2015

## MONTHLY MEMBER MAGAZINE 2015 **Building Blocks BWC Update** Supporters 84 Lumber Safety news from the Ohio Bureau of Workers' Compensation **All Construction Services Carter Lumber EZ Sales Team of Keller**

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Services

### Avoid slips, trips and falls, once and for all

Slips, trips and falls account for most of the workers' compensation claims that cause Ohio construction workers to miss eight or more days of work.

Tragically, these accidents sometimes result in the death of a worker. In Ohio's construction industry, about 22 deaths occur every year due to illnesses and occupational injuries sustained on the job.

There are a number of steps employers in the construction industry can take to minimize hazards that can contribute to injuries and fatalities. These include:

- · Conducting work site and job assessments to identify hazardous areas;
- Ensuring proper use of ladders, scaffolds, man lifts and other fall protection equipment;
- Providing training on fall protection, fall protection plans and fall arrest systems.

BWC offers a variety of safety and health services that can assist your business in addressing hazardous workplace conditions and improve the safety of your workers.

These services, such as online and inperson training courses, expert onsultations,

(Article continued on page 3)



Golf Outing Details - Don't Miss It!

Wolff Bros. Supply **Anniversary Events** 

Parade Sponsor Thank You's

Legislative News

**BWC Offers Free Safety** Seminars & More



Kenneth Cleveland	1,054*
Calvin Smith, Life Dir.	594.5
Bob Knight	92.5
Bill Post	66.5
John Sumodi	54.5
Russ Sturgess	29
Doug Leohr	21
Mark Zollinger	10.5
Ed Belair	3.0
Mike Hudak	2.5
Greg Thomas	2
Todd Scott	1
Ted Curran	1

Above list has been updated via the most current NAHB Spike Club Roster Report \*Current Life Spike status



## 5% Down Construction Loan

- Construction permanent mortgages (one-close loan)
- **End Loan**
- **Conventional financing**
- FHA / VA / USDA



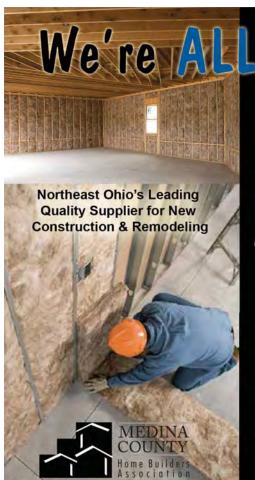
Stephanie Doutt 330.813.4000 sdoutt@homesavings.com StephanieDoutt.net NMLS #439979



David Pelz 440.829.7986 dpelz@homesavings.com DavidPelz.biz NMLS #403766



Payment example as of 1/12/15: 4,125% note rate, 4,709% Annual Percentage Rate, Interest rates based on a \$200,000 Joan with 5% down. 30-year mortgage would be paid in 360 monthly principal and interest installments of \$969.30 each. The payment example does not include amounts for taxes, homeowner's and mortgage insurance. Your total payment will be higher with taxes and insurance. Rates subject to change without notice. Other rates and terms available. Additional terms and conditions apply. Certain criteria must be met to qualify for 5% down payment. Property insurance required. Must be a single-family, owner-occupied residence. Payment example is for illustrative purposes only; your rate and payment may be different. All offers of credit are subject to credit approval.



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<u>Page</u>

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## Table of Contents

 (Cover Story – Continued)

videos and safety grants, are available to you at no additional cost. Additionally, BWC's recommended control measures and services can help protect your workers from other common workplace dangers, including:

- Airborne dust, fumes and vapors;
- Confined spaces;
- Overexertion, repetitive motion or trauma;
  - Getting struck by objects.

Businesses that have used our safety services in the past have reduced the amount of injury claims in the area of intervention. These preventative measures will go a long way in raising the productivity and morale of the employees in your company.

More information is available about preventing injuries in the construction industry. Connect with a BWC safety consultant at 1-866-569-7805 or via email at besafe@ohiobwc.com.





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#### From the Executive Director

Members and Friends:

Membership is the true lifeblood of any trade association. Our goal for 2015, as our industry continues to rebound, is to add 30 new members to our organization.

Builder members should strongly encourage all the companies they hire to work on their projects to join us in our efforts to protect, strengthen and enhance our local building industry. Their membership costs are typically recouped many times over just with our workers comp group savings program. Associate members can invite the companies they work with to join them in supporting our great and vital industry.

Home ownership is still one of the fundamental benefits of living in a free society and all of you are the ones that make that happen. Ask others to join you! Strength in numbers.

Respectfully:

Dave LeHotan Volunteer Executive Director







#### Board Directors

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Jeremy Krahe
Michael Hudak
Greg Thomas
Douglas Krause
Doug Leohr
Katie Williams
Jeff Barnes
Jim Owen
David LeHotan

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Jeremy Krahe John Sumodi Greg Thomas

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Sales & Marketing
Government Affairs
Building Codes
Subdivision Regulations
Katie Williams, Membership
Parade of Homes

4083 N. Jefferson Street (located behind Kohl's on Rt. 42) Medina, OH 44256

Phone: 330/725-2371 Fax: 330/725-0461 www.medinacountyhba.com info@medinacountyhba.com

Your MCHBA member dues also cover these memberships:







#### LOTS AND ACREAGE

#### **GRANGER**

Western Reserve Homestead: Restrictions – 2200 sq.ft. min. Ranch / 2500 sq.ft. 2-story.

S/L7Windfall Rd. 2 acres, flat lot. Highland LSD. Well/septic. South of Granger Rd. Minutes from 71/271. \$69,000.

S/L 9 Granger Rd. 2.85 acres, flat lot. Highland LSD. Well/septic. South of Granger Rd. Minutes from 71/271. \$49,900. Gary Stouffer 330-835-4900.

Millers Meadow: 6 beautiful lots remaining, 3.5 to over 10 acres. Public water. Bring your own builder & create the home of your dreams. Highland LSD. Starting at \$75,000. Gary Stouffer 330-835-4900.

2+ acre lots in Granger Meadows starting at \$39,900. Also 42.6 ac in Granger Twp \$275,000. Bill Nice 330-571-4516.

#### HINCKLEY

River Rd: Ravine, Creek, Waterfall. Over 7 acre wooded lot. Pick a spot on your own private park to build. Borders Hinckley Hills Golf Course to East. Highland LSD. Between 403 and 417 River Rd. \$184,900. Ryan Shaffer 330-329-6904.

### MEDINA/LAFAYETTE TWP.

**Dover Highlands:** .3 ac lots available. Bring your builder or use preferred builder to affordably build the home of your dreams. Water/sewer. \$49,500. Kathy Mansfield-Kimble 330-813-3072.

**7400** Chippewa: 2 acre wooded lot, babbling brook. Only 10 min. from Downtown Medina. Bring your own builder. Cloverleaf LSD. \$37,500. Ryan Shaffer 330-329-6904.

#### **MONTVILLE**

Maplewood Farm Development offers 7 beautiful lots, 2+ acres each, Medina Schools and septic approved starting at \$39,000. Tom Boggs 330-322-7500 or Gary Stouffer 330-835-4900.

#### **RICHFIELD**

Glencairn Forest: Lots ranging from \$109,900 to \$295,000. Breathtaking views. Scenic waterfalls, babbling brooks, lakes, stunning homes. Water/sewer, tennis courts, playground. Easy access to 77 & 271. Laura Horning Duryea 330-606-7131 or Gary Stouffer 330-835-4900.

**3601** W Streetsboro Rd: Nestled against Summit County Metro Parks. 10+ acres. 8-stall horse barn w/arena. Scenic rear ravine and rolling fields in the front. Bring your own builder. Gary Stouffer 330-835-4900.

**2802 Southern Rd.:** Rare private 40+ acre parcel available in Richfield Twp. Horse property includes 10 acre pasture, 9 stall barn, as well as nearly 2000 sq.ft. home. Income producing gas well is a bonus. Easy highway access. Revere LSD. **Gary Stouffer 330-835-4900.** 

**4535 Killarney Dr.:** 3.62 acres. Revere LSD. Private wooded lot. Bring your own builder. Minutes from 77/271. Cul-de-sac. 2500 sq.ft. min. Well/septic. **\$74,900. Gary Stouffer 330-835-4900.** 

#### **SHARON TOWNSHIP**

The Ridge 5840 Spring Ridge Dr.: 2.36 acres. Highland LSD. Long rear views. Bring your own builder. Minutes from 77/71. Well/septic. \$85,000. Gary Stouffer 330-835-4900.

Sharon Hts Development: 2+ acre private lots in Highland LSD featuring lake, wooded lots, & rolling hills to create your own dramatic backdrop. Many w/walkout potential. Minutes from 71/76. Bring your own builder. Well/septic. Starting at \$62,650. Gary Stouffer 330-835-4900.

Blue Ridge Estates: VL 15 Irene Rd. & Osage Tr. Great opportunity to build on private corner lot in Highland LSD. Peaceful & secluded. 2 acres. Well/septic. \$69,000. Gary Stouffer 330-835-4900.

Blue Ridge Estates S/L 10 Gridle Rd & Irene: 2+ ac lot with scenic views. Well & septic. \$59,900. Kathy Mansfield-Kimble 330-813-3072.

#### **STRONGSVILLE**

Shenandoah Ridge: Don't miss your last chance to build in beautiful Shenandoah Ridge in Strongsville. Across from Strongsville HS. Close to shopping, dining & I-71, this .34 acre partially wooded lot affords privacy and a wonderful location. Public utilities. Strongsville Schools. \$39,900. Enrique Arnedo Rojas 330-322-1528.

#### WADSWORTH

1973 Greenwich Rd.: 58 acres in prime location. Water & sewer close. House, bank barn & other detached structures located on 6.5 ac parcel. Additional land possible. \$1,000,000. Kathy Mansfield-Kimble / Bud Wenger 330-813-3072 or 330-714-4260.

Tom Boggs - tomboggs1@gmail.com

Laura Horning Duryea – Laura Duryea@stoufferrealty.com







#### **Email Our Agents:**

Regran Leedy - regranleedy@aol.com

Kathy Mansfield – kathymansfield@msn.com

Bill Nice - BNiceRealtor@aol.com

www.StoufferRealty.com

Enrique Arnedo Rojas – enriquearnedo@stoufferrealty.com

Ryan Shaffer – ryan@ryantshaffer.com

Gary Stouffer – gstouffer@stoufferrealty.com

## Legislative

N E W S



#### SB 58 SEWAGE SYSTEMS

(Peterson, B.)

To authorize a property owner whose property is served by a household sewage treatment system to elect not to connect to a private sewerage system, a county sewer, or a regional sewerage system under specified conditions.

OHBA has been following SB 58, likely to be amended by the Senate into the budget bill. After an opt out provision was left out of the recently enacted ODH on-site septic rules, SB 58 would allow a property owner to opt-out of connecting to a sewer line given certain circumstances. The period of time is still under discussion, but is likely to be somewhere between 10-15 years.

## SB 134 ATTORNEY'S FEES (Seitz)/HB 149 ATTORNEY'S

**FEES** (Dever, J., Patterson, J.)

To make permissive actual damages and attorney's fees, to limit certain

civil penalties, to allow respondents to recover attorney's fees in certain instances, and to exempt certain landlords from the housing provisions of the Ohio Civil Rights Law.

As the Senate continues to focus on HB 64 Biennial Budget, the companion bill to SB 134, HB 149 is moving through the House Committee with sponsor and proponent testimony already having been heard. The committee will hear opponent testimony this week.

The bill includes several provisions to align Ohio statutes with federal law. Those include provisions to: make certain Ohio Civil Rights Commission administrative hearing actions permissive rather than mandatory; allow all successful complainants, including fair housing agencies, to receive an award of actual damages or civil penalties up to \$10,000 in an administrative hearing if a violation is found to have been committed; changing OCRC's authority to award "punitive damages" to "civil penalties"; allow a respondent to be permitted to recover reasonable attorney's fees in an administrative hearing when there has been a finding of no probable cause; preclude the OCRC from amending its complaint once the administrative hearing starts; and add to Ohio's housing law a "Mrs. Murphy" exemption that mirrors federal law in exempting landlords with four or fewer units from the civil rights law.

> (Legislative News – Continued on page 9)



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\*See conditions for Match 'n Lock at thirdfederal.com or call 1-800-THIRD-Product features subject to change.





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## 50<sup>TH</sup> Anniversary Celebration Events

ESTABLISHED 5

#### THANK YOU FOR 50 YEARS OF BUSINESS!

Celebrate with Us at These 5 Great Events - Free Food & Drinks, Giveaways, Raffles, & Interactive Vendor Booths

## **MARION**

50th Anniversary Celebration Event & Open House

**THURSDAY, MAY 14, 2015** 

**4 pm - 7 pm** at our New Marion Branch 1878 Bealer Dr, Marion, OH 43302

## MEDINA

**50th Anniversary Celebration Event** 

**THURSDAY, JUNE 25, 2015** 

**4 pm - 7 pm** at our Medina Branch 6078 Wolff Rd, Medina, OH 44256

# WOOSTER

50th Anniversary Celebration Event

**THURSDAY, JULY 16, 2015** 

**4 pm - 7 pm** at our Wooster Branch 565 N Applecreek Rd, Wooster, OH 44691

## AKRON

**50th Anniversary Celebration Event** 

**THURSDAY, AUG. 20, 2015** 

**4 pm - 7 pm** at our Akron Branch 1200 Kelly Ave, Akron, OH 44306

# SANDUSK'

**50th Anniversary Celebration Event** 

**THURSDAY, SEPT. 17, 2015** 

**4 pm - 7 pm** at our Sandusky Branch 2800 W. Strub Rd, Sandusky, OH 44870

## RSYP

RSVP Now for FREE Gifts!\*

Email Kelly Wolff at kelwolff@wolffbros.com

Include: Your Name, Company Name & which event you're attending



\*The first 100 people to RSVP for each event receive a FREE Wolff Bros. 50th Anniversary t-shirt upon check-in & will be entered in a raffle to win a \$100 Wolff Bros. Supply Loyalty Card.

\*The first 50 people to RSVP for each event will also receive a FREE Wolff Bros. Supply Toy Truck upon check-in.

You must attend & check-in to receive these gifts. You cannot have someone else pick them up for you.





### 2015 Dates To Remember

#### June 18, 2015

#### **Annual Golf Outing –**

Attention all golfers (and non-golfers), our annual Golf Outing will be held on Thursday, June 18th at Shale Creek. Mark your calendars, plan to attend, and look for all the details in this issue!

#### October 3-18, 2015

#### Fall Parade of Homes -

Attention All Builders - if you are building homes in Medina County, you can't afford to miss being in this event. More information to come, but mark these dates on your calendar and plan to participate!

## MemberNews

#### Renewed Associates

84 Lumber – Columbia Station All Construction Services, Inc. – Brunswick

Graves Lumber Company – Copley TGC Engineering – Sharon Center



Know someone interested in joining the Medina County HBA? Call with their information and we'll send them out a member packet (330.725.2371), or they can visit our website and download our membership application and submit with their check to join.

#### Dropped Members

Markley Construction, Inc. – Seville United Rentals – Independence

We're sorry to see you go and hope you will consider rejoining the Medina County HBA in the near future.

#### Members ...

Remember, whenever possible, always try to do business with a fellow member and support your Medina County HBA & local community!



(Legislative News – Continued from page 6)

### HB 182 DEVELOPMENT ZONES (Schuring, K.)

To revise the law governing the creation and operation of joint economic development districts (JEDDs) and enterprise zones

During his testimony the sponsor said the bill makes numerous tweaks to the original 1995 JEDD development program to allow the widely used economic development tool to work better under today's changed circumstances. He said the bill generally continues to fine tune the program to make it more effective.

Among the changes outlined by Rep. Schuring, the bill provides that JEDDs may also be created for "redevelopment" purposes and allows the inclusion of mixed-use facilities, including residential and commercial or industrial space, in the territory of a JEDD. HB 182 is scheduled for proponent testimony this week.

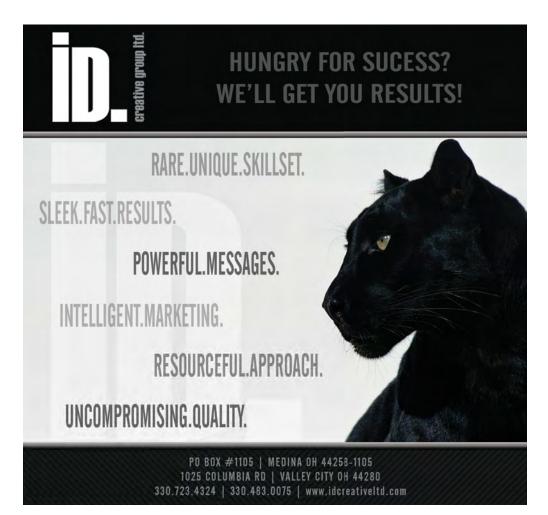
Please contact OHBA with any questions or concerns.

### OHBA SUMMER BOARD MEETING

OHBA Summer Board Meeting is scheduled for June 18th- 19th at Rockwell Springs Trout Club in Clyde, Ohio. Meeting information has been emailed.

There are many social activities scheduled for the 18th and a Build-PAC Fish Fry & Lobster Boil dinner. The executive committee and board will meet on the 19th from 8 a.m. to noon. You must sign-up for all events ahead of time.

If you have any questions or need meeting information, please contact OHBA at (800)282-3403 ext. 1 or build@ohiohba.com.



EXECUTIVE VICE PRESIDENT'S COLUMN by Vincent J. Squillace, CAE, Executive Vice President



## Membership Meeting A Great Success

Local EO's, presidents and membership chairs from across Ohio attended our annual membership meeting. It was a great success. All in attendance were enthusiastic, positive and motivated to help build our membership and keep the association strong. It was gratifying indeed at the commitment shown to our industrywide effort.

Membership Chair Chris Tsonton did a great job in heading the meeting. The ideas were plentiful and the support from all in attendance was plentiful. Many ideas were shared and constructive commentary was helpful as associations are in the midst of membership development endeavors this year. Officers, staff and leadership all share in the goodwill shown toward the many benefits offered by our affiliation and the need for all who benefit to belong.

The year will be successful given the high level of commitment of our leaders in membership development. Membership is important as our industry association plays a substantive role in protecting and promoting housing construction in Ohio. These volunteers need your help. How wonderful would it be if each member could recruit one new member this year?

## Thank you to our 2015 Spring Parade of Homes Event Sponsors!



Bob Giacomo 330.887.8413

Westfield Center, Ohio robertgiacomo@westfieldgrp.com www.westfield-bank.com

Jeff Brady / Jeff Barnes 330.784.5441

Carter Lumber of Akron 172 N. Case Ave., Akron 44305 jbrady@carterlumber.com www.carterlumber.com



#### **MAJOR EVENT SPONSORS**

The Medina County Home Builders Association would like to take this opportunity to thank each and every one of our sponsors and supporters of the Spring Parade of Homes. Your response continues to be unprecedented and your participation enabled us to promote this event in a way we have only dreamed of over the past few years.

As I'm sure most of you are aware, there is a lot of activity in Medina County and your sponsorship support will keep that momentum rolling.



We would like to thank all of our Parade Builders as well for continuing to participate in this event that puts our association at the forefront of residential construction in Northeast Ohio. Participants for this event include: Artisan Building and Design, LLC, Bridgeport Custom Homes & Design, Charis Homes, Gatliff Custom Builders, Legacy Homes of Medina, Legacy Homes of BriarThorn, Mason Builders, Renovation Homes dba Landmark Homes, Straub Homes, Inc., and Windridge Homes.



Tom Ostrander 440.320.3472

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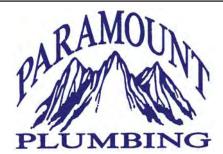


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Brought to you by the:



Thursday, June 18, 2015
Shale Creek Golf Club

5420 Wolff Road, Medina

#### **Schedule of Events:**



Registration - 8:00 a.m. Shotgun Start - 9:30 a.m. Social - 2:30 p.m. - Cash Bar Followed by Dinner @ 3:00 p.m. (Subject to change)



Golf Package - \$140 per person

Package includes 18 holes of golf, half a cart, box lunch & Dinner

#### Dinner Package – \$60 per person

BBQ Cookout – Ribs & Chicken – Corn on the Cob Herb Roasted Potatoes – Salad – Rolls – Dessert

Dinner Only – Name	(s):			
Golf & Dinner:				
Names (required)	Company	Phone # to verify		
Please place me with a fourso	me			
Invoice me –	Members only	Check		
Credit Card – American Express, Discover, MasterCard or Visa				
Credit Card #		Exp. Date		
Name on Card				
All fees are nonrefundable and no-shows will be invoiced. Please return this completed form with your check or credit card information BY JUNE 11, 2015 to: MCHBA, 4083 N. Jefferson St., Medina, OH 44256 Phone: 330.725.2371 • Fax: 330.725.0461				

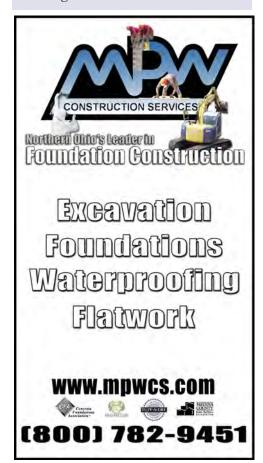
### Thank you

**Ken Cleveland For Continuing to Make** a Difference on **Behalf of the Medina County Home Builders Association!** 

Ken Cleveland recently made a second very generous donation to the Medina County Home Builders Association.

Ken is a charter member of our association and one of the founding fathers which helped create the Medina County HBA back in 1973 - 40 years ago. Ken Cleveland is our top spike member and has shown unending support for our association and all it stands for. Without his support over the years, the organization may not have survived - for which we are grateful!

We congratulate Ken Cleveland for his continued support of our Association and sincerely thank him for his generous donations.







#### PRESS RELEASE

FOR IMMEDIATE RELEASE

## Ohio Bureau of Workers' Compensation (BWC) Offers FREE Prospective Billing and Safety Seminars for Private Employers

BWC is switching to the insurance industry standard of prospective billing for employer premiums and is offering seminars to provide answers and details about prospective billing. This includes:

- The reason for the transition and its benefits to employers;
- How BWC will cover the costs of this change with a transition credit;
- Transition timelines and important dates to remember;
- Essential information and new requirements for payroll reporting;
- Changes to deadlines for rating plans and BWC programs.

Limited availability for seating! Please RSVP directly to BWC by calling or emailing using the information provided below with the seminar you wish to attend. Please include your name, job title, policy number, email and phone number.

#### Locations

• May 5 – Portsmouth 10:00 a.m. to noon

**BWC Customer Service Office** 

1005 Fourth Street

Portsmouth, OH 45662

Phone: (740) 353-3419

Email: Phyllis.J.1@bwc.state.oh.us

• May 27 – Cambridge 1:30 p.m. to 3:30 p.m.

**BWC Customer Service Office** 

61501 Southgate Road

Cambridge, OH 43725

Phone: (740) 435-4330

Email: Lesa.H.1@bwc.state.oh.us

• May 27 – Columbus 10:00 a.m. to noon

Ohio Center for Occupational Safety and Health

13430 Yarmouth Drive

Pickerington, OH 43147

Phone: (614) 728-6457

Email: Maria.S.1@bwc.state.oh.us

May 28 – Ashtabula 10:00 a.m. to noon

A-tech – Building A, Room 104

1565 State Route 167

Jefferson, OH 44047

Phone: (330) 797-5506

Email: Heidi.F.1@bwc.state.oh.us

June 16 – Cleveland 9:00 a.m. to 11:00 a.m.

**BWC Customer Service Office** 

4800 E. 131<sup>st</sup> St., Suite A

Garfield Heights, OH 44105

Phone: (216) 584-0355

Email: Sandra.T.14@bwc.state.oh.us

• June 17 – Cincinnati 1:30 p.m. to 3:30 p.m.

**BWC Customer Service Office** 

8650 Governor's Hill Drive, Suite 400

Cincinnati, OH 45249

Phone: (513) 583-4403

Email: Shannon.M.1@bwc.state.oh.us

• June 19 – Cincinnati 8:30 a.m. to 10:30 a.m.

**BWC Customer Service Office** 

8650 Governor's Hill Drive, Suite 400

Cincinnati, OH 45249

Phone: (513) 583-4403

Email: Shannon.M.1@bwc.state.oh.us

• June 23 – Canton 9:00 a.m. to 11:00 a.m.

**BWC Customer Service Office** 

339 E. Maple St., Suite 200

North Canton, OH 44720

Phone: (330) 430-3609

Email: <u>David.B.12@bwc.state.oh.us</u>

• June 23 – Dayton 8:30 a.m. to 10:30 a.m.

**BWC Customer Service Office** 

3401 Park Center Drive, Suite 100

Dayton, OH 45414

Phone: (937) 264-5230

Email: Kathaleen.C.1@bwc.state.oh.us

• June 24 – Youngstown 10:00 a.m. to noon

**BWC Customer Service Office** 

242 Federal Plaza W., Suite 200

Youngstown, OH 44503

Phone: (330) 797-5506

Email: Heidi.F.1@bwc.state.oh.us



# SPECIALIST

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## MCHBA Annual Golf Outing Sponsorships





#### **Opportunities:**

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Hole-in-One Contest - \$350 - Four sponsors needed

Will receive recognition throughout the day by announcement

Box Lunch Sponsor - \$250

Will receive recognition throughout the day by announcement

**Long Drive Sponsor - \$350** 

Sponsor gets announcement

**Proximity Sponsor - \$350** 

Sponsor gets announcement

Putt Off Sponsor - \$350

Sponsor gets announcement



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