



# BUILDERS PLAN

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## ASHTABULA COUNTY BUILDERS ASSOCIATION

" The Voice of the Industry in Ashtabula County "

### BOARD OF TRUSTEES

#### Officers

Bill Romanko, President

Calvin Brown Jr., Vice-President

Joe Oros, Immediate Past President

Rich Vanek, Treasurer

John Hogan, Secretary

#### Trustees

Doug Andes

George Csepegi V

Kim Kidner

Dan Theiss

## COMMENTARY

Dear Member and Friends,

The end of another year is nearing, how the time does fly when you are having fun. This year has been fun; we have had some great meetings with excellent speakers and topics. The turnout at our social events has exceeded the previous year's attendances, which makes all of the hard work put in to arrange them worthwhile for those doing the work. I only hope that the New Year brings us continued success with all that we do for you.

At the end of each year it never fails that we end up losing a board member or two. Rarely is it a sad thing, but I must admit that the Builders are losing our most tenured board member. After 26 years, Dan Theiss of D.S. Theiss Building Contractors has decided to step down from the board. When Dan became a board member, he quickly volunteered to be the representative to the Ashtabula County Building Department and also to the County Health Department. It has been with Dan's help and guidance that we have been able to become a guiding hand in the development of the Building Department as we know it today. Without his input and long hours of involvement in reporting issues back to the board, we would not have as much input into this county department as we do today. All people within the county using this department owe Dan Theiss a thank you as we do. From the Board of Directors present and past I would like to thank Mr. Dan Theiss for all of his hard work and commitment to the Ashtabula County Builders Association. Doug Andes of E&J Glass is also stepping off of the board after his term. Doug please accept our thanks for your new and fresh ideas that you brought to our meetings. At our November meeting, we will be looking for nominations to the board; all members in good standing are eligible. If being a board member is something you or one of your people would like to do please contact me or another board member prior to our November 14th meeting.

### MARK YOUR CALENDAR

November 14th      Annual Meeting  
Elks

Happy Holidays!

January 9th      TBA

February 13th      TBA

Happy hour is 6:00pm - 7:00pm

Dinner 7:00pm

RSVP by Monday prior to meeting date and if you need to cancel please call by Tuesday evening.

Page 2	Presidents Commentary Con't
Page 2	Bring a Friend
Page 2	NAHB Statement On Supreme Court Decision To Hear Case On Greenhouse Gas Emissions
Insert	Annual Meeting Agenda
Page 4-5	Builder Confidence Down in October



Our November meeting is as important as any meeting that we have in that this is the meeting that guides us for the year to come. At this meeting we will be discussing the financial position of the Builders Association. We will be looking for topics for future meetings. We will be giving the membership the results of our search for new locations for future meetings. We will also be looking for ideas for future social events. Also at this meeting we will be having a guest speaker, Brian Anderson, the Director of Growth Partnership for Ashtabula County will be that speaker. He will be giving a short summary of the happenings in the past year in the county and also what he sees forthcoming in 2014. After which we will be taking a show of hands to determine if the Builders Association will continue to financially support Growth Partnership for the 2014 year.

From the current board of directors, Michelle, and myself, I would like to wish all of our members and friends a safe and pleasant holiday season. We hope that you find the New Year more prosperous than the past year.

One last thought I would like to share. **To be remembered it helps to be seen.** What better place to be seen at than at a meeting of the Ashtabula County Builders Assoc. Membership and involvement can only improve ones exposure within the association and also outside of the association. I hope to see you more often in 2014 along with the new members that you will invite to join us.

Sincerely,

Bill Romanko

Your President of the Ashtabula County Builders Assoc.

**LET'S INCREASE MEMBERSHIP  
BRING A FRIEND  
to a monthly/educational meeting  
on the Builders Association.**

# NATION'S BUILDING NEWS

*The Official Online Weekly Newspaper of NAHB*

*Sponsored by McGraw-Hill Construction and Freddie Mae*

## NAHB Statement On Supreme Court Decision To Hear Case On Greenhouse Gas Emissions

**October 16, 2013** - The National Association of Home Builders (NAHB) has released the following statement from Chairman Rick Judson, a home builder and developer from Charlotte, N.C.

"NAHB is pleased by the U.S. Supreme Court's decision to hear American Chemistry Council, et al. v. U.S. Environmental Protection Agency (EPA) to challenge EPA's plan to regulate greenhouse gas emissions under the Clean Air Act.

"Because of the way EPA has interpreted the statute, many NAHB members might be forced to obtain an expensive pre-construction permit for greenhouse gas emissions, which would bring most multifamily and mixed-use development to a halt. Some single-family and potentially even master-planned community development would also be affected."

NAHB is part of a coalition that includes the American Chemistry Council, the American Petroleum Institute, the National Association of Manufacturers, the American Fuel and Petrochemical Manufacturers and the National Oilseed Processors Association. Briefing in this case will take place during the fall and winter of 2013. Oral argument will be held in February 2014 and a decision is expected in late spring 2014.



# NATION'S BUILDING NEWS

*The Official Online Weekly Newspaper of NAHB*

*Sponsored by McGraw-Hill Construction and Freddie Mae*

Builder Confidence Down in October;

NAHB Estimates Sept. Housing Starts will Approach 900,000 Units

**October 16, 2013** - Builder confidence in the market for newly built, single-family homes fell two points in October from a downwardly revised reading in the previous month to a level of 55 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) released today.

"Builder optimism remains above 50 and we are still seeing signs of pent-up demand in many markets across the country," said NAHB Chairman Rick Judson, a home builder from Charlotte, N.C. "This slight dip in builder sentiment is the result of continuing challenges in the marketplace with regard to the cost and availability of labor and lots and uncertainty in Washington"

"A spike in mortgage interest rates along with the paralysis in Washington that led to the government shutdown and uncertainty regarding the nation's debt limit have caused builders and consumers to take pause," said NAHB Chief Economist David Crowe. "However, interest rates remain near historic lows and we don't expect the level of rates to have a major impact on sales and starts going forward. Once this government impasse is resolved, we expect builder and consumer optimism will bounce back."

Derived from a monthly survey that NAHB has been conducting for 25 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very low." Scores from each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

All of the HMI's three components each fell two points in October. The component gauging current sales conditions registered 58, while the component gauging sales expectations in the next six months posted a reading of 62 and the component gauging traffic of prospective buyers was 44.

Looking at the three-month moving averages for regional HMI scores, the South held steady at 56, the West declined a single point to 60 and the Northeast fell three points to 38. The Midwest posted a one-point gain to 64.

NAHB Estimates Housing Starts Approach 900,000 Units in September

**\*\*** With the partial shutdown of the federal government preventing the U.S. Census Bureau from releasing a housing starts estimate for September, NAHB has prepared its own.



Continued Page 4

NAHB estimates that the seasonally adjusted annual rate of construction for single-family homes was between 620,000 and 630,000 units in September.

NAHB estimates that the pace of construction of multifamily units was an additional 255,000 to 270,000, bringing the anticipated pace of total housing starts in September to between 875,000 and 900,000 units.

"The NAHB estimate of 875,000 to 900,000 total housing starts is based on continuing improvement in single-family starts and ongoing volatility in multifamily construction," said Crowe.

"Single-family starts dipped in July but rebounded in August, and we expect continued strength in September," Crowe added. "The Fed meeting in mid-September provided additional relief to builders and buyers that interest rates would remain near historic lows for the immediate future, encouraging consumers back into the housing market.

"Meanwhile, multifamily starts have been unusually volatile since the beginning of the year, swinging between 250,000 and 400,000 units from month-to-month. We expect some bounce back from the August pace of 263,000 as multifamily starts continue to trend around 300,000 units."

Editor's Note: The NAHB/Wells Fargo Housing Market Index is strictly the product of NAHB Economics, and is not seen or influenced by any outside party prior to being released to the public. HMI tables can be found at [nahb.org/hmi](http://nahb.org/hmi). More information on housing statistics is also available at [housingeconomics.com](http://housingeconomics.com).

Some of the statements in this press release may contain forward-looking statements or statements of future expectations based on currently available information. Such statements are naturally subject to risks and uncertainties. Factors such as the development of general economic conditions, future market conditions, unusual catastrophic loss events, changes in the capital markets and other circumstances may cause the actual events or results to be materially different from those anticipated by such statements. NAHB does not make any representation or warranty, express or implied, as to the accuracy, completeness or updated status of such statements. NAHB expressly disclaims liability to anyone for any decision made or action taken in conjunction with the information and/or statements in this press release or for any related damages.

# ANNUAL MEETING

## AGENDA

November 2013

As it is the Annual Meeting your presence and opinion is necessary.  
**YOUR VOTE COUNTS!**

President's Remarks

Treasurer's Report

### **Topics for Discussion:**

- Membership Committee
- Building Department
- Location of Monthly Meetings
- Topics of Monthly Meeting
- Social Events
  - Reverse Raffle
  - Golf Outing
  - Summer Social

### **Items for Vote:**

- Re-nomination of Board of Directors 2013
- Nominations of New Board Member
- 2013 Budget
- Growth Partnership Assessment