



FRAMEWORKS

SCHEDULE OF EVENTS

August

General Membership Meeting, August 11th, 12:00 (noon) Jackson EMC Auditorium

October

General Membership Meeting, October 13th, 12:00 (noon) Jackson EMC Auditorium

November

Fall Clay Shoot, November 3rd, Valley View Clay

2021-2022

JCBA Officer's & Board of Directors

Officers

Lamar Turk	Turk Building & Design	President
Keith Hayes	Keith Hayes Construction	Vice-President
Hunt Hayes	Hayes Property Mgmt	Treasurer/Secretary
Ken Martin	Martin LLC Contractors	Past President

Directors

Stan Beeco	Beeco Contracting
Tabb Bowen	Invest N Land
Mark Palmer	Mark Palmer Construction
Elizabeth Zamora	Jackson EMC

Congratulations to Jackson County School System CTAE Program (Empower College & Career Center) for being a recipient of the Lewis Cenker Scholarship Fund!!

Shown in picture: Austin Hackney -HBAG Executive Vice President, Susan Gooch -JCBA Executive Officer, Todd Shultz -Jackson County School System Career Technical Director



The Lewis Cenker Scholarship Fund is a non-profit organization created in 1977 by the Home Builders Association of Georgia in honor of the late Lewis B Cenker, an outstanding Georgian and a national industry leader. Scholarships are awarded to qualified students seeking a career directly related to the home building industry and are also offered to Career Tech Education classes at high schools across the state offering training and certifications directly related to home building industry.

Thank you for your support in our 2021 Spring Golf Tournament!!!!

Award Party Sponsor

Harbin Lumber Company

Drink Station Sponsor

Dalton Carpet One

Drink Cart Sponsor

Ameris Bank

Keith Porter Insulation & Fireplace

Corporate Sponsor

Ameris Bank

Jackson EMC

Keith Hayes Construction

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StoneTech Tops

Turk Building & Design

United Community Bank

T-Shirt Sponsor

Atlanta Coast Consulting

Beeco Contracting

Martin LLC Contractors

Wood Brothers Land Surveying

Hole Sponsor

Allied Paving Company



Thank you volunteers!

Elizabeth Zamora—Jackson EMC, Casey Basham—Harbin Lumber Co., Becky Settles & Stef Mendez—Ameris Bank, Jessica Gabbard & Katherine Porter—Keith Porter Insulation & Fireplace, Hunt Hayes Hayes Property Management.

Thank you to all our sponsors, companies that donated items for the raffle!

Thank you Kevin Pope for catering the BBQ!

Your help was greatly appreciated!!



Winners:
1st Place: Elite Home Concept
2nd Place: Wood Brothers Land Surveyors
3rd Place: Beverage South—Athens
Closest to the Pin: Wayne Butler
Longest Drive: Phillip Cox
Winner of Yeti: Justin Brown



How Lumber Prices Are Hammering Housing!!



Skyrocketing lumber prices and supply-chain challenges continue to [slow home construction](#), even amid higher demand. Both [new home sales](#) and [existing home sales](#) have cooled as prospective buyers are priced out of the market.

As [appraisals struggle](#) to reflect these ever-rising costs, home owners and builders continue to look for opportunities to minimize the impact these prices are having on the overall cost of the home. But as they strategize, prices are only getting worse.

"I am trying to build my own home — we are general contractors — and the price of lumber has set us back twice," Michelle Govro from Missouri explains. "My permits are waiting, but in the one month of waiting for permits, the price of our bids in lumber went up substantially."

"We even redrew house plans and are trying to build a smaller 1,600-square-foot home, and the lumber price is outrageous," she added.

Others, such as Angela Cross from New York, have been watching the market to try to build their home at a better time only to be met with continued disappointment.

The Cross family began their home-building journey in April 2020, with an initial quote from a contractor in July 2020 once their land had been surveyed. Lumber prices had begun to ramp up, so a final quote was prepared in September 2020. The price of their turnkey home jumped 20% in just those two months.

"That was over our budget at that time," she notes, "and after discussing it with our contractor, we decided to wait until February 2021, as he was hopeful lumber prices would come down."

However, lumber prices have continued to rise instead, and what had been a 20% increase in September had become a 38% increase as of April 2021. Like Govro, the Crosses have tried to find every opportunity to cut costs — including reducing the square footage from 1,656 square feet to 1,500 square feet, and exploring alternative construction methods such as modular — as they continue to rent a two-bedroom house with their two daughters. But the costs are still too high.

Even the existing home market isn't providing any relief.

"The homes are either sold very quickly, or are out of our price range, or need so much work that it is not worth it to us," she shares. "Especially since we now own our own piece of land and have dreamed of building our home."

Problem with rising costs and supply chain challenges are only bound to make these issues worse, as they continue to complicate the home building process.

Mark Reifsnnyder, a mortgage banker of 22 years in Michigan, observes: "With construction, there is always the likelihood that costs change during the build due to fluctuations in the supply chain in any given year, as well as the customer making costly changes along the way. We plan ahead for that."

"But when a builder cannot bottom-line a total cost because the costs run out of control due to an endless list of issues, it leads to a lengthier build," he adds. "The problems just compound themselves."

Home buyers in the current market need to earmark an additional 20%, beyond their 20% down payment, just to cover 'what-ifs' — and in some cases, "that isn't even enough," he notes.

"What confuses things even more is one day there is a news story about supply shortages, but the next day there is a story about stocked lumber yards that simply don't have the manpower to get materials out the door fast enough," he adds. "Forrest infestations in Canada, resin factories in Texas still offline due to the ice storm five months ago — the lists go on. This only adds to the confusion and frustration for people."



HBADE Member Rebate Program



www.HBArebates.com

What would you think if you could get a rebate for your loyalty to many of the nation's leading housing industry Manufacturers? Well, now you can regardless of your volume!

We're happy to introduce the HBADE Member Rebate Program, a free member benefit, aimed at increasing your bottom line. For the minimal effort of informing us about the products you use, and telling us when you close on a home or project, you'll be putting money back in your pocket.

When you participate in the HBADE Member Rebate Program, every home you build can earn you rebate checks! Remember, both Builders AND Remodelers qualify for the HBADE Member Rebate Program. Over 70% of the Builders & Remodelers who participated last year received back in rebates more than they paid in annual dues to the Association!



SUPPORT YOUR FELLOW MEMBERS!

Doing business with a member makes us all stronger. Next time you need someone to work on a project, check out our members on the website.

Every member of our association is listed on the website under "Membership Directory".

So before you contract that project, check out our member list on www.jacksoncountybuilders.com or call Susan at 706-367-0611 to confirm your contractor is a member– the future of your business may depend on it.

Membership Meeting

Your involvement with Jackson County Builders Association is very much appreciated!!
Membership Meeting Sponsors!! Thank you!!

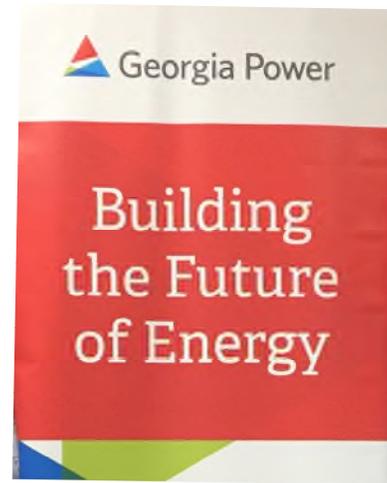
March

Dalton Carpet One



June

Georgia Power Co



Be involved and join us at our membership meetings! Our next membership meeting is August 11th, 12:00 (noon), Jackson EMC Auditorium. Sponsored by Harbin Lumber Company!

All of our membership meetings qualify for 1 hour credit for continuing education for builder license.

**Make the most of your
membership!**

GET INVOLVED!!!

Keith Porter Insulation & Fireplace



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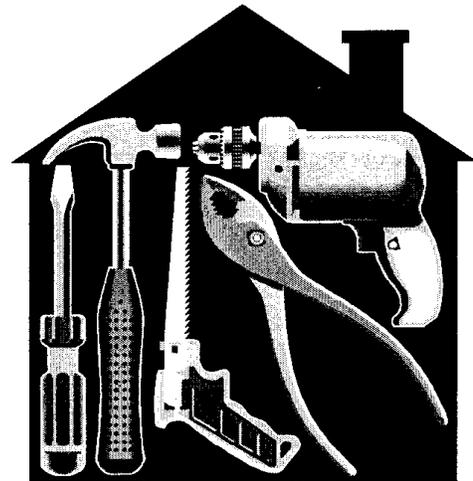
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Fax: 706-367-2076

Jackson County
Builders
Association

P.O. Box 189
Jefferson, GA
30549

Phone: 706-367-0611
jcbuilders@windstream.net

Contact JCBA office for password
for Online Membership Directory:



Support the Jackson County Builders Association and get involved. All of our members are a great value to the association and we need each and everyone of you to be participate in our events and membership meetings. Our members are the backbone to the association. We will not be able to function without your support. It is important in these critical times to stay involved ! **GET INVOLVED!!!!**

BOARD OF DIRECTORS & MISSION STATEMENT

Lamar Turk	President	Turk Building & Design
Keith Hayes	Vice President	Keith Hayes Construction
Hunt Hayes	Treasurer/Secretary	Hayes Property Management
Ken Martin	Past President	Martin LLC Contractors
Stan Beeco	Director	Beeco Contracting
Tabb Bowen	Director	Inves N Land
Mark Palmer	Director	Mark Palmer Construction
Elizabeth Zamora	Director	Jackson EMC
Susan Gooch	Executive Officer	JCBA

The Jackson County Builders Association is an organization of individuals within the building industry dedicated to the future of its members and the community it serves. We strive to provide leadership by promoting quality growth and affordable housing which protects our community's unique environment.