

H.B.A.

CORNERSTONE

MAGAZINE

A PUBLICATION OF THE HOME BUILDERS ASSOCIATION OF WEST FLORIDA

SEVEN SENSATIONAL KITCHEN DESIGN TRENDS

PAGE 6

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JULY 19

REPLACE + REWARD

REBATE EVENT

Up to \$1200 in NATURAL GAS WATER HEATER REBATES!

Convert your old, inefficient water heater to a new energy saving gas model and save big with new bonus rebates.

Natural Gas Tankless Water Heaters

- **\$1,000 rebate + \$200 bonus = \$1,200 rebate** for a tankless water heater when replacing an electric tank water heater. Limit one per home.
- **\$750 rebate + \$200 bonus = \$950 rebate** for a tankless water heater when replacing a natural gas tank water heater. Limit one per home.

Natural Gas Tank Water Heaters

- **\$850 rebate + \$200 bonus = \$1,050 rebate** for an efficient natural gas water heater when replacing an electric water heater.
- **\$350 + \$200 bonus = \$550 rebate** for a newer, more efficient natural gas water heater when replacing a natural gas water heater.



These rebates are available for a limited time and apply only to existing homes.
To learn more visit pensacolaenergy.com or call 850-436-5050.

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Cornerstone

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LOCAL OPTION SALES TAX IS THE BEST SOLUTION FOR SANTA ROSA INFRASTRUCTURE

Over the last several months, a robust community debate has focused on Santa Rosa County's population growth and the best way to provide for its infrastructure needs. From the perspective of the construction industry, we have made the case that impact fees levied on every new home being built in the county are not the answer to this challenge.

Not only do impact fees drive up the cost of new homes, existing homes, and rental units, they place an extraordinary financial burden on working families and retirees who need affordable housing. Perhaps even more significantly, impact fees come up short as a reliable source to finance the county's capital improvements as, by law, they can only be used to meet specific impacts of new development. Thus, impact fees do not benefit the entire community, nor are they allowed to be used to fund the backlog of infrastructure projects.

That said, we believe that Santa Rosa County would be best served by shifting the focus of this growth/infrastructure discussion to a better solution: a half-penny local option sales tax, which can be accomplished by voters in a special election this August.

There are compelling reasons why the sales tax is the best route: One, it generates significantly more revenue than impact fees. Santa Rosa County administrative leaders have projected that re-imposing the transportation impact fee (that was levied on new homes from 2006 to 2009, then suspended) would yield average annual revenue of \$3.2 million. At the same time, they project average annual revenue from a half-cent sales tax would be \$8.2 million.

Two, there is greater flexibility in the use of sales tax revenue to meet community needs. While impact fee funds have restrictions on their use, sales tax dollars can be invested where they are needed most, including for transportation, drainage, public facilities, public safety, recreation, and conservation of natural resources.

Three, studies show that 25 to 30 percent of sales tax revenue is paid by non-residents. It makes perfect sense that visitors to Santa Rosa County should contribute to paying for the infrastructure needs they helped create. By tapping into non-resident revenue, Santa Rosa County is able to insulate existing residents from property tax increases and protect future home buyers from the burden of impact fees.

Four, the sales tax increase would be consistent, reliable source of revenue which could support the issuance of bonds to generate even more funds for infrastructure. Impact fees, which would be subject to the well-documented fluctuations in housing starts, would offer no such reliability or bond-supporting capability.

Fifth and finally, the sales tax increase gets us where we need to go quicker. Even if impact fees were considered, Santa Rosa county officials advise that it could take 12 to 18 months for the required studies, public hearings, and implementing ordinances. On the other hand, the sales tax increase, if adopted, could be in place by January 1, 2020.

We believe that when Santa Rosa County residents and elected officials carefully weigh their options with respect to growth and infrastructure, they will embrace the wisdom of the local option sales tax, just as 65 percent of the voters in Okaloosa County did last November in adopting a half-cent increase that is projected to generate an additional \$19 million annually for a wide range of transportation and public safety improvements.

With this in mind, the HBA strongly encourages you to donate to the **Moving Santa Rosa Forward** organization to help promote the benefits of a sales tax. Moving Santa Rosa Forward is a Political Committee Organization filed with the Santa Rosa County Supervisor of Elections. TAX ID Number 81-2053479. Please send your non-deductible contribution to Moving Santa Rosa Forward, 5247 Stewart Street, Milton, FL 32570. If you want to learn more, contact Dave Murzin at 850.380.8249. Moving Santa Rosa Forward is created by the Santa Rosa Legislative Coalition, comprised of the six chambers of commerce within Santa Rosa County, and a diverse group of leaders from across the business community. The goal of Moving Santa Rosa Forward is to educate voters in Santa Rosa County on the benefits of a local option sales tax (LOST) and to encourage a YES.

The HBA looks forward to the ongoing dialogue with citizens, community stakeholders, and elected officials about the future of Santa Rosa County. Make no mistake: growth comes with challenges. But it also demands wise decisions that lead to a bright future and high quality of life for the existing and future residents. On that goal, I believe we can all agree.

President's Message



ALTON LISTER

“Three, studies show that 25 to 30 percent of sales tax revenue is paid by non-residents.”

SEVEN SENSATIONAL KITCHEN DESIGN TRENDS

THEY SAY THE KITCHEN IS THE HEART OF THE HOME.

With the increase of the modern design homes where the open plan layout merges living, dining, and gathering functions; this is especially true.

Thoughtful planning and attentive design of the kitchen sets the tone for the rest of the home.



Here are some of our favorite 2019 kitchen trends our designers use to inspire the heart of a home's style and atmosphere.

1 LIGHTING: GATHER AND CLUSTER

While single pendants remain a constant favorite, when grouped together in an interesting arrangement they deliver a dramatic statement.

A cluster of mini pendants might replace a more traditional chandelier as the focal fixture over an island, and groups of pendants mounted at different heights can create a striking look while also increasing task lighting.



2 CABINETS: LESS IS MORE

A quiet movement that's been rapidly gaining speed is the "no upper cabinet" kitchen trend.

As the modern, minimalist movement takes shape, homeowners want their spaces to appear as clean as possible. One way we achieve this is to eliminate upper cabinets altogether, and instead integrate floating shelves, sills or nothing at all. We're even seeing this trend incorporated into more traditional style homes.



3 FINISHES: METALLIC REIGNS

From lighting, to plumbing hardware; the new metallics are fresh and unexpected.

Many of our favorite manufacturers (Kohler, Kallista, Grohe) have introduced a striking variety of colorways, including bright gold, rose gold, black gold, and even polished rose bronze.



MORE TRENDS ON PAGE 8

4 ISLANDS: MAKE A STATEMENT

Once an option, or add-on, islands have become an essential focal point of almost every kitchen design.

From unique material countertop choices to selecting an intense or vibrant color that contrasts the rest of the kitchen, there are many ways to make a personal statement

Oversize, substantial 5-6 seat islands are also replacing breakfast nooks and conventional dining arrangements.



5 DOUBLE THE LOVE: THE MESSY KITCHEN & THE SHOWPLACE ISLAND

The trend of the “messy kitchen” is gaining steam, presenting two kitchens—one for show and one for go!

Typically, a messy kitchen is a secondary prep kitchen that houses appliances, workstations and is where the “messy” meal preparation is handled.

As such, the main kitchen, or show-place kitchen, then remains clean and ready to entertain, gather or dine.

6 COLORS: MIXED NOT MATCHED

Taking a cue from fashion color trends; there is a new surge in the implementation of mixed finishes; from fixtures to cabinets, islands and even appliances.

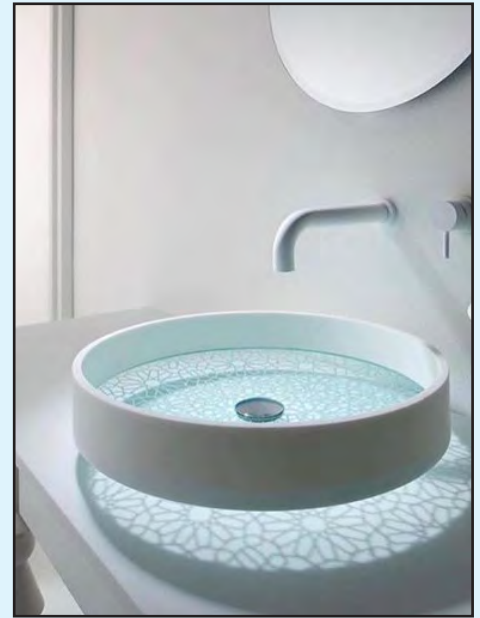
Blending different finish colors & materials within a single kitchen space, if done correctly, becomes a recipe for a unique and distinctive appearance.



7 SINKS: PRACTICALITY MEETS PERSONALITY

According to a recent Pinterest Survey, searches for “Black Sinks” rose a whopping 252% over last year. Gone are the days when sinks were an afterthought, and when the only viable option was stainless steel or white porcelain.

We’re seeing more and more sinks as works of art, not only functional, but inventively crafted to either create a killer statement, or enhance a very personal aesthetic.



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Kay Green, MIRM, President

Photos and article courtesy of KAY GREEN DESIGN.
Website: www.kaygreendesign.com

*An industry leader, **Kay Green** founded KGD in 1975, becoming one of the nation's most awarded and recognized interior design firms. With outstanding work internationally, KGD has been featured in*

such noted publications as Builder Magazine, Professional Builder, Multi-Housing News, Home & Condo, Suncoast Architect Builder, House Beautiful, Wall Street Journal, The New York Times and Chicago Tribune. A nationally-recognized authority on design trends, Kay Green is regularly featured on the international, national and regional design speaking circuit. She has been a guest speaker in international conferences in Malaysia, Australia and Budapest. Ms. Green also serves as an instructor for the National Home Builders Institute of Residential Marketing and is a recognized columnist for Southeast Homebuilder & Remodeler Magazine.

TOP 10 REASONS TO DO BUSINESS WITH AN ACTIVE ASSOCIATE MEMBER

1. They support the industry at the local, state and national levels.
2. They volunteer time, talent and treasure to help the association accomplish its goals.
3. They recruit their colleagues & business contacts to become members.
4. They serve on committees and councils gaining valuable networking opportunity while helping to advance the association's mission.
5. By doing so, you increase the value proposition for all membership in our HBA.
6. They are strong supporters of local and state PACs and BUILD-PAC.
7. They are a major source of non-dues revenue through sponsorships, advertising, etc.
8. As industry partners, they are a valuable resource for business and management tips.
9. They are heavily invested in your business success: You win, they win!
10. Why wouldn't you do business with a member?

American Dream Home VIP Donors Event

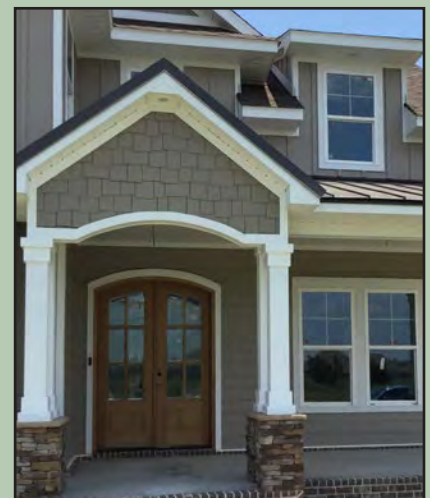
HBA Board members and American Dream Home Donors enjoyed an evening of food, drink and live music to celebrate the completion of the Dream Home.



John Quina, of Thomas Home Corporation, Santa Rosa County Commissioner Bob Cole and Thomas Henry, of Thomas Home Corporation enjoy a moment at the event.



Thomas Henry, owner of Thomas Home Corporation, thanks everyone for their support of the American Dream Home.



2019 AMERICAN DREAM HOME

HBA Truly Appreciates Its Donors

The Home Builders Association of West Florida and Thomas Home Corporation would like to thank the business who contributed to the overall success of the American Dream Home. If you see something you like, just find the item on the below list and contact the donating company. Tell them you saw their product or service at the Dream Home... and you want the same for your home.

SUPER PLATINUM

Thomas Home Corporation

Thomas Henry
3158 Gateway Lane
Cantonment, FL 32533
850-479-9327
www.thomashomescorp.com

Donation: Dream Home Builder and Lot

PLATINUM

Pensacola Energy

Don Suarez and Jill Grove
1625 Atwood Drive
Pensacola, FL 32514
850-436-5050
www.pensacolaenergy.com

Donation: Outdoor Rinnai Tankless Water Heater, Gas Piping, Marketing

GOLD

Acme Brick Tile & Stone

Jason Hedgepeth
185 Lurton Street
Pensacola, FL 32505
850-434-0166
www.acmebricktileandstone.com

Donation: Brick, Stone Package, Outdoor Kitchen

Alpha Closets

Leslie Halsall
6084 Gulf Breeze Parkway, Unit C
Gulf Breeze, FL 32563
850-934-9130
www.alphaclosets.com
Donation: Closets, Pantry, Shelving

American Concrete

Billy Campbell / Donnie Shear
2866 Hwy 95A North
Cantonment, FL 32533
850-477-0222
Donation: Concrete, Foundation, Footings

Boutwell's Air Masters

John Boutwell
204 E. Olive Road
Pensacola, FL 32514
850-969-9711
Donation: HVAC Rheem 17 Seer Dual Fuel with Zone Control / Installation

Builders FirstSource

Tony Barberi / Brian Richardson
1500 W. Main Street
Pensacola, FL 32502
850-432-1421
www.blr.com
Donation: Frame Materials, Doors, Windows, Trim Products

D&M Truss

Steve McGowan
2620 W. Michigan Avenue
Pensacola, FL 32526
850-944-5546
www.dmtruss.com
Donation: Truss Package

Gene's Floor Covering

Gary Sluder
4021 W. Navy Blvd.
Pensacola, FL 32507
850-456-3360
www.genesflooring.com
Donation: Carpet, Tile Flooring and Shower, Setting Material

Installed Building Products

Mike Milner
4206 N. P Street
Pensacola, FL 32505
850-470-2605
www.lbpPanhandle.com
Donation: Heat and Glo Gas Fireplace, Foam Insulation, Wall Insulation Bibs, Garage Doors

La-Z-Boy Furniture Galleries

Bess Marks, Associate ASID
5078 Bayou Blvd.
Pensacola, FL 32503
850-479-9800
www.la-z-boy.com
Donation: Furniture/Home Merchandising

SILVER

Alabama Roofing/Owens Corning/ Union Corrugating

Tony Hadley
17270 Resnik Drive
Robertsdale, AL 36567
251-271-0273
www.alroofing.com
Donation: Owens Corning Duration 50-year Shingles

B&C Nursery

Calinda McCranie
4523 Chumuckla Hwy.
Pace, FL 32571
850-995-2677
www.bandcnursery.com
Donation: Landscape Plan/Installation

City Electric Supply

Allen Thompson
3961 Avalon Blvd.
Milton, FL 32583
850-981-1919
www.cityelectricsupply.com
Donation: Wire Boxes, Mini Can Lights, Switches, Trim Material

Ferguson Enterprises

Cheryl Johnson
8813 Grow Dr.
Pensacola, FL 32514-7057
251-583-1546
www.ferguson.com
Donation: KitchenAid Appliances

Moen

Russell Adams
25300 A1 Moen Drive
N. Olmstead, OH 44070
850-572-5955
www.moenpro.com
Donation: Faucets, Pot-Filler, Sinks, toilets, Showerheads, Tub, Handshower, Rainhead, Body Sprays, Tile Shower; Vanity Cabinet, Linen Tower, Make-up Area; Smart Home Water Monitor, Leak Detection System

continues on page 12

Nelson Electrical Contractors

Ervin Nelson
6766 Nichols Drive
Milton, FL 32570
850-626-9490

Donation: Electrical Rough In, Trim Out, Labor/Materials

Ply Gem Windows

Greg Bishop
319 Dividend Dr.
Peachtree City, GA 30269
540-570-0150
www.plygem.com

Donation: 1500 Impact Series, Vinyl Low E Windows

Poland Drywall

John Poland
3455 Keith Bridge Road
Cumming, GA 30041
800-357-4558

Donation: Drywall Labor/Materials

Superior Granite

Wally Kader
7011 Pine Forest Road
Pensacola, FL 32526
850-941-0270
www.superiorgranite.com

Donation: Kitchen and Bath Granite, Installation

BRONZE

Andrews Cabinets

Dearl Andrews
4025 Bell Lane
Milton, FL 32571
850-994-0836

Donation: Kitchen/Bath Custom Cabinetry/Design and Installation

Demilec

3315 E. Division Street
Arlington, TX 76011
888-224-1533
www.demilec.com

Donation: Energy Efficient Spray Foam

EAA Site Contractors

3158 Gateway Lane
Cantonment, FL 32533
Donation: Lot Clearing

Gulf Coast Building Products

Margaret Spears
3350 McLemore Drive
Pensacola, Florida 32514
850-477-6050
www.gcbp.com

Donation: All Side Vinyl Materials Exterior Vinyl Products

homeNETservices

Bruce Lindsay
2025 Dovefield Drive
Pensacola, FL 32534
850-725-9860
www.homenetservice.com

Donation: Surround Sound and Outdoor audio. URC MX Home Pro Automation System Structured Wiring

Interior/Exterior Building Supply

John Millican
3331 McLemore Dr.
Pensacola, FL 32514
850-262-8044
www.interiorexterior.net
Donation: Drywall

James Hardie

Ashley Lyttle
809 S. Woodrow Wilson St.
Plant City, FL 33563
850-398-7307
Ashley.lyttle@jameshardie.com
Donation: Hardie Siding and Trim

Panhandle Building Materials

Taze Murphy
890 Industrial Court
Pensacola, FL 32503
850-542-4443
Donation: Shower Doors, Glass

Progress Lighting

Lance Smith
101 Corporate Dr., Ste. L
Spartanburg, SC 29303
813-951-5765
Donation: Light Fixtures, Ceiling Fans/ Light Kits

REW Materials

Bill Batting
8040 N. Palafox Street
Pensacola, FL 32534
850-471-6291
bbatting@rewmaterials.com
Donation: Drywall & Finishing Materials

Rinnai America Corp.

Mike Peacock
103 International Dr.
Peachtree City, GA 30269
678-829-1700
www.rinnai.us
Donation: Rinnai Tankless Water Heater

Rosen Materials

Scott Burch
206 W. Herman St.
Pensacola, FL 32505
850-432-1531
www.rosenmaterials.com
Donation: Drywall

Salter/3 C's Construction Company

Rosemary Edlund
4512 Trice Road
Milton, FL 32571
850-850-623-0002
Donation: Foundation Fill and Masonry Sand

Waterworks

Eric Diamond
7219 US 90
Milton, FL 32571
(850) 626-1381
www.waterworkspro.com
Donation: Irrigation Labor/Materials

Wayne Dalton Garage Doors

Jeff Houge
3395 Addison Drive
Pensacola, FL 32514
850-473-9330
www.wayne-dalton.com
Donation: Wayne Dalton Carriage Style Garage Doors

Woerner Turf

Jimmy Burnette
PO Box 2016
Foley, AL 36536
251-943-4680
www.woernerturf.com
Donation: Sod/Material

FRIENDS

AD Quina Company

Agnes Quina
1084 Pine Top Lane
Cantonment, FL 32533
850-712-7590
Donation: Interior Construction Clean

Alston Electric Supply

Dan Drew
4320 N. Palafox Street
Pensacola, FL 32505
850-433-4631

Donation: Lighting Fixtures

Amore Plumbing Company

Gary Johnson
3752 Gardenview Road
Pace, FL 32571
850-994-8814

Donation: Plumbing Rough-In, Trim Out

Archer Exteriors

Bob Phelps
3330 McLemore Dr.
Pensacola, FL 32514
850-466-2316
www.archerexteriors.com

Donation: Roofing Labor

Barrios Masonry

Yaneth Barrios
1943 Serosa Drive
Navarre, FL 32566
850-281-6597

Donation: Brick Masonry Installation

Bonded Builders Home Warranty

Doug Wenzel
www.bondedbuilders.com
866-440-7271

Donation: Home Warranty

Brodeur Home Designs

Jessie Brodeur
4300 Bayou Blvd., Ste. 35
Pensacola, FL 32505
850-377-6612

Donation: Dream Home Plan

Custom Stucco & Stone

Craig Ullrich
10365 Etheridge Road
Pensacola, FL 32507
Donation: Stucco, Stone Labor

George Michael Ziokas

George Ziokas
2805 North R Street
Pensacola, FL 32505
850-316-7271
Donation: Hardie, Siding, Trim Installation

Joe's Carpentry Services

Joe Buote
4660 Nottingham Creek Ct.
Pace, Florida 32571
850-292-4955
Donation: Interior Trim Carpentry

Jones Concrete

Regino Quizon
231 N. Old Corryfield Road
Pensacola, FL 32506
850-384-3697
Donation: Foundation

KJM Land Planning

Daniel Monie
1616 West Avery Street
Pensacola, FL 32501
850-438-0202
Donation: Lot Survey

Massey Services

315 Groveland St.
Orlando, FL 32804
888-262-7739
www.masseyservices.com
Donation: Termite/Pest Control Treatment

McCullar Cranes

4014 Azure Way
Pensacola, FL 32507
850-492-9568
Donation: Crane Service

Moorhead Real Estate Law Group

Stephen Moorhead
127 Palafox Place, Suite 200
Pensacola, FL 32502
850-202-8522
www.moorheadlaw.com
Donation: Legal and Closing Services

Mosquito Squad of Northwest Florida

Paul Caruso
4311 Bayou Blvd., D46
Pensacola, FL 32503
1-877-SKEETER
www.mosquitosquad.com
Donation: Mosquito Prevention Treatment

Outpost Rentals

Kirk Abrams
1255 West Nine Mile Road
Pensacola, FL 32534
850-477-2185
Donation: Rental Equipment/Machinery

Panhandle Alarm and Telephone

Bob Vinson
10 Industrial Blvd.
Pensacola, FL 32503
850-478-2108
www.panhandlesystems.com
Donation: Security System and Cameras

Pensacola Best Construction

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7124 Chapel Street
Pensacola, FL 32534
850-361-5251
Donation: Faming Labor

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Pensacola, FL 32526
850-982-5469
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5510 Bradley St.
Pensacola, FL 32526
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Donation: Vinyl Siding Installation

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850-479-9327
www.thomashomescorp.com
Donation: Dream Home Listing

Wales Painting

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3350 Molino Road
Molino, FL 32577
850-232-0020
Donation: Painting Labor and Paint

Xtreme Pumping and Septic

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2611 S. Hwy. 29
Cantonment, FL 32533
850-999-7800
Donation: Portable Toilet

61st Annual Parade of Homes Ends with Great Attendance and Memories

The 61st Annual Parade of Homes Kick Off Event was an evening of excitement, fun, food and live music at Sanders Beach – Corrine Jones Resource Center. Over 350 HBA members enjoyed a (rainy) evening on Pensacola Bay as the HBA celebrated the best in the home building industry. Congratulations to all of the Outstanding Home Award Winners.

The Home Builders Association of West Florida would like to thank the home builders, Realtors and attendees who made the event a memorable experience. Over the 10-day period, thousands of people attended 53 homes scattered throughout Escambia and Santa Rosa Counties.

The HBA would like to thank Thomas Henry of Thomas Home Corporation for building the ever-popular American Dream Home, which is a Pensacola Energy Natural Gas Advantage Elite Home, in the beautiful community of Carrington. Also, the team of professionals at Thomas Home Corporation including John Quina who supervised the job and worked with donors/subcontractors. He worked very hard on this project and we appreciate him so very much. In addition, Becky Nellums, Kristy Hill, and Cathy Edwards all played a key role in making this home a reality.

During the course of planning and building this home, Pensacola Energy Marketing Manager Jill Grove worked with her talented team to market the Parade of Homes and make sure that the home utilized the benefits of natural gas. Pensacola Energy made significant recommendations to develop a customized energy-feature package that will benefit the homeowner for years to come.

We hope you enjoyed the Official Parade of Homes Guide produced by Ballinger Publishing. The team at Ballinger knocked it out of the park and the HBA was extremely pleased with the finished product in terms of quality and readability. A new element to this year's parade was the launching of a new Parade of Homes app that could be found at the App Store or Google Play by entering, West Florida POH.



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HBA President Alton Lister address



2019 PARADE OF HOMES AWARD WINNERS



The Parade of Homes was a tremendous success and the HBA would like to thank all the members who made it possible. Congratulations to the Outstanding Home Award Winners.

Category 1 • Under \$210,000

Pensacola Habitat for Humanity
307 N. "E" Street
West Side Garden District



Category 4 • \$241,000 – \$276,000

Henry Company Homes
6368 Arbor Lane
Heather's Place



Category 2 • \$210,000 – \$225,000

Breland Homes
401 Pemberton Lane
Bradfield



Category 3 • \$230,000 – \$240,000

DC Homes Pensacola
9656 Nature Creek Blvd.
Residence at Nature Creek



Category 5 • \$280,000 – \$329,000

Paragon Custom Homes
6003 Twenty One Oaks
Twenty One Oaks



Category 8 • \$265,000 - \$290,000

D.R. Horton Inc.
9415 Pebble Stone Dr.
Vintage Creek



Category 6 • \$330,000 – \$345,000

Flynn Built
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Innerarity Island



Category 9 • \$390,000 – \$402,000

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Category 7 • \$349,000 – \$384,000

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**More Parade of Homes
Coverage Next Page!**

PARADE OF HOMES

Category 10 • \$448,000 – \$515,000

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2420 Meeting St.
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Category 11 • \$520,000 – \$680,000

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Category 12 • Over \$890,000

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NEW STORMWATER CONSTRUCTION GENERAL PERMIT ADDRESSES NAHB'S CONCERNS

In a big win for builders, the Environmental Protection Agency (EPA) on May 28 modified its stormwater construction general permit (CGP) to address several of NAHB's concerns.

The major issue EPA addressed was to remove the "joint and several" liability language in the permit that could hold builder's responsible for another builder's failure to comply with the Clean Water Act. This requirement could have subjected builders to significant fines for problems they did not create.

EPA clarified that when multiple builders are at the same site, they may develop a group stormwater pollution prevention plan (SWPPP) instead of individual SWPPPs, but each builder is ultimately responsible for complying with the permit.

This permit modification also clarified three requirements to make sure they are consistent with EPA's regulations, and it modified two definitions at the request of NAHB.

Although only immediately applicable in New Mexico, Idaho, Massachusetts and New Hampshire, as well as Puerto Rico and the District of Columbia, the CGP serves as a model for most other states when they develop their own stormwater permitting requirements.

Both developers and builders must seek coverage under the CGP for construction that disturbs more than one acre, or less than one acre when the lot is part of a larger development, such as an individual builder working on single lots within a residential subdivision.

This modified CGP will be in effect until February 2022, at which time EPA will need to reissue a new CGP.

For additional information, contact John Kosco.

Courtesy of NAHBNow.com



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Lead-based Paint Not a Focus of New EPA Compliance Initiatives

The U.S. Environmental Protection Agency (EPA) recently released new national compliance initiatives that focus on six priority areas. One priority area — lead exposure, including lead-based paint — was originally proposed in February but left off the final list. The final list, however, did include support of the Federal Lead Action Plan to reduce childhood lead exposure.

The Federal Lead Action Plan addresses all potential sources of lead (e.g., drinking water and consumer products), not just lead-based paint. NAHB recommended to the EPA that the best way to increase compliance with the lead-based paint renovation, repair and painting (RRP) rule is to educate home owners and create a demand for certified renovation firms rather

than increase enforcement of certified renovation firms.

Based on this recommendation, rather than develop a new enforcement initiative to address lead exposure, the EPA will instead focus on implementing the Federal Lead Action Plan. This includes:

1. Increasing compliance with — and awareness of the importance of — lead-safe renovations under the RRP rule;
2. Developing a mapping tool to identify communities with elevated lead exposures;
3. Conducting targeted geographic initiatives; and
4. Undertaking public awareness campaigns on lead issues.



EPA will not cease enforcement of the RRP rule; in fact, the agency recently launched a targeted lead paint compliance initiative in Vermont. However, the EPA will not focus additional resources on lead-based paint as a targeted enforcement initiative.

For additional information, contact John Kosco at 800-368-5242 x8124.

Courtesy of NAHBNow.com

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Helpful, Valuable Information for Escambia & Santa Rosa Counties

NATURAL GAS - THE MOST RELIABLE ENERGY SOURCE TO WEATHER STORMS

Loss of electric service is typically widespread in the aftermath of a hurricane or severe weather event, but disruptions in natural gas service are rare.

Gas lines are buried deeper than most utilities and generally weather storms without incident.

On the rare occasion of a natural gas service disruption, the most common cause is uprooted trees damaging buried lines. Since there are so few outages, Pensacola Energy crews are able to respond quickly.

Most natural gas appliances work, even when the power is out, meaning customers with natural gas can continue to enjoy hot meals, hot showers and baths. Those with natural gas whole house generators will have power restored to the structure within 30 seconds, and the generator will continue to

provide electricity until the original power source is restored.

The models of following natural gas appliances work normally, without power:

- Natural gas ranges/cooktops
- Natural gas tank water heaters
- Natural gas clothes dryers
- Natural gas grills
- Natural gas fire pits
- Natural gas outdoor lighting
- Natural gas fireplaces

Note – Some appliances require that you manually light the pilot, and this should be done according to the appliance manufacturer's instructions.

Natural gas tankless water heaters have an electric ignition, requiring a small amount of electricity. To continue operation, plug the unit into a portable generator.

Here's what you need to know about weathering the storm with natural gas.

Natural gas lines do not require any special precautions or preparation. Do not turn off any natural gas valves or meters. After the storm, check your natural gas appliances and lines for potential leaks. If you smell a strong sulfur (rotten egg) odor, leave immediately and call Pensacola Energy Emergency Services at (850) 474-5300. If no smell is present, operation of natural gas appliances should be safe. If a natural gas generator was in use for several days, the oil should be checked, and if necessary, changed.

During clean-up and repair, avoid natural gas interruption and damage to the gas lines by calling 811 from Florida and 1-800-432-4770 outside the state of Florida before digging. Interested in switching to safe, reliable natural gas? Visit PensacolaEnergy.com to learn how you can earn up to \$3,000 in rebates when you make the switch.



Websites, Numbers of Interest in Escambia & Santa Rosa Counties

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www.bereadyescambia.com

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Emergency Only: 9-1-1

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PENSACOLA Police Dept. 850.436.1900

Santa Rosa Sheriff's Dept. 850.981.2230

Santa Rosa County Official Website

www.santarosa.fl.gov

www.aarp.org/Emergency/Preparedness



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When a storm threatens, Gulf Power takes action to make sure we are ready to respond, such as

preparing its Emergency Management Center to support advance preparation, damage assessment and power restoration.

The safety of you and your family is most important both before and after the storm – please heed safety tips such as:

Treat any downed wire as if it is energized because you can't tell by looking if a downed wire is live or not. Telephone or cable television wires that are touching a power line could become energized and should also be avoided. Call 911 to report the location of any downed lines.

Follow us online through social media channels including Facebook, Twitter and Instagram or go to www.gulfpower.com. Go to the Apple Store and search for "Gulf Power" to download the app on your iPhone or Android.

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In construction, a spike is a steel object that is essential to making a building strong. As in construction, the HBA of West Florida sees a Spike as someone that works to keep our association strong. Spikes work on the recruitment and retention of members in addition to keeping members active with the association. Anyone is eligible for Spike status. On Spike credit is awarded for each new member recruited and an additional credit is awarded for that new member's renewal on or before their anniversary date. If you help to retain a member, you are eligible to receive a half point for each member.

Spike Club Levels

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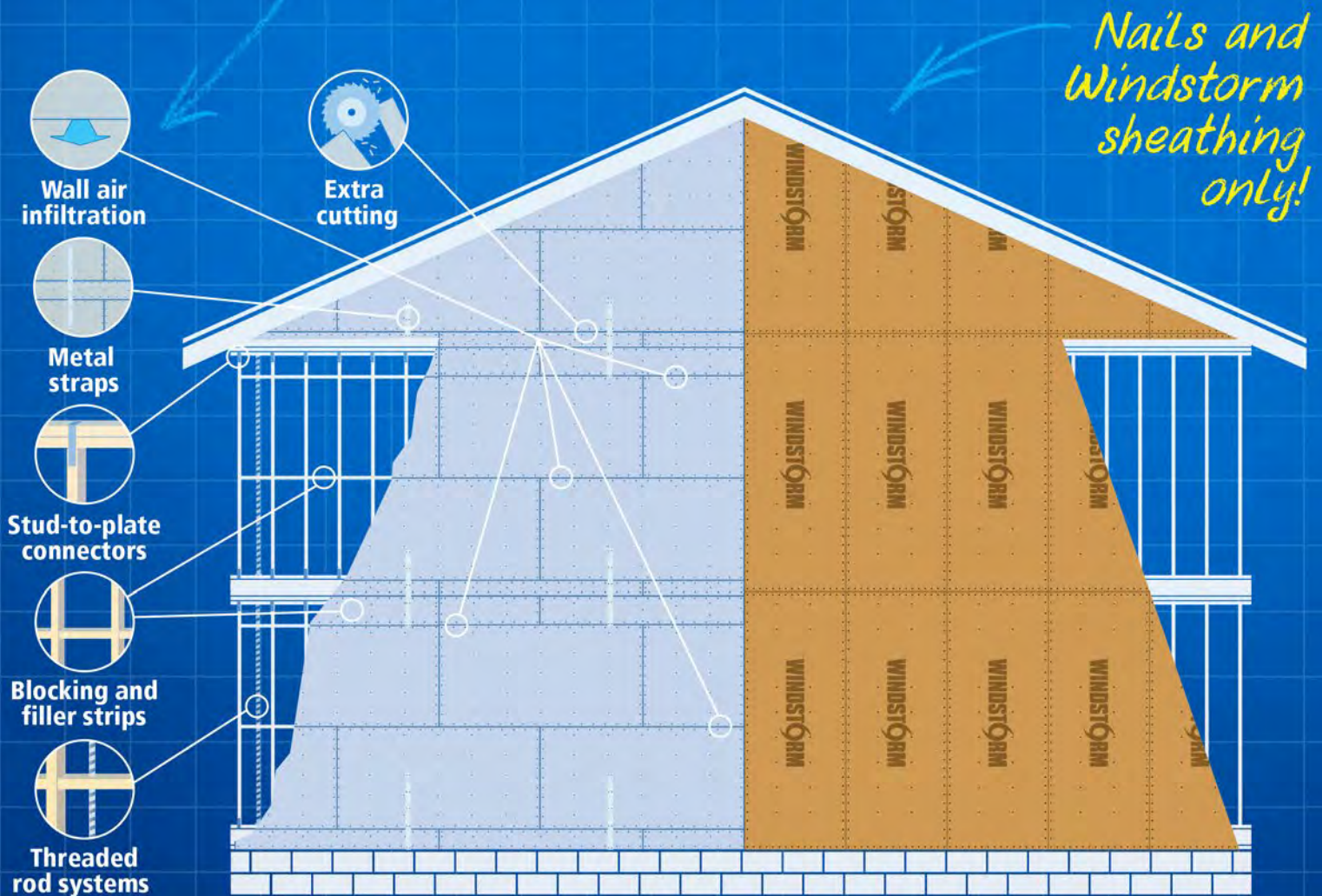


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