



ASHTABULA COUNTY BUILDERS ASSOCIATION

February 2014

President's Comment

Dear Friends and Members,

Thanks to the weatherman we were thrown right from the holidays and all of the pleasant thoughts and times that go along with them into the deep freeze of Northeast Ohio. For some of us it is actually a blessing as the severe cold does drive business. For others it can slow things down to a crawl if not make their businesses come to a complete stop. I guess if I were able make the decision on the weather I would warm it up so everyone was working. On the bright side there are only a few more months of this and we will be back to the time of year that we all enjoy.

February's meeting will be on a topic that will affect everyone in one way or another. At first I was worried that it would anger some people but when you approach something with knowledge even the worst situations can be worked with. So far I have not mentioned what the topic is and I am still not sure if I should but what the heck. The Affordable Care Act is here and it is going to affect all of us in one way or another. At first I had all intentions of having someone from the government to be our speaker but they are a very busy group so I decided to invite a local insurance agent to speak instead. I have heard from several people that Joe Giangola Sr., Vice President, of Giangola Insurance of Ashtabula has prepared himself as well as any person on the ins and outs of "Obama Care" and how it will affect the individual and the small business. I still have hopes of having someone attend from the Federal Government but we will have to wait and see on that. Mr. Giangola has informed me that he is just a messenger not the lawmaker so let us be gentle with him and learn as much as we can.

I would like to welcome two new members to our association, please welcome William Widlits of Chestnut Homes and also Frank Curtin of Eastdale Overhead Door. Actually I should say welcome back to both of them as they were both members in years past.

Tickets for the Builders Reverse Raffle are now on sale for this May 3rd event. Michelle and I have tickets available as do the other members of the board. If you would like to sell tickets please contact myself or Michelle also. If you are considering going, I highly suggest that you buy your tickets before the end of the month so that you are entered into a drawing to win an extra chance on the main board to be dropped once we get down to the last 50 tickets in the barrel. Any tickets sold after the end of February will not be eligible for this drawing so I encourage you to buy your tickets soon.

Sincerely,

Bill Romanko

President of the Ashtabula County Builders

Board of Directors

Bill Romanko	President
Calvin Brown, Jr.	Vice-President
Rich Vanek	Treasurer
John Hogan	Secretary
Joe Oros	Past-President

Kim Kidner
Robert Hegfield
John Smolen
George Csepegi

Calendar of Events

February 13th	Joe Giangola Casa Capelli
March 13th	TBA Elks
April 10th	TBA Elks
May 3rd	Reverse Raffle 4 H Jefferson
Social Hour	6:00pm
Dinner	7:00pm

Please RSVP by the Monday prior to the event.

P.O. Box 745
Ashtabula, Ohio 44004
ashtabulacountybuilders@windstream.net
ashtabulacountybuilders.org
(440) 645-7496

Ashtabula County Builders Association

Annual Reverse Raffle

May 3, 2014

Grand Prize: \$1,500.00

50/50 raffle ~ Instant Bingo ~ Black Jack ~ Silent Auction

\$100.00 Early Bird
Drawing at 6:15 p.m.

\$50.00 a couple

Includes dinner and open bar

Doors open at 5:00 p.m.

Raffle starts at 7:00 p.m.

Location: Ashtabula County Fairgrounds

4-H Building

All Proceeds will benefit:

**Community Care Committee &
The Ashtabula County Builders Association**

For more information or tickets contact:

(440)645-7496 or ashtabulacountybuilders@windstream.net

2014 MEMBERSHIP

Company	Contact	Address	City	State	Zip	Business Phone
84 Lumber	Mr. Tony Mossing	8129 Crile Road	Painesville	Ohio	44077	440-352-7670
A Louis Supply Company	Mr. Bill Romanko	5610 Main Avenue	Ashtabula	Ohio	44004-7200	997-5161
Action Plumbing	Mr. Scott Lester	214 Lake Avenue	Ashtabula	Oh	44004	964-7878
Active Plumbing	Mr. Art Hill	1220 Lake Avenue	Ashtabula	Ohio	44004	964-7575
Andover Bank	Mr. Bob Hegfield	150 North Chestnut	Jefferson	Ohio	44047	293-7605
Aqua Inc.	Mr. Gary Fusco	2905 North Bend Road	Ashtabula	Ohio	44004	997-7566
Arthur Louis Steel Co.	Mr. J.T. Kanicki	P.O. Box 518	Ashtabula	Ohio	44004	997-5545
Ashtabula Chamber of Commerece	Ms. Jessica Forsythe	4536 Main Avenue	Ashtabula	Ohio	44004	998-6998
A-Tech	Dr. James R. Brockway	1565 State Route 167	Jefferson	Ohio	44047	576-6015
Brown Spinkler Services, Inc.	Mr. Calvin Brown Sr.	P.O. Box 890	Dorset	Ohio	44032	858-2753
Building Technicians Corp.	Mr. Larry Cumpston	4500 Clay Street	Geneva	Ohio	44041	466-1651
Burdick Plumbing & Heating, Inc.	Mr. Duane Burdick	228 Harbor Street	Conneaut	Ohio	44030	599-8248
Carpet Mart	Mr. Ale Ferrell	2001 West Prospect Road	Ashtabula	Ohio	44004	998-2233
Chestnut Homes	Mr. William Widlets	546 Chestnut	Geneva	Ohio	44041	466-4665
Chicago Title Agency of N.E. Ohio	Mr. Jim Janson	60 North Chestnut Street	Jefferson	Ohio	44047	576-8045
Conneaut Savings Bank	Ms. Angie Moore	P.O. Box 740	Conneaut	Ohio	44030	599-8121
Crandall & Company Builders	Mr. Dennis Crandall	P.O. Box 300	Rock Creek	Ohio	44084	563-3186
Crystal Clear Water	Mr. Rich Machczynski	895 RTE 46 North	Jefferson	Ohio	44047	576-5421
D. S. Theiss Building Contractors	Mr. Dan Theiss	P.O. Box 160	Austinburg	Ohio	44010	275-1755
Delta Railroad Construction, Inc.	Mr. Larry Laurello	P.O. Box 1398	Ashtabula	Ohio	44005-1398	992-2997
E & J Auto and Glass	Mr. Doug Andes	4826 Main Avenue	Ashtabula	Ohio	44004	998-2401
Eastdale Overhead Door	Mr. Frank Curtin	529 Front Street	Ashtabula	Ohio	44004	964-3667
Famous Supply Company	Mr. John Brock	4625 Foster Avenue	Ashtabula	Ohio	44004	992-2116
Great Lakes Auto Network	Mr. John Rocco	2824 North Ridge East	Ashtabula	Ohio	44004	993-2195
Growth Partnership	Mr. Brian Anderson	17 North Jefferson Street	Jefferson	Ohio	44047	576-9126
Guerriero Memorials	Mr. Tony Guerriero		Ashtabula	Ohio	44004	344-6898
HAVE, Inc.	Mr. George Csepegi III	P.O. Box 912	Ashtabula	Ohio	44005-0912	998-7252
Home Depot		3200 Market Place	Ashtabula	Ohio	44004	
Housel Construction, Inc.	Mr. Greg Housel	819 Lenox-New Lyme Road	Jefferson	Ohio	44047	576-2971
Hughes-Roller Building Co.	Mr. Mike Bowen	4817 State Road	Ashtabula	Ohio	44004	997-2618
Huntington Bank	Ms. Ronda Rich	4366 Main Street	Ashtabula	Ohio	44004	992-3597
Huntington Insurance	Mr. Bill Herzog	P.O. Box 400	Ashtabula	Ohio	44005-0400	998-4444

Jackson, Dieken & Associates	Mr. Jim Swedenborg	2105 Walnut Boulevard	Ashtabula	Ohio	44004	964-6774
JE Heating & Cooling Electrical Plumbing	Mr. John Getce	3898 Austinburg Road	Ashtabula	Ohio	44004	992-9757
Joseph Dragon & Sons, Inc.	Mr. Joe Dragon, Jr.	519 Howard Road	Ashtabula	Ohio	44004	993-2169
Kinder Morgan/Pinney Dock & Transport	Ms. Judy Simms	P.O. Box 41	Ashtabula	Ohio	44004	964-7186
Kister Construction Company	Mr. Ron Kister Sr.	P.O. Box 768	Ashtabula	Ohio	44005-0768	997-5676
Knickerbocker Equipment	Mr. A.J. Hepler	3001 West 17th Street	Erie	PA	16505	814-833-7761
Koski Construction Co.	Mr. Don Koski	P.O. Box 1038	Ashtabula	Ohio	44005-1038	997-5337
Laborers Local 245	Mr. Randall D. Bates	P.O. Box 548	North Kings	Ohio	44068	992-2013
Lowe's Home Improvement	Mr. Rick Brusma	2416 Dillon Drive	Ashtabula	Ohio	44004	998-6555
Nelson Sand and Gravel	Mr. Tom Nelson	P.O. Box 466	Kingsville	Ohio	44048-0466	224-0198
Notter Electric Company	Mr. Henry M. Notter	3042 West 13th Street	Ashtabula	Ohio	44004	964-7965
O & P Oil & Gas, Inc.	Ms. Nancy Kister	P.O. Box 1298	Andover	Ohio	44003	293-6021
Oros Builders	Mr. Joe Oros	P.O. Box 14	Geneva	Ohio	44041	415-0870
R.W. Sidley, Inc.	Mr. Jim English	6900 Madison Road	Thompson	Ohio	44086	343-2264
Raymond Builder's Supply, Inc.	Mr. Willard Raymond	P.O. Box 61	Geneva	Ohio	44041	466-4470
RD Real Estate Ventures	Mr. David Chah	425 Woodside Avenue	Jefferson	Ohio	44047	
Snodgrass of N.E. Ohio	Mr. Rich Vanek	4820 State Road	Ashtabula	Ohio	44004	993-2142
Senita Roofing & Insulation Co.	Mr. Steve Senita	2305 Walnut Blvd.	Ashtabula	Ohio	44004	964-6403
Simak Trucking, Inc.	Ms. Marti Pickard	P.O. Box 599	North Kings	Ohio	44068	224-1992
SK Built	Mr. Scott Kidd	388 Clay Road	Jefferson	Ohio	44047	858-2018
Smolen Engineering	Mr. Kevin Grippi	1876 Jefferson Road	Jefferson	Ohio	44047	576-0505
Spence Contracting	Mr. Doug Spencer	413 West 58th Street	Ashtabula	Ohio	44004	992-0946
Thomas Fence Company, Inc.	Mr. Drew Thomas	P.O. Box 487	Ashtabula	Ohio	44004	998-4747
Tim Wing Construction, Inc.	Mr. Tim Wing	4448 Benetka Road	Ashtabula	Ohio	44004	224-1890
U.I.C. Construction	Ms. Kim Kidner	P.O. Box 1718	Ashtabula	Ohio	44005-1718	998-7871
Valley Building Center, Inc.	Mr. D C French	5654 Routh 7 South	Andover	Ohio	44003	293-5995
Vector	Ms. Gayle Loftus	4640 North Ridge East	Geneva	Ohio	44041	466-7233
W.S.A., Inc.	Mr. John Hogan	P.O. Box 783	Ashtabula	Ohio	44005-0783	992-9181
Wayne Senita, Inc.	Mr. Wayne Senita	502 Wildwood	Ashtabula	Ohio	44004	992-7881
Wells Fargo	Mr. James Mayer	145 West 46th Street	Ashtabula	Ohio	44004	992-1515
Western Reserve Farm Co-Op	Mr. Bill Spreitzer	161 East Jefferson Street	Jefferson	Ohio	44047	576-3010
Witt Enterprises, Inc.	Mr. Ron Kister, Jr.	P.O. Box 54	Ashtabula	Ohio	44004	992-8333
Zielger Heating Co.	Mr. Tim Volpone	5223 North Ridge Road	Ashtabula	Ohio	44004	969-1141

PLEASE CONTACT MICHELLE IF THERE IS ANY UPDATES TO YOUR INFORMATION

Demand for Multifamily Housing will Continue to Rise in 2014 and Beyond

February 5, 2014 - Strong demand for apartments will increase over the next several years, said panelists during a press conference at the National Association of Home Builders (NAHB) International Builders' Show (IBS) in Las Vegas. And while multifamily construction continues to be strong, NAHB does expect the speed to decrease as sustainable levels are reached in 2015 or 2016.

"The multifamily market has rebounded significantly from its trough in 2009 at 82,000 multifamily housing starts to 340,000 in 2013," said NAHB Chief Economist David Crowe. "NAHB is forecasting 363,000 multifamily housing starts in 2015, which is above the previous longer term average of 340,000 as more young adults prefer renting."

The strong performance in multifamily comes from three sources, explained Crowe. "First, during the collapse, production of multifamily housing had significantly decreased, so part of the resurgence in 2011 was just catching up with a more normal flow. Second, the strong demand for apartments is being fed by a rising demographic of echo boomers that will continue to grow in size as we absorb people born after 1980. Third, young adults who might have otherwise chosen homeownership, and some older adults as well, are hampered by a variety of issues, such as unusually tight underwriting standards for mortgages, lower credit scores because of the slow employment market and lower entry salaries. As a result, the share of households that rent rather than own has increased steadily since 2004 and will likely continue until jobs are more secure, mortgages more accessible and careers more stable."

Many markets have regained their footing and are producing at least as many multifamily units as they did during the relatively stable period between 1996 and 2006. "The multifamily market has come a long way since the collapse," said panelist Guy K. Hays, president of Legacy Partners Residential Inc. in Foster City, Calif. "Overall, supply and demand are in balance, and in most markets there is a need for the continued production of new units."

While both panelists are optimistic about the future of the multifamily housing market, there are still challenges that face the industry such as the availability of labor and rising cost of some building materials. But demand for apartments is strong enough for developers to proceed in most markets, the panelists noted.