

THE HOME BUILDER

DallasBuilders
ASSOCIATION

www.DallasBuilders.com



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No. 6

June 2018

Dallas BA's Industry Investors for 2018



BRIEFLY

Applications are now being accepted for the Home of the Week. Fifteen builder names will be drawn from those who express interest by contacting the Dallas BA. Each week, winners will be spotlighted in *The Dallas Morning News*; on the Association's consumer website, DallasBuilders.com; and on various social media platforms such as Houzz, Instagram, Facebook and Twitter.

Winners are selected in a random drawing and submit an article depicting their home and a high quality photograph/rendering. Homes in all stages of construction are eligible to be entered into the drawing.

This represents a value of more than \$2,000.

Homes will be featured July 22 through Oct. 21. Deadline to enter is June 29. Simply email your interest to holly.pember-ton@dallasbuilders.com.

Texas legend Ray Wylie Hubbard will perform at the Sunbelt Builders Show, which will be held Aug. 8-9 at the Hilton Anatole in Dallas. Presented by the Texas Association of Builders, it is one of the largest building industry events in North America. Visit SunbeltBuildersShow.com to learn more.

Periodicals Postage Paid at Plano, TX, and Additional Offices

Another American hero receives mortgage free custom home at May 24 dedication

Representatives from Operation FINALLY HOME, Plantation Homes, Union Park, Hillwood Communities and the Dallas BA joined the Little Elm community to honor U.S. Army SPC Daniel Dumas and his family on May 24. This special welcome home ceremony culminated in a ribbon-cutting, followed by handing the Dumas family the keys to their new home.

This is the Dallas BA's sixth Operation FINALLY HOME project. U.S. Army SPC Daniel Dumas was surprised Jan. 27 with the news that he and his family would soon be moving into a custom-built, mortgage-free home in the master-planned community of Union Park in Little Elm. The surprise took place during a special groundbreaking ceremony attended by approximately 100 neighbors, supporters and dignitaries.

U.S. Army Specialist Daniel Du-

mas grew up in Vero Beach, Fla. In 2009, he joined the Army and became a medic because he loved helping people.

His unit deployed a few months later and on the very first day, they were shot at by a heavy machine gun. On the second day, his unit was scheduled for a joint mission with the Afghan National Army where, following the meeting, an ANA member opened fire on the group. Dumas was five-feet away from the incident before the ANA shooter was shot and killed. These events have left him with PTSD in addition to a sensitivity to loud noises.

Daniel retired honorably from the Army in 2014. He received many commendations, including the Afghanistan Campaign Medal, Army Achievement Medal, Army Good Conduct Medal, Combat Medical Badge and several other awards.

continued on page 7



Melissa and U.S. Army Specialist Daniel Dumas and their son officially cut the ribbon before receiving the keys to their brand new home in Little Elm.

Monthlong drive nets 90+ new members



T.W. Bailey of Bailey Family Builders was the MVP for most recruited by an individual for the 2018 Membership Drive with 11 new members.

ARC Awards deadline is June 29

Deadline is June 29 to enter the 2018 ARC Awards presented by Centricity.

The ARC Awards recognize excellence for associates, remodelers and custom builders. This year's gala will be held Saturday, Aug. 18, at the Westin Galleria in Dallas. Milgard Windows & Doors will host the cocktail party to kick off the black-tie event.

ARC entry fees are \$125 per category.

ARC Awards partnerships range from \$500 for a Silver Partner to \$2,000 for a Platinum Partner. *D Home* magazine will again be the media partner for the awards. Details can be found on ARCAwardsEntries.com.

Awards will be given in more than 40 categories in the areas of:

- Remodeling & Renovation
- New Construction
- Specialty
- Associate of the Year
- Community of the Year
- Remodeler of the Year
- Custom Builder of the Year.

The Dallas BA was "Swinging for the Fences" with the 2018 Membership Drive presented by StrucSure Home Warranty during the month of May.

Crowned the All Star Winning Team for the drive with 13 new members was The Alcoballics, led by Manager Michael Turner of Classic Urban Homes. Team members were Bess Dickson, Texas Urban Living Realty; Mark Dann, Highland Classic Homes; Phil Smith, The Bath and Kitchen Showplace; Matt Mitchell, James Andrews Custom Homes; Jeff Dworkin, JLD Custom Homes; Lamont Godbolt, Summit Funding Plano - The Jenay Bowen Team; Madeline McIntire, MainVue Homes; Sam Reed, Alpha-graphics #114; Joe Mazza, MetroTex Association of Realtors; and Stephen



Membership Partner

Puckett, LegacyTexas Bank. They will enjoy the Acme Brick Suite At the June 16 Texas Rangers vs. Colorado Rockies game.

T.W. Bailey of Bailey Family Builders was crowned the MVP for most recruited by an individual with 11 new members.

Other team managers in the baseball-themed drive were Matt Robinson, Walton Development and Management; Alan Hoffmann, Hoffmann Homes; Greg Paschall, Intex Electrical Contractors; Tom Sadler, Tom Sadler & Associates; Tim Jackson, Tim Jackson

Custom Homes; and Matt Walls, Winston Homes.

New members will be entered into drawings for a variety of prizes, including:

- Free priority positioning on their listing on the new consumer website at DallasBuilders.com;
- Complimentary team of 4 at the Dallas BA Golf Tournament presented by Johnson Supply;
- Bring a guest attendee to any certification or continuing education class;
- \$500 Gift Card.

Membership recruiters who brought in new members during the month of May earned TRIPLE Spike credits.

See photos on page 5



Monday, June 25 – Brookhaven Country Club
12 p.m. Registration/Lunch – Awards Dinner After Play
Over 275 Golfers – Sellout Expected
\$125 Individual - \$500 Foursome
Great Partner Opportunities – Lots of Prizes
Details at DallasBuilders.org



Dallas BA Meets with Area Members of Congress
NAHB Vice President for Government Affairs Lake Coulson; Doug Bowerman, Affiliated Bank; Joe Chamberlain, Caprock Custom Construction; Congressman John Ratcliffe; Jerry Carter, Jerry Carter Homes; Mike Mishler, Mishler Builders; Dallas BA Director of Government Affairs David Lehde; and Kent Conine, Conine Residential Group.

Dallas BA seeks nominations for 2019 Board of Directors

Each year the Dallas BA searches the ranks of its members to find those who want to take an active role in the leadership of the Association and the evolution of the home building industry in the area.

The Association Board of Directors is selected by the membership in an election at the end of each summer. This is accomplished through a series of steps that will first seek out interested candidates, then affirm their willingness to become a leader, not just a Board member.

Once the Nominating Committee completes the review of the interested candidates, it then prepares recommendations and the ballot.

If you are interested, or know someone who is, now is the time to let the Nominating Committee know. Donnie Evans of Altura Homes is chairman of the committee this year.

Expectations of a Director

Each director is elected for a one-year term, starting around Oct. 1. He/she is expected:

1. To attend the monthly Board meetings;
2. To attend all Dallas BA general functions;
3. To invest in HOMEPAC of the Dallas Builders Association;
4. To take an active role in the committee structure of the Dallas BA;
5. To be active in recruiting new members; and
6. To support the special events of the Dallas BA (e.g. Golf Tournament, ARC Awards, Dallas Builders Show).

Express your interest or make a nomination by emailing Sheena Beaver at sheena.beaver@dallasbuilders.com. Please put "2019 BOD Nomination" in the subject line and include the following three items:

1. Any active NAHB designations you currently hold;
2. Involvement with the Dallas BA; and
3. Please note if you are eligible to be considered as an Honored Life Director. According to the Dallas BA bylaws, the Board may elect Honored Life Directors upon nomination for the position by the Nominating Committee. The member shall have:

- ♦ Served as a Director for at least seven (7) years.
- ♦ Served at least one (1) year as Chairman or President of a Committee, Council or Division or in an elected or appointed position in public office.
- ♦ Met all Board of Directors attendance requirements for at least seven (7) years.
- ♦ Made extraordinary contributions to the home building industry or the community.
- ♦ Obtained professional education designation or certification.
- ♦ Invested in HOMEPAC of Greater Dallas for at least seven (7) years.

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BARCIE VILCHES, Editor

The HomeFront

-Gov't Affairs News and Info

Your Fair Share

There seems to be a theme used by some municipal governments in recent years. It's a dodge, really. An attempt to provide taxpayers something for nothing. Of course, there's no such thing as a free lunch (or park). "Your fair share" is a rallying cry for regulatory taking that is often void of impact data. It is aimed at you, the property owner, but in the end it costs new homeowners and renters.

Whether it be impact fees, exactions, dedication of land or tree ordinances, there is one thing in common. Groups of borderline activists are making demands regarding the use and cost of property that does not belong to them, but they want to dodge paying the freight. And all along, they intentionally avoid recognizing the value that new development brings to their area despite the fact that housing pays for itself at every price point.

A good example of this is parkland dedication and fee ordinances that are becoming more prevalent. As cities look to create more park space for all, the desire for some is to put a huge share of the cost solely on new development, much of that on new homeowners and multifamily residents. Some like to characterize "your fair share" as a great "compromise": the idea of both sides offering something.

The question is, how is one side really offering anything when they don't own or pay for anything being offered up? In essence, they are just taking less. And the only side being asked to dedicate land or open up the checkbooks, per these types of ordinances, is development. Because, well, you know, fair share and all.

Activists and officials rush to pat themselves on the back for the new parks and open spaces they are creating and attempting to claim that their ordinance takes the burden off taxpayers. The reality is the fees and loss of developable land will drive up the development cost of new residential lots. So what the ordinance really does is shift a cost from one population, including those who will use the new parks, to a smaller group of taxpayers who will be hit with a defacto property tax.

Want a park without calling it a park and giving property owners commensurate credit? Ask for open space. And then take some more for parkland. Because, well, you know, fair share and all.

In an effort to preserve housing affordability, Dallas BA is working to mitigate the impact of these types of ordinances. The stakes are higher now than ever before with labor and material costs at record highs.

Cities should keep in mind the contributions already provided by residential development. Take Dallas for

example where our industry has planted more trees than any other. Dallas BA members also provided a considerable number of the city's parks.

Take a look at some of the old photos of Dallas and the open fields that surrounded it. Compare that with what you see when you pull up a recent satellite image or are descending into Love Field. The green you see will be "our fair share." This contribution is replicated throughout our service area to also include infrastructure and land for schools and fire departments.

Builders and developers are not an enemy of communities. In fact, they are the ones creating communities. It's high time that the more than fair share they have contributed for years is given fair recognition.

Dallas BA Meets with Area Congressmen

During the first week of May, Dallas Builders Association members and staff met with area members of Congress to speak about issues that impact home building and other small businesses. As part of the 2018 Bringing

David Lehde
Director of
Government
Affairs



Housing Home Legislative Conference, the Association visited with U.S. Representatives in their district offices here in the North Texas region.

This year's conference included meetings with Congressmen Michael Burgess, Sam Johnson, John Ratcliffe, Pete Sessions and a joint meeting with the Greater Fort Worth Builders Association for Congressman Marc Veasey. Lake Coulson, Vice President of Federal Government Affairs for the National Association of Home Builders, joined Dallas BA for some of the meetings.

Discussions focused on the importance of ensuring that the National Flood Insurance Program does not lapse, the need for Congress to urge the Administration to return to the table and negotiate a new softwood lumber agreement with Canada, workforce needs in residential construction and regulatory reform.



David Lehde, Dallas BA staff; Kent Conine, Conine Residential Group; Congressman Sam Johnson; Greg Dawson, Drees Homes; Steven Dimitt, Jackson Walker LLP; and Jerry Carter, Jerry Carter Homes

Dallas Metro Building Permit Summary				Dallas Metro Single Family Builders		
Year-to-Date 05/16/2018				Year-to-Date 05/16/2018		
Permits	Value	Units		Builder	Homes	Value
Solar				1	DR Horton Custom	\$91,185,988,324
Alternative Residential Energy	336	\$5,761,419	0	2	DR Horton	\$711,166,816,528
Alternative Commercial Energy	4	\$1,040,235	0	3	Highland Homes	\$455,158,967,808
Total Solar Const	340	\$6,801,654	0	4	First Texas Homes	\$207,138,987,733
Residential				5	Lennar Homes	\$237,394,299,845
Single Family Homes	10,459	\$2,963,725,570	10481	6	Darling Homes of	224,582,459,756
Duplexes & Twin Homes	30	\$10,900,678	60	7	American Legend	234,378,997,117
Apartments & Condos	113	\$698,004,487	7945	8	Toll Brothers Inc	130,572,504,850
Other Residential Structures	149	\$21,913,864	0	9	Bloomfield Homes	276,371,400,329
Swimming Pools & Spas	1,889	\$82,664,023	0	10	Britton Homes	547,568,203,365
Garages & Carports	117	\$6,784,558	0	11	LGI Homes	306,355,876,159
Res Rmbl, Adbn, Int Fin	1,667	\$137,812,803	0	12	Hallmark Land	146,335,424,021
Reroof Residential	470	\$22,557,405	0	13	Beazer Homes	196,354,727,361
Total Residential Const	14,894	\$3,944,043,232	18,486	14	Pulte Homes Of	265,350,539,993
Dallas Metro Building Permit Summary				15	K Homevision Homes	127,350,484,799
Week 20 - 05/10/18 to 05/16/18 (permits over \$20,000)				16	David Weekley	130,546,813,725
Solar				17	History Maker Homes	199,544,384,381
Alternative Residential Energy	24	\$359,018	0	18	Shaddock Homes	101,541,816,952
Total Solar Const	24	\$359,018	0	19	Merritage Homes	129,541,312,598
Residential				20	Drees Custom Homes	119,541,153,703
Single Family Homes	751	\$190,409,734	751	21	Antares Homes	143,336,740,341
Demolition	29	\$25,200	0	22	Landon Homes	97,332,122,786
Grading & Dust	3	\$48,000	0	23	Merritage Homes	73,530,803,666
Footing & Foundation	50	\$384,628	0	24	Ashton Woods Homes	93,328,683,092
Duplexes & Twin Homes	2	\$510,690	4	25	Impression Homes	155,326,528,661
Apartments & Condos	4	\$53,729,594	705	26	MPI Partnership	92,326,379,444
Other Residential Structures	8	\$284,884	0	27	Megaflex Homes	108,326,051,678
Swimming Pools & Spas	130	\$5,595,803	0	28	Catalanite Homes Of	75,325,150,542
Garages & Carports	2	\$100,000	0	29	Antares Homes	112,324,118,169
Res Rmbl, Adbn, Int Fin	93	\$7,810,884	0	30	MI Homes	80,322,435,478
Reroof Residential	22	\$1,720,874	0	31	Pulte Homes	95,321,949,486
Total Residential Const	1,094	\$240,698,272	1,469	32	Our Country Homes	49,320,727,222

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Dallas ordinances on parks, trees need clarity, refinement ahead of council vote

Phil Crone, JD,
CGP, GSP
Executive
Officer



The Dallas City Council on May 16 heard separate proposals concerning a new Park Land Dedication Ordinance and revisions to Article X which concerns tree planting and conservation. A vote on each is expected before the council's July recess.

My personal involvement on the tree ordinances dates back to 2009 when the Association began to talk with stakeholders about possible improvements. Article X has created challenges for new development, especially in South Dallas. The premise of the ordinance is to assign fees to the removal of trees on private property. Property owners can attempt to reduce or eliminate fees by preserving the existing tree canopy, replanting desirable trees using best practice methods and other sustainable development methods.

The new draft of Article X does provide property owners with more carrots, but it also adds more sticks and lacks transparency on key items such as the fees and how they are used. Another problem is that the ordinance now assigns a mitigation fee to nuisance trees such as Hackberries and thorn-ridden Mesquite trees, albeit at a lower rate than others. Hackberries are found in large numbers on property throughout Dallas, meaning that several small fees add up

to one large fee when it comes time to remove them. The larger a Hackberry grows, the more brittle and dangerous it becomes. Their leaves attract aphids that drip honeydew on everything below. Eventually, black sooty mold grows on the honeydew. In other words, a Hackberry has no redeeming qualities. The Dallas BA is proposing a measure that allows property owners to remove smaller, less desirable species, defined as Class 3 trees in the ordinance, without paying a fee.

Article X currently lacks the credit for new replacement trees now required by state law. House Bill 7, which became effective in December, was supported by the City of Dallas and the Dallas Builders Association in the most recent legislative session. By focusing on credit for planting replacement trees, we felt this was a better alternative to more aggressive proposals that sought to remove municipal authority from tree preservation entirely. The proposed changes to Article X outline the process that, in most cases, should achieve the result state law allows. However, inclusion of language from the statute would guarantee property owners no worse than the outcome provided for by the legislature.

Our final concerns with Article X deal with transparency. First and fore-

most, the fees are not even published in the ordinance! Instead, there is a reference made to the Guide for Establishing Values of Trees and Other Plants. This book, available for \$130 on Amazon, assigns prices determined by a national group of arborists. Just as they would with any other measure affecting them, property owners or those considering the purchase of property in Dallas should look no further than the ordinance itself to evaluate its impact on them.

Concerns about the lack of transparency on the fees are heightened by the fact that Dallas has more than \$7 million dollars sitting in its Reforestation Fund that is not being used for reforestation. The ordinance revisions simply add administrative expenditures for the fund. An ordinance that asks property owners to do their part, but doesn't require Dallas to uphold their end of the bargain, is not something we can support. There are plenty of non-profit organizations such as the Texas Trees Foundation that could use those funds efficiently and effectively. Unused reforestation funds would also go a long way towards meeting the city's park land goals.

The premise of the Park Land Dedication ordinance is that the city may take a portion of private property, without compensation, through dedication or by extracting a fee. Unfortunately, the public is being led to believe the ordinance will provide them a park within ten minutes walking distance. Instead, it is intended to add and upgrade the system for future residents since they are the ones ultimately paying for it.

The lack of an ordinance has not led to any deficiencies in the city's parks system. Blame for that resides on Marilla Street. Developing and maintaining parks, trails and green space are functions inherent to any local government. Revenue from property taxes, voter-approved bond funding and tremendous support from private organizations and

individuals provide Dallas with tools needed to accomplish this purpose. Many of the city's existing parks were built or expanded by developers on their own volition, but the city has fallen behind on maintenance and upgrades.

Concern about aspects of the ordinance from the Dallas Builders Association and other industry groups does not mean developers are opposed to parks. Many of our concerns come from experience with surrounding cities. They unapologetically use these ordinances to artificially drive up the cost of housing and deprive the opportunity of new homeownership to low and moderate income families.

Some Dallas council members contend that waiving or reducing park dedication fees for affordable housing will deprive low income individuals of parks. They fail to comprehend the basic economic premise that you cannot build affordable housing by making housing less affordable. Waiving fees for affordable housing does not waive parks. Dallas's commitment to affordable housing cannot come as an unfunded mandate to property owners. The city, and the Mayor in particular, has proven to be a willing partner on these ventures.

Our members would rather build parks than pay fees and the ordinance should clearly encourage this. Whether you're buying land to build your personal home or 100 homes, you need certainty on what it will cost you to make it happen.

With the vast majority of development potential in South Dallas, there is much to gain or potentially lose from each of these ordinances. With a bit more refinement they will encourage responsible development and add to our city's incredible parks system without compromising housing affordability. View the Dallas BA's letters to the Dallas City Council Park Land Dedication ordinance and Article X.

Milestone Anniversaries

Milestones denote continuous Dallas BA membership.

45 Years

Wolverton Co. Inc.
Fashion Glass & Mirror
George Lewis Custom Homes Inc.

40 Years

Glen Baker Insurance Agency
Priest Inc.

20 Years

Energy Shop, Inc.

15 Years

Jones and Sons Construction, Inc. /
Jones and Sons Framing, LLC

10 Years

DFW Concrete

5 Years

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Pickle Roofing Solutions LLC
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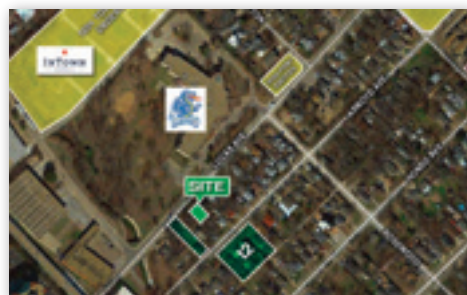
2040 W MILLER RD, GARLAND
±15 ACRES • SINGLE FAMILY



600 N DENTON TAP RD. COPPELL TX
±5.3 ACRES • TX - \$1,600,000



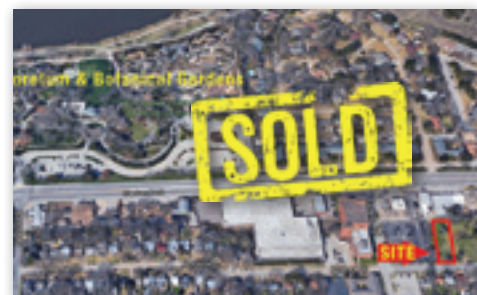
4630 ROSELAND, DALLAS
50' X 161' MULTIFAMILY



2202 LUCAS, DALLAS
MF2 ±50' X 100' \$200K



5223 COLUMBIA, DALLAS
MF2 ±65' X 170' \$399K



8919 ANGORA, DALLAS • SINGLE FAMILY
±55' X 205' \$269,900



9220 FERGUSON RD, DALLAS
±50,000 SFT \$550K



4205 DALROCK, ROWLETT
±100' X 183' UP TO 5 STORIES \$450K



CHIESA / LIBERTY GROVE ROWLETT
±5.5 AC. WILL SUBDIVIDE



2106, 2110, 2200, & 2135 ARROYO
4 LOTS ZONED MF2



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Members pitch for advocacy at 2018 Washers Tournament

Dallas BA's 2018 Washers Tournament, presented by Fox Energy Specialists, was held on March 29 and saw a new team crowned champions of the washers board.

With stout competition that went well into the evening, the team of Jason Browning and Chris Yarrington endured to a gold medal win. Craig Cobb and Tim Jackson, with strong play, took the silver. The team of Frank Murphy and Will Gray added to their historic medal count, earning this year's bronze.

Browning and Yarrington are now qualified to represent Dallas BA at the statewide washers tournament, to be

held at TAB's FUNdango, later this summer.

This tournament benefits HOMEPAC of Greater Dallas and a good time was had by both participants and spectators, who also enjoyed great food and a fun networking opportunity.

Special thanks to our partners:
Title Partner — Fox Energy Specialists

Dinner Partner — Milgard Windows & Doors

Beverage Partner — Altura Homes

Thanks also to Weyerhaeuser for coordinating and officiating tournament play again this year.



Gold: Jason Browning & Chris Yarrington, Certainty Home Loans



Silver: Tim Jackson, Tim Jackson Custom Homes, and Craig Cobb, Texas Door & Trim



Bronze: Frank Murphy, Wynne/Jackson, and Will Gray, Envoy Mortgage, shown with Director of Government Affairs David Lehde

Upcoming Classes – June & July

Education classes are presented in partnership with Title Partner StrucSure Home Warranty.



Building a Better House Series:

Energy Forensics June 13 - 10 a.m. - 1 p.m.

This class will compare the pros and cons of various wall assemblies through the ICC performance path. We will dive into how different assemblies affect the overall performance of a home when partnered with recommended products. We will compare common grounds and differing opinions among industry professionals and how to reach the lowest HERS score at the best price. Join us to learn what others are doing and how you can incorporate their success stories.

This class is brought to you by 2018 Title Partner StrucSure Home Warranty and Series Partners Dow Building Solutions, Texas Builders Resource Group, Paragon Structural Engineering and Samsung.

Cracking the Codes Series - Federal Fines & New Rules June 28 - 10 a.m. - 1 p.m.

Understanding the rules of the

game helps to ensure projects are on time and under budget. Often the construction industry has several layers of bureaucracy to navigate, and this class will help you better understand the rules of the game. This class will cover the new federal silica regulations, stormwater requirements and compliance with the Texas Commission on Environmental Quality. Understand which projects are affected by various requirements and whose responsibility it is to meet these mandates and verify compliance.

This class is brought to you by 2018 Title Partner StrucSure Home Warranty and Series Partners Dow Building Solutions, Texas Builders Resource Group, Paragon Structural Engineering and Samsung.

Building a Better Business Series: The 5 Primary Roles of a Business Owner July 11 - 10 a.m. - 1 p.m.

We introduced the Business Tune Up in 2017 and this year we take the concept to a new level. This 5-course series will explore how you can trans-

form your business into a powerful, profit-generating machine by simply giving your business a well-deserved "tune up."

Effective business processes can improve customer satisfaction, increase financial margins and create a more effective team for your business. The Building a Better Business series spotlights key areas to improve your financial, customer and employee success.

In this class we will tackle the five primary roles that every business owner must assume. These are the five essential areas where you, the business owner, should be spending the majority of your time and effort.

This class is brought to you by 2018 Title Partner StrucSure Home Warranty and Series Partners Dow Building Solutions, Paragon Structural Engineering and APA – The Engineered Wood Association.

Register for these classes for only \$40 with advance registration on the calendar at DallasBuilders.org.



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AFTER HOURS

Thursday, June 28
6-8 p.m.
Hosted By



Please join us at:



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Enjoy food, beverages, prizes & cooking demos while networking with fellow industry professionals

Builder Jackpot – \$800

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.org

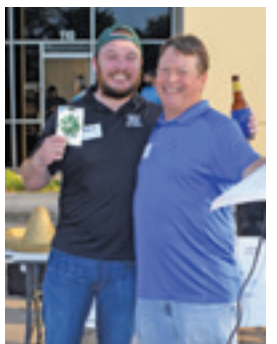
KJ Custom Screens & Outdoor Living hosts May After Hours



All Star Winning Team for the 2018 Membership Drive was The Alcoballics: Bess Dickson, Mark Dann, Phil Smith, Captain Michael Turner & Matt Mitchell. Not shown: Jeff Dworkin, Lamont Godbolt, Madeline McIntire, Sam Reed, Joe Mazza & Stephen Puckett. Winners will enjoy the Acme Brick Suite at the June 16 Texas Rangers vs. Colorado Rockies game.



TW Bailey, the MVP for most recruited by an individual with 11 new members, won a \$500 gift card.



After Hours emcee Michael Turner presents a \$100 gift card to Phil Smith for recruiting 7 new members.



The Sluggers led by George Davis and Tom Sadler (left) and Alan's All Stars led by Alan Hoffmann (right) tied for the "Golden Sombrero" awarded to the team with the fewest new members recruited. With them is Michael Turner, who managed the winning team, and Membership Chair Donnie Evans.



Michael Dodson, Jerry Carter, George Davis, Mark Dann and Greg Paschall all won RTIC tumblers for recruiting at least two new members.



Teresa Staggs, KJ Custom Screen presents a certificate for a motorized screen valued up to \$3,000 to door prize winner builder John Bynum while Michael Turner offers congratulations.



Teresa Staggs of KJ Custom Screen presents an Amazon Alexa to door prize winner Eric Cantrell with Strand AV. With them is Michael Turner.



Teresa Staggs of KJ Custom Screen presents builder George Davis with a \$50 Bass Pro Shop gift card as Michael Turner looks on.

MFBC Golf Tourney sells out ... again



1st Place: Shreve Land Constructors Team: Blake Poston, Kyle Blackmon, Carl Bantle, Andrew White



2nd Place: Greystar Team: Ron Prather, Brandon Brock, Lincoln Goodman, Mila Hammel



3rd Place: JPI Construction Team: Jeff Berry, Jacob Clayton, Jeff Conner, Justin Templin



Grand Prize Winner Gabriel Reyna (right) with MFBC Chairman John Schmidt



Closest to the Pin Winner Angel Palomino



Longest Drive Winner Patrick Anderson

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Centricity hosts Crawfish Boil April 26 at Dallas BA



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Caballero of HomesUSA Earns World Record

Ben Caballero of HomesUSA just became the number one real estate agent in the world, according to Guinness World Records. He is the first real estate agent ever to be recognized by Guinness World Records (GWR) for home sales, for having sold 3,556 verified homes in a single year. "Being named a Guinness World Record holder is truly the highlight of my professional career," said Caballero. "It's incredible that, until now, no real estate agent has ever been recognized for setting a world record for home sales. I am honored" he said.



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John Alexander
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Vera Lux Homes
Daniel Nawar
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Spike: Doug Bowerman, Affiliated Bank

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6th OFH project is complete

continued from page 1

He continues to suffer from back pain in addition to knee pain and anxiety. He works full time as a claims adjuster for an insurance company, while also attending college full time to complete his degree in business administration.

Daniel and his wife, Melissa, are parents to a 4-year-old son and a second child is due any day. Melissa is a home health nurse for special needs children. She is completing school to earn her BSN to become an emergency room nurse.

Visit DallasBuilders.org to donate to this project. Donations of materials, cash and labor are needed to help build homes for this American hero.

The Dallas BA and its members have been involved in providing mortgage-free homes to five previous combat wounded veterans and their families. Three projects were completed in 2016. Builders were Mishler Builders, Classic Urban Homes in partnership with the Dallas Division of the Dallas BA and Altura Homes with help from Family of 3 – a Robert Griffin III Foundation.

The Association completed its first two projects in 2014, thanks to the generosity of its members, SouthStar Communities, Victory Custom Homes, the Retired NFL Players Association and Tim Jackson Custom Homes.



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