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APRIL 2016

HOUSTON Builder

5 THINGS YOU NEVER KNEW ABOUT BUILDER WARRANTIES

pg. 28

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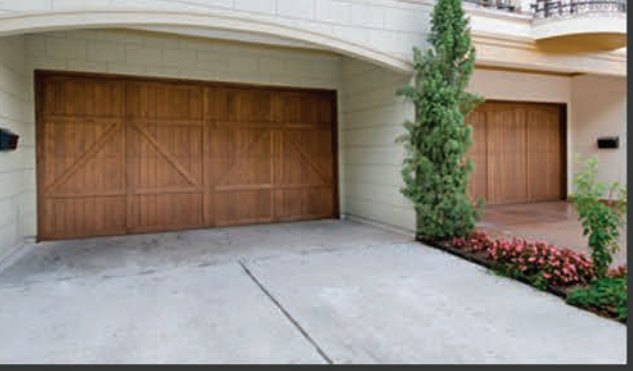

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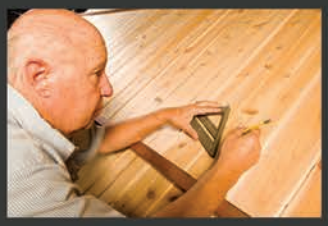

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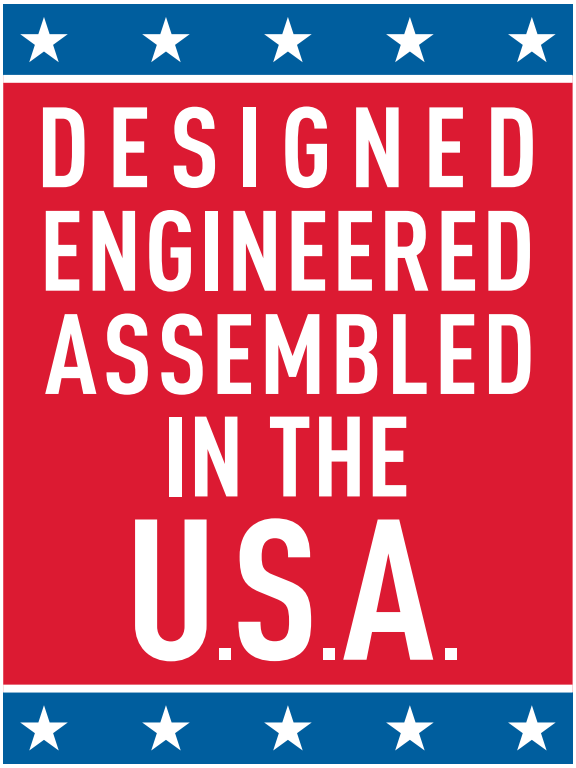

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HOUSTON
Builder
The Official Magazine of the Greater Houston Builders Association

April 2016 | Volume 29 | Number 04

ON THE COVER

ACES Proudly Serves the Community

The GHBA would like to thank ACES Builders Warranty for supporting the association as a 2016 Platinum Partner! Just as ACES is unwavering in its support of its customers and the association, the company is also dedicated to serving the local community through donations and staff volunteer events. Pictured on the cover is the latest community project, the Jack Wolf Memorial Park, located just outside of The Woodlands Memorial Hermann NICU. Once completed, it will be a peaceful place for both infants and families going through a hospital stay.

Read more about ACES' fanatical customer service and community efforts on page 28

FEATURES

12 President's Message: Proposed EPA Rule Changes are Massive!
The EPA's proposed Clean Water Act "Waters of the U.S." rule would have the largest negative impact on Houston's development and building in recent history. The GHBA and other industry players have teamed up to fight these onerous regulations, but we need your help.

14 Government Affairs: Advocacy Report
A recap of how GHBA's HOME-PAC endorsed candidates fared in the March 1 Primary Election. The GHBA will also participate in NAHB's upcoming *Bringing Housing Home* event; the Clean Water Act will be among the hot topics discussed with federal legislators. On a local level, GHBA will meet with the new City of Houston Mayor and Council members to discuss Ch. 42, historic preservation, storm water and more.

20 The Importance of Proper Framing: A Case Study
As a building industry professional, your top priority is creating quality homes that stand the test of time. To avoid sagging floors and beams, or worse, a safety hazard, it is very important for a framer/builder to have an understanding of code specified loads and how they impact the structure. Proper planning from the beginning of the job saves time, reduces callbacks, keeps the project on budget, and most importantly, keeps everyone safe!

25 Green Built Gulf Coast Adopts 2012 National Green Building Standard
Adapting to the 2012 National Green Building Standard will elevate Green Built Gulf Coast (GBGC) certified homes above typical code compliant homes in the region, extending benefits to both builders and overall, the homeowner.

26 Benefit Homes Project: A Home for Good
Castletree Homes has tapped into its list of top-name vendors and trades to help construct a GHBA Benefit Home, a home that when sold, will benefit three important charities. These vendors were honored at an appreciation luncheon in the community.

32 Take a Minute for HomeAid Houston
Bidding begins April 12 on HomeAid's new, online silent auction, an exciting addition to the 10th Annual Charity Golf Tournament at Tour 18. Numerous fun, unique, and high-dollar auction items will be available for preview beginning April 1. Also, take a peek inside this year's Project Playhouse, under construction by M/I Homes.

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Advertising/Editorial Information:

Contact Brittany Feldmann at (832) 215-7232 or bfeldmann@ghba.org. Houston Builder encourages members to submit articles for publication. Articles should relate to members and to the homebuilding industry. For questions or to submit a letter to the editor, email bfeldmann@ghba.org.

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WATERS OF THE U.S.:

Proposed EPA Rule Changes Are Massive!

Article by GHBA President PARKE PATTERSON, Parke Patterson Land Development

The EPA and the U.S. Army Corps of Engineers have proposed amendments to the Clean Water Act that would:

1. Greatly expand the definition for "jurisdictional" wetlands by considering minor water bodies such as man-made water features, ditches and the like as jurisdictional wetlands and subject them to federal oversight; this would include land that is dry but flows into a water body
2. Add a new geographic area in Texas called the "coastal prairie wetlands" in which any development activity would be subject to federal permitting. These planned coastal prairie wetlands would extend from Orange, Texas, past Corpus Christi, and approximately 100 miles inland.

The proposed rule would have the largest negative impact on Houston's development and building in our recent history. If enacted, this rule will affect everyone in our industry – land owners, ranchers, farmers, Realtors, developers, contractors, suppliers, homebuilders, refineries, bankers, cities, counties and the state as well as stakeholders in the infrastructure, transportation and oil/gas industries.

The proposed rule would have the largest negative impact on Houston's development and building in our recent history.

You may think that the above professions and industries are not linked or equally vulnerable to this onerous rule, but consider, there are no doors and windows without a frame; there is no frame without a slab; there is no home without a lot; and there is no lot without developable land.

At the very least, should the courts uphold the EPA's rule, there will be less developable land. Any available developable land will be far more expensive and time consuming to entitle. The consumer will lose and our industry will lose.

Below is a map of the proposed Texas Coastal Prairie wetlands that will suffer from these regulations.

The GHBA, using its legal defense fund with board leadership approval, was the first Houston association to join the lawsuit in order to fight this rule. TARGET, (Texas Alliance for Responsible Growth, Environment & Transportation), the umbrella coalition group leading the lawsuit, now consists of several local business organizations contributing their expertise and financial assistance to the fight.

What can you do?

Contribute to TARGET. While GHBA is a member of TARGET, the association needs the financial support of GHBA members, in order to sustain the significant costs of this lawsuit.

Also, please consider dedicating a few minutes to write or call your congressional delegation member and senators. We will supply you with the information. Enlist your staff to help in the cause. Piles of letters and numbers of calls make a difference.

Contact GHBA's Government Affairs Director Bradley Pepper at 281-664-1430 or bpepper@ghba.org for names, addresses and phone numbers for your federal elected officials.

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March 1 Primary Election Recap

By **BRADLEY PEPPER,** Director of Government Affairs

As we put what seems like a never-ending election season in our rear view mirrors, the March 1 Republican and Democratic Primary Election is now completed, but a May 24 runoff date looms.

Within our Greater Houston delegation, there were a few tough primary fights for some of our incumbent Congressional members and there are a few State House seats that will be determined in the runoff, with one long-term incumbent losing on March 1.

GHBA CONGRESSIONAL DELEGATION:

DISTRICT 7: Congressman John Culberson (R-Houston) defeated two Republican Primary challengers with 57.28%.

DISTRICT 8: Congressman Kevin Brady (R-The Woodlands) got 53.39% of the vote to survive three Republican Primary challengers.

DISTRICT 29: Congressman Gene Green (D-Houston), who has not had a Democratic Primary opponent since 1996, pulled out a Democratic Primary win over former Harris County Sheriff Adrian Garcia with 58.25% to Garcia's 37.85%.

GHBA STATE HOUSE OF REPRESENTATIVES DELEGATION:

DISTRICT 18: In the six-way Republican Primary race to replace Representative John Otto (R-Dayton), there will be a runoff between Keith Strahan of Liberty and Ernest Bailes of Shepherd who received 28.24% and 25.92% respectively.

DISTRICT 126: HOME-PAC endorsed Kevin Roberts is the nominee to replace retiring Representative Patricia Harless (R-Spring).

DISTRICT 128: HOME-PAC endorsed Representative Wayne Smith (R-Baytown) will be in a run-off with Deer Park attorney Briscoe Cain, who took 48.01% to Smith's 43.57%.

DISTRICT 130: HOME-PAC endorsed anesthesiologist Tom Oliverson won the Republican Primary to replace Representative Allen Fletcher (R-Tomball).

DISTRICT 139: In a four-way Democratic Primary race to replace Representative—now Houston Mayor—Sylvester Turner (D-Houston), there will be a runoff between Kimberly Willis and Jarvis Johnson who received 31.82% and 28.72% respectively.

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DISTRICT 150: In a four-way Republican Primary, Representative Debbie Riddle (R-Tomball) was defeated by Valoree Swanson. Riddle got 39.64% of the vote to Swanson's 52.46%. The other candidates garnered less than 8% combined.

The GHBA HOME-PAC will be meeting on April 14 at 1 p.m. at the GHBA to conduct candidate interviews and discuss endorsements for the May 24 runoff. If you would like to get more involved with HOME-PAC, contact Amy Carl at acarl@ghba.org; (281) 664-1433.

GHBA Participates in NAHB's *Bringing Housing Home*

The congressional spring recess periods provide the GHBA an opportunity to meet and engage our local federal congressional delegation and participate in the NAHB's *Bringing Housing Home* event right here in Houston. These meetings, especially important in this presidential election year, are critical to enhance relationships with our elected officials and showcase the economic benefits of the housing industry. During these meetings, we have an opportunity to brief our delegation on the NAHB's federal legislative priorities, as well as issues that uniquely affect our industry in the Greater Houston region.

Of particular interest this year are regulatory reform and the Clean Water Act's "Waters of the U.S." rule (discussed in last month's *Houston Builder* magazine, and on page 12 of this issue). With regards to regulatory reform, the NAHB estimates that on average, 25% of the cost of a single-family home is attributable to government regulation. We have encouraged our delegation to reassert its oversight authority over rule-making agencies and that further regulation to our industry should only be undertaken after careful consideration of the burden, costs, and effects on small businesses.

The House has already passed H.R. 427, the Regulations From the Executive in Need of Scrutiny Act (REINS Act), which would subject proposed regulations to greater public scrutiny, require they be based on sound science and data, consider the true cost imposed on small businesses and hold agencies accountable for the regulations they issue. The bill is now awaiting Senate action.

GHBA Actively Meeting with COH Mayor and Council

Following the election of a new City of Houston Mayor and five new council members last fall, nearly one-third of those that occupy the City Hall Horseshoe are freshmen. In an effort to further introduce ourselves and our industry to these folks we have scheduled meetings with Mayor Sylvester Turner as well as council members Karla Cisneros, Amanda Edwards, Mike Knox, Steve Le and Greg Travis.

Similar to our congressional meetings, this will provide the GHBA an opportunity to engage our city officials to ensure they understand the scope that our industry touches and how much the GHBA is involved at the city level. We will share our experiences and history working with the Mayor's office, City Council and at the department level on issues regarding development and homebuilding, including Ch. 42, historic preservation, storm water and detention, code review and our direct involvement with planning and public works. These efforts are critical to sustaining our "seat at the table" and our influence as a resource when policy issues concerning the homebuilding industry arise.

For more information on any of these topics, please contact Bradley Pepper at bpepper@ghba.org or (281) 664-1430.

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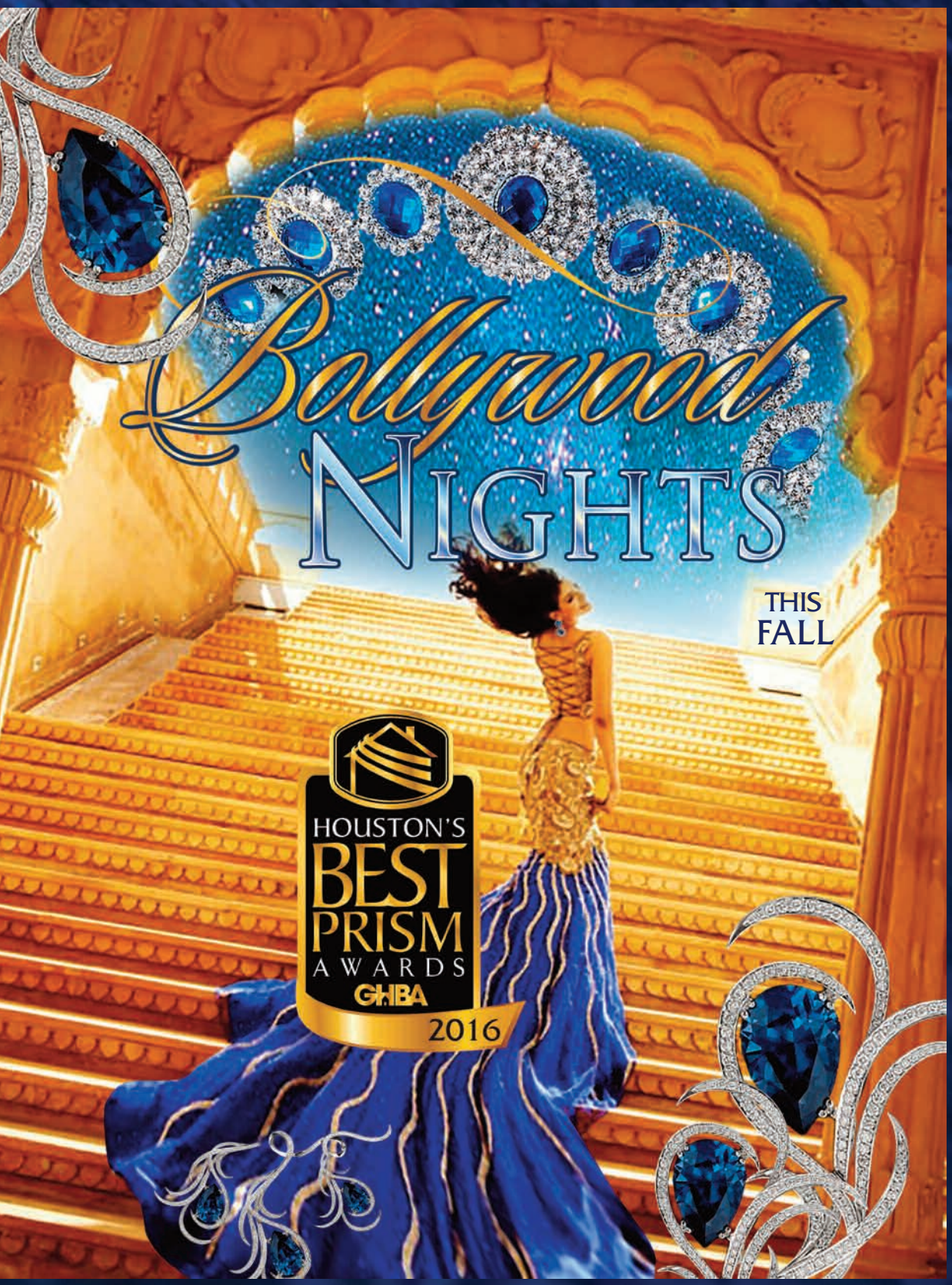

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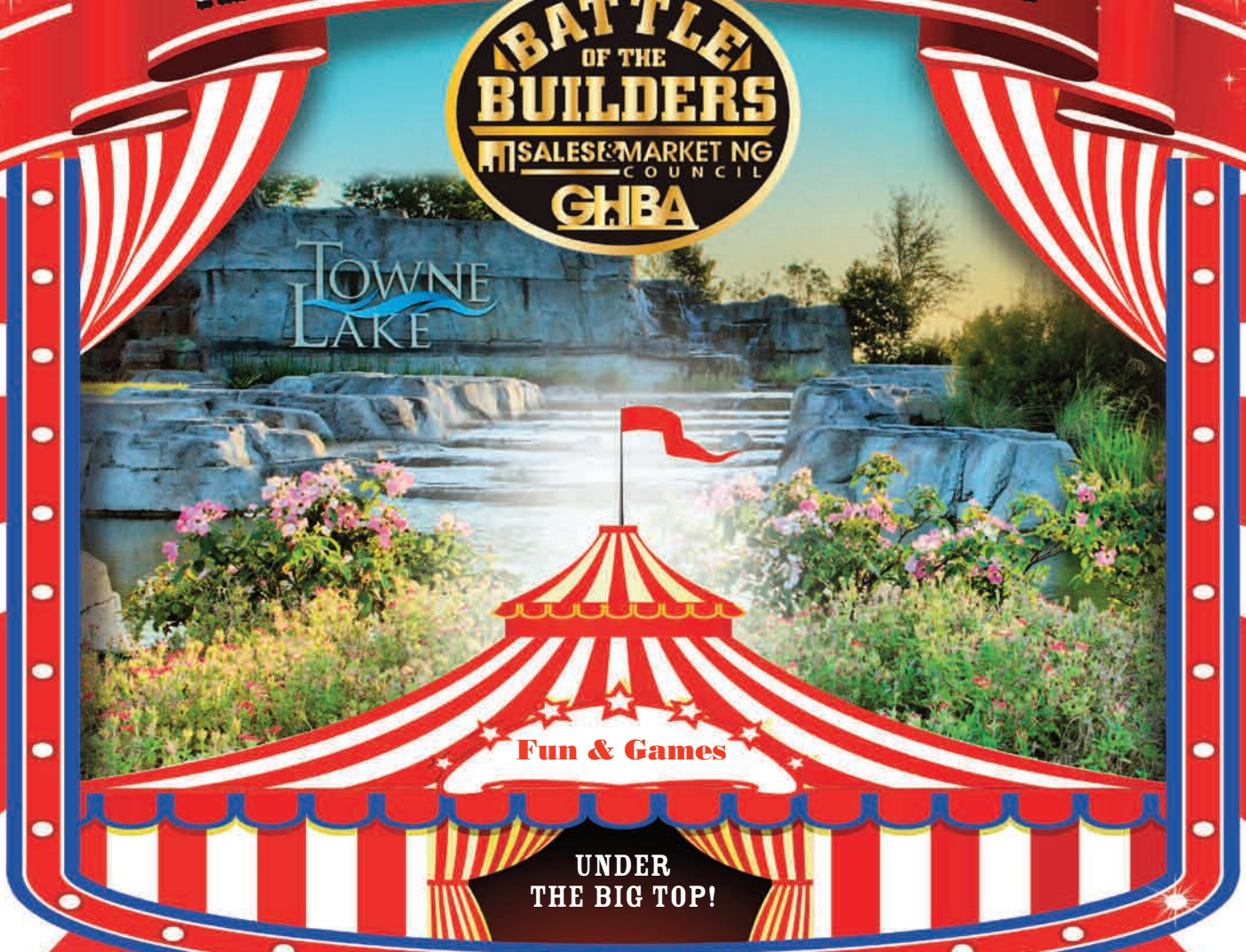

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CASE STUDY: THE IMPORTANCE OF Proper Framing Design

Article by By John M. Clark, MS, PE

As a building industry professional, your top priority is creating a quality home that stands the test of time. To avoid sagging floors and beams, or worse, a safety hazard, it is very important for a framer/builder to have an adequate understanding of code specified loads and how they impact the structure.

While most structures are never subjected to the maximum design load, reported catastrophic structural collapses show the importance of an adequate understanding of code specified loads. One example is the collapse of a balcony in Chicago in 2003. The balcony performed well when only lightly loaded but collapsed when there were a number of people on it killing 13.

No reputable contractor or framer purposely builds a substandard structure, and most do not make these types of errors. However, most structural engineers can share a number of case histories of inadequate framing resulting in excessive deflection or worse. These types of errors can be costly and time consuming to correct.

Improper framing is most likely due to a lack of understanding of the applied loads and their effects. After many years inspecting framing problems, this writer has concluded that this lack of understanding leads to the mindset of, "If it's standing when I walk away, it's okay." This can result in poor design and poor performance, as shown in the following case study.

CASE STUDY:

Second Story Addition with a Grand Piano

The owners of an upper scale home were doing a remodel that entailed adding a second floor framing in a two story atrium/clearstory with balcony on two adjacent sides, shown in Figure 1. The proposed new floor was to support an upright grand piano weighing 525 lbs. which was supported by four rolling wheels. Taking the load as 60% on the back wheels the estimated concentrated load was approximately 160 lbs. on each back wheel and about100 lbs. on the front wheels.

After the framing was partially finished, the owners contacted a structural engineer with concerns about the structural adequacy of the connections being used by the remodel contractor. The proposed framing being built (Figure 2) included adding 2x12 nailers (often referred to as ledger beams) over sheetrock in three areas and using the existing balcony framing. Photos of the partial framing shown in Figures 3a and 3b.

The contractor was planning to add a very stiff LVL beam (BM 1) framed in to a double 2x12 beam on one end (BM 2 see critical joint Figure. 2) and to a 2x12 nailer through sheetrock on the other end (BM 3), resulting in one half of the new LVL beam load being carried by the existing double 2x12 at the critical joint (BM 2).

Next the existing balcony joists were to be connected to the LVL beam on the east side and new joists would be added on the west side. Also, the new joists would be connected to a nailer through sheetrock (BM 4 and Figure 3b).

FIGURE 1

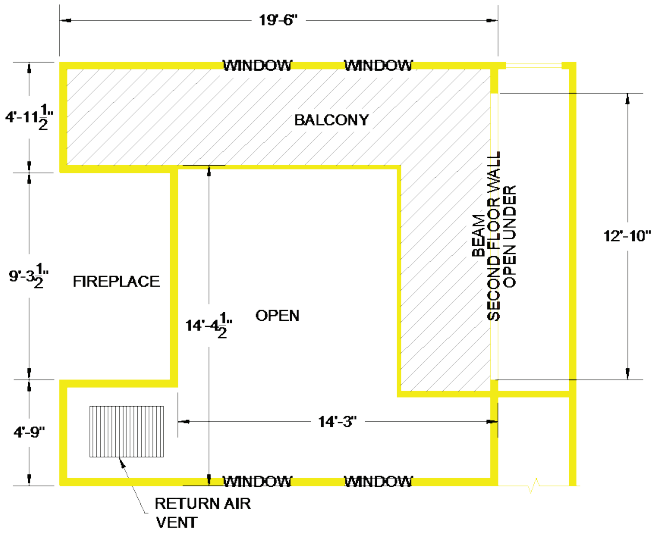
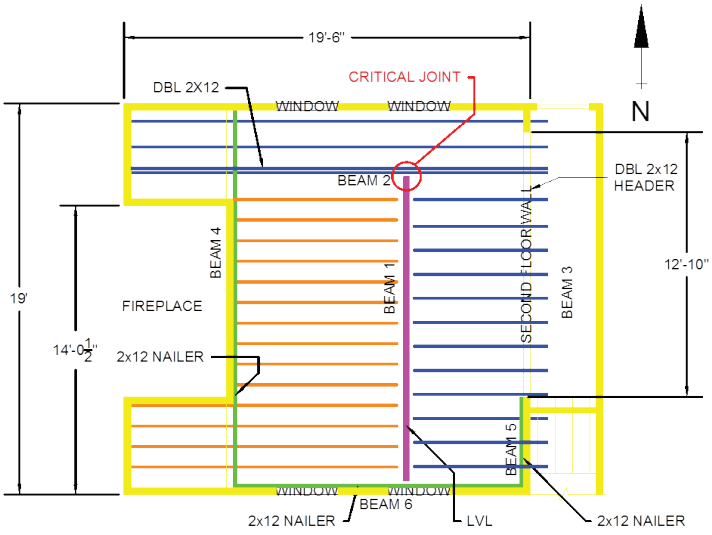


FIGURE 2



FIGURES 3A & 3B

Temporary supports hold up new floor joists.

Location of proposed Laminated Veneer Lumber (LVL) beam (BM 1)

Nailer (BM 3) supporting new floor joists

There were numerous structural deficiencies including:

1) The nailers (Beams 4, 5, & 6) were attached to wall studs through sheetrock using 3" nails. This resulted in one inch penetration into the studs.

2) The 12'-10" double 2X12 beam (BM 3) at the balcony was over stressed for the code specified design load. Also the 19.5 ft. double 2 x 12 beam (BM 2) was significantly over stressed.

3) The LVL beam (BM1) was framed into a long double 2X12 (BM 2) beam on one end (critical joint) and to a nailer plate (BM 4) on the opposite end (very weak connection for main girder). The studs behind the nailer plate were supported by a double 2X6 header over a window thus the large end reaction of the of the LVL beam was ultimately transferred to a window header.

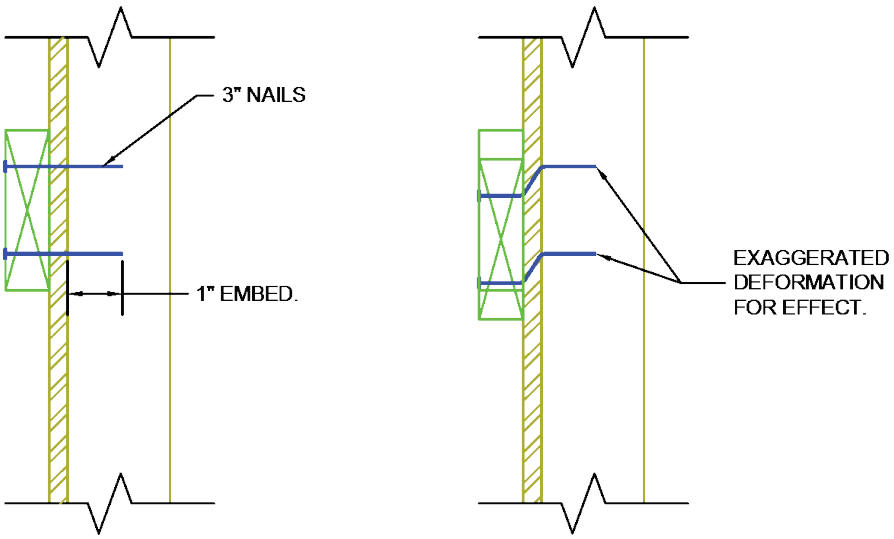
4) The floor joists would connect to the LVL beam (BM 1) on one end and the nailer at the other end (BM 4).

Analysis:

The long lightweight double 2X12 (BM 2) was overstressed by the new load induced by the new heavyweight LVL. Analysis also indicated that the existing double 2X12 header (BM 3) under the balcony was overstressed by the new floor loads.

Installing the new 2X12 nailer through the sheetrock resulted in one inch penetration into the studs. Also the ½" sheetrock gap between the nailer and the studs created a condition where the nails lacked

FIGURE 4



CODE REQUIRED LOADS

As provided in ASCE 7-10 Minimum Design Loads for Buildings and other Structures

Residential Floor systems must be designed for 40 pounds per sq. ft. (40 psf) live load plus the self-weight (dead load).

LIVE LOAD: The load of anything that is not part of the building structure including furniture, people and so on.

DEAD LOAD: The self-weight of the framing system plus the weight of electrical, plumbing, HVAC and so on.

Studies have shown that the live load in a typical house with an owner occupant will have an average of 12 psf. However the floor must be designed for the full live load (40 psf in this case). Also it is up to the design professional on how to treat large concentrated loads combined with a uniform load such as a piano which may be greater load than 40 psf.

WHAT DOES 40 PSF REALLY MEAN?

In this case the new room dimensions are 14' x 19' giving a floor area of 266 sq. ft. So the total live load the floor must carry is:

40 psf * 266 ft^2 = 10,640 lbs

Taking the average live load of 12 psf as the typical floor live load gives a total load of 3,192 lbs. The remaining floor load of 40 psf - 12 psf = 28 psf can be attributed to people as one example, or 10,640 lbs – 3,192 lbs = 7,448 lbs of people. Assuming that the average weight of an adult is 160 lbs, the floor must be able to safely support 7,448 lbs/160 lb per person, or approximately 47 adults with this average weight, with an existing 12 psf for furniture, etc.

If the furniture takes up 25% of the area, this leaves about 200 sq. ft. This means that there would be one 160 lb person for about every about 4 sq. ft., or a square about 2 ft. on each side.

This is a surprisingly large number of people for this size room and is probably why some framers make errors in framing.

"Framing Design" continued from page 21

adequate support. In any condition where the loads can be supported by a nailer board, the sheetrock or other surface finish material must be removed so the nailer is in full contact with the supporting structural members.

It is considered to be totally inadequate to connect a nailer to wall studs through sheetrock. This causes the nails to be subjected to bending which they are not intended to do. The probable outcome of this connection is shown in Figure 4 showing the nails bent downward in a exaggerated fashion.

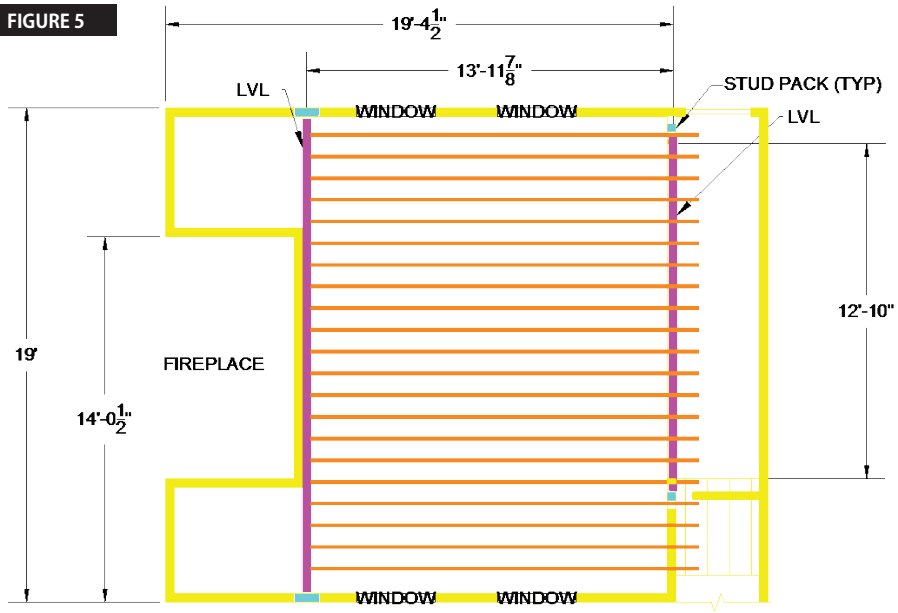
As the nails bend down the soft nonstructural sheetrock will be deformed.

After the contractor (with 27 years' experience) was questioned by the owners about this he proposed using 3" long lag bolts on every other stud. Again this would result in only one inch penetration into the studs. The contractor then stated that he could use longer lag bolts. Again the lag bolts would be subject to bending which is not a normal or acceptable condition. Bolts and nails are designed only for tension or shear, not bending.

Additionally, since the actual location of the studs would have to be estimated, there would be no assurance that the lag bolts would be placed in the centers of the wall studs. Adding the strong LVL beam as shown results in inadequate support because beam BM1 is much stronger than the beam it is framed into BM 2 and again this framing scheme causes BM 2 to support one half of the new LVL beam load from BM 1.

The proposed framing by the contractor can be considered as analogous to a stiff beam being supported by a trampoline. The LVL beam in this location basically contributes little support because it was framed into a member with much less stiffness. The joists framing into the LVL are effectively supporting the LVL beam, but the joist supports at the nailers are very weak.

FIGURE 5



Remedy:

After consulting with the owners the remedy was to:

1) Add an LVL beam at the 12'-10" opening. Some costs were controlled by using the already purchased 16' long LVL for this beam. Stud pack columns were added in the walls at the ends to support this beam.

2) The nailer at the fireplace was removed and a 3 1/2 X 11 ¼ LVL was added adjacent to the studs at the fireplace. Again stud packs were added in each wall to support the new beam. The 19.5' long 2X12 floor joists were cut and connected to the new LVL beam. Finally the floor was framed with 2X12 joists at 12" centers. The revised framing is shown in Figure 5.

3) All other nailers were removed.

How to check if a framing may be inadequate due to excessive deflection:

ASCE 7 historically has specified that the maximum deflection under full dead load plus live load shall not be more than 1/240 times the clear unsupported length (called the span). Table I shows the maximum deflection for various spans and the probable deflection under 10 DL plus psf live load for a properly designed structural system and the probable deflection for dead load only.

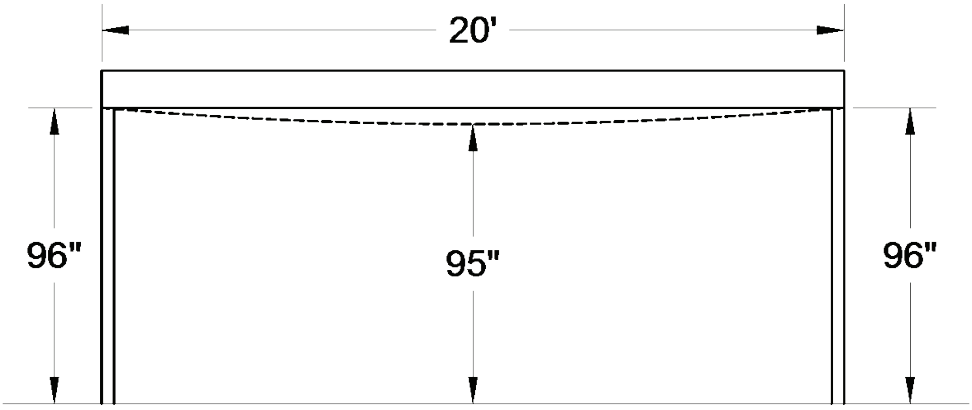
If you suspect that you have a sagging floor or beam you can use this table as a guide.

If the deflection is close to or greater than the maximum and there is very little live load then there is most likely excessive

TABLE I

Span (ft.)	Span (in.)	Max deflection (total load) (in.)	Probable deflection w/ DL + 10 psf live load (in.)	Probable DL deflection (in.)
10	120	0.5	0.20	0.10
12	144	0.6	0.24	0.12
14	168	0.7	0.28	0.14
16	192	0.8	0.32	0.16
18	216	0.9	0.36	0.18
20	240	1.0	0.40	0.20
22	264	1.1	0.44	0.22
24	288	1.2	0.48	0.24

FIGURE 6



deflection (compared to the maximum L/240 criteria) and the beam or floor is under designed and should be checked by an experienced design professional.

For a floor or beam, measure the height at each end and the center. In this example both ends have the same elevation. If one end is different from the other draw a straight line through the end points on paper and measure the center deflection from the straight line. If taking measurements on carpet care should be taken to ensure accurate readings. Also, for the purpose of this example, we assume that the floor is perfectly flat and level (See figure 6).

In this case the center deflection is 96" - 95" = 1". Since the span is 20' = 240" the deflection ratio is 240 / 1 = 240 or 1/240 of the span, From Table I, the expected deflection under typical residential loading of dead load plus typical live load is 0.4 in. So in this case, say for 10 psf live load, the floor deflection is excessive and the structural system should be checked by a licensed professional.

Recommendation for Framing Remodeling

Framing design of long beams and floor spans is critical and should be done by trained professionals.

It is highly recommended that a homeowner engage the services of an architect or structural engineer experienced in this area before hiring a remodel contractor or builder. Have a meeting between all parties before proceeding with design and construction so there is a clear understanding of the critical aspects of the remodel.

Proper planning from the beginning of the job saves time, reduces callbacks, keeps the project on budget, and most importantly, keeps everyone safe! ■

ABOUT THE AUTHOR: *John M. Clark is founder and president of John Milton Clark Engineers, Inc. located in Montgomery County, TX. Clark Engineers was founded in 1989, and regularly consults on numerous and various types of projects from simple residential framing and foundation, to plant engineering, advanced stress analysis, FEA, fiberglass tanks, piping and more. For more information on Clark Engineers services and experience please see www.clark-engineers.com.*

The author wishes to thank Steve Schilder, P.E. for reviewing this article and making valuable suggestions for clarity.

DO'S & DON'TS

1. Never connect structural framing through sheetrock. This results in a very weak joint and causes the connectors to bend which they are not intended to do.
2. Instead remove the sheetrock and connect directly to studs. The AITC1 provides allowable shear loads for connections.
3. Better still, if at all possible support main load members with columns which eliminates the need for shear connectors.
4. Main load girders (beams that carry significant load) should be properly supported at each end. Otherwise, it will provide very little support.

American Institute of Timber Construction

COSTS TO THE HOMEOWNER

The quote for the remodel was $15,000. At the time of our visit the owners had paid $7,500. The contractor had purchased a special length LVL beam costing $900. Since it was a special length it could not be returned. This beam was cut and used in a shorter span.

The owners did not want to change contractors since it would be difficult and costly to disengage and hire a new contractor.

The resolution agreed to was:

- Contractor took down all new framing at his cost
- The owner kept all unused materials

The total installed cost increased from $15,000 to $21,000. About $3,000 was due to added work such as new demo, new columns and longer joists. If there had been a design by a licensed professional the cost would have been about $18,000. So not having a design cost the owners about $3,000.

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Green reaches new heights...

GBGC Program Updates

GBGC Adopts 2012 National Green Building Standard

On April 1, 2016, the Green Built Gulf Coast program adopted the 2012 National Green Building Standard. This endeavor is not as daunting as it sounds. With the current criteria most builders already follow in the Houston market, construction practices will require only two areas of notable change: water efficiency and energy efficiency.

Most builders can increase their efficiency in lighting percentage up to 75%, and document increased water efficiency in their toilets, showers, and sinks to easily comply with these code changes.

These progressive green code changes are largely due to the advanced energy codes in the area, Storm Water Pollution Prevention Plan, extensive customer education programs, and innovative indoor air quality sealing/ventilation methods already being used by the local building community that are already at very high standards.

Adapting to the 2012 National Green Building Standard will elevate Green Built Gulf Coast certified homes above typical code compliant homes in the region, extending benefits to both builders and overall, the homeowner.

Talk to your third-party verifier for more details!

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ENTERRAHOMES

Enterra Homes

Enterra Homes is proud to be one of 30 Houston area builders that certifies each of its homes to the exacting standards of the Green Built Gulf Coast program. When we selected the Green Built Gulf Coast program for construction techniques and energy efficiency guidelines, we did so with the knowledge that this program (unlike other known national programs) was specifically designed to address particular issues that are unique to our Gulf Coast climate.

Participating in program like Green Build Gulf Coast keeps us at the forefront of ongoing industry improvements designed for the benefit of our homeowners and their long term satisfaction with the quality, energy efficiency and reduced operating costs associated with owning an Enterra home.

Being a part of this program assures Enterra Homes' customers that in addition to owning a high quality luxury home, they will benefit for years to come from lower utility bills, improved indoor air quality and the knowledge that they have made a positive impact on the utilization of our planet's precious resources. Learn more at www.enterrahomes.com.

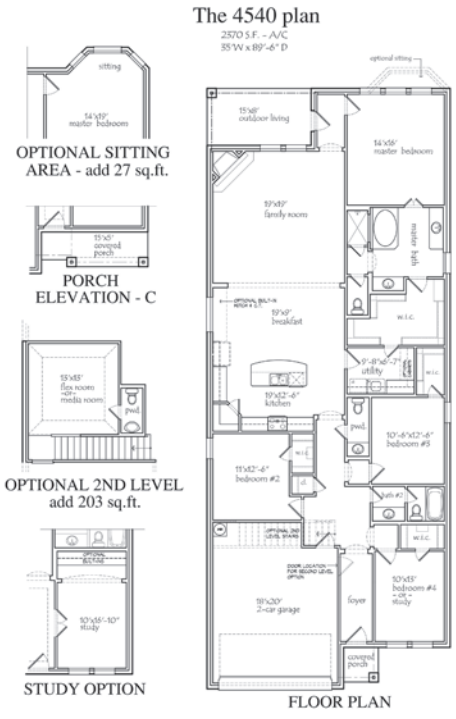
Castletree Homes Receives Vendor Support for Benefit Home

Castletree Homes has tapped into its list of top-name vendors and trades to help construct a GHBA Benefit Home, a home that when sold, will benefit three important charities. Many of these vendors attended an appreciation luncheon in the community where the home is being constructed. Allpoints Surveying donated the meal for all of the guests.

"From the generosity of the developer who donates the lot, through all stages of construction and even the closing, it's the donations of materials, labor and services that are key to making this 36 year old fundraiser a success," said Will Holder, chairman of the Benefit Homes Project. "Castletree Homes, Land Tejas Companies, who donated the lot, and the GHBA wanted to thank each vendor and trade personally with a meal and an appreciation award."

Each year two homes are built for the Benefit Homes fundraiser with donated materials, labor and services from GHBA members. The homes are loaded with upgrades and amenities and sold at market value. Proceeds are donated to Texas Children's Cancer Center, the Alzheimer's Association and HomeAid Houston. Since the fundraiser began, more than $9.5 million has been raised.

Many of the vendors and trades were on-hand to accept their award and to tour the Benefit Home as it is nearing completion. Representatives from the three charities were also in attendance. Each expressed their appreciation to the vendors as well.



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alzheimer's association
the compassion to care, the leadership to conquer

HomeAid Houston

Texas Children's Hospital

Castletree Homes is building its 4540 Plan, a 2,387 sq. ft. one-story design that includes three bedrooms with an extra room as an optional study, and 2.5 baths, as one of two homes being built for the Project.

The home is nestled within the new Miramesa community located just a few miles south of Hwy 290 on Fry Rd.

Castletree's design includes an open style kitchen that features a Bertazzoni Stainless Steel speed oven and microwave, a Bertazzoni Range in a choice of stainless or five designer colors, a stainless Bosch Ultra-Quiet dishwasher, Benedettini Maple cabinets and a built in planning desk with built in book shelves. The home also includes granite countertops throughout.

'Green' features are also key elements in the home's design. For instance there are NEST© Thermostat Nest Protect© and combo smoke/carbon monoxide detectors. Also featured in the Benefit Home is a Sentricon Always Active© termite deterrent system, Belgard© paver lead walk, Delta© Leland single handle faucet w/ TOUCH2O© Technology, and radiant barrier roof decking.

The house also includes a covered patio, full gutters with underground drainage system, a 6 ft. iron fence, brick on all four sides and an in-ground sprinkler system.

"Without the vendors, there could not be a Benefit Homes Project," said Holder. "These vendors are GHBA members and continue to show their commitment to giving back to Houston through charitable work.

In its 36 years, the Benefit Homes Project has donated more than $9.5 million to local charities.

INFO: Please contact Lisa Pepitone at (281) 664-1425 or LPepitone@ghba.org for more information on how you can participate as a Benefit Home builder/developer or donate labor/materials as a Project vendor.

5 THINGS YOU NEVER KNEW ABOUT BUILDER WARRANTIES

Did you know that many builders are starting to use their warranty offers to differentiate themselves with homeowners? In an era of popular shows on networks like HGTV, illustrating how a fix-it team comes in to help the homeowner with repairs, how do you assure worried homeowners that your company is their best partner in creating their dream home?

At the same time, how you choose to implement providing a warranty can be a safeguard for your company's future. According to a recent NAHB article, "Even the most skilled and well-intentioned builders can see things turn ugly with a homeowner if something goes wrong."

Fortunately, today there are many options for builders when choosing a home warranty product that helps with these challenges. In order to protect your company and reputation, while providing an experience your homeowners will rave about, consider these 5 points when thinking about your home warranty:

1 SEE CLAIMS AS OPPORTUNITIES

By offering exceptional customer service and swift resolution in a time of stress, you can turn something that seems unfortunate into a way to remind the customer why they chose you as their builder in the first place. If handled expertly, warranty claims can become a way to strengthen the relationship with your customer and obtain word of mouth referrals. In the right hands, a conflict we all dread becomes an example of your excellence in the homeowners' eyes.

2 YOUR WARRANTY CHOICE IS A 10-YEAR COMMITMENT

Be sure you've read all contracts thoroughly before choosing a warranty. Watch for sections where the contract can be easily altered. Also, read all performance standards thoroughly, as they can obligate the builder/remodeler to cover unconventional items which can expose you to additional liability. Perform extensive research: Does the company give you control over repairs? Is the warranty transferrable to subsequent homeowners? Get all the facts to make the best decision for your company.

3 WARRANTY PROGRAMS CAN PROTECT YOUR COMPANY

By providing detailed performance standards and assigning both builder and homeowner responsibility upfront in writing, your warranty can manage expectations from the beginning. Additionally, many warranty contracts include mediation and binding arbitration clauses, which can help avoid damaging and costly litigation. We've all heard war stories of how one homeowner relationship gone horribly awry threatens the entire legacy of a company. Taking a proactive and big-picture view of your warranty strategy greatly minimizes that possibility.

4 WARRANTY SERVICE ALWAYS GOES BEYOND THE INITIAL CONTRACT

Take time to imagine how a major warranty issue would be handled via the warranty option you select. If you create your own warranty, or if the 3rd party warranty you selected doesn't offer in-house dispute resolution, you'll need to hire experienced and service-oriented staff to handle incoming calls from upset homeowners, or be faced with handling that yourself. If an insured warranty is just paying a claim, there is no guarantee that the home is repaired and no opportunity to repair or build upon the relationship with that homeowner.

5 SUBCONTRACT YOUR WARRANTY TO CAREFULLY CHOSEN EXPERTS

Think of the warranty you offer as a part of the house that can be subcontracted out, just like framing or sheet rocking. You could just hammer every nail in the entire house by yourself, but it would take much longer and divert your attention from important tasks that require your expertise in managing your company. There are 3rd party warranties that can provide your warranty services and offload this time-consuming, delicate part of the homebuilding process. According to the NAHB article, "Your customers may appreciate you, but they also know you have a vested interest." By using a 3rd party warranty, you can help alleviate these legitimate concerns and encourage faster resolutions.

BBB ACCREDITED BUSINESS

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Final Thoughts: Your warranty speaks to the quality of your business, so make sure yours enhances your company's professionalism. A former TAB Board Member and longtime ACES Builder once said, "I never work with a company unless their reputation meets or exceeds my own."

Check BBB ratings, ask peers to share their experiences during the claims process, and find out what is offered by your 3rd party warranty, such as helpful marketing pieces and free tools. You don't have to spend time or money reinventing the wheel. Make sure this kind of expertise will be available to you.

Authored by Jessica Johnson, CEO of ACES Builders' Warranty. This article is based on 22 years of experience providing superior service for all ACES builders and their homeowners. At ACES we believe Honor, Integrity, and Fairness build the foundation for superior collaboration and resolution for each individual home. We have a depth of experience in dedicating our service to providing warranties and building resolutions for tens of thousands of homes across Texas.

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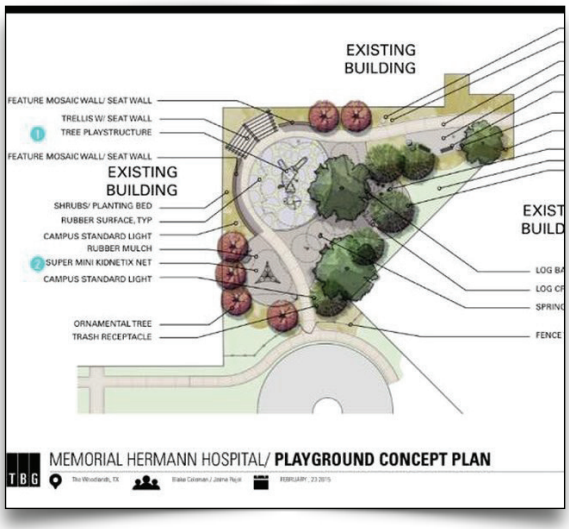
At ACES Builders' Warranty, we are dedicated to SERVICE in all that we do! We have proven our value to builders and homeowners across the state time and time again because we are fanatical about serving our customers. Just as we are unwavering in our support of our customers, we are also wholeheartedly dedicated to serving our local community through our donations and staff volunteer events.

MEMORIAL HERMANN®

Our latest community project, the Jack Wolf Memorial Park, is located just outside of The Woodlands Memorial Hermann NICU and will be a peaceful place for families and patients going through a hospital stay. In 2009, the excellent staff at Memorial Hermann in The Woodlands saved the lives of our President, Jessica Johnson, and her son Carter, who is now 6 and healthy. They stayed in the NICU there for nearly 2 months. We are all proud to support this amazing NICU in their efforts to save lives, provide high quality care of both the infant and the family, and make the hospital stay feel like a second home. If you'd like more info or to make a donation, please give us a call or go to: www.memorialhermann.org/donate/

Jack Wolf Memorial Park Plans



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Education Corner

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Approved for CGP, CGB
Instructor: Dave Yelovich, CGB, CGP
Dates: Tuesday & Wednesday, April 12 & 13 (2-day course)
Time: 9 am to 5 pm
Fee: $440 members / $600 nonmembers

Content: Learn strategies for incorporating green building principles into homes without driving up the cost of construction. Students will discover how green homes provide buyers with better value, lower energy costs, lower maintenance, better indoor air quality and better long-term value. Walk away with tried-and-true techniques for competitively differentiating your home products with increased indoor environmental quality as well as energy and resource efficiency.

Who should attend? Consumers, remodelers, architects, planners, designers, residential builders, commercial contractors, real estate brokers and agents, subcontractors and specialty trades, manufacturers and suppliers, and mortgage professionals

RCS - Hiring, Training and Supervision Course

Instructor: Dave Yelovich, CGB, CGR
Date: Thursday, April 14
Time: 3 pm to 7 pm
Fee: $180 members / $250 nonmembers

Content: This course examines the common mistakes made during the interview process and outlines a series of steps to help ensure each subcontractor and/or employee is the right fit for the company. In addition, tips and tools for setting and measuring performance expectations are explored.

Profitable Business through Quality Practices

Approved for GMB, CGR
Instructor: Jeff Hunt, CGR, GMB, CAPS, CGP
Date: Wednesday, April 26
Time: 9 am to 4 pm
Fee: $220 members / $330 nonmembers

Content: Do your customers feel that they are getting their money's worth? Get ahead of the competition by understanding what "quality" means to your customer in order to better meet their expectations and increase repeat business. In the course you will learn key strategies for creating value and providing a quality building/remodeling experience for your homeowners. Topics include meeting the quality challenge with customers, with competitors, and within your company. This is a "must" for the builder of remodeler who is ready to take his/her company to the next level.

Who should attend? Remodelers, residential builders, commercial contractors

To learn more and go further, visit
ghba.org/education

GENERAL EDUCATION

(Not for designations)

The HVAC System

THE ABC'S OF HOME BUILDING SERIES

Date: Tuesday, April 19
Time: 4 pm to 6 pm
Instructor: Denny Patterson
Fee: $35 members / $50 nonmembers

Content: Follow along as we discuss the ABC's of the A/C system. We see it once it's done, but what takes place behind the scenes to get a quality A/C system? The plan, the machines and the installation of A/C systems—energy efficiency starts here.

Who should attend? Construction superintendents, remodelers, volume builders, custom builders and contractors

BMC Building Materials and Construction Services | BISON A STOCK BUILDING SUPPLY COMPANY

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ACES Builders Warranty, Inc.
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Environments for Living, Topbuild Home Services
Sherwin-Williams Paint Company
StrucSure Home Warranty
Suncoast Post-Tension, Ltd.
Trendmaker Homes
Weatherization Partners Ltd

SECRETS TO SUCCESS:
The What, Why and How of MLS for Builders

STICKS & BRICKS OF SALES & MARKETING SERIES

Date: Wednesday, April 20
Time: 9 am to 11 am
Fee: $35 members / $50 nonmembers
Instructor: Nathan Goble, Quality Assurance Manager for the Houston Association of REALTOR'S®, (HAR) Multiple Listing Service (MLS)

Content: In this informative class, Nathan Goble will share the 'what' and 'why' of MLS in your business and it's importance to your success. You'll learn key tips and tools to make each listing more effective leading to better visibility and more sales of your new homes inventory.

Topics covered:
- What is MLS and why is it important for both resale and new home inventory?
- How do you list a property on MLS?
- What are the SECRETS TO SUCCESS, including:
  - Verifying the map of your property
  - Accuracy of information
  - Reporting sales in a timely manner
  - Using photos of similar or like construction

Who should attend? Builder sales professionals, remodelers, volume builders, custom builders and contractors

The Electrical Side of Remodeling:
The Power of Knowledge!

THE NUTS & BOLTS OF REMODELING SERIES

Date: Wednesday, April 20
Time: 4 pm to 6 pm
Fee: $35 members / $50 nonmembers
Instructor: Larry Boykin, Master Electrician & CEO, Image Electric

Content: Understanding the basic principles of electricity and how they applies to your remodel is a key element in a successful project—from brainstorming to design through completion. This course will give you a basic understanding of electrical theory and application. Attendees will journey down memory lane to cover the wiring techniques used by electricians over the years. This will help you recognize key design elements to consider just by knowing the year the home was built. Finally we will bring this all together into a comprehensive guide to help you successfully create a scope of work that will keep you within budget and avoid costly change orders. Bonus content will include product trends and what to expect "around the corner" in the electrical industry.

Instructor Larry Boykin has over 25 years' experience in the electrical trade and has focused the majority of that time in the residential remodeling and custom installation portion of the trade. He has extensive electrical and electronics knowledge and training, education and experience. He founded Image Electric in 1991 and is very active in the GHBA.

Attendees will learn:
1. Basic Electrical Theory
2. Residential Wiring Practices over the years
3. What to know before you bid the job
4. Current Trends and the Future

Who should attend? Remodelers, volume builders, custom builders and contractors

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Each office is independently owned and operated.
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HomeAid Houston

HomeAid Launches Online Silent Auction

Bidding begins April 12 on HomeAid's new, online silent auction, an exciting addition to the 10th Annual Charity Golf Tournament that is being held again at one of Houston's leading golf courses, Tour 18. Numerous fun, unique, and high-dollar auction items will be available for preview beginning April 1. To register go to homeaidhouston.auction-bid.org or text homeaidhouston to 24700.

3 EASY WAYS TO BID:

1. By Smartphone: Click the link in your registration reply text
2. By Text: Text 109 and amount to 24700 (ex: 109 500)
3. Onsite iPad Day of Event: Find a HomeAid Committee member with an iPad to take your bid.

Bidding runs from Apr. 12 until 1 p.m. on Apr. 27, the day of the golf tournament.

"The online silent auction is a fun and exciting way to browse through the complete inventory of items that are available," said Jennifer Wall, chair of the Auction Committee. "The process is easy, private and allows you to bid at your leisure. We anticipate great results that will ensure a successful fundraiser which will benefit HomeAid's mission 'to building new lives for homeless families and individuals through housing and community outreach.'"

If you wish to make a donation, simply text GIVE and an AMOUNT (USD) to 24700 (EG. GIVE 100). All donations and successful bidders will receive a confirmation text.

Don't forget to have your phone charged for the event!

GOING, GOING, WILL SOON BE GONE! A FEW OF THE ITEMS DONATED INCLUDE:

- "Private Chef Experience" for eight prepared by Ferguson's Corporate Chef Michelle Morris
- Amegy Bank Astro's Suite for a Night
- Hilton Americas Houston – Weekend two night stay
- Omni Post Oak – Weekend Stay with Breakfast
- Cynthia Woods Mitchell Pavilion – 4 Orchestra level tickets to the Houston Symphony
- Marriott Hotels & Resorts – One Weekend Night's Stay in an Executive Suite at the Woodlands Waterway Marriott
- Hilton Hotels & Resorts – Weekend Stay w/ breakfast for 2
- Westin – One night weekend stay at the Westin Galleria/ Westin Oaks Houston
- Del Frisco's Steak House Dinner for Two
- Schlitterbahn Waterparks & Resorts – 4 all day admission tickets
- Kendra Scott Elle Earrings & Elisa Necklace in black
- Foursome with carts at Sweetwater Country Club

The 10th Annual HomeAid Charity Golf Tournament needs your sponsorship! Visit HomeAidHouston.org to see a variety of opportunities still available for you and your company.

Save the Date

2016 HALO Luncheon

Serving Children, Preserving Futures

Wednesday, October 19

halo

HOMEAID'S AMAZING LADIES ORGANIZATION

<<< PHOTO: Ron Martin with M/I Homes (left) kicked off Project Playhouse season by selling the first raffle ticket for the Pixel Playhouse to GHBA President Parke Patterson (right). One step closer to our goal of selling 5,000 raffle tickets!

2016 GOLF SPONSORS

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Environments for Living

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Gateway Homes
Resource Staffing

HomeAid and M/I Homes Thank 2016 Project Playhouse Sponsors

As M/I Homes nears completion of the Pixel Playhouse, they join HomeAid in recognizing and thanking the numerous sponsors who are making the 10th annual Project Playhouse fundraiser a success.

M/I Homes will be displaying Pixel Playhouse in partnership with the Houston Astros and the Astros Foundation, at Minute Maid Park during the Astros games, from June 1 to June 22. Fans will have an opportunity to win the playhouse in a drawing on June 22. The funds raised will benefit HomeAid's mission 'to build new lives for homeless families and individuals through housing and community outreach.'

The playhouse, currently under construction on site at M/I Homes is being built with donated materials and labor by GHBA members. Pixel Playhouse will include air conditioning, a front porch and Dutch door, tempered safety glass windows, a 30" plasma TV, a treasure chest, faux fireplace and exterior torches, an iPad and game seating.

"HomeAid's 10th annual Project Playhouse is receiving tremendous support from GHBA members who are sponsoring this important fundraiser," said Cindy Hinson, president of HomeAid Houston. "We cannot thank M/I Homes and the sponsors enough for all they do."

PLAYHOUSE SPONSORS

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Corey Construction Houston, LLC
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ProBuild
Quick Roofing

Like us on Facebook! Visit www.facebook.com/HomeAidHouston *today.*

TRENDMAKER PROMOTES FOUR KEY TEAM MEMBERS

Trendmaker Homes, a member of the TRI Pointe Group, announced the promotion of four veteran employees. These promotions come as Trendmaker Homes continues to purchase lots and open new communities throughout Houston and Austin.

"We are pleased to be promoting four of our esteemed employees," said Will Holder, president of Trendmaker Homes. "At Trendmaker, we firmly believe in promoting from within. We have a very experienced staff, which is pivotal to our high customer satisfaction scores and our quality of work."

Based in the Houston division and now serving as director of purchasing for Trendmaker Homes, **RANDY BARRAS** was previously purchasing manager for Trendmaker. Barras joined the team in December of 2000, serving as estimator and contract administrator before climbing the ranks to starts estimator, followed by purchasing analyst, and on to starts manager. Barras' new position as director of purchasing will include planning and directing the purchasing and estimating team.

Based in the Houston division and now serving as vice president of sales and marketing, **RHODA DAVIGNON** was previously director of sales and marketing for Trendmaker Homes. Davignon originally started with the company in August of 2003, serving as closing coordinator before being promoted to closing supervisor, and, subsequently, sales operations manager. In her new role, Davignon's will oversee the strategic direction of all marketing and sales operations in the Houston region.

Based in the Houston division and now serving as vice president of acquisitions and land development, **COLLINS PIER** was previously director of acquisitions and land development. Pier began his journey with Trendmaker Homes in April of 2006, serving as project manager before being promoted to senior project manager. Pier's new position will include identifying lot acquisition opportunities consistent with Trendmaker's value proposition, as well as overseeing all land development projects.

Now serving as vice president and general manager for Trendmaker Homes, Austin, **TERRY SHUFFLER** was previously director of production for Trendmaker Homes' Houston division. Shuffler started with Trendmaker Homes back in April of 1994 where he began his over two-decade long tenure as a builder before being promoted to area manager. Shuffler's new position will be to oversee the entire Austin division, which Trendmaker Homes opened in October 2015.

COATS ROSE ATTORNEYS JOIN LIST OF "TEXAS SUPER RISING STARS"

Five Coats Rose, P.C. attorneys have been selected to the 2016 Texas Super Rising Stars list. Each year, no more than 2.5 percent of the lawyers in the state are selected by the research team at Super Lawyers to receive this honor. Coats Rose lawyers included in the list of leading attorneys are:

Mason P. Hester – Construction Litigation
Jon Paul Hoelscher – Construction Litigation
Ryan T. Kinder – Business Litigation
Matthew S.C. Moore – Construction Litigation
Bradley Reeves – Business Litigation

Super Lawyers, a Thomson Reuters business, is a rating service of outstanding lawyers from more than 70 practice areas who have attained a high degree of peer recognition and professional achievement. The annual selections are made using a patented multiphase process that includes a statewide survey of lawyers, an independent research evaluation of candidates and peer reviews by practice area. The result is a credible, comprehensive and diverse listing of exceptional attorneys.

DAVID WEEKLEY HOMES CELEBRATES 40TH ANNIVERSARY, HOSTS WORLD'S LARGEST PARADE OF HOMES

David Weekley Homes is celebrating 40 years of home building in 2016. The company, which started in 1976 in Houston, Texas, builds in 22 cities in 12 states and is the nation's largest private home builder.

"Longevity is important for a product as enduring as a home, and the company that stands behind it, and we are extremely proud of our 40-year history," said Chairman David Weekley. "We've enhanced the lives of homebuyers through good and bad economic times, and we plan to remain a private builder with an unwavering outlook on delighting homebuyers and building a world-class reputation. We look forward to celebrating our 100th anniversary with the same principles and values our customers expect and deserve."

Weekley founded the company at 23 years old and now employs about 1,500 team members. The company prides itself on a work culture of caring and contribution, and has earned coveted spots on *FORTUNE* magazine's "100 Best Companies to Work For®" list nine times. Giving back is at the heart of the company's culture, and Weekley recently enhanced its robust outreach program and named it CARE. CARE is a charitable and volunteer program that joins team members with homeowners, homebuyers, community partners and local nonprofit organizations. This is accomplished by team members volunteering countless hours to different organizations in their communities and The David Weekley Family Foundation donating more than $100 million to a variety of organizations through the U.S. and abroad over the past 20 years.

To celebrate its 40th anniversary, the builder is hosting the World's Largest Parade of Homes. From April 1-30, 2016, David Weekley invites the public to visit its model or showcase homes to see current innovations in design and get inspired with home décor ideas.

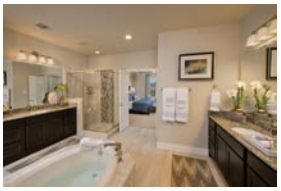
AARON WEAVER NAMED CORPORATE BUSINESS SYSTEMS ANALYST FOR MLAW ENGINEERS

Aaron Weaver has been promoted to corporate business systems analyst at MLAW Engineers. Weaver started at MLAW in 2004 as the inspection scheduler. He quickly learned all facets of the Inspection Department while obtaining his TREC Professional Inspector License and ICC Residential Combination Inspector Certifications.

In 2012 Weaver became the Inspection Department manager. His data reporting as the inspection manager brought new ideas and processes into fruition that increased productivity, profitability, and technical skills to the entire department. With his new position, MLAW is excited about what he will bring to a corporate level.

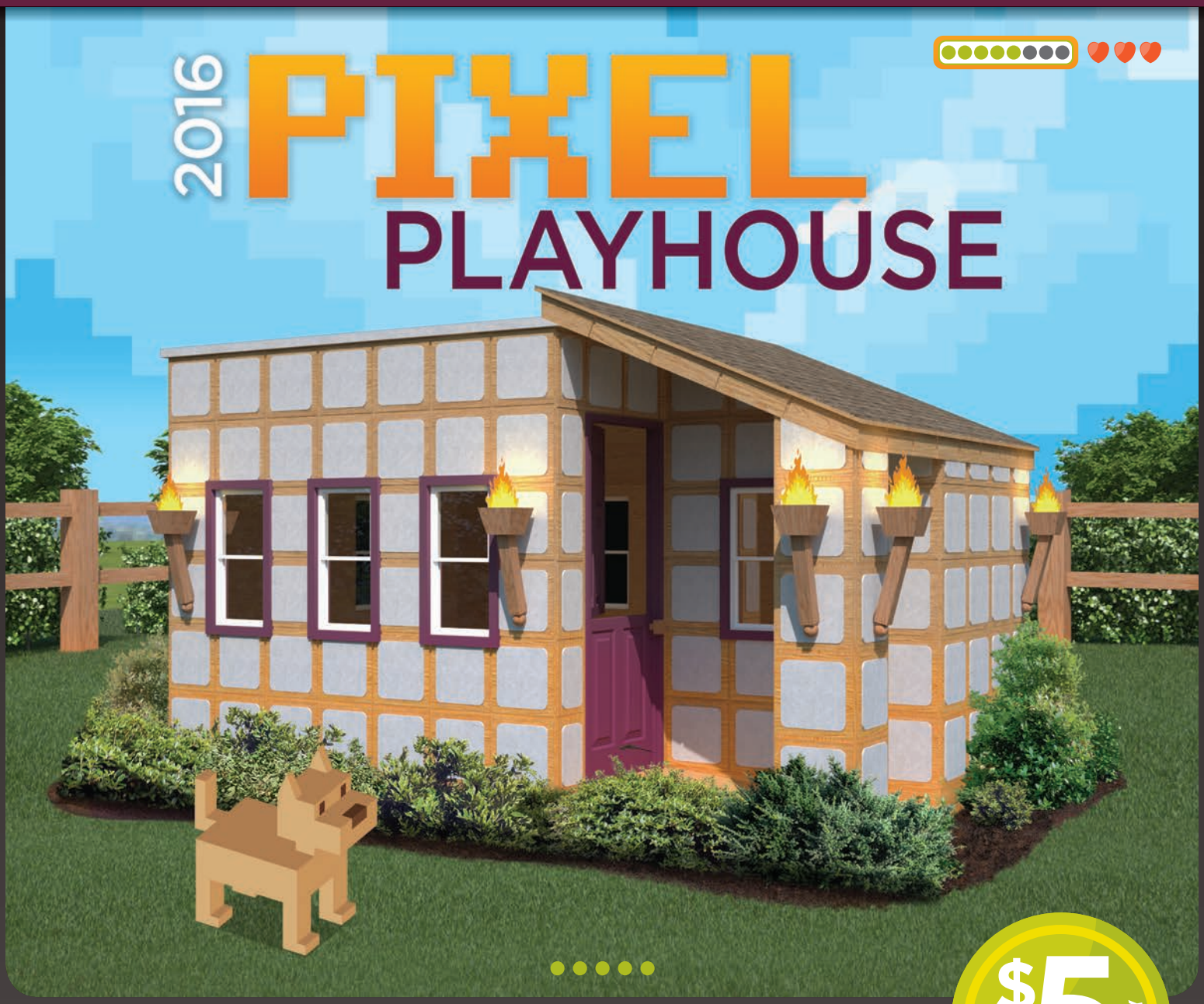
MLAW Engineers is a "one stop shop" for all soils, foundation, energy, framing, and inspection needs.

SIENNA PLANTATION DEBUTS TOWNHOMES



Perry Homes has debuted luxury townhomes in Sienna Plantation – a first for the popular Fort Bend development. Construction on the two-story townhomes has begun with four of the 36 available homes already sold.

THE 2016 HOMEAID HOUSTON PROJECT PLAYHOUSE PRESENTED BY M/I HOMES



WIN THIS PLAYHOUSE!

PURCHASE TICKETS ONLINE AT WWW.HOMEAIDHOUSTON.ORG

$5 PER CHANCE TO PLAY

HomeAid Houston
PROJECT PLAYHOUSE

OFFICIAL CHARITY of the GHBA
GREATER HOUSTON BUILDERS ASSOCIATION

IN SPONSORSHIP WITH

HOUSTON ASTROS

THE ASTROS FOUNDATION

PLAYHOUSE DESIGNED AND CONSTRUCTED BY

M/I HOMES
Move Up

Project Playhouse will be on display at Minute Maid Park from June 1 to June 22.

Tickets for sale at Minute Maid Park, online, and the GHBA office. Purchase of $5 raffle ticket enters you for one entry into the drawing. Drawing on June 22, 2016. Proceeds benefit the homeless of Houston. Need not be present to win. Winner will be contacted by phone or mail after 6/22/2016. Winner may be responsible for all costs relating to the playhouse transportation and installation. Winner must take possession of the Playhouse by 8/1/2016. For more information, contact HomeAid Houston, 9511 W. Sam Houston Pkwy N., Houston, Texas 77064. 281-970-8970. HomeAid Houston Federal Tax ID #20-3529994

2016 Membership Chair

TONER KERSTING

Snyder Energy Services

GHBA would like to welcome all our newest members. By joining the GHBA, you've made a significant investment in both the building industry and your own business. Now that you are a member of the GHBA, we invite you to stay actively involved in the association events and activities.

Getting the most out of your membership means getting involved. We invite you to attend events, join a committee or council, start working toward a NAHB designation or volunteer for a charity project. The GHBA hosts over 200 networking events annually, including 100 industry-specific education classes, and has 16 council, committees and divisions in which to participate. Association involvement will lead you to that pivotal next step in building relationships within the industry.

Visit ghba.org for information on all upcoming events or contact the Membership Department at (281) 664-1425 to get involved and put your membership to work!

If you have been a GHBA member for awhile, please take a minute to extend a warm "hello" and congratulate our newest members for supporting the building industry. And remember, "When doing business, call on a member first!"

FEBRUARY SPIKE OF THE MONTH

BRIAN STEVENSON
The Stevenson Group

RETENTION SPIKE OF THE MONTH

TONER KERSTING
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WELCOME NEW MEMBERS

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MEMBERPROFILE

THE HOUSTON COMMUNITY TOOLBANK is a nonprofit tool lending program that stewards an inventory of tools for lending to charitable organizations to increase the impact of their mission-related efforts in the community. With year-round access to an inventory of tools for use in volunteer projects and facility and grounds maintenance, the ToolBank provides resources to enhance the charitable sector's capacity to serve, facilitating hands-on volunteerism in the greater Houston area.

Access to ToolBank tools eliminates the need for agencies to incur the expense of purchasing, repairing, and storing tools, reducing the costs associated with service projects and allowing these agencies to focus more of their resources on their mission.

Programs: Tools are deployed in many different capacities to organizations with mission critical areas such as community and school gardens, home repair, green space clean-up, tree planting, playground builds, and much more. The ToolBank offers knowledgeable staff to help member organizations plan a productive and positive project experience.

Membership is free and open to all nonprofit/charitable/tax exempt organizations. Members pay a handling fee that is equal to 3% of the retail value of the tool per week. Tools may be borrowed for up to 8 weeks.

To become a member, apply online at
www.houstontoolbank.org/borrow-tools

houston community ToolBank®

MEMBERPROFILE

SHELMARK ENGINEERING provides design services including environmental, structural, transportation, municipal, civil, marine and coastal engineering.

Shelmark's project development includes research, planning, evaluation, design, bid procurement and construction administration for both private and public projects. We specialize in permitting processes, high wind and flood design for storm events, floodplain mitigation, and challenging soil conditions.

Our experience leads to a common sense approach that results in a successfully completed project within budget and on schedule.

Shelmark has provided engineering services to coastal communities along the Texas Gulf Coast since 2000.

To learn more, visit **www.shelmark.net** or call **409-935-9986**.

SHELMARK ENGINEERING, L.L.C.
CIVIL | MARINE | PLANNING | STRUCTURAL
TX FIRM# F-2115

RENEWALS

The following companies have shown their commitment to the industry by renewing their memberships. Companies in bold have supported the association for 10 years or more. Thank you!

COMPANY	NAME	JOIN DATE
1st Infiniti Enterprises, Inc.	Debbie Page	2015
7126 Northampton LTD	Robin Dye	2007
ACES Builders Warranty, Inc.	**Leslie Woods**	**1996**
AMCAP Mortgage Ltd.	**Dale Couch**	**2004**
AP Construction Group LLC	Alvaro Peynado	2010
ASID	Letecia Ellis-Haywood	2014
AVS Concepts	Jose Araujo	2015
Abercrombie Custom Homes, LP	B. A. Abercrombie	2011
Affiliated Residential Services, Inc. dba Build-1	Jeff Gaines	2012
Alamo Title Co	Glennie Hefner	2008
Allegiance Bank	Linda Humphries	2015
Amegy Bank	**Don Hickey**	**1991**
Artisan Brothers LLP	**J. Carter Noonan II,**	**2004**
Atlas Foundation Repair	Phil Pieri	2010
BEC-LIN Engineering, LP	**Karl Breckon**	**2005**
Bentley, Bratcher & Associates, P.C.	**John Madsen**	**1998**
BMC | BISON	**Earl Chamberlain**	**1983**
BMC | BISON	Tom Tolleson	2010
Baker Street Builders, LLC	**Scott Rule**	**2003**
Bauer Homes, LLC	Peter Bauer	2013
Bella Torre Homes	Michael Taubin	2015
Bellaire Builders	**Abner Burnitt**	**2004**
Bilmar Homes, LLC	Bill Pittman	2015
Brickland Homes, Inc.	**Rosemary Bickford**	**1991**
Builders Blinds	Gretchen Kliafas	2012
CLEAResult Consulting	Noe Montalvo	2010
Campus Living Villages	Kevin Rogers	2015
CastleRock Communities	Lance Wright	2009
CenterPoint Energy New Homes Program	**Kristi Hardy**	**2001**
Champions Columns and Shutters, Inc.	**Molly Andrews**	**2002**
Colina Homes	Kenneth Williams	2012
Collaborative Design Group-Architecture & Interiors	Mark Bufalini, AIA	2013
Colt Homes, LLC	Carruth Gerault	2013
Concourse Development	Harry Masterson	2011
ConnectOne Security	Chelsea Hollywood	2014
Cypress Custom Roofing	Greg Axelrod	2015
D R Horton Americas Builder / Emerald Homes / Express Homes	Randy Schweyher	2012
Dannenbaum Engineering Corporation	**Jack Carter**	**1999**
Davey Resource Group	Dan Howse	2011
Divine Destinations, Inc. dba Divine Renovation	William Cole	2010
Drake Homes, Inc.	**Horacio Martinez**	**2005**
Emersyn Homes	Amy Huynh	2015
First Continental Mortgage Company	**Clif Crabtree**	**1993**
FirstService Residential Houston, Inc.	**Rolando Coronado**	**1987**
Foundation Building Materials	Chris Murray	2010
Frankel Building Group	**James Frankel, GMB**	**1989**
Frost Bank	Nick Webking	2011
GB General Contractors, Inc.	**Gil Boyles, CGR, CAPS**	**2001**
GPS Custom Homes, LLC	**Greg Stephens**	**2005**
Granit Builders	**Marvin Granit**	**2002**
Greymark Construction Company	**Leslie King**	**1996**
Gulf Coast Windows & Energy Products, Inc.	**Jim Fiume**	**2003**
Hann Builders	Stephen Hann, CGR, GMB, GMR, CGP	2012
Home Elevator of Houston	Jay Knapp	2012
Homes By David Powers	Hillary Burke	2013
Houston Association of Realtors-Academy Mortgage	Sally Redmon	2015
Houston Association of Realtors- Heritage Texas Properties	Heather Mountain	2014
Houston Association of Realtors- Re/Max Legends	Ronnie Matthews	2010
Houston Association of Realtors- Tezeno Real Estate Group	Troy Tezeno	2015
Infinity Classic Homes, LLC	Mike Wilkinson	2008
J & B Professional Cleaning Service	Javier Zavala	2007
JO-JA Services, Inc.	RG Reeder, CGB	2011
Jaeger Homes, Inc.	**Larry Jaeger**	**1999**
Jamestown Estate Homes, LP	Victoria Hawes, CGB, CGP	2010
Jeff Paul Custom Homes, Ltd.	**Jeff Paul**	**1983**
Johnson Development Corporation - Riverstone	Christen Johnson	2009
Johnson Supply / YORK HVAC	**James Cook**	**1987**
Kaylan Kustom Homes Inc	**Fred Euering**	**2004**
Keystone Classic Homes	Matt Surface, GMB	2007
Knudson, LP	**Patricia Knudson Joiner**	**1990**
LeBlanc Custom Homes, Inc	Todd LeBlanc, CGB, CGR	2008
Lennar Homes of Texas	Lenore Kimmel	2010
Living Improvements	**Roland Younger, CGR, GMB, CAPS**	**1991**
METRIE	Judy Powers	2013
Mata-Turf, Inc.	**Anthony Bevis**	**1994**
Mischer Investments, LP	**Mark Kilkenny**	**1998**
Montalbano Lumber Co., Inc.	**Mike Montalbano**	**2003**
Morning Star Builders, LTD	**Yvonne Cummins**	**2003**
Norbord Industries	**Ken Jolliffe**	**2003**
Nuvo Builders LLC	David Wennagel	2013
Olympia Drywall Company	Gregory Flores	2009
PR Gypsum LLC	Marco Beltran	2015
Pacific MDF Products, Inc.	Garnett Douglass	2010
Pedco Roofing Inc.	**Brian Crawford**	**2002**
Perry Homes	**Michael Brisch**	**1968**
Peterson HomeBuilders, Inc.	D. C. Peterson	2012
PlainsCapital Bank	Brent Johnston	2015
Planned Community Management Inc. (PCMI)	Myla Moon	2013
Preferred Builders, Inc.	**Ronnie Gajeske**	**2004**
Premier Remodeling & Construction, L.P.	**Rob Hellyer, CGR, GMB, CAPS**	**2003**
Representing Newland Communities	**Bob Stout**	**2006**
Resource Staffing	Dan Hines	2012
Richard Price Custom Homes, Ltd	**Richard Price**	**1982**
Rise Communities	Jennifer Jones	2015
Royal Homes, a Royal Residential Company	Matthew Reibenstein	2011
Ryko Development, Inc.	**Lisa Clark**	**1997**
SiEnergy	Daniel Pope	2012
SignAd Outdoor	**Stacy Laycock**	**1971**
Signature Concrete of Houston	Gordy Saracene	2015
Simpson Strong-Tie	**Brandt McCoy**	**2002**
Southwest Homes of Houston	Jeff Wyatt	2011
Standard Electric, Inc.	**Greg Self**	**2002**
Steven Allen Designs, LLC	Stephen Heiman	2014
Stone Acorn Builders LP	**Sarah Lavine-Kass, CGB, CAPS**	**2003**
Storm Water Solutions, LP	Bubba Beyer	2010
Studio Bespoke LLC	Jodi Holt	2012
Sullivan Brothers Builders	**John Sullivan**	**2005**
Texas Pools, Inc.	**Paul Ryan**	**2003**
Texas Renovations Inc.	Ryan Croft	2015
The Stevenson Group	Brian Stevenson	2009
Tilson Home Corporation	Adam Aschmann	2011
Tilson Home Corporation	**Edward Martin**	**2001**
Tommy Bailey Homes, Inc.	**Thomas Bailey**	**1971**
Tri-Tech Surveying Company / BEC-LIN Engineering	**Larry Hoffman**	**1997**
Waters and Associates, Inc.	**Louis A. Waters, Jr.**	**1994**
Westheimer Plumbing & Hardware	**Jeri Stein**	**1995**
Westport	**David Moore**	**1993**
Whitney Bank	**Steve Mueller**	**2004**
Windham Builders	**L. Windham**	**1998**
Winfrey Design Build, LLC	Bruce Winfrey, GMB, CGP	2011
Woodforest National Bank	**Kendall Walker**	**2003**

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*As of print date.

2016 Associate Council Chair

ROCKY FLORES

Datasmart/Duncan Security

The associates had a record-breaking March luncheon, with more than 115 in attendance. A special thanks to our Speaker Committee led by Associate Council Treasurer Kim Lawrence for gathering up such a great group of developers. Bob Douglas with Johnson Development, Russell Bynum with Hillwood, and Bryan Smith from CastleRock Communities gave us a great insight on community development, what amenities buyers want and government regulations. Thank you to our speakers, sponsors and all those in attendance for helping to make March's luncheon a great success!

The 2016 Associate Council Spring Golf Tournament was a hit on March 31 at the beautiful Quail Valley Golf Course. Stay tuned for the winners and photo highlights in the May issue of *Houston Builder* magazine.

Please help me in congratulating Jeremy Emler, Golf Committee chairman, and his committee for their commitment to executing a successful event. Many thanks go out to the committee, volunteers, sponsors and players. As we all know, time is a precious commodity these days, but you can volunteer your time to a committee or an event such as this one. Each event requires many hours of planning and execution. Your help during these events is much appreciated. Each member has talents that can be used to make the event successful. If you have a particular talent that can be beneficial to an event, please contact the committee chair to volunteer. Your sponsorship can be used to promote your company and gain recognition at all GHBA events.

"Emerging Builders" will be the topic at the April Associate Council meeting, and we have a great panel of speakers lined up. You won't want to miss Brian Hornsby with Castletree Homes and Justin Tipler with Tipler Design & Build!

As we plan for our monthly council meetings, the board often takes a look back at the topics and guests from the previous year that were most successful and beneficial to our members. With that being said, Kim Lawrence and her team have a great speaker line-up for the May Associate Council meeting! We are excited to welcome several division presidents from the some of the top volume builders in Houston. This meeting will fill up quickly, so be sure to pre-register as soon as possible.

I look forward to seeing everyone at the next Associate Council meeting. In the interim, have a powerful April!

COMING UP:

ASSOCIATE COUNCIL MONTHLY LUNCHEON

Thursday, April 7
11:30 a.m. at GHBA Education Center
9511 W Sam Houston Parkway N
Houston, TX 77064

Cost: $20 earlybird; $25 after Jan. 31

Topic: Emerging Builders

A panel discussion featuring Brian Hornsby with Castletree Homes and Justin Tipler with Tipler Design & Build

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CUSTOM BUILDERS COUNCIL

2016 Custom Builders Council Chair

BRANDON LYNCH, GMB, CGP, CAPS

Keechi Creek Builders

The Custom Builders Council's 2nd Annual Speed Selling Event was a huge hit! Twenty-five builders bowled their hearts out and took home great prizes and trophies. They also had the opportunity to connect with potential vendors and partners. While everyone was a winner at this event, here are the list of top bowlers:

CLASS A
1st Place: Steve Von Hofe
2nd Place: Todd LeBlanc
3rd Place: Robert Wiseman

CLASS B
1st Place: Steve Rudin
2nd Place: Dave Gordon
3rd Place: Breck Powers

CLASS C
1st Place: Jason Gustafson
2nd Place: Wade Thieme
3rd Place: Robert Zeek

Z CLASS
Katy Hawes

"Today's speed selling event was the best one yet. It seemed like all of the vendors were appropriate and someone I either already work with or will seriously consider in the future." —TODD LEBLANC, LEBLANC CUSTOM HOMES

At the March CBC Luncheon Melissa Morman with BDX shared several examples of interactive online experiences that have become more prevalent in other industries, and that new home shoppers can use to increase their appetite for a more immersive online experience. Melissa demonstrated a comprehensive digital marketing strategy that will attract, engage and convert more home buyers!

On April 9, Council members will dig in and get their hands dirty at the Casa de Esperanza Charity Project work day. We will sow and plant our way through the community bringing spring back to life! To volunteer or donate, contact Donna Buenik at 281-664-1429; DBuenik@ghba.org.

▼ **PHOTO BELOW:** Winners of the 2nd Annual Custom Builders Speed Selling event at Bowlmor Lanes.

COMING UP:

CUSTOM BUILDER / REMODELER JOINT LUNCHEON & CONTRACT SEMINAR

Thursday, April 28
11:30 a.m. at Norris Conference Center City Centre, 816 Town & Country Blvd. #210 Houston, TX 77024

Lunch only: $35 early; $45 after Apr 26
Lunch & Seminar: $110

If you are new to the GHBA or did not attend a Contract Seminar in 2015, this is your opportunity to extend your contract access! Get a complete overview of the contracts with the opportunity to ask questions.

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MONTGOMERY COUNTY INFO AND SPONSORSHIPS:
Contact Mel Audain
(281) 664-1428
maudain@ghba.org

MONTGOMERY CO. BUILDERS AND DEVELOPERS
GREATER HOUSTON BUILDERS ASSOCIATION

2016 Montgomery County Division Chair

RON MARTIN

M/I Homes

Fight to Keep New Homes Affordable

The very first reason to form an association of competitors in any industry is to advocate for the growth of and protect the health of that industry. Our prime directive as a building association is to keep housing affordable. Many outside forces are relentlessly trying to "add to" or "restrict from" in well-meaning reforms that have unintended consequences.

Front and center right now is the EPA. New rules under the Clean Water Act have created sweeping authority for this federal agency. Particular rules defining the Texas Coastal Prairie Wetlands will impact the rights of every property owner over a massive area, from Corpus Christi to southwest Louisiana, and the newly defined wetlands would extend two to three counties inland from the coast.

Some consequences of these new rules include:

- Property use restricted in the massive area
- Investment in land deterred
- New business relocations discouraged
- Expansion of existing business operations limited or eliminated
- Financing of projects jeopardized
- Permitting and compliance costs increased
- Construction delays adding costs
- Raw materials such as sand, stone, and gravel regulated
- Large parking lots regulated, with runoffs requiring treatment

We as an industry are not standing for this power grab. The GHBA has joined a group of Houston business organizations stepping forward to fight this, and we are suing the EPA. This group is called TARGET, or Texas Alliance for Responsible Growth, Environment & Transportation.

We have to fight this. Fully 15% of our economy is based on affordable housing. There is nothing affordable about the consequences listed above.

Join us at our next Montgomery County Builders and Developers Division meeting for updates on how we are fighting to keep new homes affordable.

COMING UP:

MONTGOMERY COUNTY BUILDERS & DEVELOPERS DIVISION MONTHLY BREAKFAST

Wednesday, April 27
7:30 a.m. at Dosey Doe (Music Cafe)
463 FM 1488 @ I-45, Conroe, TX 77384

Cost: $25 earlybird; $35 after Apr. 19

Topic: Business Intelligence Breakfast

Thom Black of the Commodity Trading Team from BMC | BISON will discuss key drivers of the hard costs of building materials.

Discover the potential implications for your company in the areas of:

- *Housing starts and 2016 forecast*
- *Inflationary factors and 2016 expectations*
- *Logistics and supply chain challenges*
- *Inflation and shortage concerns on non-commodity products*

TICKETS - www.ghba.org/calendar

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TABLETOPS: Suncoast Post-Tension | Milgard Windows & Doors Clearly the best.

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REMODELERS COUNCIL INFO AND SPONSORSHIPS:
Contact Lisa Pepitone
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lpepitone@ghba.org

2016 Remodelers Council President

STEPHEN McNIEL, CGR, CAPS

Creative Property Restoration

Employee or Independent Contractor...

Do you know the difference?

The March Remodelers Council luncheon focused on the hot topic of Employee vs. Independent Contractor Misclassification, citing recent developments and concerns for our industry. The panel consisted of three industry professionals – Eddie Martin, president of Tilson Homes, an attorney and CPA; John Madsen, CPA with Bentley, Bratcher & Associates, P.C.; Stephen Tobin, with the The Tobin Firm; and moderator Jeff Roberts, with Trifection Remodeling & Construction. The balance of financial and legal knowledge from this group was outstanding.

For most homebuilders and remodelers, it is common practice to use independent contractors to perform various components of the construction process. Many financial benefits are gained by using "contract labor" versus hiring a full-time (or part-time) employee to perform the same task. There are benefits pertaining to taxes, liability, and not to mention the obligation of having to make payroll to employees when you don't have work for that individual for a day or two (or ten).

Interpretations of the rules regarding the classification of independent contractors versus employees are making it more difficult to use this type of workforce. Our government agencies (state and national) want all workers to be classified as employees and are doing everything possible to disallow independent contractor status.

In the past, the classification of workers was policed mostly by the IRS. Now, the Department of Labor (DOL), National Labor Relations Board (NLRB), and Texas Workforce Commission (TWC) have all taken an interest. Not only have they taken an interest but these organizations are actively "sniffing out" companies that are not compliant with the new interpretation of the laws. More and more companies are in litigation daily in regards to misclassification issues. These suits are costing contractors (homebuilders and remodelers) millions of dollars in attorney fees and penalties.

The financial ramifications are enormous to our industry. Just as important are the legal issues that may arise if a company is found to be a "joint employer" of another company's independent contractor(s). Yes, you could be responsible for another company's problems.

The panel debated the topic for 45 minutes. Unfortunately, that is only enough time to graze the surface of the situation at hand. Overall, the consensus was that this is one of the most important issues affecting the landscape of the construction industry. This will affect commercial builders, residential builders, and remodelers alike. Large corporations and small business will be affected. The new policies are gaining momentum and this will not just go away. All of us should pay attention to what is happening and take measures to protect ourselves. This means:

1. Get a good attorney that is up to date.
2. Get a good CPA that is up to date.
3. Do your part to change the administration that is pushing the policy.

Renew Your Contract Access in April

In April, the RMC will hold a joint luncheon and contract seminar with the Custom Builders Council featuring attorneys James Rudnicki with Bush | Rudnicki | Shelton, and Ian Faria with Coats | Rose. Plan to join us at The Norris Conference Center at City Center on Thursday, April 28 at 11:30 am. If you are new to the GHBA or did not attend a contract seminar in 2015, this is your opportunity to extend your TAB Contract access. If you attended a contract seminar in 2015 and don't need to meet the contract attendance requirement, just join us for lunch to hear an overview of the contract package and ask questions.

The "Bash"

BMC | BISON will host the first Remodelers Council After-Hour Networking of the year on Thursday, April 14 at The Bell Tower on 34th. This event is open to remodelers, builders, designers and architects. Visit www.ghba.org/calendar for details, and email Houston.Marketing@BuildWithBMC.com to register for the event.

Charity Project Selection

The Remodelers Council board has selected this year's annual charity project and Sherry Pruitt, CGR, CAPS, with Whodid It Design, will chair the project again this year. In April, the Remodelers Council will make much-needed updates and improve the functionality, safety and beauty of the Casa de Esperanza – Mary Scalise home.

Mary is an employee of Casa de Esperanza who has adopted four children from Casa de Esperanza. The youngest, Luke, has significant disabilities (cerebral palsy) and is wheelchair bound.

The project will add wheelchair accessibility to the home, as well as a much-needed first-floor bathroom with roll-in shower. Additionally, we will update the kitchen with new cabinets, countertops and appliances and paint and replace flooring on the first floor.

If you would like to donate to the upcoming charity project, contact Sherry at sherrypruitt25@gmail.com. Also, watch for an announcement soon with details about the project work day and sign-up to grab your tool belt and roll up your sleeves to help.

Mary has dedicated her life to giving a safe home to children in crisis. This is our small way to give back to those in need by doing what we do best – REMODELING!

The annual charity project is funded through the Remodelers Council Garage Sale held at the Texas Home & Garden Show at NRG Center in September. We are accepting donations at two Bison Building Material locations (Dart Street and Conroe). It is not too early to donate to a great cause!

For details on donating, contact Tamie Sanchez with Lone Star Building & Construction Services at tamie@lonestarbuilding.com. Special thanks to Garage Sale co-chairs Bill Carter and Jennifer Wall with BMC | BISON.

The garage sale is a huge undertaking that continues to grow each year, and it would be nearly impossible to execute without such dedicated leadership. It is because of this above-and-beyond effort that the Council is able to do this type of charity project.

Fun in the Sun

The Sandcastle Committee is gearing up for the 2016 AIA Sandcastle Competition held on Galveston's East Beach on Saturday, June 4. Mark your calendar to join us for the pre-party at Fisherman's Wharf on Friday, June 3 and then as we hit the beach and bring our sandcastle to life on Saturday, June 4.

If you would like to help on the committee or sponsor the event, contact Earl Chamberlain, with BMC | BISON, at earl.chamberlain@buildwithbmc.com.

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Garage Sale Co-Chair: Jennifer Wall, BMC | BISON

COMING UP:

6TH ANNUAL BMC AND BISON BASH AND PRODUCT SHOW

Thursday, April 14
5 p.m. to 9 p.m.
The Bell Tower on 34th, 901 W. 34th St.

Builders, remodelers, architects and designers are invited to enjoy casino games, over 40 vendors with their latest products, huge prize drawings and fun contests.

RSVP to Houston.Marketing@BuildWithBMC.com

HOSTED BY:

CUSTOM BUILDER / REMODELER JOINT LUNCHEON & CONTRACT SEMINAR

Thursday, April 28
11:30 a.m. at Norris Conference Center
City Centre, 816 Town & Country Blvd. #210
Houston, TX 77024

Lunch only: $35 early; $45 after Apr 26
Lunch & Seminar: $110

If you are new to the GHBA or did not attend a Contract Seminar in 2015, this is your opportunity to extend your contract access! Get a complete overview of the contracts with the opportunity to ask questions.

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TOY WOOD LEGACY FUND

Honoring 20 Years of Advocating for Texas Housing

The "Toy Wood Legacy Fund" was established in August 2015 by her peers, the Texas Executive Officers Council, to honor her many contributions to the home building industry and to thank her for her years of service and friendship. The fund will provide scholarships, assist in building related charitable activities, and to further the home building industry in Texas.

Kathryn Ann "Toy" Wood has served the GHBA as CEO since 2004, and was V.P. and director of government affairs from 1997 to 2004. Her retirement from the GHBA in January 2016 will be felt around the country; Toy has mentored hundreds of members and staff of home builders associations. Her expertise in association management, commitment to ensuring a responsible regulatory climate for home building and land development, and her dedication to housing the less fortunate through building related charities have made a lasting impact on both the building industry and her community.

Toy Wood's service to the residential construction industry extends far beyond her responsibilities as chief executive officer of the GHBA. She served as president of the Texas Executive Officers Council, and on the boards of the NAHB Executive Officers Council and the Houston Real Estate Business Coalition. She recently joined the Gulf Coast Work Force Board to encourage construction trades education throughout the area. Since its inception in 2003, Wood has served on the board of HomeAid Houston, GHBA's charity fighting homelessness. In 2007 Wood received the NAHB New Executive Officer of the Year Award. That same year she was also named one of Houston's Ten 2007 Women on the Move by the Texas Executive Women and the *Houston Chronicle*.

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Recognition for our SAMs includes: a monthly listing in *Houston Builder* magazine; distinguishing ribbons on name tags at all events; recognition of the top member of each (current year's) Sustaining Associate Member group at the association's forecast and political luncheons; listing on the signage display in the entranceway of the GHBA building; and GHBA officers will convey the value of Sustaining Associate Members when they speak at their visits to all councils, committees and divisions.

Our SAMs really "go the extra mile." If you see one of these superstar associates, please take a minute to say 'thank you.' Find out more at www.ghba.org/SAM.

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CALENDAR OF EVENTS

Stay informed and connected at association meetings and events.

April

MEETINGS AND EVENTS

Tuesday, April 5
11:30 a.m. - Bay Area Builders Association Luncheon, at La Brisa, 501 N Wesley, 77573

Wednesday, April 6
1:30 p.m. - Developers Council Meeting

Thursday, April 7
9 a.m. - Education Committee

11:30 a.m. - Associate Council Luncheon

2 p.m. - Finance/Executive Committee

Saturday, April 9
9 a.m. to 12 noon - Custom Builders Charity Project Work Day at Casa de Esperanza

Thursday, April 14
1 p.m. - HOME-PAC Committee

3 p.m. to 7 p.m. - 6th Annual BMC Bash and Remodelers Council Networking

Monday, April 18
1:30 p.m. to 6:30 p.m. - Volume Builders Top Golf "Purchasing Managers Speed Selling" Event

Friday, April 22
4 p.m. to 8 p.m. - SMC Battle of the Builders, at Towne Lake Community

Wednesday, April 27
7:30 a.m. - Montgomery County Builders & Developers Division Breakfast Meeting, at Dosey Doe, 463 FM 1488 in Conroe, TX

Thursday, April 28
11:30 a.m. to 1 p.m. - Custom Builder / Remodeler Joint Contract Seminar

11:30 a.m. - Volume Builders Quarterly Meeting, "Drafting and Executing Vendor Contracts"

EDUCATION

Tuesday and Wednesday, April 12 - 13
9 a.m. to 5 p.m. - NAHB Course: Green Building for the Building Professional (2 day course)

Thursday, April 14
3 p.m. to 7 p.m. - NAHB Course: Hiring, Training and Supervision (RCS designation course)

Tuesday, April 19
4 p.m. to 6 p.m. - The HVAC System (ABCs of Home Building Series)

Wednesday, April 20
9 a.m. to 11 a.m. - MLS for Builders (Sticks & Bricks of Sales and Marketing Series)

4 p.m. to 6 p.m. - The Electrical Side of Remodeling (Nuts & Bolts of Remodeling Series)

Tuesday, April 26
9 a.m. to 5 p.m. - NAHB Course: Profitable Business through Quality Practices

May

MEETINGS AND EVENTS

Monday, May 2
11:30 a.m. - Codes & Standards Committee

Tuesday, May 3
11:30 a.m. - Bay Area Builders Association Mid-Year Forecast Luncheon, featuring Scott Davis of Metrostudy, at La Brisa, 501 N Wesley, 77573

Wednesday, May 4
1:30 p.m. - Developers Council Meeting

Thursday, May 5
9 a.m. - Education Committee

11:30 a.m. - Associate Council Luncheon

2 p.m. - Finance/Executive Committee

3:30 p.m. - GHBA Board Meeting

Tuesday, May 10
11:30 a.m. - Remodelers Council Luncheon, "Interior Design Trends for 2016," at Lakeside Country Club, 100 Wilcrest, 77042

Wednesday, May 11
11:30 a.m. - Government Affairs Committee

Thursday, May 12
11:30 a.m. - Custom Builders Council, at Norris Center, City Centre, 816 Town & Country Blvd #210

Friday, May 20
7 a.m. to 6 p.m. - Bay Area FIshing Tournament & Crawfish Boil, at Floyd's on the Water, 1301 Harborwalk Blvd. in Hitchcock

Thursday, May 19
6 p.m. t0 8 p.m. - Young Professionals Networking, "Colleagues & Cocktails" at St. Arnold Brewing Co., 2000 Lyons Ave., Houston 77020

Wednesday, May 25
11:30 a.m. - Montgomery County Builders & Developers Division Luncheon, at AMERICAS Restaurant, 21 Waterway Ave., The Woodlands

EDUCATION

Thursday, May 12
3 p.m. to 7 p.m. - General Project Management (RCS designation course)

Tuesday, May 17
4 p.m. to 6 p.m. - Plumbing (ABCs of Home Building Series)

Wednesday, May 18
9 a.m. to 11 a.m. - Marketing Seminar with Meredith Oliver

Wednesday, May 25
9 a.m. to 5 p.m. - NAHB Course: CAPS I - Marketing & Communication Strategies for Aging & Accessibility

Thursday, May 26
9 a.m. to 5 p.m. - NAHB Course: CAPS II - Design Build Solutions for Aging & Accessibility

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