



HBA News

A publication of the
Home Builders Association of West Michigan
February 2009

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HBA Info:

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Classes Offered

Looking to take a class and
expand your knowledge?
Check out our website for
dates, times and costs of
classes being offered in our
area.

Meeting Notice

February 5, 2009
Walkers Restaurant in Hart

Board meets at 5:30pm
Social begins at 6:30pm
General Membership meeting at 7pm

Our Speaker will be:
Brooke Webb of
Purple Crayon Marketing

List of Upcoming Events

March 20, 21 & 22, 2009

Home Show
WSSC Rec Center
Deadline to register is 2/15/09

June 26, 27 & 28

Parade of Homes
Open to Builders & Remodelers

Meeting Dates & Locations

February 5th @ Walkers in Hart
March 5th @ Walker in Hart
April 2nd – location TBA
May 7th – location TBA
June 4th – location TBA

2009 Officers

President – Joe Hayes
Maplewood Home Builders
(231) 873-8022

V. President – Dan Gorenflo
Hallack Contracting
(231) 873-5081

Treasurer – Patrick Henley
Henley Builders, Inc.
(231) 861-5480

Board of Directors

Joe Hill (1 yr. term)
Clear H2O
(231) 757-4455

Ken Terry (2 yr. term)
Smith & Eddy Insurance
(231) 723-3500

Scott Stovall (2 year term)
Stovall Construction
(231) 861-2652

Wayne Tanner (2 yr. term)
A. Tanner & Sons Roofing
(231) 873-2716

Clarence Felt (2 yr. term)
KC Felt Construction
(231) 861-5309

Executive Officer
Allison Henley

2009 Home & Garden Show

It's that time of year again!

The 2009 Home and Garden Show will take place on March 20, 21 & 22 at the WSCC Rec Club. Booths spaces are available in a variety of sizes.

Don't delay! Reserve your booth now.

Home Show contracts are available on the website at www.hba-west-michigan.com or by calling the HBA Office at 231.861.0618

Home Show Sponsorships Available

We only have 2 sponsorships for the 2009 Home & Garden Show still available.

Your sponsorship of this event includes:

- Your company logo on the billboard
- Your company logo on all pre-promotional print advertisements
- Your company name included in all pre-promotional radio advertisements
- Your company logo on a sign inside the event

Imagine all the exposure for your business ~ for **only \$500!** The deadline is FEBRUARY 10TH ~ so don't delay! This is offered to all builder and associate members. First come, first serve so call today to reserve one of the 2 remaining spots! Call Allison at (231) 861-0618.

2009 MEMBER COUPON BOOK

The 2009 Membership Coupon Book will be arriving in the mail at the beginning of February 2009. The HBA of West Michigan would like to thank all of our members and non-members who contributed to this Member Benefit this year. Your coupon book will include coupons with a cumulative value of \$1,805!

Southwestern Michigan Home Builders Association

Course Schedule

The following courses are scheduled to be held by the SWMHBA.

February 17 & 18, 2009

Green Building for Building Professionals. (CGP)

Class to be held at the Park Inn in Stevensville. 8:30 a.m. to 4:30 p.m. Lunch included. \$250.00 NAHB members, \$300.00 for non-members.

February 19, 2009

Business Management for Building Professionals.

Class to be held at the Park Inn in Stevensville. 8:30 a.m. to 4:30 p.m. Lunch included. \$165.00 NAHB members, \$190.00 for non-members.

Registration information can be found at our website: www.swmhba.com or call the SWMHBA office at (269) 473-5035 and ask for Valerie.

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Continuing Education Update

Here's where we stand as of today, January 21st:

SHORT-TERM

First and foremost, we are in serious discussions with DELEG about postponing **any** continuing competency requirements until after this year's license renewals are completed on May 31st. If we are successful, this would mean Article 24 licensees would not be required to have any continuing competency credits when they renew their licenses this year. There is support at many levels of the DELEG for this approach but there are some legal questions about whether the department has the authority to waive this requirement without a change in the law and we are weighing in on that issue.

We think this is the best short-term solution on continuing competency. **We are pushing hard to make this happen and, if necessary, we will seek legislation to push back the deadline.**

LONG-TERM

I met with representatives from the Bureau of Commercial Services on the eighth of January regarding how the continuing competency requirements can be met. The Department is finalizing a set of draft rules changes. President John Diefenbacher has appointed a very small ad hoc group (myself, Cathy Robinson, Bruce Frost and Greg Powell) to work with the department on this issue.

While a large number of items need to be finalized, I can report that ANY continuing competency methods, measures and instructors will have to be **pre-approved by the Bureau** before any credit can be issued. Any of you planning on offering some type of continuing competency measures to the members will have to have them approved by the department in order for them to count. No process currently exists for the approval of continuing competency by the department.

If the continuing competency requirements are to be enforced for this year's license renewal here are the questions I do not yet have an answer for:

How many hours of continuing competency will be needed to have a license renewed.

What's going to count for credit.

What is the approval process for continuing competency methods.

How credits are going to be tracked.

What information will be needed to be sent in with the renewal application.

If classes including code classes taken last year or this year will count for credit.

Will there be exceptions for meeting the requirements.

Resolving this issue both short- and long- term will be one of our top priorities this year. **I will keep all of you informed as developments occur.**

If you have any questions, other than the ones listed above, please call or email me and I'll do my best to give you answers or add it to my list of unanswered questions. **As soon as I get answers to these questions or any other useful information or anything changes, I will communicate that to you via email.** This will save you from spending time calling me only to find out nothing has changed.

Followup:

Please do not misconstrue my email as counseling excessive patience with the department. My point was only the department, not the MAHB, has the authority to make the decisions and take the actions necessary to implement the law. We are having legislation to push back the deadline drafted for introduction but we hope to not have to take that path. And, while we could go back to the Legislature and try to pass legislation to make other changes, it is by no means certain the Legislature would agree to those changes or move any bills before the May 31 renewal date.

Regarding educational offerings.

We have asked the department to grandfather in code courses taken last year or this year. They have made no decision on that. We do support the grandfathering and will continue to try and get the department to accept those courses. However, because any continuing competency methods must be approved by the department for credit to be granted, if the department agrees to grandfathering there will probably be a number of hoops people will have to jump through to get their course grandfathered and not all courses will be grandfathered. Success in eliminating the requirement for continuing competency for this year's renewals will affect the grandfathering issue making it far less likely the department will grandfather in any 2008 courses. It will not affect our efforts to have the continuing competency procedures in place as soon as possible.

I understand and am sympathetic to people wanting to get continuing competency credits for the classes they take. I understand many locals feel they are in limbo concerning their educational offerings. That's why we have been and are pushing so hard on this issue with the Bureau and the Department, an effort that goes back to mid-last year and that has intensified as time went by.

For most of our members who will have had their licenses for more than 6 years the requirement is for 1 hour of codes, 1 hour of safety and 1 hour relating to changes in construction and business management laws over the three-year cycle. For those with less than 6 years or who have been disciplined by the department it's a minimum of 3 hours of continuing competency activities per year, and a total of 21 hours in each 3-year license cycle. The same 1 hour of codes, 1 hour of safety and 1 hour relating to changes in construction and business management laws over the three-year cycle requirements will apply here as well. Again we don't know if these requirements will be prorated for this year's renewals

Lee Schwartz
Executive Vice President for Government Relations
Michigan Association of Home Builders

The information regarding continuing education was reprinted from two emails sent from Lee Schwartz of the MAHB.

Get the Best Bang for Your Remodeling Buck

Your home is your castle, but sometimes that castle may need a facelift. Remodeling is a great way to create a home environment that can meet your family's changing needs and tastes without you having to spend a lot of money. Before you spend your hard-earned dollars, however, make sure that the changes you make now will have longer-term benefits for you when you look to sell your home in the future.

You should find out what features are standard for homes in your neighborhood. If you only have one bathroom but most of the other homes average two or more, you will want to bring your house up to that standard. On the flipside, do not make changes to your house that are too extravagant or out-of-place for your neighborhood.

Make sure you are not making changes that will turn off prospective buyers. "Keep in mind what future home buyers would like to see in their next home," said HBA West President Joe Hayes. "It is often wiser to add an additional bathroom or bedroom rather than a sunroom or sauna, for example, which are costly and will not necessarily be a priority for anyone else."

The size and cost of your project matter as well. The Joint Center for Housing Studies at Harvard University advises that smaller or midrange jobs overall will tend to recover a higher percentage of their cost than larger, higher-end projects.

For example, replacing old windows will generate a higher payback ratio than adding a high-end kitchen with all of the bells and whistles and it costs significantly less, according to Stephen Melman, an economist with the National Association of Home Builders.

Maintenance-related projects, such as siding and window replacement, are especially popular because they are repairs that are seen as needed, but can also help improve curb appeal at fairly low costs in relation to other projects.

The top-ten midrange projects cited in Remodeling magazine's "Cost vs. Value Report" that provide the highest percentage return are:

1. Deck Addition (wood) - 81.8 percent
2. Siding Replacement (vinyl) - 80.7 percent
3. Minor Kitchen Remodel - 79.5 percent
4. Window Replacement (wood) - 77.7 percent
5. Window Replacement (vinyl) - 77.2 percent
6. Major Kitchen Remodel - 76.0 percent
7. Bathroom Remodel - 74.6 percent
8. Attic Bedroom - 73.8 percent
9. Deck Addition (composite) - 73.7 percent
10. Basement Remodel - 72.9 percent

These numbers represent the national average and percentages may vary in your region. To get information on projects that are the best investment for your area, check out the Remodeling magazine's "2008-2009 Cost vs. Value Report" published by Hanley Wood online at www.costvsvalue.com. Whether you are looking to sell your house soon, or are just looking to remodel for yourself, it makes sense to keep an eye on how the changes you make now will reflect on your biggest investment down the road.

**The HBA of West Michigan would like to welcome
the following new members:**

**Kim Tate of West Michigan Insurance
Matt Kmiecik of Marathon Plumbing & Heating**

We value your membership!

**HBA OF WEST MICHIGAN, INC.
Post Office Box 66
Shelby, Michigan 49455
www.hba-west-michigan.com**

Return Service Requested

**The next General Membership Meeting is February 5th at Walkers
Restaurant in Hart. Our speaker will be Brooke Webb of Purple Crayon
Marketing, Inc. This will be a useful meeting for learning how to generate
business through marketing in these difficult economic times. We hope to
see you all there! There is no need to RSVP, just show up!**