

THE HOME BUILDER

DallasBuilders
ASSOCIATION

www.DallasBuilders.com



VOLUME LXII

No. 8

August 2015

Dallas BA's Industry Investors for 2015



BRIEFLY

Watch for details on a Mechanic's Lien Law class scheduled for Sept. 2 and presented by StrucSure Home Warranty. Hours are from 10 a.m. to 1 p.m. Lunch will be provided.

The Dallas BA will be holding a membership drive September 14 and 16. Details coming soon!

Builders, do you have a home that you would like featured in *The Dallas Morning News*? Would you like to advertise that home for FREE? This represents a value of more than \$2,000 in advertising dollars and offers prime exposure. The featured home must be open for viewing and for sale the day the story is published. A story and photo of the home provided by the builder will be required. Contact Becky Warner, 214-615-5015, to register for this valuable member benefit.

If you aren't connected with the Dallas BA through Facebook, Linked In, Twitter or Houzz, you're missing lots of news, updates and photos that you won't see anywhere else. Start following today!

Periodicals Postage Paid at Plano, TX, and Additional Offices

Sgt. Jerry Holcomb learns on July 4 that his family will receive a mortgage-free home

In an emotional ceremony in front of a capacity crowd following an Independence Day FC Dallas soccer game, Sgt. Jerry Holcomb and his wife Terra were informed via video message from Dallas BA Executive Officer Phil Crone and Past President Mike Mishler that they will be receiving a mortgage-free home in Rockwall through Operation Finally Home. Mishler Builders will construct the home for Sgt. Holcomb, Terra and their two children with help from Dallas BA member donations and community support.

"Sgt. Jerry Holcomb is a true American hero who has fought for our freedom and values," said Ronnie Lyles, project manager for Operation Finally Home. "We are very grateful for FC Dallas for helping us celebrate this special night. Let's remember our soldiers every day who are fighting for freedom around this world."

Sgt. Holcomb, a 13-year veteran who served three tours in Iraq and Afghanistan, has received two Purple Hearts and two Bronze Star Medals. He was overcome with emotion dur-

ing the presentation and could only say, "I am at a loss for words," through his tears.

The moving video of the presentation quickly went viral, appearing on USA Today, Inside Edition, Major League Soccer, Fox Soccer and local Dallas news outlets.

Crone, who presented a rendering of the home to the Holcombs at the game, said he is amazed how the video has helped raise awareness and much needed funds for the project.

"I'm still receiving calls from people who have seen the video and want to know how they can help," he said. "We've received \$30,000-\$40,000 in donations since the presentation."

The video can be seen on DallasBuilders.com.



Sgt. Jerry Holcomb and wife Terra were surprised at an FC Dallas game with the news that they will soon receive a mortgage-free home built by Mishler Builders.

The groundbreaking is planned for Aug. 10 at the homesite in High Point Lake Estates in Rockwall. To RSVP, please contact Dallas BA Executive Administrator Sheena Beaver at 214-615-3881 or sheena.beaver@dallasbuilders.com.

"The Holcombs have already checked out their lot and are starting to give builder Mike Mishler input on the design features they want," said Crone.

"This is very much a custom home."

The Holcombs' home is the third home that the Dallas BA has built through Operation Finally Home. A fourth home for another injured veteran is already underway, and the recipient will be revealed soon.

For information regarding needs for the Holcomb project and cash donations, please click on the Giving Back tab on DallasBuilders.com.

Leadership to be installed Oct. 2 at Dallas Arboretum

The Association's senior officers, board of directors and the division and council leadership teams will all be installed Oct. 2 during ceremonies held at The Dallas Arboretum and Botanical Garden. The Installation will be presented in partnership with StrucSure Home Warranty and Johnson Supply.

Officers and directors for 2015-2016 will be announced following the official election and organizational meeting this month. Theme of this year's Installation and for the year ahead is "The Excitement Is Building."

Registration with cocktails will begin at 6 p.m. Tickets are \$80 per person and can be purchased online at DallasBuilders.com.



The evening will also feature presentation of some of the Dallas BA's most prestigious awards. The Hugh Prather Trophy is given annually to the builder, remodeler or developer member who has done the most for the betterment of the community and the industry. The Associate of the Year recognizes an associate member's contributions to and support of the Dallas Builders Association. The AP Roffino Award will be presented to an outstanding division or council. The Shorty Howard Trophy goes to the year's top membership recruiter. The APEX Award recognizes a builder's professionalism with associates.

Partnership opportunities are available for this event. Contact Misty Varsalone at 214-615-5012 for details.

Recruit 10 new members, win a trip to paradise!

Become a part of the Dallas Builders Association's 20-year tradition by joining Association membership recruiters on their annual membership trip. This year's trip is again partnered by Lee Lighting and Bonded Builders Warranty.

Any member who recruits 10 or more members, between Nov. 1, 2014, and Oct. 31, 2015, and maintains an annualized retention rate of 50% of previous year recruits, will be awarded a fantastic trip to a fabulous destination. Take a guest along at no cost by recruiting 20 new members, or participate in the "buy-on" by reducing the cost of the second trip, based on the number of members recruited.

Contact Director of Membership Amy Kirk, to get started on your trip! She can be reached at 214-615-5004, or

amy.kirk@dallasbuilders.com.

Bonded Builders provides new home and remodeling warranties designed to protect builders from catastrophic loss. They create flexible, innovative, and unique programs that let builders get back to building and selling, while minimizing warranty risks and costs. Bonded Builders is an active voice in the building industry, bringing together the interests of consumers and builders, to protect the dream of home ownership.

Lee Lighting is part of Progressive Lighting, Inc., a family-owned business with a 52-year history. As the largest chain of residential lighting showrooms in the Southeastern U.S., the company has a national reputation for elegant and unique lighting fixtures, superior value and unparalleled customer service

ARC AWARDS

2015



Congratulations to ARC Finalists; Winners Announced Aug. 15

Congratulations to the finalists in the 2015 ARC Awards, which recognizes excellence for associates, remodelers and custom builders.

This year's ARC Awards gala is being presented in partnership with Bonded Builders Warranty Group on Saturday, Aug. 15, at The Westin Galleria. The evening begins at 6 p.m. with a cocktail reception hosted by Stellar Home Theater & Beyond. Tickets are \$85. Tables of 10 are available for \$850.

The ARC Awards would not be possible without the support of partners. With six levels of partnerships, there is one that fits every company and individual. Get details at ARCAwardsEntries.com.

Partners to date include Bonded Builders Warranty Group, Stellar Home Theater & Beyond, Texas Door & Trim, The Thompson Group at Classic Chevrolet, TexEnergy/Tempo Mechanical, Pape-Dawson Engineers, Texas Counter Fitters, ZIP System, AdvanTech, Frisco Wholesale Lumber, Ferguson Bath, Kitchen & Lighting Gallery, The Bath & Kitchen Showplace, StazOn Roofing, MLAW Consultants & Engineers, Lights Fantastic Pro, Southwestern Carpets, Signature Floors & Interiors, Capital Distributing, Garland Insulating, Riddell Plumbing, Fashion Glass & Mirror, Walker Zanger, Legacy Texas Insurance Services, Zetley Distributors, Tri-Tex Cabinets and Exclusive Media Partner *D Home* magazine.

For information contact Dallas BA Director of Member Services Misty Varsalone at 214-615-5012.

ARC AWARDS 2015 PRESENTED BY 

Congratulations to Our ARC Awards Finalists

Alan Hoffmann LLC	LRO Residential
Alford Homes	Mike Blake Custom Homes
The Bath & Kitchen Showplace	NorthStar Luxury Homes
Bauhaus Custom Homes	Pools of Envy
BMC Design Center	Phil Smith - The Bath & Kitchen Showplace
Classic Urban Homes	RH Residential Renovations
Creative Architects	Stellar Home Theater & Beyond
Cresswell Builders	Stonebrook Builders
Desco Fine Builders	Teresa Staggs - KJ Custom Screens & Designs
DeVance AV Design	Tim Jackson Custom Homes
Garvey Homes	USI Design & Remodeling
Greico Modern Homes	Veranda Designer Homes
Hatfield Builders & Remodelers	Victor Myers Construction
Hayes Signature Homes	Wine Cellar Specialists
JLD Custom Homes	
Key Residential	
LeComte Homes	

Marketing & Sales class set for Aug. 27

Title Partner StrucSure Home Warranty presents "Marketing and Sales for Building Professionals" on Aug. 27. Hours are 9 a.m. to 5 p.m. Breakfast and lunch will be provided.

This course is newly revised, merging concepts and content from the "Sales & Marketing" course with the "Sales & Marketing for Remodelers" course. It counts for the Certified Graduate Builder (CGB) in the Sales, Marketing and Land section and for the

Certified Graduate Remodeler (CGR) in the Marketing and Advertising section.

"Build it or remodel it, and they will buy," product-driven builders and remodelers tell themselves. However, customers may have their own ideas. If you follow the steps to find the right niche for your company, you'll be well rewarded. Covering four essential topics, this course will help you turn your business into a profitable, market-driven enterprise. As a graduate of this course,

you will be able to:

- Gather and organize market data;
 - Use market information to determine the most profitable locations, types and pricing for new home construction;
 - Describe methods for generating and attracting buyers for your product; and
 - Identify an effective process for selling your product to customers.
- The fee is \$210 for members. Register online at DallasBuilders.com.

Exterior Enclosures class is Sept. 9

The next class in the Building a Better House series will be "Exterior Enclosures: Roofing, Siding, Brick" on Sept. 9.

This continuing education class is presented in partnership with StrucSure Home Warranty. Additional partners are BMC, Dow Building Solutions and Kidd Roofing.

Brick, shingles and siding are

the most common cladding material we install in North Texas. Choosing the right materials is far from cut-and-dried. Each product comes with its own set of features and benefits. Learning to install those materials the right way will help prevent costly maintenance or repair issues and improve customer relations.

The series continues Oct. 14 with "Lighting Systems" and Nov. 11 with "New Building Technology/Automated Household Technology."

Class hours are 10 a.m. to 1 p.m. The \$40 member fee includes lunch. Register online at DallasBuilders.com.

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Dallas Builders Association www.DallasBuilders.com

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BARCIE VILCHES, Editor

AFTER HOURS

Thursday, August 27
6-8 p.m.
Hosted By



111 N. Central Espressway, Allen

Enjoy complimentary food & beverages while networking in a casual atmosphere. Prizes.

Builders Jackpot – \$1,300
Builder must be present at time of drawing to be eligible to win the Builder Jackpot.

It is FREE to attend, but please make reservations.
www.dallasbuilders.com




Members Play in TAB Washers Tournament to Raise PAC Funds
Dallas BA members continue to do their part in helping to raise funds for Texas Association of Builders HOME PAC. Charles Gadd and Travis Hicks, the winners of this past spring's HOME PAC of Greater Dallas Washers Tournament, Dallas BA President Frank Murphy, Executive Officer Phil Crone and other Association members joined players from around the state who tossed washers to raise funds for TAB's HOME PAC. The tournament, played during the July 28 FUNdango event, raised PAC funds that will help our industry in building regulatory environment that is open to home building.



Congratulations to Dallas BA Spikes
Dallas BA President Frank Murphy congratulates Mike Phillips of Pro-Source Wholesale who has earned his 50-Spike recognition (above) and the Association's newest Spike Club member Josh LeComte of LeComte Group, who has recruited six new members.




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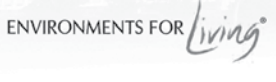


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New Energy Series will cover 2015 code mandates and more

By Sheena Beaver
Director of Education

With the new 2015 energy code changes impending, the Dallas BA has created a comprehensive four-part education series to help the industry meet these new requirements.

All sectors of the industry will be impacted by the change from the 2009 International ECC (IECC) to the much more stringent 2015 code. The new code is set to make homes 30 percent more efficient and reduce air infiltration. Building techniques will drastically change in the Dallas/Fort Worth market.

Kicking off the class series on Aug. 12, we will highlight changes to the Texas statutes and the impact of the state's move to the new code. Also featured during this class will be an in depth look at what specific changes the International Code Council (ICC) has published from 2009 to the 2015 IECC.

One drastic change will be limiting the number of air changes per hour from the current five, down to three. Achieving this new requirement will not be easy, but attendees will learn how during the second class of the series.

On Sept. 29 we will compare new differences in prescriptive and performance path methods while reviewing the IECC, table R402.4.1.1 checklist. An experienced builder who has been utilizing these techniques for years will address the three main areas of air leakage: foundations, walls and attics. Rounding off the class will be a home energy rater discussing and demonstrating a blower door test.

One extreme cause for concern under the 2015 code is improper ventilation. With a much tighter home, builders risk excess humidity levels, causing climate discomfort and potential for hazardous off gassing. Lack of proper ventilation may increase the risk of litigation. To ensure members are

properly taught the latest and best techniques, the Dallas BA has contracted building science expert Doug Garrett out of Austin. Doug Garrett has over 30 years in building science experience and owns Building Performance & Comfort, Inc., a full service building science based consulting and training firm. Heating and cooling a home under the new code will look remarkably different than in years past. Accurate design, sizing, and installation of HVAC systems will need to be precisely calculated to fit into these higher performing structures. This class will ensure you are up-to-date with the new calculations and are purchasing a legitimate unit size.

The fourth and final class of the series is designed to educate the industry on what cost changes to expect in order to pass inspection. A panel of expert builders will discuss how they market these homes to consumers and where they feel money is best spent on products and design. DOW scientist Gary Parsons will be flying in from the DOW research facility in Michigan to report on the Twelve Energy Efficient Test Homes project (TEETH). The TEETH project was completed in 2012 and analyzes 12 occupied homes that tracked building performance data based on varying construction methods and IECC codes. Ending the class, attendees will learn what current green programs are available and how to take advantage of them.

It is important that the building industry be proactive in understanding these new codes. Lack of understanding will cause unapproved plans and failed inspections. The adoption of the 2015 IECC is by far the most impactful legislation on our industry in decades. For further information please contact Sheena Beaver at 214-615-3881 or sheena.beaver@dallasbuilders.com.

Individuals interested in attending classes may register online at DallasBuilders.com.



Dallas BA All In for Advocacy – You Should Be, Too

David Lehde
Director of
Government
Affairs



As the Dallas Builders Association blazes its way through the back half of summer, builder advocacy issues continue to heat up.

Here on the home front, the Association is looking to weigh in on matters in municipalities across our service area. As cities look at ways to manage infrastructure due to growth in the region, impact fees are often a topic of remedy. In Denton, the council is considering the pros and cons of roadway impact fees, while considering the proper balance of funding infrastructure and not harming the economic benefits of new development, should a new fee structure be implemented. Impact fees bring the possibility of unintended consequences.

Due to the cyclical nature of housing construction, basing future infrastructure funding on impact fees can mean that long term funding is based on a cycle that influenced by factors that may be unpredictable. A key factor is housing affordability, which impacts more than what is considered by some to be entry level homes. When significant costs are added to the price of a home, it can decrease the ability for many potential homeowners to purchase a home. Impact fees are a significant cost that can affect growth in an area. When growth is limited, the direct and indirect benefits of growth, such as a larger property tax base, increased employment opportunities, increased disposable income and other tax revenues to a city will also be limited.

Dallas BA has been in communication with officials in Denton and will seek opportunities to offer input. As is a goal in Denton, the Association also aims to be a community partner in other municipalities as they review possible ordinance changes.

In Prosper, industry concerns have been relayed to the Planning and Zoning Commission and the Town Council as proposed amendments to their residential design and development standards. Dallas BA has partnered with the Prosper Developers Council to offer input. A public hearing is scheduled for late August.

In Dallas, we are monitoring the city's review of Article X, the ordinance that regulates landscaping and tree mitigation. No builder or developer wants to remove a tree if they can help it. However, mitigation requirements, including those for landscaping, should seek a balance with the rights of the property owner. Many of the trees in Dallas are on private property owned by individual property owners. The structure, landscaping and trees on those properties belong to those individual property owners. Any resulting ordinance should avoid negative connotations towards development. Many of the trees in major parts of Dallas would not be there if it were not for development.

Advocacy efforts regarding adoption of new codes is always a priority. Dallas BA will be retaining active membership on the Regional Codes Coordinating Committee (RCCC) at the North Texas Council of Governments. As the International Codes Council continues the push of new and updated code versions, such as the International Green Construction Code, it will be important to have the builders' voice heard and seek amendment recommendations that better fit the needs of this region.

Even though the 84th Legislative Session ended at the start of June, the Association's advocacy efforts as it relates to state government policy did not. Currently, Dallas BA staff and members are monitoring proposed rule changes by the Texas Water Develop-

ment Board (TWDB) as they relate to interregional conflicts on submitted plans by regional water groups. An example would be the recent process that occurred over the needed and proposed Marvin Nichols Lake, during which Dallas BA and Greater Fort Worth Builders Association jointly offered public comments of support. Moving forward, it is important that any provisions that define an interregional conflict are not too broad.

Dallas BA's partnership with the National Association of Home Builders (NAHB) on federal issues continues to provide benefits for both sides of that affiliation. Over the past two years, we have held multiple meetings with North Texas members of our Congressional delegation. The most pressing discussion has been in regards to one of the biggest regulatory threats our industry has seen in years, the "waters of the United States" rule change. Due to overly broad language, the rule could place millions of additional acres of private land and countless miles of dry stream beds under federal jurisdiction. This would force many developers and builders to apply for more permits, causing delays in cost increases. With the Environmental Protection Agency and the U.S. Army Corps of Engineers (the agencies) making the rule final, action is needed soon to prevent further negative impact on the home building industry.

In July, Dallas BA submitted a letter to our U.S. Senators, Cornyn and Cruz, urging the passage a bill that would force the agencies to re-craft the rule and abide by regulatory requirements that they sidestepped during its draft. The Federal Water Quality Protection Act (S. 1140) would force the agencies to redraft the rule after consulting with state and local governments, as well as business stakeholders. Agencies would also have to produce an accurate cost-benefit analysis and comply with further requirements of the Regulatory Flexibility Act. The Association urged our area's U.S. House members to support similar legislation that passed the House earlier this year. And NAHB has filed petition for review in court.

With the Department of Labor (DOL) proposing regulation changing the federal overtime rule and releasing new guidance that could broaden how worker misclassification is determined related to independent contractors, our federal advocacy work is never ending.

With current and future issues at the local, state and federal government levels impacting home building, remodeling and development, it is important for Dallas BA members to remain informed and be active in advocacy efforts. Members can find updates on policy issues in the Government Relations section of each week's Punch List, as well as in the advocacy blog under the Advocacy tab at www.dallasbuilders.com. A good way to help out is to be the eyes and ears for the industry. If you hear about a home construction policy change or proposal in a city in our service area, contact the Director of Government Affairs at David. Lehde@dallasbuilders.com.

Another great way to be involved is to participate in HOMEPAC of Greater Dallas. It is important that those who make policy are those who realize the benefits of a regulatory environment that is open to home building and development. Contact the Director of Government Affairs for more information.

Construction Monitor The Ultimate Lead Source www.constructionmonitor.com			
Dallas Metro Building Permit Summary Year-to-Date 07/22/2015			
Residential	Permits	Value	Units
Single Family Homes	12,253	\$3,527,890,410	12,256
Duplexes & Twin Homes	42	\$11,797,038	84
Apartments & Condos	92	\$469,355,264	9543
Other Residential Structures	227	\$11,872,412	0
Swimming Pools & Spas	2,379	\$94,104,712	0
Alternative Residential Energy	204	\$2,996,544	0
Garages & Carports	112	\$4,613,065	0
Res Rmdl, Addn, Int Fin	2,034	\$164,288,223	3
Reroof Residential	96	\$4,293,581	0
Total Residential Const	17,439	\$4,291,211,520	21,886

Dallas Metro Building Permit Summary Week 30 - 07/16/15 to 07/22/15 (permits over \$20,000)			
Residential	Permits	Value	Units
Single Family Homes	302	\$96,073,249	302
Demolition	34	\$165,575	0
Footing & Foundation	38	\$249,015	0
Duplexes & Twin Homes	1	\$128,000	2
Apartments & Condos	1	\$11,500,000	52
Other Residential Structures	6	\$165,765	0
Swimming Pools & Spas	98	\$3,140,475	0
Alternative Residential Energy	4	\$68,849	0
Garages & Carports	3	\$263,944	0
Res Rmdl, Addn, Int Fin	58	\$4,781,700	0
Reroof Residential	5	\$117,955	0

Dallas Metro Single Family Builders Year-to-Date 07/22/2015		
Builder	Homes	Value
1 Lennar Homes	581	\$166,335,115
2 D R Horton Custom	964	\$163,583,824
3 First Texas Homes	549	\$160,413,072
4 Highland Homes	465	\$155,794,426
5 DR Horton	775	\$152,813,618
6 K Hovnanian Homes	282	\$117,953,137
7 Pulte Homes	512	\$106,167,309
8 Batten & Shaw	1	\$102,000,000
9 Bloomfield Homes	408	\$98,530,699
10 Megatell Homes Inc	299	\$83,471,941
11 Darling Homes of	215	\$78,421,049
12 Toll Brothers	141	\$71,921,970
13 Landon Homes	214	\$70,570,528
14 David Weekley	165	\$70,158,405
15 Beazer Homes	271	\$68,696,851
16 Grand Homes	195	\$68,156,081
17 Meritage Homes	185	\$67,994,499
18 History Maker Homes	341	\$67,575,722
19 Standard Pacific	207	\$65,728,700
20 American Legend	177	\$47,743,520
21 Gehan Homes	150	\$38,471,518
22 Shaddock Homes	95	\$34,824,655
23 J Houston Homes	191	\$33,211,941
24 MHI Partnership	144	\$32,319,134
25 David Gardner	83	\$31,366,435
26 Belcraire Homes	66	\$28,009,223
27 Robson Ranch	98	\$27,607,023
28 Ryland Homes	84	\$27,461,945
29 Drees Custom Homes	82	\$26,780,774
30 LGI Homes	172	\$25,596,005
31 Horizon Homes	95	\$23,888,388
32 Sumeer Homes	110	\$23,734,244
33 Windsor Homes	72	\$22,214,783
34 MI Homes	94	\$20,560,297
35 Altura Homes Lp	91	\$19,972,172
36 Dunhill Homes	77	\$19,003,005
37 Sandlin Custom	68	\$18,489,234
38 Toll Dallas Tx Lic	29	\$18,273,005
39 CB Jeni Homes	86	\$17,913,669
40 Calais Commercial	7	\$17,700,000

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Gold Medal Pools hosts 100+ for After Hours July 30



Hosts Josh and Mary Sandler, Gold Medal Pools



Marvin Schneider, Stewart Tittle, Dallas BA Membership Committee; Mary Sandler, Gold Medal Pools; & winner of the Big Green Egg, John Bynum, John P. Bynum Construction.



Bob Priest, Priest Inc., won a 4-pack of Rangers tickets.



Barry Feil of Huffines Chevrolet won a patio umbrella.



Chris Marquardt of MLA Geotechnical won a pool float.



Tom London of Thomas Signature Homes won a giant pool float.



Cynthia Jones of ProSource Wholesale Floorcoverings won a cooler.



(Left) T.W. Bailey, Bailey Family Builders, was the cash door prize winner.



(Right) Guest John Hernon, American Mortgage Advisers, won a patio umbrella.

Join the Sales & Marketing Council and real estate expert Jeff Shore at Stonebriar Country Club Aug. 11. Details at DallasBuilders.com.



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Questions? Please contact Misty Varsalone, Director of Member Services, at 214-615-5012 or Misty.Varsalone@DallasBuilders.com.



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509-939-7222
Spike: Jody Hanson, Anderson Hanson
Blanton

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214-256-9700
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D3 Surfaces, Inc.
Dawn Hughes
S. Beltline Road
Irving, TX 75060
214-307-4748

Edward McDowell Insurance Agency, LLC
Edward McDowell
17772 Preston Road Suites 102 & 103
Dallas, TX 75252
469-586-9086

Nebraska Furniture Mart of Texas
Jeff Brahrer
5600 Nebraska Furniture Mart Drive
The Colony, TX 75056
972-668-1042

Real Estate and Friends Magazine
Nancy Holzwarth
9833 Broken Bow Road
Dallas, TX 75238
214-533-8945
Spike: Brandy Parker, CB Jeni/Normandy
Homes

Regal Realtors
Justin Holland
3125 Ridge Road
Rockwall, TX 75032
972-772-2101
Spike: Chip Chamberlain, Caprock Custom
Construction

Sto Corp.
Wyatt Greene
3800 Camp Creek Parkway Bldg. 1400,
Suite 120
Atlanta, GA 30331
214-226-1524

Summit Funding - The Joy Team
Joy Ziminkas
5700 Granite Parkway Suite 410
Plano, TX 75024
972-864-3530

TG Cabinets of North Texas, Inc
Tracy Gibbons
PO Box 549
Palmer, TX 75152
972-449-3230
Spike: Michael Turner, Classic Urban
Homes

Tri Tex Cabinets
Trey Chapman
900 N. Hwy 377
Pilot Point, TX 76258
972-434-1115
Spike: Bob Cresswell, Cresswell Enter.

The Vethan Law Firm, P.C.
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8700 Crownhill Blvd.
San Antonio, TX 78209
210-824-2220

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Marlon Allen
1109 Dallas Drive
Denton, TX 76205
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Spike: M. Turner, Classic Urban Homes

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631-796-7275

Summit Funding - The Joy Team
LaMont Godbolt
Plano, TX 75024
972-864-3530

New Member Breakfast scheduled for Aug. 11

Are you new to the Association and ready to learn how to make the most of your membership?

Do you know about the great benefits, events, and member discounts available to you?

Come enjoy breakfast and coffee with the Dallas BA Ambassadors Commit-

tee as they provide insight on how to get involved and make the most of your membership.

New members and non-members interested in learning about the Association are welcome.

The event is free but reservations are requested.

Please visit the Calendar at DallasBuilders.com to register today.



CLASSIFIEDS

SERVICES

AR Residential Design Inc. Stock Plans & New Designs. 972-250-4262.

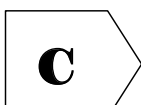
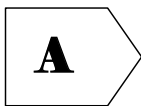
Low-priced MLS listings for builders!
John Wood, Realtor, 972-404-9000.

LOTS FOR SALE

N. Dallas cul de sac lot in gated community of Oakdale. Lined with trees and across creek from Preston Trails Golf course. Rare opportunity. \$499,900. Kelly Hibbs - The Michael Group 469.877.9910.

WEBSITE MARKETING OPPORTUNITIES

DallasBuilders.com



Approximately 50% of Dallas BA's web traffic goes to the Member Search. Each month DallasBuilders.com has about:

- 3000-4,000 visitors
- 8,000+ page views

A - \$480 - Premier Banner Partner

Available on Member Search Page. 21 spots available, with 7 visible on randomly rotating basis. 125 x 125 pixels. Hyperlink to your website (also published in annual print Roster). Includes Enhanced Listing Package (see below). Email 125px x 125px graphic to info@dallasbuilders.com.
___\$480 per year

B - \$200 - Enhanced Listing

Priority positioning within category listings. Hyperlink to your website (also published in annual print Roster). Company logo, YouTube video, photos, business description, social media links, email contact form and home images. Email graphic to info@dallasbuilders.com.
___\$200 per year

C - \$100 - Hyperlink.

Hyperlink to your website from your alpha listing in online Member Search (also published in annual print Roster). Company name highlighted within listings.
___\$100 per year

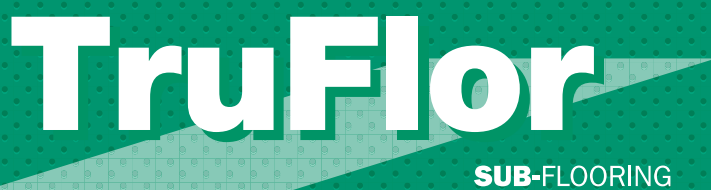
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TEXAS BUILDERS DO IT RIGHT!



Quality Texas sub-floor systems need two things – skilled and knowledgeable builders, and great products. Those Texas builders know Norbord’s TruFlor T&G delivers the performance and quality they expect and need to get the job done including its 25 year limited warranty. Builders looking for a premium T&G sub-floor choose Pinnacle Premium Sub-flooring with its 100 day no-sand guarantee and 50 year limited warranty.



CHECK OUT OUR GREAT BUILDER RESOURCES ON NORBORD.COM/BLOG