



HBA NEWSLETTER

Events And Activities

Wednesday, December 1st
Kitsap HBA Remodelers, 4:00 p.m.

Thursday, December 2nd
Developer's Council, 7:30 a.m.

Tuesday, December 14th
Peninsula Home & Garden Expo
Com. Mtg, 12:00 p.m.

Thursday, December 16th
Executive Committee, 2:00 p.m.
Govt. Affairs Committee, 2:30 p.m.
Board Meeting, 3:30 p.m.

Thursday, December 23rd
HBA CLOSING at 12:00

Friday, December 24th
HBA CLOSED

Dec 27th - 30th, 9:30 a.m. - 2 p.m.
HBA Office on Limited Hours

Friday, December 31st
HBA CLOSED

Wednesday, January 5th
Kitsap HBA Remodelers, 4:00 p.m.

Thursday, January 6th
Developer's Council, 7:30 a.m.

Friday, January 7th
Installation Banquet, 6:00 p.m.
Kitsap Golf & Country Club

Tuesday, January 11th
Peninsula Home & Garden Expo
Com. Mtg, 12:00 p.m.

Friday, February 4th
ROAST AND TOAST
ART CASTLE, 6:00 p.m.
Kitsap Golf & Country Club
Please RSVP to HBA

Reflections of an Executive Vice President



Art Castle
BIAE
Executive Vice President

In our 55 years, the HBA has become an important and influential part of our community. I am proud to have been part of the HBA for nearly 17 of those years. I have enjoyed working with hundreds of volunteer leaders to carry out the Association's

mission, events and activities as well as working with our great staff and many, many more in our community.

During my nearly 17 years, we have seen a lot of changes with the HBA. We have become recognized locally, statewide and nationally as a pioneer and leader of market-based environmental solutions. We have assertively promoted our members and industry and the benefits that we provide to our community. We have advocated for practical and workable public policy solutions, and we've utilized political and legal action where necessary. Our membership has grown, as have the services we provide to our members, industry and community. I've received many awards and recognition over the years — all of which were based on what WE did and what WE accomplished.

It has been my pleasure and honor to work for and represent you through these years. I'd like to thank everyone I've worked with and for over these years for the great time and successes we've shared. We'll all have a great time remembering on February 4th at my "Roast & Toast." I hope that I can continue serving our industry and community in the future.

2011 looks to be an exciting and interesting year. Our HBA's 2nd, second generation President with Justin Ingalls of Kitsap Trident Homes. Justin's father Jim Ingalls was HBA President 1983. They join Bill Parnell, 1979 and Kevin Parnell, 1992 as our father and son duo's having gone through the chair offices.

I'm sure you'll want to join with us on January 7th at the Kitsap Golf and Country Club for our annual installation of officers and director and the 2010 member awards and recognition. A fun evening that you won't want to miss.

In addition to Justin and our volunteer leadership, you should be proud of your new Executive Vice President Teresa Osinski. I've had the opportunity to work with her for a number of years and know that you are getting a smart, knowledgeable and talented professional who loves this association and our industry. Teresa and her staff of Melissa and Toni will continue and build upon the successes of our association.

2010 OFFICERS	
President	Ron Perkerewicz
First Vice President	Justin Ingalls
Second Vice President	Wayne Keffer, CGR, CAPS
Treasurer	Randy Biegenwald
Secretary	Dee Coppola, CGA
2010 BUILDER & ASSOC. DIRECTORS	
Jim Way, CGB • Karla Cook • Jeff Davison Judy Mentor Eagleson • Wayne Keffer, CGR, CAPS Leslie Peterson, CGA • Robert Baglio • Jason Galbreath Robert Simonoff • Shawnee Spencer	
2010 STATE DIRECTORS	
John Armstrong • Wayne Keffer, CGR, CAPS Lary Coppola • Robert Coultas • Rick Courson Robert Lubowicki • Walter Galitzki Justin Ingalls • Greg Livdahl	
2010 ALTERNATE STATE DIRECTOR	
Brent Marmon • Corey Watson	
LIFE STATE DIRECTORS	
Bill Parnell	
2010 NATIONAL DIRECTORS	
Rick Cadwell • Wayne Keffer, CGR, CAPS Justin Ingalls	
2010 ALTERNATE NATNL DIRECTORS	
Dave Smith • Mike Brown • Jeff Coombe	
LIFE DIRECTORS	
Bob Helm • Bill Parnell • John Schufreider Dori Shobert • Jim Smalley • Larry Ward	
2010 COUNCIL & CHAIRS	
Build a Better Christmas... Randy Biegenwald Built Green... Walter Galitzki By Laws & Nominations... Rick Cadwell Developers Council... Mark Kuhlman Golf Classic... Shawnee Spencer Govt. Affairs Committee... Justin Ingalls HBA After Hours... Carrie Tyler-Bolz Kitsap HBA Remodelers Cnc... Judy Granlee-Gates Membership... Wayne Keffer, CGR, CAPS Parade of Homes... Dee Coppola Peninsula H&G Expo... Melvin Baird Peninsula H&R Expo... Tom Taylor	
HBA STAFF	
Executive Vice President	Art Castle, BIAE acastle@KitsapHBA.com
Government Affairs Director	Teresa Osinski, CGP tosinski@KitsapHBA.com
Administrative Coordinator	Melissa Greil info@KitsapHBA.com
Events & Administrative Assistant	Toni Probert hbawvents@kitsaphba.com
Home Builders Association of Kitsap County	
5251 Auto Center Way, Bremerton, WA 98312 360-479-5778 • 800-200-5778 FAX 360-479-0313 www.KitsapHBA.com	



HBA NEWSLETTER

TEAM INNOVATIVE

360.697.6858

Get Serious...Get Innovative.



- ▶ Commercial / Residential Maintenance
- ▶ Street / Parking Lot Maintenance
- ▶ Landscape Design / Installation
- ▶ Hot Water Surface Cleaning

Ask about our
"TURBO TIDY"
One-time Power Shot
Starting at just \$499



Go Green!

Just ask us how or visit
www.GetInnovative.net

The Region's #1 Commercial Landscape Maintenance Company!



LIC# TEAM1016DU



Ron Perkerewicz
JCM/Inspection &
Permit Services
2010 President

This is my last article and I want to cover three subjects, Innocent purchasers, walking the walk and passing the torch.

The price of innocence

The County recently passed an Innocent Purchaser Amendment to the Accessory Dwelling Unit (ADU) regulations to give relief to people that purchased a property with an ADU on it and then later discovered that it was not legal by County regulation. I recently had a client that did her due diligence when purchasing a property with an ADU in 2001 and at that time had a notice to title on it placed by the health district that it could not be used as an ADU. She had the then owner resolve the issue and the notice was removed by the Health District with a note stating that this can now be used as an ADU (no notice was sent to the other County agencies). 9 years later she finds out that she did not have the County zoning approval and that the ADU was illegal. Hers was the first application under the recent Innocent Purchaser amendment and it has been approved, but now the kicker. Application for the innocent purchaser process \$404.50, and she must also pay impact fees of \$1,974.40 for a total of \$2,378.90 to prove to the County that you were the victim of their error. What happened to the meaning of the word innocent? There are two definitions that should apply here "the state of not being guilty of a crime or offense" and "a lack of experience of the world, especially when this results in a failure to recognize the harmful intentions of other people." There was no discussion of these fees during the code amendment process. This is a word of caution folks if you are trying to get your ADU legalized.

Walking the walk

I recently added on to my garage and thought I would try the low impact, pervious surface, method for the driveway. A great learning experience and actually kinda' fun. The " minus drain rock went in first with some good hand leveling. The leveling is the most important and difficult part but pays off in the end. Check it before and after you compact it just to be sure you have the slope the way you want. Next is a weed barrier to hold down weeds and keep the fines from plugging the drain rock (go to the nursery and by the 20 foot wide sheets). Step three is to lay the grid, I used Staibil-Grid residential grade made out of old pop and water bottles, but there are others. The grid interlocks and can be cut with a circular saw; your project should be looking good and causing the neighbors to wonder what you are up to. The last part is the top coating, I chose pea gravel and hand raked it into place then vibrated it and re-raked it, you will need to re-rake a few times to get it all settled in. You can also use " minus or fill it half way with top soil, seed it and mow it later for a lawn like effect. Pick your gravel for looks as we started with some less expensive gravel and it has a poor appearance and got replaced. Limelight nine photography company took some pictures and I have those and others available for those that want to view them. No standing water, no run off and very green. The cost? About double a concrete driveway.

Passing the Torch

Every organization President has an agenda of things they want to accomplish during their year in office and they also inherit the agendas of the previous Presidents. Few start and complete their items during their term in office. I have several issues I have started and am passing on to next year's president and I was glad to move issues along for those from the past. This year the torch passing is significant as this year I pass mine to a younger generation, whose dad was a past President, and the Executive Vice Presidential torch is also passing to a younger generation. Sometimes it is difficult for us as we age to let go to the younger folks and to embrace their ideas. However it is also exciting to see the enthusiasm, the energy, the non-traditional perspective, and with our two new torch bearers, a respect and appreciation of the history and experience of those of us who have preceded them. The association will be in good hands and will be there to support its members and their needs.



Government Affairs Committee

Justin Ingalls
2010 Chair

Currently it's full holiday mode. 2010 is coming to a close and so are my duties as HBA 1st Vice President and Chair of the Government Affairs Committee. This year there were several legislative races as well as a number of county elections that had everyone's attention. The Affordable Housing Council Annual Dinner and Auction was a great success and raised the third most ever, and considering today's economy that's very good.

This past November, following the elections, we had visits from Kitsap County Auditor, Walt Washington and Kitsap County Assessor, Jim Avery. The two of them took time to tell us about their departments, the day-to-day activities, their goals of the coming years and the challenges that lie ahead.

In addition to candidate interviews for elected offices I'd like to recognize those who were in office and came to join our meetings this past year. We had visits from Kitsap County District 3 Commissioner Josh Brown and 26th District Senator, Derek Kilmer. There was also a well-attended breakfast this past September, where we met with building department representatives from each jurisdiction, including the Fire Marshal and the Kitsap County Health District. Finally we had an opportunity to meet with R'Lene Orr, Purchasing & Records Manager for Kitsap County, to discuss opportunities by being on the Kitsap County Small Works Roster.

Next year we will continue to follow the proposed fire flow requirements, the rural land use table and the updates to Chapters 16, 17 and 21. Keep in mind that as of January 1, 2011, the new energy codes will go into effect. There are significant changes and you can refer to the website at www.energy.wsu.edu/apps/EnergyCode to get yourself updated.

Thank you all for attending the meetings over the past year in helping to make it a successful one. Keep in mind that next year our meetings will continue to be the last Thursday of the month at 2:30 at the Home Builders office. All members are welcome and your input in valuable.

You're Invited...
To Roast and Toast the

MAN OF THE HOUR



Join us February 4, 2011 at the Kitsap Golf and Country Club to celebrate the MAN, the MYTH, the LEGEND

6:00 PM Social

6:45 PM Dinner

Tickets are \$40 per person, reservations required

- I'd like to give a little Roast
 I'd like to give a little Toast
 I'd like to just enjoy the evening

Please reserve _____ places at the Roast

Name: _____

Company: _____

Amount Enclosed: \$ _____

Check Enclosed  

Card # _____ Exp. _____

RSVP by Fri. Jan. 28, 2011

Phone: (360) 479-5775

Fax: (360) 479-0313

Email: ingrn@kitsaphba.com



HBA NEWSLETTER HBA NEWSLETTER HBA NEWSLETTER



HBA NEWSLETTER



Teresa Osinski

Government Affairs Director

The HBA works hard every day to impress upon the leaders of the County and other local jurisdictions the importance the construction industry has on our economy. "New Housing Starts" is one of the major economic factors referenced in news reports when addressing

the national economy and there is good reason for that. Housing construction (and other construction) generates taxable revenue, jobs, and sales in huge proportions. The economic impact locally is the same. It matters, and the decisions made by the Board of County Commissioners and City Councils around the County have a direct effect on how quickly Kitsap's economy will improve.

However, too often there's a disconnect between, for example, implementing more stringent stormwater codes, and the downstream effect it has on the construction industry. It doesn't need to be about robbing Peter to pay Paul. When these deliberations have a healthy analysis of the environmental and economic impacts, a balanced, prudent, public policy can evolve that will recognize the importance of all the key issues. Too often, the discussions are imbalanced and lack a full analysis of those issues. Not only did Kitsap County choose to extend the storm codes well beyond what was required by the State and Federal Government, the code they chose to implement has tripled the necessary staff time to process applications by the County's Development Engineering division.

In contrast, the Cities of Bremerton and Port Orchard showed great restraint this year when asked by local fire officials to impose a mandate on all new residential construction requiring fire sprinkler system installation. Contrary to the very low estimates the advocate fire officials have provided, the construction professionals know such a mandate will drive up the cost of a single family residence another \$10,000 to \$15,000 per home. This would be questionable public policy in any economic time but certainly when new housing starts are flat-lined over the last year and at an all time low overall, such a move would have been devastating. Ultimately, Kitsap County passed on the mandate as well, and we appreciate that.

Annual Installation of Officers and Directors and Awards Banquet!

Mark your calendars now and plan to attend the annual celebration event on January 7, 2011. This dinner banquet is a time to gather with other HBA members and celebrate the year passed and the year ahead as we install the 2011 officers and directors and recognize the important contributions of our members. HBA members should RSVP to the HBA office at 360-479-5778.

It's time to start thinking about Spring!

The annual Peninsula HOME & GARDEN Expo is coming in March and now is the time to reserve your booth for the show. If you have a product or service you want to talk with Kitsap area residents about, you want to be in this show. This is the "The Biggest and Best Home Show West of Seattle®" and takes up three buildings at the Kitsap County Fairgrounds. Call the HBA for details 360-479-5778 or visit our website at www.kitsaphba.com.



2010 Remodeling Excellence Awards Night

In early November, the Kitsap HBA Remodelers Council held its annual Remodeling Excellence Awards (REX). 11 prestigious REX awards were given out to members of the Kitsap HBA Remodelers Council. Veteran winners like Joe Gates Construction and new participants like BW Construction took awards of excellence home. The REX awards are special because they are awarded by peers in the industry who volunteer their time to review the entries and evaluate the end product across an array of factors. The judges, who do not know the company names of the entries they review, look at the quality of workmanship as well as the problem solving utilized, culminating in an evaluation of value for the price range. This year also included a winning entry in the category "Specialty Environmental Project" which was an impressive update of a horse farm needing a more environmentally sensitive stormwater system to protect the neighboring creek. Sentinel Construction & Consulting was awarded a REX for the creative and efficient solutions used in that project.

Please congratulate each of the following companies for their 2010 REX Awards:

- Residential Universal Design — Sentinel Construction & Consulting
- Decks, Gazebos, Porches — Sun Path Custom Construction
- New Carport/Garage/Utility — Sentinel Construction & Consulting
- Residential Bath \$12K to \$25K — WRK Construction
- Residential Bath Over \$25K — Accurate Builders
- Specialty Environmental Project — Sentinel Construction & Consulting
- Residential Kitchen Under \$30K — Sentinel Construction & Consulting
- Residential Kitchen \$30K to \$60K — Joe Gates Construction
- Residential Addition Under \$75,000 - Joe Gates Construction
- Res. Whole House Over \$150K up \$225K — Sun Path Custom Construction
- Residential Whole House Over \$300K — BW Construction

CONGRATULATIONS to the 2010 Remodeling Excellence Winners!

To learn more about any of these builders, visit the HBA website at www.kitsaphba.com or pick up a copy of a Remodel Kitsap magazine to find these and other professional remodelers in Kitsap County.



HBA NEWSLETTER

WAVE BROADBAND

PROPERTY DEVELOPERS:

Broadband cable is today's *must-have* utility. And if you are building in Kitsap County, then you need to call Wave!

Wave is the official data transport service provider in Kitsap County.

Save yourself time & money—if the utility trench is not yet back-filled or if the inside walls are not yet put up, then there's still time to avoid a post-wire of coaxial/fiber cable.

CALL WAVE TODAY! 360-871-5618 ext. 1704
WaveBroadband.com

INSPIRING ♦ INTRIGUING ♦ IMPRESSIVE

At Creative Countertops, we strive to be Kitsap County's one-stop shop for home and condo owners, designers and contractors for countertops, flooring, and backsplashes.

Visit our showroom in Poulsbo where you will discover endless design possibilities and a vast array of tile selections, slab granite and quartz, stone samples and custom countertops.

Tired of the surfaces in your home? It must be time to "GET CREATIVE!"

CREATIVE COUNTERTOPS, INC

360-598-3106 • 206-714-2948

22285 Stottlemeyer Road • Poulsbo (Next to Bond Rd. & Gunderson Rd.)
www.creativecountertops.com
Bonded & Insured License #CREATCI964BB

We carry the industry's top manufacturers including:



HBA NEWSLETTER



HBA NEWSLETTER

Welcome New Members

Barb McKenzie • Coldwell Banker McKenzie Associates
 10048 NE High School Rd, Bainbridge Island, WA 98110
 (206) 842-1733 • Fax: (206) 842-6826 • Email: bmckenzie@coldwellbanker.com
 Sponsor: Linda Pruitt, The Cottage Company

Thank You Renewing Members

Over 25 Years Construction Development Inc (37)	5 to 9 Years EHT Enterprises Inc Mike F Wnek PE PS Olive Branch Landscape Inc Quadrant Homes
20 Years to 25 Years Joe Gates Construction Inc	2 to 4 Years Jose Technologies Pacific Kai Homes LLC Sierra Pacific Windows
15 Years to 19 Years Morrison's Decorative Concrete	First Year Renewals Elite Exteriors
10 Years to 14 Years Sound Glass sales Inc.	

MEMBERSHIP MATTERS

As you think about joining the HBA or renewing your membership, please consider the importance of relationships. Our relationships make us stronger. We learn from each other. We pass on news to each other, or even better, referrals and leads. We expose each other to different perspectives and ideas, so we make wise decisions, and not get stuck in our own bubble. We get advice from each other, and support too. We help each other get involved in the association, showing how easily it's done, and how rewarding. We introduce each other to new people. We have a heck of a good time together too.

Many of us know a fellow member who got new business or a job from another member. Relationships are one of the most powerful benefits of membership but it's a benefit that not all receive. First you have to get involved, even just an hour here and there. Contact the HBA office to find out what opportunities there are for you that will fit with your time schedule and interests.

In addition to the importance of making relationships within the HBA membership, your relationships are a valuable resource for our association too. Look through your email contacts, your accounts receivable and payable, your LinkedIn connections, your Facebook friends, your rolodex or wherever you keep your names and numbers. Who should be part of our community? Who can benefit from our advocacy? Our programs? Our information? Kitsap's economy is strongest when we work together.



A Spike is a member who sponsors new members into the association. The association loses a number of members each year from non-renewal due to changes in business circumstances. This membership loss must be made up with new members if the association is to continue; without active Spikes our association would not exist.

<u>LIFE SPIKES</u>	<u>CREDITS</u>	<u>SPIKE CANDIDATES</u>	<u>CREDITS</u>
Jim Smalley	380.5	Brad Reid	3
Tim Burke	318	Corey Watson	3
Gale Culbert	265.5	Derek Caldwell	3
Dee Coppola	241.25	Frank Murr	3
Kerry Chamberlin	235	Jim Heins	3
Dale Armstrong	234.5	Walter Galitzki	2.5
Bill Parnell	217	Judy Granlee-Gates	2.25
Michael Hancock	187.5	Jon Brenton	2
Andy Mueller	185	Karen Alyea	2
Douglas Woodside	182	Len Mallory	2
Bob Helm	175.5	Robert Simonoff	2
Kevin Parnell	175.5	Ted Bowman	2
John Armstrong	149.75	Al Timm	1.5
Rick Courson	147	Daryl Hemley	1.5
James Ingalls	142.5	Ken Holmgren	1.5
Randy Biegenwald	122.5	Mark Khulman	1.5
Greg Livdahl	94	Michael Glading	1.5
Robert Lubowicki	89.5	Ron Galla	1.5
David Smith	89	Ron House	1.5
Michael Brown	83.5	Brett Warner	1
Larry Ward	82.5	Daniel Ryan	1
Jeff Coombe	76	David Godbolt	1
Dori Shobert	57	James Pickett	1
Lary Coppola	54.5	John Leage	1
Joanne Lockwood	42.5	John Ramsdell	1
Donna Milner	41.5	Judy Mentor Eagleson	1
Rick Cadwell	41	Ken Orlob	1
Cheryl Gallup	39.5	Leslie Peterson	1
Scott Henden	38.5	Mike Orcutt	1
Larry Elfendahl	35.5	Molly McCabe	1
Ron Perkerewicz	34.5	Shawnee Spencer	1
Justin Ingalls	31.5	Steve Johnson	1
Steve Crabb	29.5	Steve Morrison	1
Steve Brett	29	Greg Galusha	0.5
Wayne Keffer	29	Rob Smallwood	0.5
Barry Keenan	26		

<u>SPIKES</u>	<u>CREDITS</u>
Brent Marmon	24
Jeff Swan	23.5
Dave Revis	23
Robert Coultas	22.5
AnnaLee Todd	15
Joe Gates	9.5
Darren Devitt	8.5



American Data Guard
 NAID AAA Certified Destruction Company
 206-285-5955 • 800-699-6610
 www.adgshred.com

- Oldest Shredding Company in Washington
- On-Site & Off-Site Paper Shredding Service
- Certificate of Destruction Provided
- 100% Recycling Program for All Shredded Material – Nothing goes to the Landfill
- Licensed, Bonded and Insured

**24 hour
 emergency
 clean-up**

ACTION
 SERVICES CORPORATION

Offering
 The Best
 In Service

Maintenance

- Minor plumbing, electrical and carpentry
- Minor roof repair and painting

Landscape Maintenance

- All phases offered

Janitorial

- Daily, weekly, monthly rates
- Construction clean-up
- Window and wall washing
- Carpet shampooing
- Floor stripping and waxing

Power Parking Lot Services

- Parking lot sweeping
- Parking lot washing
- Parking lot striping
- Snow removal

— **FREE ESTIMATES** —

373-4265

Commercial • Medical • Executive