

# THE HOME BUILDER

DallasBuilders  
ASSOCIATION

www.DallasBuilders.org



VOLUME LXXI

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December 2024

## Industry Investors



## BRIEFLY

New members and veteran members alike are invited to the Member Welcome Breakfast on Dec. 10. Network with the Association's newest members while learning about the great benefits and discounts available through membership. [RSVP](#).

Dallas BA offices will be closed Dec. 24, 25 and 31 and Jan. 1 for the holidays.

Last call to advertise in the 2025 Membership Directory, which is being published by E&M Consulting. The campaign will wrap up this month. [RATES](#).

The 2025 Marketing Guide is here! The Guide provides a snapshot of all the advertising and promotional opportunities available to members.

# Past President Jeff Dworkin honored with Prather Trophy

The Dallas Builders Association has awarded the 2024 Hugh Prather Trophy to Jeff Dworkin of JLD Custom Homes.

The award is the highest honor bestowed by the Dallas BA and has been presented annually for the past 74 years to a builder, remodeler or developer member who has done the most for the betterment of the community and the industry as a whole.

The award was named for the Association's first president, Hugh Prather, in hopes that his principles would serve as a guide for future generations of builders. It is not meant to be simply a "Builder of the Year," but something more that reflects credit to the building industry.

Past recipients include homebuilding icons such as Dave Fox, W.W. Caruth Jr., Bob Folsom, Fred Roach, Harold Peek, Kent Conine, Tommy Ford and Harold Pollman, among others.

2022 Prather recipient Alan Hoffmann of Hoffmann Homes presented the award, at the Nov. 7 Past Presidents Dinner celebrating the Association's 80th Anniversary.

Jeff Dworkin has been active with the Dallas BA for two decades, serving as president in 2014. He has served on numerous committees and has just begun his third term as president of the Dallas Division. He also has served for years on the Construction Management Advisory Committee for Collin College and

taught construction management classes there.

Known as an outspoken and tireless advocate for the housing industry, Dworkin has met with countless area building officials—most recently in Dallas—to keep the building process on track and keep costs affordable for homebuyers. In Dallas especially, when the permitting process "blew up" despite the Association's best efforts, Jeff Dworkin was one of the builders who was front and center fighting to get things back on track, Hoffmann said.

"His background brings us a CPA, a former division president of a volume builder and now a successful custom builder who serves our industry with an unquestionable commitment," concluded Hoffmann.



Past President Jeff Dworkin is the 2024 recipient of the Hugh Prather Trophy. The presentation was made during the Nov. 7 Past Presidents Dinner held at Dallas BA offices to mark the Association's 80th anniversary this year.

## Presidents' Holiday Message

As we celebrate the Christmas season and reflect on the past year, I want to express my deepest gratitude for your commitment, dedication, and unwavering support to the Dallas Builders Association. Together, we have built more than homes; we have built communities, fostered connections and created spaces where dreams come to life.

This season of giving reminds us of the power of collaboration and the importance of the work we do. On behalf of the Dallas Builders Association I would like to express our sincere gratitude for all of your contributions that not only shape the landscape of our communities but also touch the lives of countless families who now call them home. As we embrace the beauty of this season, let us also remember those who may find this time of year challenging. Whether it is our neighbors facing hardship, the brave men and women in uniform stationed far from home or families who have experienced loss, let us extend our hearts to uplift and support one another.

As we gather with loved ones to celebrate the holidays, may your homes be filled with warmth, joy and the spirit of the season. Let's carry this spirit into the new year as we continue to build a future filled with opportunity, innovation and togetherness.

It is such an honor for me to serve as your President and from our Association and my family to your family, we wish you a Merry Christmas, a joyous holiday season and a prosperous New Year.

Kelly Hoodwin, President  
Dallas Builders Association



# The HomeFront

## Government Affairs News and Info

David Lehde  
Director of  
Government  
Affairs



## 'Tis the Season for Advocacy

### Boundaries

From time to time, we like to remind our members of statutes that protect them from regulatory overreach. Members who have questions about whether a municipal or county regulation is in keeping with the following are encouraged to contact the Dallas Builders Association.

In 2019, the legislature deemed it important to prevent practices that restrict property rights, limit consumer choice, and impact the ability of Texans to access quality homes by approving HB 2439. The legislation enacted Chapter 3000 of Texas' Government Code.

The statute does not allow regulations that prohibit or limit, directly or indirectly, the use or installation of building products otherwise approved for use in the last three cycles of the national code. This includes the construction, renovation, maintenance or other alteration of a residential or commercial building. This also includes the prohibition of design standards for residential structures that contain required percentages of categorized exterior materials for both single- and multifamily residential structures.

The statute does include limited and specific exemptions based on certified historical preservation or designated districts of historical, cultural, and/or architectural significance that were enacted prior to April 1, 2019.

As property owners in the unincorporated parts of the county have begun to exercise their right to benefit from their property, it is still a matter of needing to place the appropriate amount of homes in the development to keep housing attainable for incoming residents. Lot widths and setbacks can be topics that can arise, and state law sets parameters regarding county

authority.

A county's authority on building setbacks is basically limited to public roads, including major highways and roads, per the Texas Local Government Code. Section 233.032 of the state statute allows the county to prohibit location of a new building in that setback, but it limits the extent of how those setbacks are drawn, with a designation of a major highway or road being the difference between 25 or 50 feet. The chapter also includes a limitation period should construction of the improvement or widening of the road not begin within four years of the line being established.

The Dallas Builders Association has been monitoring issues related to lot widths in the unincorporated county. State law allows for a commissioners court to adopt minimum lot frontages, but on existing county roads only, per the aforementioned code.

Likewise, state statute restricts how a county may require right-of-way on a street or road. Ordinarily, the county is limited to requiring a maximum of 100 feet of right-of-way for a road that functions as a main artery in a subdivision. Counties, however, may adopt a major thoroughfare plan that establishes a right-of-way up to 120 feet for major thoroughfares, but that is subject to rough proportionality.

### Advocacy Protects Those Boundaries

The 89th session of the Texas Legislature begins in mid-January. It will be important that our state's legislators understand the need for an environment that considers the economic benefit of housing. Rally Day, our big grassroots advocacy event, will be Feb. 11. This is the day that Dallas BA members will travel en masse to Austin to join fellow builders

and associate members from across the state to voice our industry's stance on housing related issues.

As the session begins, there can be a litany of bills filed that impact home building. The Texas Association of Builders always does a great job advocating for the industry. Our members have the opportunity to support that work by participating in Rally Day.

The day begins with our attendees meeting at the bus for a beautiful morning drive to our State Capitol. After lunch nearby and a brief overview, we break into teams, each under the guide of an experienced captain, and cover more than 30 brief meetings with our service area's state representatives and senators, or their appropriate legislative staff. Members board the bus and depart for home by late afternoon.

Partnerships are available. For more information, contact the Director of Government Affairs.

### Take a Deep Breath

So, we had an election. What now?

With the result of the general election, the natural reaction is to wonder what potential impact the incoming Administration's policies will have on home building. As for what we can anticipate that all depends on any plans President-Elect Trump rolls out, so for now, it is somewhat of an open conversation. Rest assured that NAHB is already working to make your voice heard.

During his campaign, the Presi-

dent-Elect did mention concern about how regulations are responsible for nearly a quarter of the cost of a new single-family home, and more than 40% of the cost for multifamily. And he indicated a desire to address that. If the attitude is one of deregulation, there could be moves that streamline the development permitting process. The issue of tariffs has also been mentioned. For years, NAHB has been leading the fight against lumber tariffs, due to the effect on housing affordability. And it is a safe bet they will be on the watch for any policy related to tariffs, labor, taxes, and anything else that impacts the ability to build the American dream.

The incoming Administration gets sworn in during the designated January inauguration. And President Biden has assured a smooth transition, as our founding fathers envisioned. But this is December. Take a deep breath, go enjoy life and fellowship with others, and maybe turn off the news every now and then.

### Thank You

The Dallas Builders Association takes this opportunity to thank our members for supporting our industry's advocacy efforts this year.

*"We remain in Statu quo, and all unite in offering you, & yours, the compliments of the season; and the return of many, many more, and happy ones." – Former President George Washington, in letter to Thomas Law, December 25, 1797.*

## Coat Drive

benefiting North Dallas Shared Ministries



Please help by donating coats, socks, gloves and winter hats.  
The last day to donate is Dec. 12 at the Dallas Division December Luncheon.



Representing The Interests of the Home Building, Multifamily Construction and Remodeling Industry in the Greater Dallas Area

# THE HOME BUILDER

Dallas Builders  
ASSOCIATION

[www.DallasBuilders.org](http://www.DallasBuilders.org)



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[BARCIE VILCHES](#), Editor



# Dallas BA marks 80th anniversary with reunion of past presidents in November

The Dallas Builders Association on Nov. 7 celebrated a momentous occasion with its 80th Anniversary Past Presidents Dinner. This event honored the legacy and contributions of the past presidents, with 23 of them in attendance, representing more than 50 years of the Association’s rich history.

This gathering was particularly significant as it was the first meeting of the past presidents since 2019. The group reflected on the events of the past five years: challenges posed by the pandemic, the Dallas BA’s devastating office flood, the subsequent rebuild headed up by Past President

Michael Turner, and leadership and staff changes.

Highlight of the evening was special recognitions and awards presented to several past presidents in attendance.

The Association’s highest honor, [presentation of the Hugh Prather Trophy, was made to Jeff Dworkin](#) of JLD Custom Homes.

Donnie Evans of Altura Homes was honored with his 400 Spike Pin, a testament to his dedication and efforts in member recruitment. Carl Buck of Quivira Luxury Homes received a Milestone Award for his remarkable

50 years of continuous membership with the Dallas BA.

Photo, seated from left: Carol Longacre, Longacre Construction, 2011; Carl Buck, Quivira Luxury Homes, 1996; Harold Peek, Peek Properties, 1971; Keller Webster, KWA Construction, 2012; Kent Conine, Conine Residential Group, 1997; and Jim Siepiela, Siepiela Interests, 1995; standing, from left: Randall Hall, Randall Hall Design/Build/Remodeling, 2002; Ed Harrison, Harrison Homes, 2000; Michael Turner, Classic Urban Homes, 2017; Hershel Pierce, Pierce Homes, 1990; Peter Shaddock Sr., The

Shaddock Companies, 1993; John Porizek, M/I Homes of DFW, 2023; Justin Webb, Altura Homes, 2020; Alan Hoffmann, Hoffmann Homes, 2018; Donnie Evans, Altura Homes, 2016; Andrew Pieper, Hillwood Communities, 2022; Mike Mishler, Mishler Builders, 2006; Donny Mack, Mack Professionals / Beaver Builders, 2008; Adam Lingenfelter, Lingenfelter Luxury Homes, 2024; Matt Mitchell, James Andrews Custom Homes, 2021; Matt Robinson, BGE, 2019; Jeff Dworkin, JLD Custom Homes, 2014; and T.W. Bailey Sr., Bailey Family Builders, 2007.

## Past Presidents recognized in November



*President Kelly Hoodwin congratulates Past President Donnie Evans of Altura Homes, who has attained 400 Spike credits for recruiting new members and is at the Super Spike level of the NAHB Spike Club.*

*President Kelly Hoodwin presents a Milestone plaque to Past President Carl Buck of Quivira Luxury Homes, who has been a continuous member of the Dallas BA for the past 50 years. Offering congratulations is EO Gena Godinez.*





Presented by



**December 5**  
**6pm-9pm**

The Dallas Builders Association's annual Casino Christmas features casino play, a photo booth, a poker tournament, an ugly holiday sweater contest, a DJ, and more.

**Vouv**  
4445 Sigma Rd.  
Dallas, TX 75244

**Members: \$35 online/\$40 walk-in**  
**Non-Members: \$40**

\*poker tournament entrants must purchase ticket to Casino Christmas AND entry fee for the poker tournament

**REGISTER**

# December Class

Presented by



## Brand New Project Management Course: NAHB Certificate Course - December 18

Learn project management concepts and strategies designed to help increase your professional value and the value you bring to your company and customers. This course will teach you the basics of successful project management, one that is built on time, on budget and to the customer's satisfaction.

The course explains the role of project managers during each phase of a project, including the pre-construction, construction and post-construction phases. Project management tools and effective management of trade contractors will also be discussed.

Graduates of the Project Management course will be able to:

- Develop project management skills specific to the home building

industry;

- Discuss necessary skills to effectively plan, execute, and deliver successful construction projects;

- Evaluate the project manager's role across pre-construction, construction, and post-construction phases;

- Explore essential project management tools and techniques for risk management;

- Utilize effective strategies for the effective management of trade

contractors; and

- Discuss effective strategies for the effective management of trade contractors.

Time: 9 a.m. - 5 p.m.

Cost: \$159 members; \$259 non-member

Format: In-person or virtual (In-person option requires students to bring their own laptops and chargers, no exceptions.)

**The Expert:** Donny Mack, CAPS, CGP, CGR, GMB, with Mack Professionals/Beaver Builders. Mack, who is one of only 12 individuals across the country who has earned the title of NAHB Master Instructor, wrote the Project Management book for NAHB.

He has been remodeling homes for over 35 years and building new homes for more than two decades. His company has performed remodeling projects from basic bath remodels to whole house renovations and built homes from the low \$90's to \$1 million-plus. His commercial projects range from pharmaceutical clean rooms to hospital renovations.

[Register for the Project Management Class.](#)

## Great line up of classes planned for next year!

The Dallas BA Education Committee has been diligently curating an impressive selection of classes for members this year. An array of courses in various formats were offered, including in-person, hybrid and at job sites.

The 2025 class series will feature beloved favorites such as Building a Better House, Ask the Builder, and NAHB Certificate Courses. Additionally, several new offerings will be introduced, including OSHA classes, Fall Protection Training and the Run a Better Project series.

For more information and to stay updated on class registration throughout the year, please visit [dal-lasbuilders.org](http://dal-lasbuilders.org).



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Today, we express our sincere gratitude to all those who have placed their trust in us—the builders within the Dallas Builders Association.

As we embark on the next quarter century, we raise a toast to the future. With FraserCon by your side, you can rely on our expertise and unwavering commitment to excellence. Together, let's build a stronger, more concrete future.

**Jason Fraser**  
Founder

★

**Dallas Builders Association**  
Multifamily Builders Council

# CHRISTMAS Party

**DECEMBER 10TH**  
6:00 - 9:00 PM

Attendance is free with a donation at the door of a \$25 minimum value gift card to Walmart or Target. All donations raised are given to The Samaritan Inn.

*\*The Samaritan Inn has requested gift cards in lieu of toys this year.*

**VOUV**  
4445 SIGMA ROAD, DALLAS, TX

**REGISTER**

## Milestone Anniversaries

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Congratulations to these companies being recognized for continuous membership in the Dallas Builders Association.



**Acme Brick Company - 60 Years**  
Dallas BA EO Gena Godinez; Greg Spencer and Ray Lobato, both with Acme Brick; Dallas BA President Kelly Hoodwin; Membership Chair Chris Clay



**Tommy Ford Construction - 35 Years**  
Corey Ford of Tommy Ford Construction & Dallas BA President Kelly Hoodwin



**KWA Construction, L.P. - 20 Years**  
Multifamily Builders Council Chair Adam Sumrow; EO Gena Godinez; and Brain Webster, Corey Pruitt, Kurt Hunter, Mitch Anderson, Cullen McQuinn & Lily Bustillos, all with KWA Construction.

**35 Years**  
Bluffview Builders, L.P.

**10 Years**  
Camden Homes

**30 Years**  
Halifax Homes Inc.

**5 Years**  
Southwest Sales Inc.  
8th & Main

**15 Years**  
CB JENI / Normandy / Southgate Homes

Sainton Custom Homes, Inc.  
Tommy Ford Construction - Jana McAllister

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**Professional Women in Building Feature Weinhausen**  
From left are PWB's Nov. 20 speaker Cheri Weinhausen, Collin College construction management professor and program lead; student Meka Harrell; PWB board member Jeanine Jones; students Ana Rivera, Emily Saldana and Alexandra Scassera; and PWB Chair Meredith Chapman.

## Dallas Division hosts market update Dec. 12

The Dallas Division will present a market update featuring Bryan Glasshagel with Zonda at its Dec. 12 luncheon.

For the December meeting only the division will move to Bent Tree Country Club. Registration and lunch

begin at 11:30 a.m.

Based in Dallas, Bryan Glasshagel leads the Texas advisory/consulting practice for Zonda. He has over 23 years of experience in the real estate and banking industries and has directed strategic analyses of residential and commercial development opportunities and acquisitions throughout Texas and the United States, including major master planned communities, active adult housing, mixed-use projects, and commercial real estate developments.

Members are asked to bring gently used coats, socks, gloves and winter hats to be donated to North Dallas Shared Ministries.

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Green Build Scoring Analysis  
Net-Zero Energy Analysis



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Bryan Glasshagel

# Multifamily Builders Council hosts sell-out golf tournament Nov. 1 at Bear Creek



**First Place:** Spray Foam Genie team, Joe Short, Mike Powell, Brady Dylan, Brad Smith. Also pictured, MFBC Chair Adam Sumrow.



**Second Place:** MFBC Chair Adam Sumrow with Division Construction Supply team members Chris Iglesias, Brett Martin, Brian Searcy



**Closest to the Pin:** Nino Gonzalez, Andersen Windows and Doors



**Longest Drive:** Chris Iglesias, Division Construction Supply

*Unavailable for a photo was the third place team from Turner Forest Industries: Ron Prather, Terry Easley, Dale Smith and Danny Jones*



**Last Place:** Kendra Barnes, RE-HAU Construction; Kash Patel, KREA Construction; Addison Scott & Nate McKown, both with Moore Supply





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[nahb.org/Savings](http://nahb.org/Savings)



## KELLY RENTZEL

General Counsel  
Landsea Homes Corporation

Kick the year off with a fresh mindset! Join the Professional Women in Building Council for a mental health-focused program featuring guest speaker Kelly Rentzel.

📅 January 15, 2025  
🕒 11:30 AM - 1:00 PM  
📍 5816 W. Plano Pkwy. Plano, TX

Since going public about her mental illness in August 2017, Kelly has spoken to audiences across the country about living successfully with bipolar disorder. She has received several awards for her advocacy, most notably a Distinguished Alumni Award from SMU. Her story has been featured in several publications, including The Dallas Morning News. And her TEDx talk, "Bipolar Book Club," has been viewed more than 65,000 times.

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# 2025

## MEMBERSHIP DIRECTORY

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# NEW MEMBERS

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BUILDERS - RESIDENTIAL  
Spike: Tim Lansford, Luxury Homes of Texas

Designer Custom Homes Inc.  
Ashish Sharma  
945-340-9120  
BUILDERS - RESIDENTIAL  
Spike: Daniel Bressler, Renu Property Investments LLC

Excelsior Builders and Developers LLC  
Inayat Ullah Khilji  
469-592-1432  
BUILDERS - RESIDENTIAL

Integrastruct LLC  
Jonathan Farrell  
239-738-2812  
BUILDERS - RESIDENTIAL

Peter Parker Custom Homes Inc  
Peter Parker  
214-282-7404  
BUILDERS - RESIDENTIAL  
Spike: Kristen Martin, Ferguson Bath, Kitchen & Lighting Gallery

UTS - BuildPros  
Joshua Lawrence  
972-633-6830  
BUILDERS - LAND DEVELOPER

## SUSTAINING ASSOCIATES

Bumble Bee Blinds  
Preetham Michael  
469-971-2256  
HOME LIVING/DECOR  
Spike: Susie Moore, Maverick Warranties & Insurance

Clear Connection Communications, LLC  
Byron Hatten  
214-275-3940  
SECURITY/SAFETY/ACCESSIBILITY  
Spike: Steven Smith, Smith Custom Building & Design

## ASSOCIATES

Best Shutters Direct  
Jordan Alessio  
972-612-4728  
OUTDOOR LIVING  
Spike: Shawn Culbertson, Universal Screens

BF Mechanical  
Omar Rivera  
214-946-8423  
HVAC

Family Christian Doors  
Chad Ramsey  
817-595-9900  
DOORS

Renew Home Design Inc.  
Shawn Shahbazi  
817-962-0021  
KITCHEN

Stone Systems of North Texas  
Gary Godinez  
945-321-6262  
SITE PREPARATION/MANAGEMENT  
Spike: Kelly Hoodwin, Altura Homes

The Home Depot  
Jesus Walls  
214-263-6130  
LUMBER/FRAMING/CARPENTRY  
Spike: Matt Walls, Winston Custom Homes LLC

WFG National Title  
Bette LeMay  
214-620-2275  
INSURANCE/WARRANTY  
Spike: Christopher Clay, 2-10 Home Buyers Warranty

## AFFILIATES/ADDITIONALS

Avocet Ventures, LP DBA  
Indwell Homes  
Kevin Stanley  
972-345-9292  
BUILDERS - RESIDENTIAL

## Membership recruiters achieve Spike honors



The Association's newest Spike Club members are Meredith Joyce with Michael Joyce Properties and Adam Sumrow with Republic Elite Multifamily Interiors, LLC, who have each brought six new members into the Dallas BA. Offering their congratulations are EO Gena Godinez, President Kelly Hoodwin and Membership Chair Christopher Clay.



Corey Pruitt with KWA Construction is now an official member of the prestigious Spike Club after recruiting six new members. With him is Executive Officer Gena Godinez.

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