

Franklin County Home Builders Association

Newsletter

1/26/2016

From the President

Dear Members:

Let me first take this opportunity to thank our most recent President, Charlie Grant with Grant Incorporated for doing an outstanding job of leading and directing the Franklin County Home Builders Association for the past two years and for his continued support as we move forward.

these will be informative, formal meetings, some will be more laid back social gatherings, some may be a sponsored event to highlight a local business and others will be strictly for bragging rights to see who the best cooks are.

We associate ourselves for

“...we would like your input, your suggestions and most importantly your participation.”

Often times it is a thankless job it seems, so as we move forward let us not forget to thank him for his hard work, devotion and dedication to our organization.

As I take over where Charlie left, he has certainly set the bar high, but I will do my best to help move the organization forward as he has.

Over the next few months, we will be gathering at many different events. Some of

many reasons, but the ultimate goal is to move the FCHBA forward and benefit our members.

With all of this said, we would like your input, your suggestions and most importantly your participation.

Let us know what is on your mind. Would it benefit your business to host one of our monthly meetings? How could you benefit from

Upcoming Events

...

Please join us on February 9, 2016 At the Ale House, for a meeting and social. Please arrive at 6:00, we will have a brief meeting starting at 6:15. Food will be provided. Cash Bar.

(11685 Northpark Dr. Wake Forest, NC 27587)

RSVP @ franklincountyHBA@gmail.com

becoming a higher level sponsor? Is there a specific topic that we could all benefit from by hearing an expert speak at a meeting? Maybe you just want to volunteer. Let's all be thinking about these topics and ways to make us better.

I look forward to serving you and please feel free to contact me with any questions concerns or ideas

Thank You,

Ryan Aycock

Past Events:

The last time we gathered was at the Christmas Party at Hidden Lakes subdivision. I hope everyone had a great time! A special thanks goes to all those who donated time and money to make it such a success. Thanks again to Missy Robbins for heading up this event and coordinating the location, DJ, food and the oyster roast.

From the Executive Officer

Members of the FCHBA:

We are excited about 2016 for Franklin County Home Builders Association! Our January meeting is a great opportunity to meet and mingle with one another and express thoughts/ideas for 2016. At upcoming events I look forward to meeting all of you and learning what is important to you, our members. I just took over the role of Executive Officer late 2015 and I really do appreciate your patience and support thus far. I have felt nothing but a warm welcome with open arms from everyone, much thanks! At recent meetings I have been working on gathering updated information such as e-mail, phone number, company, etc. I will continue to have a sign-in sheet of some sort each time, not only to keep up with updates, but also to enable me to put a name with a face! I have thoroughly enjoyed getting to know our members, please don't hesitate to ask me questions whenever that time may be.

E-mail: franklincountyhba@gmail.com

Cell: 919-455-6297

Thank you all,

Mary Lewis



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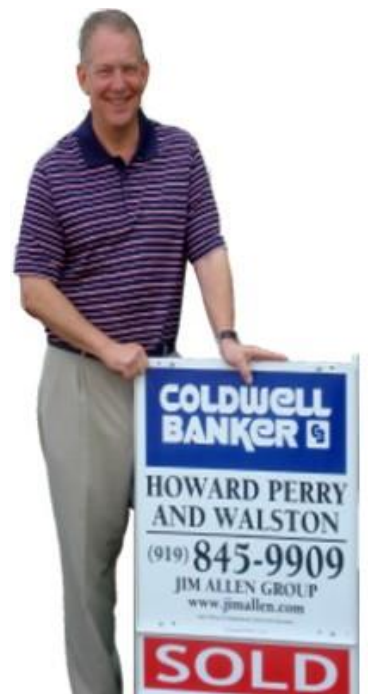
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NCHBA LEGISLATIVE UPDATE

Legislative News

USPS Begins to Enforce New Delivery Procedures for Subdivisions

NCHBA was contacted by the HBA of Raleigh-Wake County and the Triad Real Estate and Building Industry Coalition (TREBIC) after several developer members were required by the U.S. Postal Service to put Centralized Box Units (CBUs) for mail receipt instead of traditional curbside mailboxes.

Upon further research, we learned that CBUs are now required in subdivisions where postal service delivery was not established by the date specified in the USPS amended Postal Operations Manual (POM) or approximately April 2012. The implementation of CBUs is causing adverse effects, the most serious being single-family homes that are occupied and have curbside mailboxes installed, but where these residents are not receiving any mail.

Based on conversation with municipal officials, neither the municipalities nor the developers were made aware of the POM changes prior to subdivision plan approval. In some instances, residents of earlier phases of the subdivision are receiving curbside mail delivery, and it is impractical (if not impossible) to retrofit the

subdivision plan to accommodate the CBUs in later build-out phases.

U.S. Representative Mark Meadows (11th Congressional District)— as a member of the House Committee on Oversight and Government Reform—and his staff recently met with USPS officials in Washington, DC. Lead staff in Meadows' office reported that USPS understands the problem of residents not receiving curbside mail in existing subdivisions and "would like to find areas of common ground." USPS officials did reiterate the CBUs are the way of the future, due to their cost-savings and the current financial state of the USPS.

How Does This Affect You? Even if the subdivision you are building in is currently receiving mail via curbside delivery, remaining houses and/or phases may be required to use CBUs.

We are currently seeking waivers from the CBU requirement in the USPS Greensboro District (zip codes beginning in 270-279 or 286), as this was the first area to implement the new procedures. However, this is now a statewide problem, because in late May, we received

information from the USPS Mid-Carolinas District (zip codes beginning in 280-285, 287-289 and 297), which [included a letter to local government planners](#) informing them of the CBU requirement and stating that this will affect all "new and existing subdivisions." The letter was accompanied by a [Builder and Developer Guide](#). Your local government planner may or may not have received this. Please see this link for the information NCHBA received.

NCHBA recommends that you check with your local government planning office and with your local postmaster prior to beginning new subdivision phases to get guidance on what to expect with mail delivery. Meanwhile, NCHBA will continue to work with Rep. Meadows and the rest of our Congressional delegation to: 1) get CBU requirement waivers for houses currently occupied and that are not receiving mail, and 2) get waivers for presold lots and/or for subdivisions that are platted and that cannot be redesigned without being re-approved by a local government. If you have questions or need more information, please contact NCHBA at 800-662-7129.

NAHB News: Study Finds Government Regs Are 25% of New-Home Cost

NAHB's study, [How Government Regulation Affects the Price of a New Home](#), provides estimates of the impact that such regulations have on the price of a home. And those estimates are truly eye-opening; they indicate that, on average, regulations imposed by government at all levels account for 25.0% of the final price of a new single-family home built for sale. Nearly two-thirds of this — about 16.4% of the final house price — is tied to higher costs associated with the finished lot due to regulations imposed during the lot's development. A little over one-third — 8.6% of the house price — is the result of costs incurred by the builder after purchasing the finished lot.

The study points out that the relatively high share of regulatory costs affecting a home during its development are particularly significant in the current environment, when there is a low level of developed land in the pipeline. Thus, in most cases the full range of regulatory costs—those that fall on development as well as construction—will need to be overcome if production and employment in the housing industry are to get back on track. For more information, contact study author Paul Emrath at 800-368-5242, x8449.

DENR publishes stormwater transfer permit form

The N.C. Department of Environment and Natural Resources has published a form, *State Stormwater Permit Transfer Request*, in response to one of NCHBA's legislative priorities — HB 750: Stormwater Best Management Responsibility/Association.

This request form is for a transfer of the stormwater permit from a current permittee who is the declarant of a condominium or declarant of a planned community (as defined in Chapter 47C or Chapter 47F of the General Statutes, respectively) to a unit owners association, owners association, or other management entity identified in the condominium or planned community's declaration pursuant to N.C.G.S. 143-214.7(c2)/ Session Law 2011-256.



The Biggest Barrier to Collecting Business Debts

<http://nahbnow.com/2016/01/the-biggest-barrier-to-collecting-business-debts/>

6 Ways Builders Can Save Money at Tax Time

<http://nahbnow.com/2016/01/6-ways-builders-can-save-money-at-tax-time/>

HUD Proposes Rule Expanding Housing Providers' Liability for Harassment

<http://nahbnow.com/2016/01/hud-proposes-rule-expanding-housing-providers-liability-for-harassment/>

Residential Builders Adopt Commercial Building Tools to Increase Sales

<http://nahbnow.com/2016/01/residential-builders-adopt-commercial-building-tools-to-increase-sales/>

Leave No Lending Stone Unturned to Generate More Sales

<http://nahbnow.com/2015/12/leave-no-lending-stone-untuned-to-generate-more-sales/>

7 Steps to Minimize Warranty Woes

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