalf of the** **Medina County** **Home Builders** **Association!**

Ken Cleveland recently made another very generous donation to the Medina County Home Builders Association.

Ken is a charter member of our association and one of the founding fathers which helped create the Medina County HBA back in 1973 - 42 years ago. Ken Cleveland is our top spike member and has shown unending support for our association and all it stands for. Without his support over the years, the organization may not have survived - for which we are grateful!

We congratulate Ken Cleveland for his continued support of our Association and sincerely thank him for his generous donations. This helps to continue the momentum of growth of our organization and helps us make a difference in our community. ■



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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 upcoming Fall 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 I'm sure most of you are aware, there is a lot of activity in Medina County and your support will keep 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 event include: Artisan Building and Design, LLC, Carrington Homes, Inc., Charis Homes, FWM Homes, Inc., KNL Custom Homes, Inc., Legacy Homes of Medina, Mason Builders, Modern Home Concepts, LLC, Taeler-Made Construction, and Zollinger Builders LLC. ■



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Parade of Homes Builder Models



1 Legacy-Carrington Builders Ltd.
Ledges of Avery Walden, Strongsville



6 Gatliff Custom Builders
Estates of Woodfield, Wadsworth



11 Zollinger Builders LLC
Single Site, Seville



2 Legacy Homes of Medina, Inc.
Sutton Place, Medina



7 FWM Homes, Inc.
Sharon Heights, Wadsworth



12 Artisan Building & Design
Heritage Ridge, Westfield Center



3 Mason Builders
Valley Estates, Valley City



8 Modern Home Concepts
Sharon Heights, Wadsworth



13 Taeler-Made Construction, Inc.
Heritage Ridge, Westfield Center



4 Artisan Building & Design
Spring Valley, Valley City



9 Legacy Homes of Medina, Inc.
Grove of Weatherstone, Wadsworth



14 Legacy Homes of BriarThorn
BriarThorn, Wadsworth



5 KNL Custom Homes, Inc.
Rose of Sharon, Sharon Township



10 Charis Homes LLC
Single Site, Seville





Be on the Look-out for Scamming Devices Found on Gas Pumps

Medina County Auditor Mike Kovack is cautioning Medina County residents to check their credit card statements to ensure that no one is scamming (or skimming) their card information at area gas pumps.

According to Chief Deputy State Sealer Fran Elson-Houston, the state of Michigan has recently located several scamming (or skimming) devices that were placed on gas pumps. Michigan conducted a statewide sweep and found nine devices. Inspectors also discovered that a crew in Ohio was arrested installing them recently.



Some service stations with pay-at-the-pump, ATMS and other unattended machines where you scan your credit card are taking preventative measures by way of a simple sticker or seal. Consumers can alert the gas station if the decal is broken, which may indicate the machine has possibly been tampered with.

"If consumers observe a broken or cut seal or spot a voided security seal message on the sticker, they should be cautious about using that pump and report the issue to the service station," said Medina County Chief Weights and Measures Inspector Bryan Lanning. "When we inspect the lead wire seal inside the fuel dispenser, if we find a skimmer, we report it to the police."

The best ways to avoid being the victim of skimmers are to use ATMS inside banks or secure facilities as opposed to remote locations; avoid the use of any card reader that looks damaged, loosened or tampered with and check your credit card statements regularly for fraudulent charges.

For more information, contact Lanning at the Medina County Auditor's Office at 330-725-9764. ■



on the economy

New Homes Sales Continue Modest Rise – David Crowe 9/30/15

New home sales increased in August to a 552,000 seasonally adjusted annual rate, a 5.7% increase from an upwardly revised July. The August pace was the highest since February 2008. The steady, albeit modest, progression of new home sales reflects improvement for jobs and consumer confidence, with home buyers taking advantage of low mortgage rates.

Inventory of homes for sale advanced slightly to 216,000, the highest since April 2010. At the current sales pace, it would take 4.7 months to sell the inventory, which is well below the 30-year historical average of 5.9 mos.

In contrast, existing home sales, as reported by the National Association of Realtors, decreased in August after three successive months of growth. Total existing home sales decreased by 4.8% in August to a seasonally adjusted rate of 5.31 million units combined for single-family homes, townhomes, condominiums and co-ops. The August sales pace was 6.2% higher than a year prior. In good news, the first-time home buyer share increased from 28% in July to 32%.

Overall home construction took a breather at the end of the summer, posting a small decline in August. After a downward revision for July, total housing starts declined 3% to a seasonally adjusted annual rate of 1.126 million. The declines were evenly distributed among the single-family and multifamily market segments, with both down 3% for the month and recording starts rates of 739,000 and 387,000 units respectively. Year-over-year, single-family starts were up 14.9% and multifamily gained 19.8%.

However, upticks in permits and builder confidence suggest ongoing, modest growth for the rest of the year. Single-family permits expanded 2.8% in August, while the pace of multifamily permits grew by 4.7%.

Home building's share of the economy continues to grow. With the release of the final estimates of second-quarter 2015 GDP growth (revised up to a 3.9% growth rate), housing's share of gross domestic product declined slightly to 15.31%. However, the home building and remodeling component – residential fixed investment – expanded for the third consecutive quarter to 3.21% of the economy. ■



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