

Builders At Their Best



Vol. 2 March 2009

VOL. 3 APRIL 2010

Annual HBANEG Spring Golf Tournament Hartwell Golf Course

Friday, May 7, 2010

Two Man Teams

\$125.00 per Team Pre-Register

\$150.00 per Team Register Day Of



Contest include

- Hole-in-One
- Longest Drive
- Closest to the Pin

Register by May 3
To Qualify for
Pre-Registration
Pricing

HBA NEG
P.O. Box 842
Hartwell, GA 30643

Lunch served at 11:00

Shortgun Start @ 12:00

Captain's Choice gameplay.

\$25 - "Trash Pack" for 3 mulligans, 1 red tee, and one putter length

1st Place \$400, 2nd Place \$200, 3rd Place \$100



_____ Name Player 1 & Phone

_____ Name Player 2 & Phone

_____ I would like to Sponsor Tee Box \$100.00

_____ I would like to Sponsor a Hole \$250.00

_____ I would like to be a Grand Sponsor \$750.00

For Questions Contact
Cathy Eison 706-376-1658

hbaneg@yahoo.com

HBANEG Economic Impact Study/Ricky's Corner

(Due to space limitations I combined the meeting summary and Ricky's monthly column.)



Were you at the April 08, 2010, General Membership Meeting? Most of you will answer "no" even though we had info in the March newsletter. We sent out personal invitations to each member, all licensed Builders and all Government Officials, Councils, Commissioners, Chambers, and Economic Development Directors in all four counties, as well as all the media. We began work on this presentation in August of 2008. We sent out a form for all counties and cities in our association in early 2009 in order to get the information needed to complete the Economic Impact Of Housing Construction (Housing is 16% of the GDP). After much prodding and talking we finally got back information from all four counties and two of the cities. I would like to take this opportunity to thank them for their help. We then sent this information to the NAHB Economist, Dr. Elliot Eisenberg, to do the study. We worked out the details during many phone calls, e-mails and lots of time.

While there were many reasons we had this study commissioned, I will share just a few of them with you here. Most Government Officials think, and are taught, that housing has a negative effect on county revenues. The amount of property tax that you pay will never pay for the services you get, but that is just part of the story. When you read the whole story, you find out that housing pays for itself, and then some.

1. To show these officials the positives impact to local jobs, economy and tax revenue.
2. This information should encourage local government to create policies that encourage and enhance construction and positive growth.
3. To show local officials that the housing industry is truly economic development in every sense of the word, and it pays its way. The economic development teams spend countless money and time looking for industry to bring in to our area, as they should, but our industry is already here and requires no tax credits or incentives. All we ask is not to burden the industry with unnecessary regulation that hampers the ability of people to build or remodel a home. If you look at the jobs in this industry, the numbers would match or exceed most local top ten employers.
4. To encourage local government to create policies that encourages local construction businesses to bid on their government projects.
5. To show our members that you have a positive impact on your local economy.

The study cost approximately \$1,200.00, including airfare and hotel, for Dr. Eisenberg. We had another \$400 in other costs to cover postage, invitations and printing. Cathy, Josh and Charlie spent around 60 hours in producing and mailing invitations and researching for addresses and names. Charlie also sent articles to all the local newspapers for publication. I had who knows how many hours in the entire process from August 2008 to April 2010.

Continued on next page



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Continued

This brings us to a total cost of approximately \$1,600, not counting time. We had four sponsors to help offset the cost, but due to lack of members present, we gave them their money back.

The board has tried to have good information at the membership meetings, and this is the most important information that our industry could have. At this meeting we had a total of 37 people present. If you take out the sponsors and Board of Directors, 2 government officials from Stephens County and the media, WLHR and The Toccoa Record, we had about 5 members present. This was sure disappointing to the board to see the lack of interest or concern in the industry that you make your living in. Even more disappointing was the lack of concern and interest of the suppliers in the area that we all buy from. You would think they would want to know this information and to support the people that buy their products. We had two suppliers that came and also sponsored the meeting. I would like to thank Harbin's and Yoder's Building Supply, Just Wright Pest Control, Southern Publishing, Stephens County, WLHR and The Toccoa Record. These people show that they care about their communities and the economies of them. Now, more than ever, we need to be working to support this industry in every way.

Ricky Carter, President HBANEG

Everybody, Somebody, Anybody, And Nobody

This is a little story about four people named Everybody, Somebody, Anybody, and Nobody.

There was an important job to be done and Everybody was sure that Somebody would do it.

Anybody could have done it, but Nobody did it.

Somebody got angry about that because it was Everybody's job.

Everybody thought that Anybody could do it, but Nobody realized that Everybody wouldn't do it.

It ended up that Everybody blamed Somebody when Nobody did what Anybody could have done.

This was on a poster in my Chemistry teacher's class. Probably the only thing from Chemistry I remember. - Joshua



5/4-6

HBAG Spring Board
Lake Lanier

5/7

Annual Golf
Tournament
Hartwell Golf Course

5/11

BOD Meeting
Hartwell Paint

5/13-15

Southern Building
Show, Atlanta

6/8

BOD Meeting
Hartwell Paint

7/13

Membership Meeting
Elberton Civic
Center

8/10

BOD Meeting
Hartwell Paint

8/28

Bass Tournament
Hart Mega Ramp



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March Membership Renewals

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Letter of Explanation,

While putting the finishing touches on the newsletter this month it has come to my attention that it may come across as us scolding the membership. I think it is fair to point out a few things here. In order to make room for Ricky this month we pulled Cathy's article. I found it strange that they both wrote articles highlighting apathy not only in our organization, but in our society as a whole. I think it is important for you as members to understand what is going on in your organization. At the Board meeting we spent the majority of the evening trying to decide how we had failed you. We asked ourselves if we're not doing enough to keep you informed, do we need better content for meetings or do we need to go back to monthly meetings? There has even been some talk of possibly going to local chapters by county.

While I have nothing to base this on other than just my own observations I think it is an issue far greater than our organization alone. I think we are all tired. I think we are tired of expressing our discontent only to have our voice go unheard. I think we are tired of organizing efforts to make our voices heard, only to have them fall short. I know I'm tired of hearing people tell me things are getting better only to see them falling down around me. In the end maybe that is the problem we face as an organization. Maybe the apathy is deserved. We feel like regardless of what is happening we are powerless. I do know that I've watched people giving up. Instead of pounding the street looking for work, I see them sitting at home. Maybe it is human nature that drives us to do the least when we need to do the most.

It's not just apathy amongst our organization though. It's a disease that is across the board. If there was a company coming to town that would employ 20 people, then every government official would have been beating down the door trying to court them to their town or county. It would have been on the front of every newspaper. Sadly out of all four counties, only Stephen's county sent any representatives. I have some hope though. It is looking like through the efforts of people at the national and the state level we will not have the added expense of forcing people to put sprinklers in new homes. After the successful lobbying efforts of fire officials and other special interest groups, Homebuilders came together to keep it from being adopted in the state of Georgia. We need to learn from the success of their united efforts on behalf of us.

That is why I'm encouraging all of you to embrace the "Do Business With a Member" campaign. Reward those sub-contractors, suppliers and businesses that stand with you and take up your cause. Together we can make ourselves heard. Together we can have an impact. Together we can survive this Recession and flourish in the future.

Sincerely,
Joshua Lloyd

NAHB Petitions EPA to Delay Lead-Paint Work Regulations Until Agency Can Show Capacity

April 6, 2010 - Citing a need for more trainers and a faster certification process, inaccurate test kits and a lack of preparedness on the part of the federal Environmental Protection Agency (EPA), the National Association of Home Builders (NAHB) today petitioned EPA Administrator Lisa P. Jackson to delay the Lead: Repair, Renovation and Painting Program Rule.

The rule, slated to become effective April 22, requires all remodelers and other contractors working in homes built before 1978 to be trained and certified in lead-safe work practices and to use those practices in homes where small children or pregnant women live. EPA is also seeking to amend the regulation so that it would apply to all pre-1978 homes.

“NAHB and its builder and remodeler members fully support with the goals of the rule, which is designed to protect children from the toxic effects of lead paint,” said NAHB Remodelers Chairman Donna Shirey, CGR, CAPS, CGP, and President of Shirey Contracting in Issaquah, Wash.

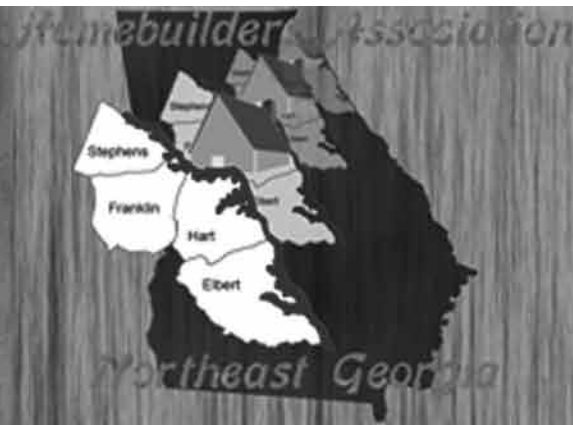
“Remodelers are working hard to get trained and certified under the EPA’s lead rule. But we continue to receive calls that they can’t find training and are waiting to hear back from the EPA on certification. It’s incredibly frustrating that despite our diligence, remodelers will be penalized after April 22 because of the EPA’s failure to plan,” Shirey said.

The petition detailed four reasons why EPA should delay the rule under the “good cause” provisions of the Administrative Procedure Act.

- Lack of EPA-accredited trainers. The agency only began to accredit training providers for the required eight hours of classes last fall and by the end of March there were 190, according to EPA. But four states have no training providers and six others have only one or two. “The lack of a sufficient number of accredited trainers will impede the certification of renovators that are allowed to conduct and/or oversee the critical work practice provisions of the LRRP Rule,” the petition said.
- Not enough certified firms. In addition to having at least one trained and certified staff member, each company doing work in pre-1978 homes must be certified by EPA. There were less than 2,000 certified firms nationwide by mid-February, EPA has disclosed. “EPA currently lacks the resources and infrastructure to inform the regulated community, process applications in a timely manner, and enable firms to comply,” the petition said.
- Not enough certified renovators. EPA estimates that 235,916 people must be certified as renovators upon the effective date of the rule. As of last week, EPA estimated that 75,000 contractors had attended an approved training course. “Despite the combined efforts of EPA, NAHB and other stakeholders, the number of certified renovators remains well below what is required to achieve an acceptable level of compliance,” the petition said.
- Inaccurate test kits. Commercially available test kits designed to ensure that there is no lead paint in the home are inaccurate between 42 percent and 78 percent of the time. Those inaccuracies mean that most of the 8.4 million annual remodeling jobs subject to the rule “will not result in any protection to children, adults, or the environment because lead at levels regulated by the federal government is not present in many of these housing units,” the petition said.

“NAHB looks forward to your leadership in alleviating these difficulties and facilitating compliance by issuing an immediate interim final rule to delay the April 22, 2010 effective date” of the rule, the petition concluded.

General Membership Meeting



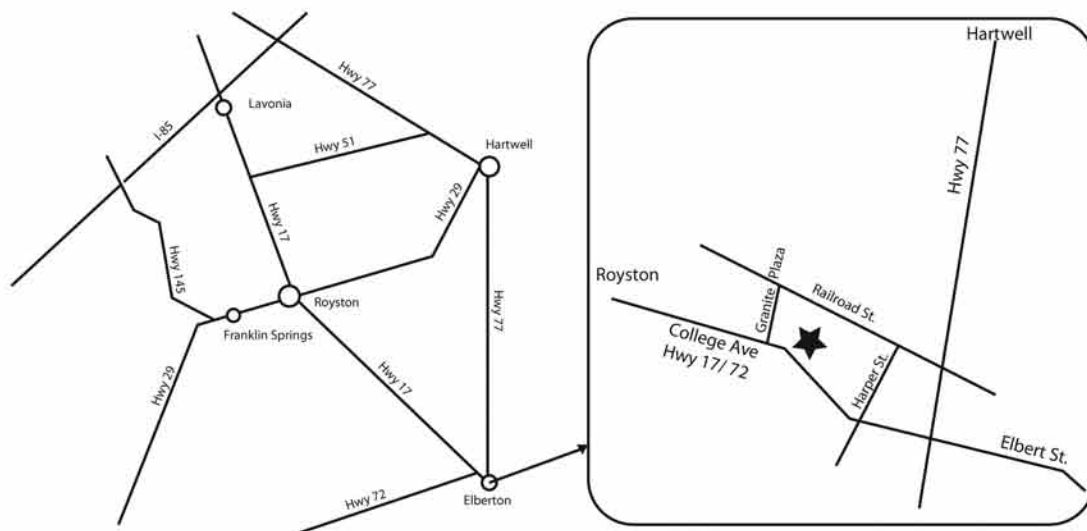
General Membership Meeting July 13, 2010 @ 7pm

Networking begins @ 6:30 pm

Elberton Civic Center

148 College Avenue
Elberton, GA 30635

Join us as Deron Hicks, Senior Vice President of Government Affairs for HBAG, gives a legislative update.



"Builders, as well as vendors, should make every effort to be at next year's show. The contacts you make are invaluable in furthering your business."

Charlie Eison, Attendee-Builder
Care-Bilt, Inc.

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HBA NEG is an organization of building industry professionals dedicated to serving the interests of our members, while maintaining a positive leadership position in the community, and providing the best quality and most affordable housing available through our efforts.

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