

# Monday Morning Blast

## April 16, 2018

This Monday Morning Blast  
brought to you by  
**Menards**

# HBA

Home Builders Association of Fort Wayne, Inc.

### THIS WEEK AT THE HBA

- April 19th**      April General Membership Meeting  
Goeglein's—7311 Maysville Road  
11:00 am Registration  
11:30 am Lunch/Meeting/Speakers
- April 20th**      Homes of Our Own School Program  
Cedarville Elementary—2:00 pm
- April 21st**      WOWO News Talk—House Calls  
9:00 am to 10:00 am



Know what's below.  
Call before you dig.

### HBA Members

Please look at the people you are doing  
business with and bring them on board as  
New members.

Do Business with a Member!



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# APRIL GMM

## Thursday, April 19, 2018



Home Builders Association of Fort Wayne, Inc.

Goeglein's — 7311 Maysville Road

11:00 a.m. — Registration

11:30 a.m. — Lunch / Meeting & Speakers

Reservations are required—Lunch Included

\$20 / person before deadline of **April 12th**

\$25 / person after April 12th.

*Bring Business Card to Event for Door Prize Drawing*

**Door Prizes Donated by: First Federal Bank**

### SPEAKERS

• **Rich Beck**

Candidate for

Allen County Commissioner

• **Tim Smith**

Candidate for

Mayor of Fort Wayne

## Event Sponsors



Home Builders Association of Fort Wayne, Inc.

### APRIL GENERAL MEMBERSHIP MEETING

Return this form with check to: Home Builders Association  
305 West Main Street · Fort Wayne, IN 46802

Reservation Deadline: April 12, 2018

**\$20/person · Reservations are required—\$25/person after April 12, 2018**

Company \_\_\_\_\_

Contact \_\_\_\_\_ Phone \_\_\_\_\_

# of people \_\_\_\_\_ at \$20 each = \$ \_\_\_\_\_ Check Enclosed

Please call the HBA Office to pay with Visa/Mastercard · (260) 420-2020



**TOWN & COUNTRY NEW HOME & Specialty Retail T • O • U • R**

# SAVE THE DATES!

**April 28 & 29 May 5 & 6**

Noon to 5pm FREE Admission



*Dream It!*



34 Homes, 13 Villas,  
29 In-Home Vendors  
& 2 Home Building Sites

*Build It!*



Presented by

**HBA**

Home Builders Association of Fort Wayne

*Live It!*

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THE NEWS SENTINEL ▲ THE JOURNAL GAZETTE

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Website Sponsor **MENARDS**

[hometour.fortwayne.com](http://hometour.fortwayne.com)

**2018 Spring Town & Country New Home Tour Participants**

<b>HOMES</b>						
<b>Builder</b>	<b>Subdivision</b>	<b>Address</b>	<b>Quad</b>	<b>Zip</b>	<b>IN-HOME VENDORS</b>	<b>IN-HOME VENDORS</b>
1 Bob Buescher Homes	Grey Oaks	3146 Riders Trail	SW	46814	Summit Mortgage	
2 Bob Buescher Homes	Whisper Rock	14642 Whisper Rock Boulevard	NW	46845	3 Rivers - Doug Lehman	
3 Carriage Place Homes, Inc.	Edenbridge	363 Edenbridge Boulevard	NW	46845	Menards - Drawing Box	
4 Carriage Place Homes, Inc.	Trotter's Chase	7617 Arabian Court	NE	46815		
5 Colonial Homes, Inc.	Deer Hollow	5933 Deer Hollow Road, Auburn	NE	46706		
6 Delagrangre Homes, LLC	The Enclaves	9135 Landin Pointe Boulevard, New Haven	NE	46774		
7 Foster and Park Homes, LLC	Talis Park	11595 Talis Park Way	NW	46845	Menards - Drawing Box	
8 Granite Ridge Builders, Inc.	Lakes of Leo Creek	15188 Leo Creek Boulevard, Leo	NE	46765	ProFed Federal Credit Union	
9 Granite Ridge Builders, Inc.	Magnolia Meadows	12820 Magnolia Creek Trail	SW	46814		
10 Granite Ridge Builders, Inc.	River Hollow	8944 River Hollow Cove	NE	46835		
11 Granite Ridge Builders, Inc.	Saddle Creek Estates	12197 Cantle Place, Grabill	NE	46741		
12 Granite Ridge Builders, Inc.	Sienna Reserve	13181 Galena Creek Trail	SW	46814	Ruoff Home Mortgage - Deanna Fisher	
13 Heller Homes	Bristoe	3091 Bristoe Lane	SW	46814	Miller Heating & Air Conditioning	
14 Heller Homes	Edenbridge	129 Edenbridge Boulevard	NW	46845		
15 Lancia Homes	Cappelli Coves	9432 Cappelli Way	NW	46818	VSI Home Lending	Miller Heating & A/C
16 Lancia Homes	Fox Hollow	419 Barnsley Court	NW	46845	Wells Fargo Home Mortgage - Randi Baker	
17 Lancia Homes	Grey Hawk	12759 Page Hill Court	SW	46818	VSI Home Lending	
18 Lancia Homes	Sycamore Lakes	932 Clairborne Drive	SW	46818	Hallmark Home Mortgage - Michelle Clayton	
19 Lancia Homes	Talis Park	11521 Talis Park Way	NW	46845	Academy Mortgage Corp. - Nick Staker	
20 Lancia Homes	Whisper Rock	14998 Whisper Rock Boulevard	NW	46845	Fifth Third Bank - Tiffany McIntosh	
21 Matt Lancia Signature Homes	Woodlands of Liberty Mills	11730 Hemingway Bay	SW	46814	ProFed Federal Credit Union	
22 Majestic Homes	Foxwood	8729 Alayasa Place	NE	46835		
23 Majestic Homes	Milagro	13733 Cordoba Place	NE	46845		
24 Preston Allen Homes, LLC	Whisper Rock	14783 Whisper Rock Boulevard	NW	46845	3 Rivers - Dan Fivecoate	
25 Quality Crafted Homes	Timber Ridge	14882 Old Timber Pass	NW	46845		
26 Timberlin Homes, LLC	Grey Oaks	13589 Narrows Cove	SW	46814	3 Rivers - Eric Smothermon	
27 Timberlin Homes, LLC	Grey Oaks	13577 Narrows Cove	SW	46814	Centier Bank	
28 Wannemacher Design Build	Whisper Rock	380 Artisan Pass	NW	46845	3 Rivers - Doug Lehman	
29 Westport Homes	Bear Creek Estates	5546 Bear Creek Pass, Auburn	NE	46706	Ruoff Home Mortgage - Jamie Castellana	
30 Westport Homes	Glen Hollow	1767 Glen Hollow Drive	SW	46804	VSI Home Lending	
31 Westport Homes	Grey Hawk	12837 Page Hill Court	SW	46818	Guaranteed Rate	
32 Westport Homes	Morgan Creek	4607 Anglers Lane	SW	46808	Wells Fargo Home Mortgage - Paul Georges	
33 Westport Homes	Summerwind	5918 Summerwind Place	NE	46835	3 Rivers - Jeremy High	
34 Windsor Homes	Harrison Lakes	1832 Faircloud Drive	SW	46814	Hallmark Home Mortgage - Pat Kinder	
<b>VILLAS</b>						
<b>Builder</b>	<b>Subdivision</b>	<b>Address</b>	<b>Quad</b>	<b>Zip</b>	<b>IN-HOME VENDORS</b>	<b>IN-HOME VENDORS</b>
1 Carriage Place Homes, Inc.	Landin Meadows	3405 Landin Meadows Run, New Haven	NE	46774	Fifth Third Bank - Lindsay Bradtmueller	
2 Carriage Place Homes, Inc.	Stone Gate Villas	9364 Colchester Terrace	NW	46825		
3 Delagrangre Homes, LLC	Bay Meadows Villas	1725 Savona Court, New Haven	NE	46774	Wells Fargo Home Mortgage - Kristian Leveridge	
4 Granite Ridge Builders, Inc.	Villas of Forest at Foxwood	8463 Bonjour Cove	NE	46835		
5 Granite Ridge Builders, Inc.	Villas at Summit Reserve	13505 Emerald Run Court	SW	46814		
6 Hickory Creek Homes	Villas of Bridgewater North	2011 Bogey Court, Auburn	NE	46706		
7 Matt Lancia Signature Homes	Rothman Villas	7370 Pomodoro Parkway	NE	46835	Menards - Drawing Box	
8 Legacy Homes by Delagrangre	Coves of Northbrook	9892 Oak Trail Road	NW	46825		
9 Quality Crafted Homes	Cottage Park	10364 Cottage Park Cove	NE	46835		
10 Quality Crafted Homes	Villas at Timber Ridge	160 Elderwood Court	NW	46845		
11 Star Homes by Delagrangre & Richhart, Inc.	Aslan Passage Villas	104 Caspian Cove	NW	46845		
12 Star Homes by Delagrangre & Richhart, Inc.	The Cottages of Milagro	13760 Montoro Court	NE	46845	STAR Financial Bank	
13 Windsor Homes	The Villas at Whisper Rock	15203 Confide Trail	NW	46845		
<b>SUBDIVISIONS</b>						
<b>Developer</b>	<b>Subdivision</b>	<b>Zip</b>	<b>Quad</b>			
1 Performance Property Group	Majestic Water Villas	46825	NE			
2 Sturges Development Group	Buckner's Crossing	46818	NW			
<b>IN-HOME VENDOR</b>						
	<b>Builder</b>	<b>Subdivision</b>				
1 3 Rivers - Dan Fivecoate	Preston Allen Homes, LLC	Whisper Rock				
2 3 Rivers - Jeremy High	Westport Homes	Summer Wind				
3 3 Rivers - Doug Lehman	Bob Buescher Homes	Whisper Rock				
4 3 Rivers - Eric Smothermon	Timberlin Homes, LLC	Grey Oaks				
5 3 Rivers - Doug Lehman	Wannemacher Design Build	Whisper Rock				
6 Ruoff Home Mortgage - Jamie Castellana	Westport Homes	Bear Creek Estates				
7 Ruoff Home Mortgage - Deanna Fisher	Granite Ridge	Sienna Reserve				
8 Fifth Third Bank - Tiffany McIntosh	Lancia Homes	Whisper Rock				
9 Fifth Third Bank - Lindsay Bradtmueller	Carriage Place Homes, Inc.	Landin Meadows				
10 VSI Home Lending	Lancia Homes	Cappelli Coves				
11 VSI Home Lending	Lancia Homes	Grey Hawk				
12 VSI Home Lending	Westport Homes	Glen Hollow				
13 Hallmark Home Mortgage - Michelle Clayton	Lancia Homes	Sycamore Lakes				
14 Academy Mortgage Corp. - Nick Staker	Lancia Homes	Talis Park				
15 Summit Mortgage	Bob Buescher Homes	Grey Oaks				
16 STAR Financial Bank	Star Homes by Delagrangre & Richhart	The Cottages of Milagro				
17 Wells Fargo Home Mortgage - Randi Baker	Lancia Homes	Fox Hollow				
18 Wells Fargo Home Mortgage - Kristian Leveridge	Delagrangre Homes	Bay Meadows Villas				
19 Miller Heating & Air Conditioning	Heller Homes	Bristoe				
20 Miller Heating & Air Conditioning	Lancia Homes	Cappelli Coves				
21 ProFed Federal Credit Union	Matt Lancia Signature Homes	Woodlands of Liberty Mills				
22 ProFed Federal Credit Union	Granite Ridge Builders, Inc.	Lakes of Leo Creek				
23 Menards - Drawing Box	Matt Lancia Signature Homes	Rothman Villas				
24 Menards - Drawing Box	Carriage Place Homes, Inc.	Edenbridge				
25 Menards - Drawing Box	Foster and Park Homes, LLC	Talis Park				
26 Guaranteed Rate	Westport Homes	Grey Hawk				
27 Centier Bank	Timberlin Homes, LLC	Grey Oaks				
28 Hallmark Home Mortgage - Pat Kinder	Windsor Homes	Harrison Lakes				
29 Wells Fargo Home Mortgage - Paul Georges	Westport Homes	Morgan Creek				





*Thursday April 26th, 2018*

*5:00pm - 7:00pm*

*Wabash Lighting Showroom*

*4621 Executive Blvd*

*Fort Wayne, IN 46808*

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**Food, Music, Complimentary Drinks, Door  
Prizes, Vendors, and More!**

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Please RSVP by April 19th to Chesney at 260-209-6475 or  
[cboyer@wabashelectric.com](mailto:cboyer@wabashelectric.com)

*Please bring your business card to  
enter the door prize drawing.*

## GRAPHS AND LAUGHS

### Tolerable Toil

While March net job growth of just 103,000 was slightly disappointing, payback for last month's great weather was inevitable. Importantly, monthly average job growth YTD is 202,000, very strong this late in the business cycle. The unemployment rate was unchanged, suggesting slack remains, and Y-o-Y wage growth ticked up to 2.7%. It's slowly rising, with three of the top four readings since 6/09 occurring in the last seven months.

### Midterm Miasma

Since 1970 there have been 12 midterm elections. The only time the party holding the White House gained seats was Clinton 1998 and Bush 2002. Each had an approval rating above 60% and they only gained 4 and 8 seats respectively. Six times the occupant of the WH had an approval rating below 50%, and on average his party lost 33 seats. Republicans currently lead 237-192, a 22.5 seat edge.

### Lotsa Leverage

As house prices relentlessly rise, the percentage of conventional loans this past winter going to borrowers with debt-to-income (DTI) ratios above 45% hit 20%, almost triple what the percentage was 12 months ago, but less than the housing boom peak of 36%. Meanwhile the share of buyers with DTIs between 46% and 50% is near where it was in 2004-05 but remains well under the 2007 top. I'm slightly concerned.

### Diabolical Debt

The non-partisan Congressional Budget Office forecasts that the recently passed deficit-financed tax cuts and spending increases will boost the national debt by \$1.9 trillion through 2027. Thus, debt held by the public will rise from 78% today to 96.2% of GDP by 2027 compared to 91.2% before the latest fiscal changes and higher than any time since 1946. Until now, debt/GDP ratios this high only occurred during recessions or wars.

Elliot F. Eisenberg, Ph.D.

## 2018 HBA LEVEL SPONSORSHIP

### GOLD LEVEL—\$10,000

- 3 Rivers

### SILVER LEVEL—\$7,500

- ProFed Federal Credit Union

### BRONZE LEVEL—\$5,000

- The DeHayes Group—Greg Gerbers

**THANK YOU FOR YOUR SUPPORT!**

# Job Opportunities

J & N Stone, Inc.

Job Opening—Call (260) 627-2404

Full Time Opening for a Warehouse Manager in our Grabill Office. The warehouse manager would be working independently, and reporting to the Office Manager.

The position requires someone who is self-motivated, detail oriented, organized, works well under pressure, and can multi-task.

Any interest in this position please email: [nissa@jnstone.com](mailto:nissa@jnstone.com)

**FULL TIME POSITION**— Apply at: [www.bldr.com](http://www.bldr.com) / careers and then find search your area. Use Huntertown for local search. Under general supervision performs routine loading and unloading of materials within yard or work site; assembles load packages into truck for delivery to customer job sites.

- Loads and unloads materials onto or from pallets, trucks or customer vehicles and installs strapping, bracing or padding to prevent shifting or damage in transit.
- Drives various lifting devices (e.g. forklift) to move products, equipment or materials around the warehouse, shop or yard.
- Performs load-building, determining the appropriate weight, composition, and placement of load based on customer order and capacity of delivery vehicle to ensure load is balanced and safe for hauling. Conveys materials to or from storage to designated area using hand truck, electric dolly, forklift or other devices.
- Attaches identifying tags or labels to materials or marks information on cases, bales or other containers so as to provide correct identification of items.

Requirements: High school diploma or General Education Degree (GED) and three (3) months experience performing these or similar tasks; or equivalent combination of education and experience. Forklift Certification required.

**SEILER EXCAVATING, INC. ....Job Opening—Call (260) 925-0507**

- Full time laborer position
- Option for over time
- Year round work
- Must be able to lift some heavy weights
- Must be able to work out in the weather and in the shop
- Benefits: Health Ins, STD & LTD, Life Insurance, Paid Holidays, Paid Vacation
- Must have valid driver's license
- Snow plowing in winter

**Closet Concepts Inc. — Job Opening**

- Full Time position
- Basic Carpentry Skills
- Monday – Friday work schedule
- Installation crew member

Contact Jon Ross at (260) 483-6763 or email: [jon.ross@closetconceptsinc.com](mailto:jon.ross@closetconceptsinc.com)

Korte Does It All is growing and is seeking full-time Installers/Service Technicians for HVAC, Plumbing and Electrical, as well as, Drain Cleaning Technicians. We are looking for personable, knowledgeable, service-minded individuals who take pride in their work. We want people who are looking for a career with Korte, not just another job. Great benefit package that includes: health, dental, life, STD, LTD, 401K, PTO, paid holidays, etc.

Email your resume to: [employment@kortedoesitall.com](mailto:employment@kortedoesitall.com)