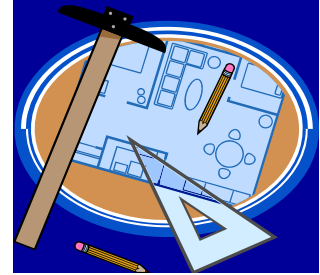


THE BLUEPRINT



UPDATE.....

As we leave Spring, which by the way was so wet, and head into the summer months, let's hope as the weather turns nicer the economy turns with it. The building industry has taken a huge hit but as true Americans do, we have weathered the storms and are looking for brighter days ahead. Summer is always a builders dream as far as working conditions. Yes it can be hot but in Western Maryland it is difficult to work construction in zero degree weather with snow, ice and sleet beating down on you. So here's to a great Summer in Allegany County for all you builders and remodelers! Take heart and

Have a great month!

HBAWMD #2150

Our Association seeks:

- To remain a pro-active, positive influence in the legislative, regulatory and civic arenas.
- To maintain a positive public awareness of the contribution of the home building industry to our communities.
- To encourage ethical conduct, good business practices and professionalism.
- To be recognized as an organization that promotes responsible use and management of natural resources

JUNE 2011 ISSUE



Stay Connected

Make sure you stay connected with your local association. We will have all the pertinent information needed to keep you informed where the building industry is concerned!

YOUR LEADERSHIP

President: Steve MacGray, Foxcraft Home Builders, Inc.

Vice President: Steve Langan, Anchor Homes

Treasurer: Peggy Baker, PNC Bank

Secretary: Stacy Humbertson, 1st People's Credit Union

Past President - Eric Paugh, Eric Paugh Contracting, Inc.

National Director - Steve MaGay, Foxcraft Home Builders, Inc.

State Director - Robert Beachy, Foxcraft Home Builders, Inc.

State Alternate - David Bennett, Allegany Aggregates, Inc

Board Members 2011

Second Year Members:

Randy George, DreamMaker Bath and Kitchen
Pam McCusker, Warner's Hearth & Patio
Rick Gornall, Gornall Construction
Dave Bennett, Allegany Aggregates

First Year Members:

Bette Means, Chessie Federal Credit Union
Michael Hershberger, 84 Lumber
Mary Silber-Wheeler, Nature's Granite, LLC

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Cumberland, MD 21502
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PRESIDENT'S MESSAGE

Fellow Members,

I hope your summertime activities are off to a good start with the recent Memorial Holiday.

If I could start off with just a few general comments. Over the last year or so, it has become apparent that some things in our Association may not have always been handled in the best way. We have been making some discoveries as well as some needed changes. With that said, it is great to see a renewed spirit come forth from the efforts of our Board Members, Pam Cover jumping in with heart and soul and as well listening to you, our members. If we have let you down over the last year or so, we apologize and want to learn how we can support you once again.

It was my pleasure to attend the recent National Association of Home Builders Spring Board of Director meeting on May 20 in Washington, DC. Our industry remains sluggish along with other retail, commercial, and manufacturing in general. There has been and will continue to be a significant effort on behalf of NAHB to work with those in Washington to support housing. Please feel free to take advantage of a variety of services, webinars, etc. They have a vast amount of data, training, as well as various other support systems.

It is exciting to see a number of events take shape for our fall season. We hope to have a Show in Garrett County, Golf Tournament, and Bash, not to mention a summer cookout. We look forward to seeing you at some of the upcoming programs.

"The key to achievement lies in being a *How* thinker, not an *If* thinker. –Unknown. Our contribution to our business, Association and others around us will be determined by our ability to evaluate how.

Have a great month and Happy Father's Day to all you dads. Our children and grandchildren are truly gifts.

Steve MacGray, 2011 President



Reminder!

MEMBERSHIP UPDATES

Reminder!

RENEWALS AND NEW MEMBERS

Mountaineer Log & Siding

Foxcraft Home Builders

Devlin, Inc.

Leading Edge Design & Systems

First General Services



WORDS OF WISDOM

"My father taught me that one of the most important abilities in life is to be able to take the pain and persevere, and for years this lesson had served me well." Yann



HBAWM SPIKE CLUB MEMBERS—BECOME A SPIKE!



Beachy, Robert	113.00—Life Spike	Bond, Arthur	1.0—Candidate
Brosnihan, Peter	66.50—Life Spike	Langan, Debra	1.0—Candidate
Kuykendall, Jeff	62.00—Life Spike	Swift, Bruce	0.50—Candidate
McCusker, Wayne	59.50—Life Spike		
MacGray, Steve	54.50—Life Spike		
Mallow, Gary	36.50—Life Spike		
George, Randy	34.50—Life Spike		
Gornall, Richard	14.00—Member		
Shaffer, Kenneth	5.00—Candidate		

WHAT'S HAPPENING AT THE HBAWMD

YOUR NATIONAL, STATE AND LOCAL ARE WORKING FOR YOU!

The Maryland State Builders.....

Association is committed to Interacting with the Executive, Legislative, and Judicial branches of state government, as well as the regulatory agencies serving the State of Maryland. Serving as the unified voice of the Maryland building industry Coordinating local association government affairs, staff and member resources to advocate for the interests of the industry.

Legislative Advocacy and Political.....

Education....

HBAWMD offers effective legislative representation and lobbying at the national, state and local levels, representing housing industry interests and advocating strong positions on issues which impact you. On your behalf, HBAWMD fights overly restrictive legislation and resolutions which are detrimental to the housing industry and your county and works proactively with government to achieve mutually beneficial outcomes.

Local.....

Your legislative concerns are represented at the local level by HBAWMD, which keeps members updated on issues and local ordinances. Chapter leadership meets regularly with local officials to advocate housing laws affecting the housing industry. The association offers several volunteer committees throughout its seven chapters for the specific purpose of representing the local building industry.

State.....

Each year during the Maryland General Assembly session, HBAWMD reviews each of the over 3,000 proposals, monitoring every bill which impacts housing. The association greatly utilizes its legislative arm in Annapolis, the Maryland State Builders Association, which employs a lobbyist, Katie Maloney, to monitor the activities of various state legislative committees and to meet with members of the House of Delegates and the State Senate.

National.....

Your membership in the Home Builders Association of Maryland also includes membership in the National Association of Home Builders, the national advocate for the housing industry. The NAHB legislative staff ranks among the most highly respected lobbying forces in Washington, D.C.

In other words....you are being looked out for...on all levels!



WHAT'S HAPPENING AT THE NAHB

Nationwide housing affordability during the first quarter of 2011 rose to its highest level in the more than 20 years it has been measured, according to National Association of Home Builders/Wells Fargo Housing Opportunity Index (HOI) data released today.

The HOI indicated that 74.6 percent of all new and existing homes sold in the first quarter of 2011 were affordable to families earning the national median income of \$64,400. This eclipsed the previous high of 73.9 percent set during the fourth quarter of 2010 and marked the ninth consecutive quarter that the index has been above 70 percent. Until 2009, the HOI rarely topped 65 percent and never reached 70 percent.

"With interest rates remaining at historically low levels, today's report indicates that homeownership is within reach of more households than it has been for more than two decades," said Bob Nielsen, chairman of the National Association of Home Builders (NAHB) and a home builder from Reno, Nev. "While this is good news for consumers, home buyers and builders continue to confront extremely tight credit conditions, and this remains a significant obstacle to many potential home sales."

Syracuse, N.Y., was the most affordable major housing market in the country during the first quarter of the year. In Syracuse, 94.5 percent of all homes sold were affordable to households earning the area's median family income of \$64,300.

Also ranking near the top of the most affordable major metro housing markets were Youngstown-Warren-Boardman, Ohio-Pa.; Indianapolis-Carmel, Ind.; Warren-Troy-Farmington Hills, Mich.; and Toledo, Ohio.

Among smaller housing markets, the most affordable was Kokomo, Ind., where 98.6 percent of homes sold during the first quarter of 2011 were affordable to families earning a median income of \$61,400. Other smaller housing markets near the top of the index included Monroe, Mich.; **Cumberland, MD**-W.Va.; Elkhart-Goshen, Ind.; and Springfield, Ohio.

New York-White Plains-Wayne, N.Y.-N.J., led the nation as the least affordable major housing market during the first quarter of 2011. In New York, 24.1 percent of all homes sold during the quarter were affordable to those earning the area's median income of \$65,600. This marks the 12th consecutive quarter that the New York metropolitan division has held this position.

Other major metro areas near the bottom of the affordability index included San Francisco-San Mateo-Redwood City, Calif.; Los Angeles-Long Beach-Glendale, Calif.; Honolulu; and Santa Ana-Anaheim-Irvine, Calif., respectively.

San Luis Obispo-Paso Robles, Calif., where 47.6 percent of the homes were affordable to families earning the median income of \$72,500, was the least affordable of the smaller metro housing markets in the country during the first quarter. Other small metro areas ranking near the bottom included Santa Cruz-Watsonville, Calif.; Laredo, Texas; Ocean City, N.J.; and Santa Barbara-Santa Maria-Goleta, Calif.



WHAT'S HAPPENING AT THE MSBA

The U.S. Army Corp of Engineers has proposed a new wetlands general permit to replace the current GP-3. MSBA is very concerned about the changes as they will result in more Corp involvement in wetlands determinations that are currently handled by MDE. MSBA believes strongly that the MDE wetlands and waterways program provides thorough protection of wetland resources while providing great services and turnaround times for applicants.

We are requesting that the Corp reconsider this proposal and have requested a meeting with Staff to reiterate our concerns. Please let me know if you have questions.

Thanks.

Katie

Kathleen M. Maloney

Principal

Maloney and Associates

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Annapolis, MD 21401

410-263-0070 phone

410-263-0078 fax

410-570-2851 cell

katmaloney@verizon.net

Kathleen M. Maloney

Principal



A WORD FROM YOUR HBAWMD OFFICE



Finally! We are nearing the first day of Summer! Ahhhh...my favorite time of the year! Picnics, July 4th with all the beautiful bombs bursting in air, cars with convertible tops down, children's laughter filling the streets and the sounds of crickets at night, which are so peaceful. Here's wishing a safe and happy summer of 2011 to all the members at HBAWMD.

I believe we have had a pretty successful month with updating the membership and working on upcoming fundraisers. Stacy Humbertson, Secretary and Fundraising Chair, has the Golf Tournament in full swing. (No pun intended) It will be a late October run but with good weather It will be a great time to tee up. With no advertising, just word of mouth, we have two teams already committed and a hole sponsor! Look for upcoming advertising in the near future!

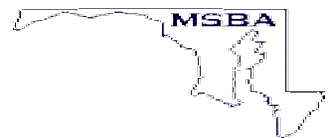
We also have a fun fundraiser in the works, The First Annual Hammer Bash. We will have a live band, food, drinks, karaoke and possibly some gaming tables. This will be an open event so bring friends and try to get a new member or two in. Dates and place will be in next month's Blueprint.

One final thing members, June will be our New Membership Drive! We have so many nice prizes for you if you bring in the most members. I'm talking one male winner and one female winner. Ladies you will receive a 60 minute massage donated by Harmony Within, a pedicure donated by Nails by Selina, a spa-manicure donated by Healing Hands, a \$25 gift certificate donated by Ottaviani and an overnight stay donated by the Fairfield Inn & Suites! Now that should make you want to work extra hard to be the grand winner of this package!!! Men, your top member getter will receive a round of golf for four, donated by Fore Sisters, an overnight stay at the Fairfield Inn & Suites, a \$50 gift certificate to City Lights donated by Allegany Aggregates and a \$25 gas card, donated by me. :-)

Happy Membership Recruitment!!!

Interim Executive Officer

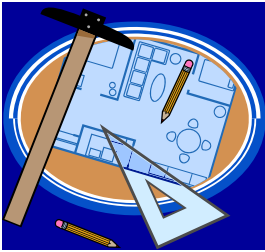
Pamela K. Cover



SAVE THE DATE!



**July 5th, 5:30 p.m.—HBAWM Board Meeting,
Greene Street office**



Home Builders Association of
 Western Maryland
 16 Greene Street, Suite One
 Cumberland, MD 21502



...and check out the HBAWMD's Web site for information about your association!

www.hbawmd.org

Help recruit new HBAWMD members and earn
 SPIKE rewards!





For more information about our parent associations, contact:

Maryland State Builders Association
www.mdstatebuilders.org

National Association of Home Builders
www.nahb.org

CALENDAR OF EVENTS

JUNE 2011

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7 HBAWMD BOARD MEETING 5:30 	8	9	10	11
12	13	14 Flag Day 	15	16	17	18
19 HAPPY FATHER'S DAY 	20	21 First Day of Summer 	22	23	24	25
26	27	28	29	30		