

HBA Fort Wayne

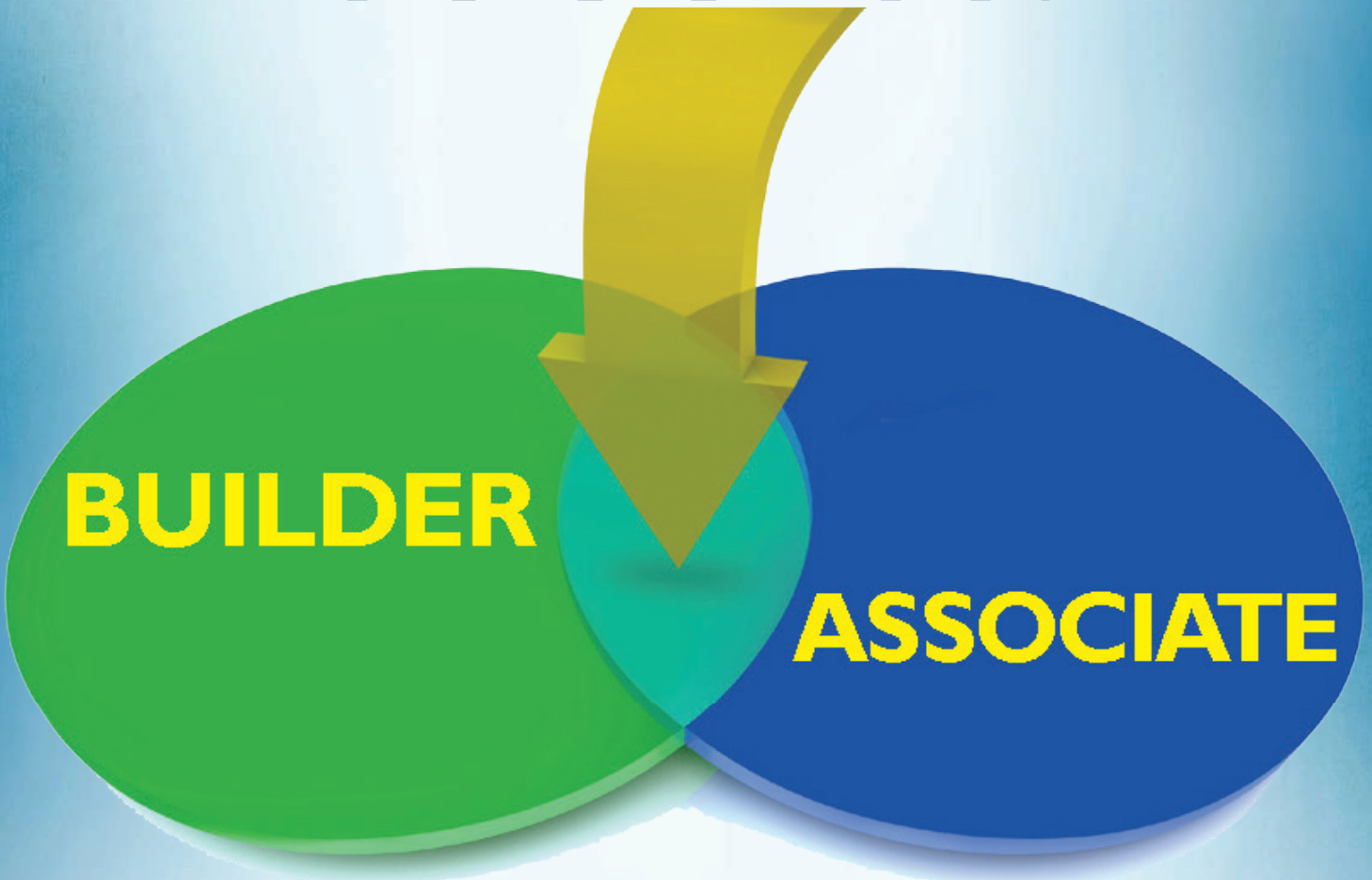
CONNECTIONS

HBA

Home Builders Association
of Fort Wayne

January 2025

SUCCESS!



HBA Network Night

Thursday, February 6

Connecting area Builders & Developers with industry leading material and service providers through networking and educational opportunities.

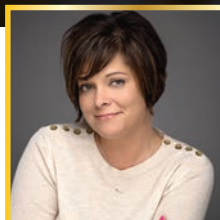
Connecting with local, state & national policy making through the Indiana Builders Association and the National Association of Home Builders.

**NEW YEAR,
SAME RELIABLE
SERVICE**



RING IN 2025

WITH INDIANA'S #1 TITLE INSURANCE TEAM



Amy Schiltz
aschiltz@metrotci.com



Tasha Sector
tsector@metrotci.com



Leah Graham
lgraham@metrotci.com

METROPOLITANTITLE.COM

2025 HBA Annual Sponsors

PEAK

RABB WATER
SYSTEMS

WAYNE
PIPE & SUPPLY
INC.
SINCE 1896

BEAM

CENTRAL SUPPLY
COMPANY

THE
DEHAYES
GROUP
Greg Gerbers

FOUNDATION

First
Federal
Savings
Bank

METROPOLITAN
TITLE

3 RIVERS

MTC
MERIDIAN
TITLE CORPORATION

2025 Sponsorships are still available!

To renew or learn more about the benefits of
sponsorship contact:

Rebecca@hbafortwayne.com
(260) 420-2020

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On the cover

*Register today for the 2025 Network Night
where our associate members have the
opportunity to showcase
their products and
services to fellow
HBA Members.*

HBA
Home Builders Association of Fort Wayne, Inc.

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Home Builders Association of Fort Wayne, Inc.

CONNECTIONS is published by the Home Builders Association of Fort Wayne, Inc.
305 West Main Street | Fort Wayne, IN 46802 | (260) 420-2020 | hbafortwayne.com

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CONNECTIONS is published 12 times per year and distributed to all members in good standing. HBA membership is open to all builders and businesses that benefit from new residential construction in northeastern Indiana. Subscription to CONNECTIONS is included in annual membership dues. Advertising space is open to HBA members only, and is available throughout the year.



2025 HBA Executive Officers

President	Nate Delagrange	Colonial Homes
Vice-President	Nic Hoeffel	Windsor Homes
Treasurer	Glenn Claycomb	Rivers Edge Construction
Secretary	Logan Buescher	Bob Buescher Homes
Immediate Past President	Greg Gerbers	The DeHayes Group

BOARD MEMBERS

Barclay Allen, *Timberlin Homes*
John Belote, *Rabb Water Systems*
Tyler Cady, *MBN Properties*
Brad Giese, *D.R. Horton*
Al Hamed, *Hamed Homes*
Harrison Heller, *Heller Homes*
Luke Hoffman, *Granite Ridge Builders*

Mike Jenkins, *Home Lumber of New Haven*
Jhonelle Kees, *Zion Real Estate & Development Group*
Austin Lundquist, *Wayne Pipe & Supply*
Alex Miller, *Star Homes by Delagrange & Richhart*
Amy Schiltz, *Metropolitan Title*
Nick Toney, *Lake City Bank*

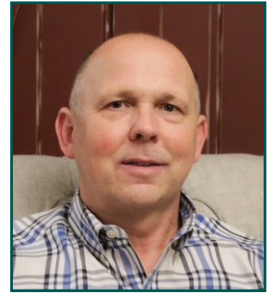
Tax Ruling: Dues payments to the Home Builders Association of Fort Wayne, Inc. are not deductible as charitable contributions for federal income tax purposes. However, dues payments may be deductible as ordinary and necessary business expense, subject to exclusion for lobbying activity. Because a portion of your dues is used for lobbying by NAHB and the Indiana Builders Association, when calculating your business deduction for your association dues you must subtract \$31.68 of NAHB's \$198 dues (16%) and \$8.51 (6%) of the HBA of Fort Wayne's IBA Franchise Affiliation Fee as non-deductible.

Thank you, 2024 Board of Directors for your leadership, service and support throughout the year. We appreciate all you've done, and look forward to another great year in 2025!



Hello and Happy New Year, all. I hope your holidays were filled with joy and rest. This past year went by quickly, and was successful and productive.

I am looking forward to leading this year and emphasizing the key points of our mission statement. We, as the Home Builders Association of Fort Wayne, Inc., support all segments of the residential building industry through advocacy, education, workforce development, networking, and community involvement. I believe these five key points are important in growing our local membership, being a PAC sponsor, and continuing to build workforce development opportunities.



First, it is important to grow our local membership. Community involvement is key in all aspects, but especially in growth. Through community involvement, we can build each other up, teach the next generation quality home building, and grow our individual businesses. We, as a team, can encourage others to join the HBA and ultimately make a difference in our area.

Next, being a PAC sponsor supports both advocacy and networking. As we enter our second year of PAC sponsorship, I encourage all to consider donating and extending this invitation to others. It is important for our area to know of its HBA, but it is also vital that we boost our individual businesses as well. Through PAC sponsorship, we can do both.

Finally, it is of utmost importance to continue creating workforce development opportunities. In past years, we have donated money toward education in our industry. This year, the workforce development committee has a new idea – to donate time rather than money at our local career centers. I believe this is important because we must educate the upcoming generation and encourage qualities like work ethic, responsibility, and perseverance.

Thank you all for being strong supporters of the Fort Wayne HBA. I would like to extend an extra thank you to Greg Gerbers for his leadership, intentionality, and service last year as 2024 Board President. I encourage you to get involved this year – whether by volunteering your time at career centers, donating to the PAC, or inviting colleagues to join the HBA. Together, we can continue to keep the cost of housing under control and comfortable living accessible.

Nate Delagrange
President, Home Builders Association of Fort Wayne



WAYS WE KEEP IN TOUCH!

Monthly **CONNECTIONS** online Magazine

Weekly Updates sent via Mail Chimp

Email sent through our Growth Zone management system

Text-casting - We are getting ready to launch a new texting app. If you haven't been receiving information by texts and would like to be added contact Jen!

Reports and invoicing through our Infohub



If you would like to be added to any of these communications please contact Jen at

services@hbafortwayne.com

Looking for products & services?

Search our online directory to find a fellow HBA Fort Wayne Member!

Home Builders Association of Fort Wayne, Inc.

Member Events



Home Builders Association of Fort Wayne, Inc.
 Online registrations at
hbafortwayne.com/events or contact
elise@hbafortwayne.com to register



Thursday, February 6

HBA NETWORK NIGHT (formerly Builder/Associate Expo)

Ceruti's - 6601 Innovation Boulevard - 4:00-6:30pm

REGISTRATION IS OPEN NOW!

see page 13 for details

Join us for this event where our Associate Members have the opportunity to showcase their products and services to our Builders. The event features complimentary hors d'oeuvres and cash bar.

Wednesday, January 29

Town & Country Participants Lunch & Learn

HBA Office from noon to 1:00pm

Builders & Associates - if you are interested in participating in the 2025 tour we encourage you to come learn more about how to optimize your participation in this event. Bring your lunch... beverages & cookies provided.



SAVE THE DATE

Thursday, March 20

Kick-off **MARCH MADNESS**

Van's Home Center

106 Peckhart Court, Auburn IN

3:00-6:00pm More details to come!



See all your member benefits in one document!

Available now as an Excel or PDF file



VAN'S
home center

Now you can see all your HBA Fort Wayne Indiana Builders Association and National Association of Home Builders member benefits in one document!

Available on the Resources tab in the infohub or email elise@hbafortwayne.com to receive a copy.

House Notes

Rebecca Cameron, Executive Officer

Happy New Year!

I hope everyone had joyous Christmas and festive New Year celebrations, and are coming back to work with renewed energy and an optimistic outlook for 2025.

In looking ahead at our 2025 calendar, I'm excited we're planning to implement a few new ideas and feature educational programming, as well as focus on adding more value to our larger events: Town & Country New Home Tour, PAC Golf outing, HBA Golf outing, our 12th Annual Chili Cook-Off & Silent Auction, Remodeling Expo and Inaugural Celebration. If you have participated in these very popular events (or any of our other events!), and have suggestions to offer, please reach out to either myself or Program Committee Chair Austin Lundquist.

To echo the encouragement of our newly installed Board President, Nate Delagrange, in supporting advocacy efforts, I want to point out an IBA event that I hope you'll consider attending -- the IBA Legislative Conference on Monday, March 10. This is an incredible opportunity for our HBA members to visit face-to-face with state legislators and tour the State House. See details on page 10 if you're interested in attending.

As we get back into the swing of things here at the office, we'll soon be distributing directory proof pages for member review. When you receive the email and attachment, please take a minute to review your contact information for accuracy and let us know of any corrections. With 350+ members, we don't have a lot of time to track down everyone to ensure all information is accurate and keep to the production timeline. If you all could please review the information upon receipt and approve/offer corrections, we would appreciate it!

Lastly, if you're planning to attend the International Builders' Show at the end of February, please let us know! We'll create a master list of attendees, and if you'd like to opt in, we can keep you updated about happenings or other vital information during the show. If you're still deciding on making the trip, you can still save on registration until January 10! IBS Opening Ceremonies, scheduled for the morning of Tuesday, February 25, will feature Emmy and golden Globe-nominated actor/comedian David Spade. The show will wrap up on Thursday, February 27 with a private concert by Grand Ole Opry member and multi-platinum performer Chris Janson (tickets required for this event). Of course, there will be A LOT to do in between both of these IBS events, with hundreds of vendors and exhibits.

One of the things I'm most anticipating about IBS this year is the NAHB Student Chapters Awards Ceremony on February 26. Our friends at Garrett High School Career Development Program are among the top three finalists for Outstanding Student Chapter of the Year! We already know how amazing the CDP is, and how much the students accomplish every year. I plan to attend the awards ceremony and will have my fingers crossed for the Garrett HS students!

As always, if you need anything or have questions about your membership, perks, etc., please don't hesitate to contact myself, Jen or Elise here at the office. We're here to help!

Have a great month!

Rebecca

Q4 2024 CLAIM DEADLINE: FRIDAY, FEBRUARY 14, 2025

HBA Builder/Remodeler Members may claim manufacturer rebates for residential jobs completed between October 1 through December 31, 2024.

Q4'24 is also the last opportunity for builder members to claim for residential jobs completed in 2024. Any builder who has not yet participated by registering and submitting a rebate claim is welcome to claim for all residential jobs completed January 1 through December 31, 2024 with their Q4'24 HBA Rebates Claim.



Want To Start Getting Money Back For Products You Already Use?



FREE MEMBER BENEFIT OF YOUR STATE & LOCAL HBA

[HBArebates.com](https://www.HBArebates.com)

EASY TO PARTICIPATE!

IF YOU USE ANY OF OUR PARTICIPATING MANUFACTURERS

THE AVERAGE REBATE PER BUILDER/REMODELER COMPANY WHO PARTICIPATED IN 2023 WAS:

\$1,586.75

- 1 Register
- 2 Submit a Rebate Claim
- 3 Receive a Rebate Check



[HBArebates.com](https://www.HBArebates.com)
info@HBArebates.com
[866.849.8400](tel:866.849.8400)
[@HBArebates](https://www.instagram.com/HBArebates)



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2025 IBA LEGISLATIVE CONFERENCE

Board and Committee Meetings
March 10-11

IBA's premier annual event

Discover the priority issues affecting the home building sector, engage with state lawmakers and tour the Statehouse.

Registration

Early Bird : \$35

Regular : \$50

Hotel

Embassy Suites Indianapolis
110 West Washington St.
Indianapolis, IN

Register Before February 24 for Early Bird Pricing

REGISTER NOW



at Business.Buildindiana.org/events

Questions? contact jenna@buildindiana.org or 317-917-1100 ext 207

Upcoming Events

Business.buildindiana.org/events

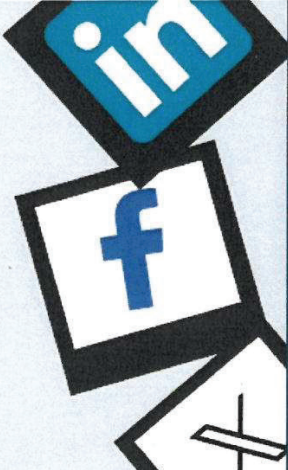


2025 State & National Association Calendar of Events



DATE	EVENT	LOCATION
January 15	IBA Executive Committee Meeting	IBA Office, Indianapolis
February 25 - 27	International Builders' Show	Las Vegas Convention Center
February 26	Networking Night at IBS	El Segundo Sol, Las Vegas
March 10 - 11	IBA Legislative Conference	Embassy Suites, Indianapolis
May 14	IBA Executive Committee Meeting	TBD
June 10-13	NAHB Spring Leadership Meeting & Legislative Conference	Marriott Marque, Washington DC
July 23	IBA Executive Committee Meeting	Idle Creek Golf Course, Terre Haute
September 17	IBA Executive Committee Meeting	French Lick IN
November 17 - 19	NAHB Fall Leadership Meeting	Hyatt Regency Denver, Denver CO
December 4 - 5	NAHB Area 9 Leadership Conference	Embassy Suites, Notre Dame -South Bend
Coming in Spring 2025	Certified Aging-In-Place (CAPS) Program	TBD
Coming in Fall 2025	NAHB Build PAC Golf Outing	TBD
	Certified Lead Renovator Training	TBD
	Certified Aging-In-Place (CAPS) Program	TBD
	IBA Fall Board & Committee Meetings	TBD

as of 11/11/2024*



ARE YOU ON SOCIAL MEDIA?

IBA is too!

Connect with IBA on LinkedIn, Facebook, and X.

Spike Updates

DON'T LOSE YOUR SPIKE CREDITS!

Per NAHB, any recruiter with less than 25 spikes who does not recruit a new member or accumulate retention credits for a year will lose their spike points. Make sure your recruited members are renewing or that you are recruiting a new member into the association!



**HIGHLIGHTED NAMES
INCREASED POINTS
LAST MONTH!**

STATESMEN (500-999)	
646	Rob Wacker
594	Herb Delagrang
585	Jeff Thomas
SUPER SPIKES (250-499)	
444	Bob Buescher
274	Jamie Lancia
ROYAL SPIKES (150-249)	
242	Jay Shipley
238	Roger Delagrang
238	Matt Momper
234	Duane Kees
209	Charlie Giese
197	Jim Klotz
159	Barclay Allen
155	Kay Feichter
RED SPIKES (100-149)	
140	Matt Lancia
138	Greg Gerbers
136	Ric Zehr
109	Kevan Biggs
107	Jerry Korte
102	Rodney Robrock
GREEN SPIKES (50-99)	
84	Logan Buescher
81	Josh Barkley
81	Gregg Richhart
75	Jim Bauman
73	Lynn Delagrang
65	Luke Hoffman
56	Brad Cayot
50	Tyler Kees

LIFE SPIKE (25-49)	
47	Brad Jackson
45	Austin Lundquist
44	Terry Stauffer
37	James Burkhardt
28	Jeff Bushey
26	Chad Delagrang
25	Brad Wallace
BLUE SPIKES (6-24)	
23	Chad Korte
22	Michael Coe
21	Brad Lombard
18	Mark Heller
13	Adam Clemens
8	Ryan Schiltz
7	Nate Delagrang
7	Michael Jenkins
6	Tyler Miller
SPIKE CANDIDATES	
5	Bob Barney
5	John Miller
5	Tong Nokaya
5	Brian Poor
5	Ryan Wannemacher
4	Glenn Claycomb
4	Jhonelle Kees
4	Alex Miller
2	Stefan Hartman
2	Nic Hoeffel
2	Kamran Mirza
2	Kevin Walsh
1	Ralph Anderson
1	Emanuel Brandenberger
1	Jeff Heiniger
1	Denny Kees
1	Linda Maynhart
1	Amy Schiltz
1	Troy Slattery
1	Michael Woodfill

Thank you to our sponsors and to all who attended our Komet Hockey Night on January 5



**REGISTRATION
OPEN NOW!**

Last year's event sold out
REGISTER TODAY!

**Builders - please plan to come and learn more
about our associate members and how they can
help your business succeed.
Feel free to bring or send your staff as well!**

SUCCESS!

HBA

Home Builders Association of Fort Wayne, Inc.

HBA Network Night

Thursday, February 6

4:00 to 6:30 pm

at Ceruti's

6601 Innovation Boulevard - Fort Wayne

BUILDER

ASSOCIATE

Join us for this event where
our Associate Members
have the opportunity to
showcase their products
and services to our Builders.
The event features
complimentary hors d'oeuvres
and cash bar.

Sponsored by



ASSOCIATES
Be a part of the event as
a sponsor for \$500

As a sponsor you receive: your table entry,
recognition and logo signage at event;
logo placement in weekly/monthly
HBA online publications and social media
leading up to the event.

ASSOCIATE MEMBERS
TABLE ONLY ENTRY is \$250

Includes table at event, promotion in all event
materials after you have registered
Participating members need to provide a
door prize valued at \$50+

BUILDERS

Builders attend free, but we need to
register you for the event! Please let
us know if you will attend so we can
promote that to our Associates. Register
before 1/15 and you will receive two
complimentary drink tickets!

Contact:
elise@hbafortwayne.com

Associates registered to date:

Overhead Door of Fort Wayne
Rabb Water Systems
The DeHayes Group
Metropolitan Title
First Federal Savings Bank
Meridian Title
Wayne Pipe & Supply

Momper Insulation
Cornerstone Energy
Conservation Services
Leading Edge Countertops
Mont Surfaces by Mont Granite

December Board Meeting Minutes

HBA Board of Directors Meeting Tuesday, December 10, 2024

Present: Greg Gerbers, Nate Delagrange, Nic Hoeffel, Glenn Claycomb, Logan Buescher, Barclay Allen, John Belote, Al Hamed, Harrison Heller, Luke Hoffman, Mike Jenkins, Jhonelle Kees, Tyler Kees, Alex Miller, Austin Lundquist, Nick Toney, Rebecca Cameron

Absent: Tyler Cady, Amy Schiltz

Call to Order:

The meeting was called to order @ 8:00 a.m. by Greg Gerbers - President.

Concurrence Items: Motion to Approve and Accepted
Logan Buescher, motion; Nate Delagrange second

Membership:

Three new members for approval:

- Ground Effects Landscaping
- JF Design Build LLC
- New Venture (reinstate)

Logan Buescher motion, Al Hamed, second

EO Report

Financial Report

Fall Golf Outing – Updated Number

PAC Fund above \$13K

When budget numbers are corrected, an email will go out for approval

Final budget number includes PAC funds, after all expenses, we net just over \$20K

Quarterly Call List to begin in 2025

Board Members to select members to call

Review 2025 Calender

HBA Golf Outing – September 18th

Night of Lights looking at being an official lighting spot

Annual sponsorship information has gone out

Open Forum:

A spreadsheet will be maintained as to how each member is doing with HBA events

New sponsorship to support Workforce Development, focused on donated hours, not money

Meeting adjourned: 9:05 a.m.

Respectfully submitted,

Glenn Claycomb

Secretary

Connections - January 2025 - 14



Thank you, PAC Sponsors!

GOLD LEVEL



BRONZE LEVEL

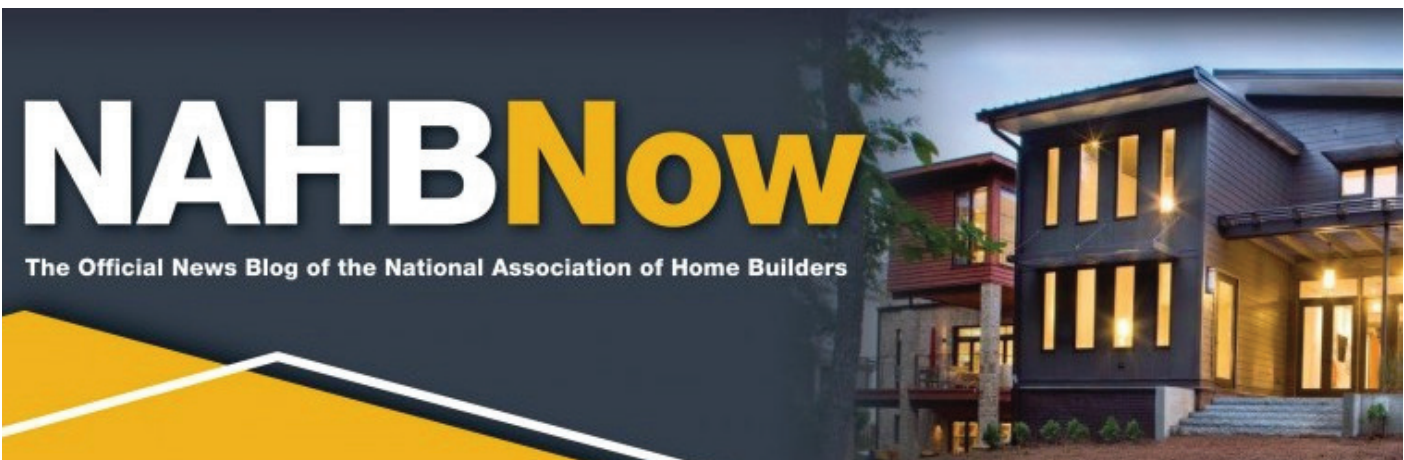


The Indiana Builders Association is one of the most effective lobbying and political organizations in our state, focused entirely on housing issues. HBA Fort Wayne has a long history of supporting IBA's lobbying team of CEO Rick Wajda and Governmental Affairs Director Carlie Hopper, and we'd like to continue that support, as well as grow local awareness on affordable housing issues.

PAC donations received with dues payments continue to support our efforts, and we're now offering sponsorships for additional support and elevation of our PAC program at three levels:

- GOLD - \$1,500**
- SILVER - \$1,000**
- BRONZE - \$500**

Donors will be recognized in the monthly Connections magazine, weekly Email Update and on signage at HBA member events. Checks made payable to HBA Fort Wayne Build PAC may be mailed to 305 W. Main Street, Fort Wayne, IN 46802.



RENEWING MEMBERS *Thank you!*

ASSOCIATES

3Kings Flooring
ABC Supply Co.
Anderson Heating & Air Conditioning
Baden Gage & Schroeder LLC
Brickworks Supply Center
Central Insurance Companies
Closet & Storage Solutions
Comcast Xfinity
Fifth Third Bank
glo Magazine
H & H Sales Company
Kendall Lighting Center
Momper Insulation
Northeastern REMC
Residential Warranty Company
STAR Financial Bank

BUILDERS

Cedarwood Contracting
Chestnut Group
Delagrang Homes
Hamed Homes
Integrity Builders
L.G. Building & Design
Landmark Roofing
Maggos Builders
Oakmont Development
Steury Builders
TND Homes
Windsor Homes
Zion Build Group

Thank you for your continued support



NAHB International Builders' Show® | February 25-27, 2025 | Las Vegas, Nevada

Will We See You in Vegas?

The next big idea. The strategies and trends. The products, connections and experts you won't see anywhere else. It's all **HERE at the in-person show in Las Vegas!**

The NAHB International Builders' Show® (IBS)—the premier, once-a-year event that connects, educates and improves the residential construction industry—is a hub for new product launches, construction demos, industry thought leader sessions, workshops, panel discussions...and more. The people, products and knowledge you'll gain will give you the real ideas and real solutions you need to grow and strengthen your essential business.

IBS 2025 will take place at the Las Vegas Convention Center, February 25 – 27.

Las Vegas Convention Center (LVCC)
3150 Paradise Drive
Las Vegas, NV 89103

Visit www.buildersshow.com for details or to register!

NEW BUILDER MEMBERS

JF Design Build LLC

Jose Flores
1685 Carroll Road
Fort Wayne IN 46845
(260) 515-1485
jfdesignbuilds.com



JF Design Build is a professional custom home builder serving the Northeast Indiana region. With extensive experience in new construction, we are dedicated to building beautiful, superior quality homes. Our commitment to excellent workmanship and quality is evident in every home we construct.

New Venture Development Corp.

James Morlan
10808 LaCabreah Lane
Fort Wayne IN 46845
(260) 489-7095
jmm@northeasterngroup.com
northeasterngroup.com

NEW ASSOCIATE MEMBER

Ground Effects Landscaping & Excavation

Robert Taylor
17626 Flatrock Road
Monroeville IN 46773
(260) 600-9222
contact@groundeffectslandscape.com
groundeffectslandscape.com

At Ground Effects, we are dedicated to creating beautiful and functional outdoor spaces for our clients. With our expertise in landscaping and excavation, we can turn your vision into reality. Whether it's enhancing your residential property or maintaining a commercial space, we have the skills and passion to exceed your expectations.

Operating out of our warehouse in New Haven Indiana our service area includes Adams, Allen, Dekalb, Huntington, and Wells Counties. Services include Landscape Design, Lawn & Landscape Installation, Excavation & Maintenance.



Owning a business is a labor of love.

And FRANKLY our insurance has you covered.

Members of Home Builders Association of Fort Wayne can save money on commercial insurance.

- Commercial insurance discount
- Workers' compensation discount
- Streamlined audit procedures
- Discount on subcontract rates
- Bundled coverages including errors & omissions
- Endorsements for property, liability and auto

The DeHayes Group's Greg Gerbers is a past President (2015) and current Treasurer (2018) of HBA of Fort Wayne and also serves as IBA: OSHA Chairman, AVP and State Director.

Contact Greg Gerbers, CIC at
260.969.1317 or greg@dehayes.com.

Let's have a frank conversation





Order your HBA Fort Wayne Branded Merchandise Today!



Order your HBA Fort Wayne Merchandise online at:

<https://brdorderingportal.com/product-category/hba-fort-wayne/>

Have an issue? We can help!

If you're dealing with an issue related to building codes or legislation, bring it to the Governmental Affairs Committee.

For more information, contact Rebecca at the HBA office (260) 420-2020 or rebecca@hbafortwayne.com



When you are looking for products & services search our online directory to find a fellow HBA Fort Wayne Member!

Get involved with an HBA committee in 2025!

Membership Committee

Chair: Greg Gerbers

Responsible for recruiting new members, membership retention and onboarding of new members. Meets the third Monday of each month, 7:45a, at the HBA office.

Workforce Development Committee

Co-Chairs: Glenn Claycomb, Alex Miller

Creates opportunities for members and area construction trades students to interact and foster productive professional relationships, ensuring the local home-building industry's future stability and strength. Meets the first Tuesday of each month, 8:30a, at the HBA office.

Programming + Marketing Committee

Chair: Austin Lundquist

Assists with date and location selection for all social events (Golf Outings, General Membership Meetings, Inaugural, Chili Cook-Off, Meet Me @ 5, etc.), as well as acquisition of door prizes. Develops marketing and brand-awareness strategies, as well as approving concepts and budgets for annual home show events. Meets the first Wednesday of each month, 4p, at Coyote Creek Golf Club, 4935 Hillegas Road.

Governmental Affairs Committee

Chair: Logan Buescher

Responsible for legislative involvement assuring the best interest of the Association is served in pending actions in the state, county, and city governing bodies. Addresses Codes issues and stays up to date on all changes affecting the residential building industry. Determines disbursement of funds to political candidates. Meets the first Friday of odd-numbered months, 8:30a at the HBA office.

Please contact the HBA office (260) 420-2020 or email Rebecca Cameron, Executive Officer, (rebecca@hbaforwayne.com) to be placed on the committee(s) of your choice.



**NEW YEAR,
NEW HOME?**



**New Purchases
Construction Loans
HELOC'S**



JULIA MOORE
NMLS# 399947
(574) - 453 - 1096
juliam@firstfederalbanking.com
julialmoore.com



AQUA SYSTEMS™
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Water Treatment Service
Celebrating 50 Years

Why do 9 out of 10 people who talk to us choose our water systems?

- Superior Products and Service Since 1959
- Industry-Leading Warranties
- NO-RISK 90-Day Unconditional Money-Back Guarantee

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Purification Systems
Bottled Water
Home and Office Delivery
Salt & Bottled Water Drive-Thru**

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3832 E. Dupont Rd.
1/4 mile east of I-69
at exit 116
**(260) 483-3963
(877) 640-4109**




**Open Monday - Friday 8 a.m. - 6 p.m.
Saturday 8 a.m. - 2 p.m.**

Be a Workforce Development Champion!



We are excited to offer a new opportunity for HBA members to support Workforce Development and be rewarded for their efforts. Equipping students with the skills and resources needed to become successful and thrive in the residential construction industry is a high priority of our Workforce Development committee. HBA members' investment of time, providing training, professional development, and hands-on assistance to students, will empowering students to begin their careers with all the skills they need to be successful.

This can be done by ...

- Volunteering time to local student chapters, Boys & Girls Club or Junior Achievement
- Participate in a career fair
- Provide an internship or job-shadowing opportunity
- Donate supplies and/or equipment to construction trades programs
- Participate in our annual Chili Cook-Off/Silent Auction

Simply track the time you/your employees give to promoting workforce development and submit to the HBA office. We'll keep a running tally, and announce Workforce Champion achievements and awards at the Inaugural Gala in December.

Many of our members already designate time to assist with local student chapters, the Boys & Girls Clubs of Fort Wayne, and Junior Achievement -- your business may already be well on its way to reaching one of these Champion levels. Know that your investment of time can have a significant impact on students who are interested in pursuing a career in residential construction.



Champion Levels

Platinum - 100 hours

Gold - 50 hours

Silver - 25 hours

Bronze - 15 hours

Community Partner - 10

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Saturday & Sunday
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Saturday & Sunday
May 3 & 4



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Builders & Associates:
Plan to join us at the HBA Office on
Wednesday, January 29 at noon
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Allen County Permit Activity Summary

Type	2023							2024										
	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov
Single Family	152	180	157	110	103	97	54	60	134	109	119	138	97	99	136	88	128	125
Duplex	18	2	31	16	16	0	0	0	0	10	0	2	3	18	3	14	4	6
Apartments	8	0	0	0	1	8	0	0	0	0	0	0	0	0	0	0	0	0
Res Add 'n in \$1000	3150	2202	2648	2137	2872	3396	2103	1086	2205	2015	3366	4210	3913	2214	5047	4098	2446	1533
Res Repair in \$1000	10902	11370	12316	10068	14928	10043	6013	8538	9077	9959	12770	13211	12992	9934	11171	11036	11074	9926
Garages	14	6	11	11	12	7	9	1	6	12	10	10	15	7	15	15	13	13
Total Dwellings	178	182	188	126	126	105	54	60	134	119	119	140	100	117	139	102	132	131

Permit History can be found on our website. You can access it through the infohub, go to the Resources tab on the left menu. If you are looking for specific historical data not available there, please contact elise@hbafortwayne.com

Remodeling Permit Totals for Allen County

REMODELING PERMIT TOTALS FOR ALLEN COUNTY								
Type	November 2024		November 2023		2024 YEAR TO DATE		2023 YEAR TO DATE	
	# Permits	\$	# Permits	\$	# Permits	\$	# Permits	\$
Addition	52	\$1,532,525	67	\$3,396,288	871	\$32,131,552	752	\$27,096,468
Alteration	84	\$1,505,533	91	\$1,259,384	1089	\$18,105,368	1250	\$18,616,935
Remodel	62	\$1,516,527	68	\$1,526,338	854	\$29,009,442	764	\$24,225,708
Repair	46	\$797,360	43	\$731,345	524	\$9,891,318	502	\$9,725,055
Reroof	89	\$2,103,543	110	\$1,714,480	1005	\$15,608,832	1007	\$14,726,981
Tear Off	225	\$3,084,979	283	\$4,537,752	2648	\$37,721,277	3397	\$48,431,968
Siding	30	\$917,834	27	\$273,260	510	\$8,302,387	479	\$6,520,657
TOTAL	588	\$11,458,301	689	\$13,438,847	7501	\$150,770,176	8151	\$149,343,772

Single-Family Starts Post Solid Gain in November as Multifamily Falters

Ongoing lean levels of single-family existing home inventory helped to boost single-family production last month, while overall housing production fell because of a double-digit percentage drop in multifamily output.



Overall housing starts decreased 1.8% in November to a seasonally adjusted annual rate of 1.29 million units, according to a report from the U.S. Department of Housing and Urban Development and the U.S. Census Bureau.

The November reading of 1.29 million starts is the number of housing units builders would begin if development kept this pace for the next 12 months. Within this overall number, single-family starts increased 6.4% to a 1.01 million seasonally adjusted annual rate. On a year-to-date basis, single-family construction is up 7.2%. The multifamily sector, which includes apartment buildings and condos, decreased 23.2% to an annualized 278,000 pace.

“While single-family starts were up in November, single-family permits were flat as builders face mixed market conditions that include an election result that promises a focus on regulatory relief, but ongoing elevated mortgage rates,” said Carl Harris, chairman of the National Association of Home Builders (NAHB) and custom home builder from Wichita, Kan.

“NAHB is forecasting single-family starts to post a slight increase in 2025 as the financing conditions for builders improve modestly,” said NAHB Chief Economist Robert Dietz. “The significant decline for apartment construction is forecasted to end, with that market stabilizing during the second half of next year.”

On a regional and year-to-date basis, combined single-family and multifamily starts are 7.3% higher in the Northeast, 2.4% lower in the Midwest, 5.8% lower in the South and 5.9% lower in the West.

Overall permits increased 6.1% to a 1.51 million unit annualized rate in November. Single-family permits increased 0.1% to a 972,000 unit rate and are up 8.0% on a year-to-date basis. Multifamily permits increased 19.0% to an annualized 533,000 pace.

Looking at regional data on a year-to-date basis, permits are 3.2% higher in the Northeast, 4.8% higher in the Midwest, 2.5% lower in the South and 7.0% lower in the West.

The number of single-family units under construction is down 6.3% from a year ago, declining to 637,000. The number of multifamily units under construction is down 20.5% from a year ago, to 797,000 units.

In November, there were two multifamily units completed for every one unit starting construction. Two years ago, there were just 0.7 multifamily units being completed for every 1 unit starting construction.

The count of multifamily units in 5-plus unit properties units completing construction is up 36.1% on a year-to-date basis for 2024. In contrast, single-family completions are up 3.6% on a year-to-date basis.



Announcement

New Sherwin Williams Quarterly Rebate Program for HBA Builder & Remodeler members.

Starting Q3 2024, Sherwin Williams is launching a new rebate program available exclusively for HBA members. This opportunity is open to all new and existing Sherwin Williams customers!



How to Secure Your Quarterly Rebate:



Register with HBA Rebates:

Builder Registration:

www.HBArebates.com/Registration



Complete and Submit Your Sherwin Williams Painter Tracking Form:

www.HBArebates.com/PainterForm



Spend \$1,200 Quarterly

Spend a minimum of \$1,200 each quarter on Sherwin Williams paint, brushes/rollers, and associated paint products to qualify.



Receive Your Rebate Check

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Quarterly Rebate Payments

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Contact Us:

HBArebates.com

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provided by
Mike Hernandez Peterson (r)
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2024 Rewards Club Winners

The HBA Rewards Club is an annual incentive program where members earn points for involvement such as attendance at general membership events, home show participation, event sponsorship, advertising in Connections, recruiting new members, and including a PAC contribution with their annual dues payments. According to the number of points earned, members fall into four categories – Platinum, Gold, Silver and Bronze – which makes them eligible for an HBA gift certificate to use toward dues, event registration or advertising the following year, as well as a drawing for a 2025 dues discount.

Bronze Level

\$25 gift certificate toward an event or service

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MBN Properties

Bradley Overhead Door

Everdry Waterproofing

Garage Force of Fort Wayne

Metropolitan Title

Winner of \$100 off membership dues:
MBN Properties

Silver Level

\$50 gift certificate toward an event or service

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Rabb Water

Granite Ridge Builders

Home Lumber

Korte Does It All

Quality Crafted Homes

Raber Patio Enclosures

WaterFurnace International

Zion Real Estate & Development

Kiracofe Homes

Winner of \$200 off membership dues:
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Gold Level

\$75 gift certificate toward an event or service

Windows Doors & More

Wayne Pipe & Supply

Windsor Homes

Rivers Edge Construction

Bob Buescher Homes

Winner of \$300 off membership dues
Windsor Homes

Platinum Level

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Lancia Homes

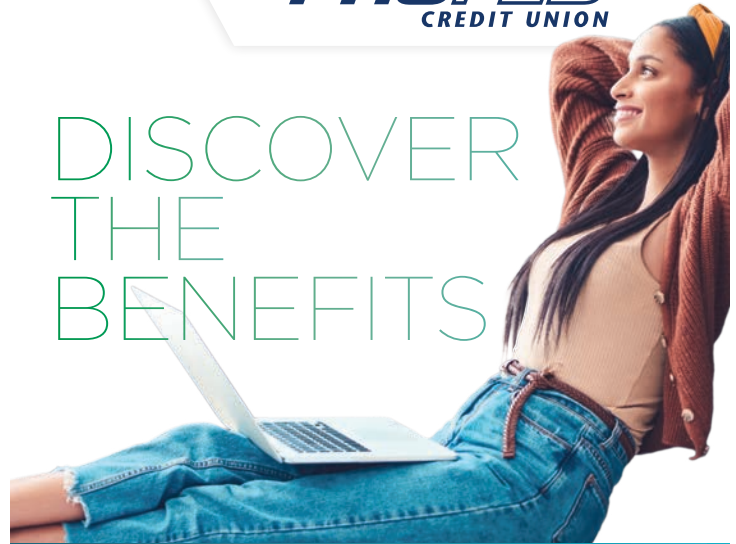
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HBA FW has been working with our exclusive, private partner, Small Business Growth Partners (SBGP) to help our members reach maximum growth and potential through their one-of-a-kind BPA Process. This has been refined for over 10 years of working exclusively with HBA Builder, Remodeler and Associate Members.

As an exclusive member benefit, we are offering you the chance to register for, and redeem, your 2023 Business Diagnostic & Plan of Actions. An annual BPA is included 100% with your HBA FW member benefits. (\$2,200 value).

Redeem Your BPA in 3 easy steps!

100% of the cost for your BPA is covered by your Association Membership

BPA stands for Business Diagnostic & Plan of Actions and is an exclusive and private business planning tool from Small Business Growth Partners, developed through focusing on the issues of builders, remodelers, HBA Associate members and how to solve them.

01

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02

CLICK "REDEEM YOUR BPA"

03

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*The deliverable is an extremely accurate and personalized 30+ page, step-by-step and time-based 12-month plan for you and your business.





1. Basic Ranch on Slab

1,414 sq. ft. of living area, 656 sq. ft. garage

Price Summary	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Dec-23	Dec-22
Framing	\$ 17,620	\$ 18,165	\$ 18,104	\$ 17,872	\$ 17,592	\$ 17,036	\$ 16,885	\$ 16,793	\$ 16,777	\$ 17,037	\$ 17,329	\$ 19,102
Roof	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,704	\$ 4,644	\$ 4,644
Exterior Doors	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679
Garage Doors	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 751
Drywall	\$ 2,976	\$ 2,976	\$ 2,976	\$ 2,976	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 2,976	\$ 2,976
Interior Doors	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365
Interior Trim	\$ 2,909	\$ 2,909	\$ 2,909	\$ 2,909	\$ 2,908	\$ 2,907	\$ 2,908	\$ 2,908	\$ 2,908	\$ 2,908	\$ 2,909	\$ 2,910
Final Material	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322
Total	\$ 33,856	\$ 34,402	\$ 34,340	\$ 34,109	\$ 33,921	\$ 33,365	\$ 33,215	\$ 33,122	\$ 33,106	\$ 33,426	\$ 33,565	\$ 35,348

2. Basic 2-Story on Slab

2,080 sq. ft. of living area, 500 sq. ft. garage

Price Summary	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Dec-23	Dec-22
Framing	\$ 24,818	\$ 25,348	\$ 25,330	\$ 25,012	\$ 26,040	\$ 23,801	\$ 23,632	\$ 23,624	\$ 23,685	\$ 23,975	\$ 24,966	\$ 26,965
Roof	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,257	\$ 4,096	\$ 4,096
Drywall	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,192	\$ 4,192
Exterior Doors	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653
Exterior Trim	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 2,932
Garage Doors	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 751
Final Material	\$ 749	\$ 1,653	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749
Interior Doors	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,733	\$ 1,701	\$ 1,701
Interior Trim	\$ 5,202	\$ 5,202	\$ 5,202	\$ 5,202	\$ 5,148	\$ 9,505	\$ 9,833	\$ 9,833	\$ 9,906	\$ 9,906	\$ 5,148	\$ 5,148
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322
Fireplace	\$ 1,686	\$ 1,686	\$ 1,686	\$ 1,686	\$ 1,619	\$ 1,686	\$ 1,686	\$ 1,733	\$ 1,737	\$ 1,737	\$ 1,619	\$ 1,607
Total	\$ 48,181	\$ 49,615	\$ 48,693	\$ 48,375	\$ 49,283	\$ 51,594	\$ 51,752	\$ 51,792	\$ 51,962	\$ 52,413	\$ 48,209	\$ 50,115

3. Custom Ranch with Walkout Basement & Screened Porch

3,034 sq. ft. living area with finished basement, 598 sq. ft. garage

Price Summary	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Dec-23	Dec-22
Framing	\$ 40,353	\$ 40,717	\$ 40,756	\$ 40,469	\$ 40,226	\$ 39,370	\$ 39,432	\$ 39,277	\$ 39,393	\$ 39,506	\$ 40,532	\$ 46,460
Roof	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,451	\$ 4,361	\$ 4,361
Exterior Doors	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854
Garage Doors	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 939
Fireplace	\$ 4,001	\$ 4,001	\$ 4,001	\$ 4,001	\$ 4,001	\$ 4,001	\$ 4,001	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,001	\$ 3,313
Deck	\$ 10,595	\$ 10,595	\$ 10,591	\$ 10,591	\$ 10,591	\$ 9,328	\$ 9,328	\$ 9,328	\$ 7,877	\$ 7,877	\$ 10,398	\$ 11,436
Drywall	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,740	\$ 5,740
Exterior Trim	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363
Interior Trim	\$ 10,745	\$ 10,745	\$ 10,745	\$ 10,745	\$ 10,745	\$ 10,745	\$ 10,745	\$ 10,745	\$ 10,745	\$ 10,745	\$ 10,705	\$ 10,705
Interior Doors	\$ 5,937	\$ 5,937	\$ 5,937	\$ 5,937	\$ 5,893	\$ 5,893	\$ 5,937	\$ 5,937	\$ 5,937	\$ 6,933	\$ 5,903	\$ 5,903
Final Material	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322
Total	\$ 88,113	\$ 88,477	\$ 88,512	\$ 88,225	\$ 88,120	\$ 86,000	\$ 86,105	\$ 85,955	\$ 84,620	\$ 85,819	\$ 88,021	\$ 94,306

4. Custom 2-Story with Walkout Basement & Screened Porch

4,081 sq. ft. living area with finished basement, 562 sq. ft. garage

Price Summary	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Dec-23	Dec-22
Framing	\$ 44,877	\$ 45,107	\$ 45,071	\$ 44,575	\$ 43,868	\$ 43,145	\$ 43,119	\$ 43,123	\$ 43,695	\$ 43,847	\$ 45,581	\$ 56,139
Roof	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,856	\$ 5,660	\$ 5,660
Exterior Doors	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743
Garage Doors	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,023
Drywall	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,641	\$ 6,641
Exterior Trim	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390
Deck	\$ 6,756	\$ 6,724	\$ 6,770	\$ 6,770	\$ 6,770	\$ 6,223	\$ 6,192	\$ 6,192	\$ 5,986	\$ 5,986	\$ 6,775	\$ 7,458
Interior Doors	\$ 11,381	\$ 11,381	\$ 11,381	\$ 11,381	\$ 11,033	\$ 11,033	\$ 11,381	\$ 11,381	\$ 11,381	\$ 12,633	\$ 10,910	\$ 10,910
Interior Trim	\$ 8,514	\$ 8,514	\$ 8,514	\$ 8,508	\$ 12,536	\$ 12,525	\$ 12,525	\$ 12,473	\$ 12,473	\$ 12,508	\$ 8,565	\$ 8,545
Final Material	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322
Fireplace	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,779	\$ 5,559	\$ 5,549
Total	\$ 97,600	\$ 97,797	\$ 97,808	\$ 97,305	\$ 100,485	\$ 99,204	\$ 99,494	\$ 99,446	\$ 99,813	\$ 101,449	\$ 97,682	\$ 108,903

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