

February 2020 Newsletter

Snake River Valley
Building Contractors Association

Spike Club Traeger Raffle

Drawing will take place at SRVBCA
Memorial Golf Tournament

Traeger Pro D2 575 Bronze Wifi Grill

- 18 lb. hopper capacity
- Improves searing and lets you cook low and slow or hot and fast
- Lightning fast start up times and quicker recovery
- As easy as using an oven
- Allows you to monitor and adjust your grill anywhere
- Works with Alexa and Google Assistant

\$20 per ticket

Tickets will be sold at SRVBCA by Spike Club Members or can be purchased by contacting the SRVBCA office.

Traeger donated by:



Overhead Door Company of Nampa Idaho™



Builders Expo:
Thursday, February 6th
311 S South
Nampa, ID

An event that is exclusive to SRVBCA members!

All 44 vendor booths are SOLD OUT.
Members are still able to attend for \$30 at the door.

Thank you to our 2020 Builders Expo Passport Sponsors:



2020 SRVBCA Membership Directory:

Be on the lookout for your 2020 SRVBCA Membership Directory! Each member, as of Dec. 2019 their trade and contact information are listed here. Take advantage of these contacts and start creating new relationships!

Renewal Members:

- Agile Homes
- Alliance Title
- Bank of Idaho
- Banner Bank
- Blindsource
- Chaney Stotts Construction
- Cotner Building Company
- Dillon Plumbing, LLC
- G & G Insulation
- Hunter Homes
- Kevin Howell Construction
- Lanco, Inc.
- PIONEER HOMES
- Pioneer Title
- Ripley Doorn & Company, P.L.L.C.
- Silverline Systems
- Vantage Homes

New Members:

- Blackstone Homes
- Flagstar Bank Home Loan Center
- Group One Sotheby's Int'l Realty
- Harding Homes
- KCRJ LLC
- Montana Timber Products
- Premier Home Staging
- U.S. Bank

Membership Benefits:

Attend exclusive SRVBCA events.

Become more involved and impactful
in your industry.

Membership savings.

[Click here](#)

Various marketing/sponsorship
opportunities.

Councils/Committees:

Associates Council:

Date: 3rd Tuesday of every month

Time: 2:00p.m.

Chair: Mike Grim

Provides opportunities for our associate members to get in front of our builder members.

The Associates Council also assists with planning General Membership Luncheons (GMM'S).

Sub-Committees:

- Builders Expo

Membership Committee:

Date: 2nd Friday of each month

Time: 8:30a.m.

Chair: Attila Csikos

The primary focus of this committee is to recruit and retain members by educating and encouraging participation.

Sub-Committees:

- New Member Orientation
- Membership Drives
- Memorial Golf Tournament

Public Relations Committee:

Date: 3rd Tuesday of every month

Time: 10:30a.m.

Chair: Tyson Garten

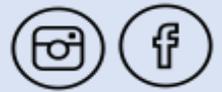
The purpose of this committee is to form strategic communication between our association and the public.

Other Yearly Planning Committees:

- Economic Summit
- Parade of Homes
- Annual Installation & Awards Dinner

Each committee/council listed above is open to all members, come check them out!

What we've been up to...



Exclusive: Spike Club Shoot



2020 Membership Kickoff

Thank you to our January sponsor:
Renewable Energy NW



IBS Builders Show
Las Vegas, NV

Upcoming:

IBCA Annual Winter Board Meeting

February 11th-13th
Downtown, Boise ID

Registration due:
Friday, February 7th
Registration forms have been emailed

Email registration to:
ralmanza@heritagewifi.com
Phone: 208-378-0101

CALENDAR

February Events

**Feb.
6th**

**Board of Directors
Meeting**
12:00p.m.

**Feb.
11th**

Public Relations
10:30a.m. at SRVBCA office.
Associates Council
2:00p.m. at SRVBCA office.

**Feb.
6th**

Builders Expo
5:00p.m. at Nampa Civic
Center.

**Feb.
12th-13th**

IBCA Winter Board
Must register, contact us
for a registration form

**Feb.
7th**

**Membership
Committee**
8:30a.m. at SRVBCA office.

**Feb.
13th**

Legislative Breakfast
7:00a.m. Board Members
only.

**Feb.
7th**

Coffee Meet & Greet
9:00a.m. at SRVBCA office.

**Feb.
19th**

PWB Council/Board
PWB Council: 9:00a.m.
PWB Board: 10:00a.m.

**Feb.
7th-9th**

**Canyon County Home
Show**
Fri. 5-9pm, Sat. 11am-7pm,
Sun. 11am-5pm

Sign up for a shift at the
SRVBCA booth!
Share your story and
what the association
means to you.
Find available shift times
on our Facebook.

**Feb.
19th**

Spike Club
4:00p.m

**Feb.
27th**

**Economic Summit
Committee Meeting**
8:30a.m. at SRVBCA office.

NAHB Updates:

How to Maximize Open House Weekend

One of the most exciting steps in the home buying process is walking through the home you might live in one day. Whether it is a new or newly-renovated home, touring a home in person will help you with your purchasing decision.

Sellers and real estate agents often allow potential buyers to explore homes to generate interest through an open house. Potential buyers (or curious neighbors) can walk around the property and ask detailed questions about the home during an open house. If you are ready to attend an open house and want to make the most out of your visit, consider the following tips.

Meet the Listing Agent

Introduce yourself to the listing agent and let them know your interest in the home. The agent will provide their contact information, literature about the home and offer to show you the unique features. Fill in the sign-in sheet if available so the agent has your information as well.

Ask Specific Questions about the Home

You can learn the details of the home that are not listed online or in marketing materials by asking the agent the right questions. Ask if the home price has changed, how long the home has been on the market and what offers have been made to purchase the home. If the home price has dropped several times or has been on the market for a significant amount of time it could be a sign there are issues with the home. You may have room for price negotiation depending on how many offers have been made on the home.

Look for Potential Home Damage

Before purchasing a home, it is best practice to get a home inspection. Before you get to that point, at an open house you can spot problems by looking closely. Warped flooring or a musty smell can be a sign of previous water damage or flooding. Black spots near kitchen and bathroom sinks could indicate mold. The home could have foundation problems if you notice cracks in the ceiling or drywall. Beware of these red flags to avoid significant home repairs in the future.

Beware of Unfinished Construction

Sometimes a seller runs out of money to finish a home improvement project. If you see exposed wires or a stack of material in a corner of a room, ask the seller about it. This could also be a sign that a contractor had issues finishing a project due to structural issues. Either way, it's important to understand the underlying issue so you can be aware of what you may be dealing with. Some lenders may be unwilling to loan money if the house has unfinished construction.

Explore the Neighborhood

After viewing the home, walk and drive around the neighborhood. Any new development? How is the curb appeal of the nearby residents? If you notice several for sale signs in the front yards of homes on or near your block it maybe an underlying neighborhood issue. If you're interested in the home, drive-by at different times on different days to gauge noise levels and traffic patterns.

Top Reasons to Embrace an Education in the Trades

If you know a student that is seeking a path that will lead to personal fulfillment, a career and technical education (CTE) track can reap many benefits. February is Careers and Technical Education Month, which shines a spotlight on the many different educational opportunities for high school students, college students and adults. CTE includes several different fields, such as information technology, advanced manufacturing and construction. Here are some of reasons students should not overlook gaining a technical education this year.

CTE Helps Students Stay Focused

A standard academic path isn't best for every student but CTE can be challenging and motivating for some students. According to the Association for Career & Technical Education (ACTE), taking one CTE class for every two academic classes minimizes the risk of students dropping out of high school. Not only does CTE help some students stay on track, ACTE also reports that the average high school graduation rate for students concentrating in CTE programs is 93 percent, compared to an average national freshman graduation rate of 80 percent.

Supportive Professional Network Available

Getting your foot in the door in any industry can be a challenge. Luckily, there are plenty of opportunities for high school and college students who are training for a career in construction to gain knowledge about the industry. For example, the National Association of Home Builders (NAHB) has student chapters across the country dedicated to enriching educational experiences for students and offers first-hand exposure to the real world. [Insert local student chapter information]

Modest Educational Costs

The cost of college has risen significantly since the 1990s and the shocking sticker price isn't limited to private, highly selective schools, according to U.S. News and World Report. A technical education not only costs less up front, the opportunity to gain more in wages is significant. According to ACTE data, students can attend public community and technical colleges for a fraction of the cost of tuition at other institutions: \$3,520, on average, in 2016-2017. Nearly a third (27 percent) of individuals with less than an associate degree, including licenses and certificates, earn more than the average bachelor's degree recipient, ACTE reports.

Positive Job Outlook

In 2020, the youngest boomers turn 56, while the oldest will be celebrating 74. About half of this generation, which filled more trade positions than any other before it or since has already retired, and the rest are within 10 years of leaving a vacancy. That means job prospects for CTE students are promising, especially in residential construction. According to the latest Bureau of Labor Statistics data and analysis by NAHB, the number of residential construction jobs increased by 3,000 in December 2019. After viewing the home, walk and drive around the neighborhood. Any new development? How is the curb appeal of the nearby residents? If you notice several for sale signs in the front yards of homes on or near your block it maybe an underlying neighborhood issue. If you're interested in the home, drive-by at different times on different days to gauge noise levels and traffic patterns.

National Association of Home Builders

Part of your 3 memberships in 1!

<https://www.nahb.org/>

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