

# The Wayne



# Builder

*An Official Publication of the Wayne County Builders Association*

## Annual Golf Tournament Raises Over \$4,000 for Local Scholarship Fund



*Over eighty golfers joined us for our annual golf tournament in August. The event is held each year to raise money for our local high school scholarship fund. With the support and generosity of our members we once again raised over \$4,000 for the Scholarship program. On behalf of the Association, we sincerely thank all the sponsors and members who participated.*

### 2007 Event Sponsors

- Anns Construction
- Builder Services
- Certainly Done Virtual Assistant
- Dakan Enterprises
- Dave Lester Construction
- DVC Construction
- Eastern Propane
- EPSCO
- Erie Materials
- Gumble Brothers
- Kevin Smith Plumbing & Heating
- Lake Country Builders
- Lords Valley Self Storage
- Marvin Windows & Doors Store
- Olson Clarke Insurance Agency
- Paupack Plumbing & Heating
- Waymart Building Center



**Thank You!**

## WCBA's Wake Up Call *Capitol Hill Report*

*Each year, PBA's government affairs committee identifies legislative and regulatory priorities. Once approved by the board of directors, the list of priorities helps focus the association's resources and efforts that promote the homebuilding industry and affordable housing. Here are **some** of the legislative and regulatory priorities PBA has set.*



### **Development Approval Process**

**The Issue:** The Municipalities Planning Code is the state law governing land use. It establishes the framework for land-use planning and regulation in Pennsylvania from simple zoning ordinances to multi-municipal comprehensive plans. The code contains numerous provisions that delay the approval process for home builders and increase costs. These impediments to cost-effective land development make housing less affordable for Pennsylvanians.

**The Answer:** A PBA task force identified more than 20 improvements to the code that will produce more efficient and reasonable land development processes. Legislation is being drafted to fix these deficiencies of the MPC. PBA hopes to advance these proposals in the General Assembly. Some of the improvements include subdivision and land development ordinance procedures, on-site improvements, bonding and the preservation of land for recreation.

### **Stormwater**

**The Issue:** Pennsylvania's stormwater permitting process requires builders who disturb one-to-five acres, and who have a point source discharge associated with their project, to submit an application for a general or individual National Pollutant Discharge Elimination System permit. Failure to comply with the permitting process may result in fines and project delays. The stormwater provisions require builders to submit an application and develop a plan to demonstrate how they will manage stormwater run-off in an environmentally sound way. Builders whose projects are in special protection waterways (high quality or exceptional value waterways) are required to obtain an individual NPDES permit. The PA Department of Environmental Protection recommends the implementation of Best Management Practices, which are structural and nonstructural measures, facilities and management techniques to direct and minimize stormwater run-off. However, the success of any stormwater management system is site specific. Property owners are strongly encouraged to hire a qualified stormwater design professional.

**The Answer:** The DEP in conjunction with a private, engineering contractor and a statewide Stormwater Oversight Committee is developing a Stormwater Best Management Practices Manual. PBA has given considerable input to the development of the Stormwater BMP Manual. The manual is expected to be published in its final form in December 2005. Municipal officials should review existing stormwater ordinances for consistency with the DEP's stormwater management policy.

### **General Liability Insurance**

**The Issue:** The rising cost of general liability insurance is a growing concern throughout the building industry. Increases in general liability insurance premiums are due to the number of lawsuits brought against builders, particularly by homeowners associations, often without the builder being notified prior to the lawsuit.

**The Answer:** The PBA supports "Requirement to Repair" legislation (currently pending in the PA House of Representatives and Senate), which requires homeowners to notify builders of construction defect allegations in writing before filing a lawsuit. The legislation would provide the builder an opportunity to make any repairs or to correct discrepancies covered under the building contract. Under this legislation, the builder would be given the opportunity to inspect the situation and, if a defect was found, repair it or offer a financial settlement. If agreement could not be reached, the homeowner then could take the complaint to court. Ultimately, this legislation will lower the occurrences of litigation by providing builders the opportunity to fix a defect. The legislation will provide satisfactory resolution in many situations for both the home builder and the homeowner. It will allow the builder to know about the problem and have an opportunity to fix it without getting involved in legal action. This, in turn, will lessen the expense of general liability insurance in the future.



## *Special Announcement*

### **Provider Network Expanded in Northeast**

Builders Benefits is pleased to announce that our provider network in the northeast has been expanded to include important hospitals and related physicians including **Wayne Memorial Hospital in Wayne County**, Newton Memorial Hospital in northwestern New Jersey and Easton Hospital in Northampton County. These providers have been added to our network through HealthAmerica and HealthAssurance's addition of InterGroup Services Corporation's PPO provider network for Builders Benefits

Communications will be sent to PBA Benefits Trust members throughout the northeast to inform them of this expansion and instructions on how to enroll and gain access to the providers in the InterGroup network. InterGroup provider directories will be included in these communications.

***This is great news!*** If you have any additional questions, please contact me our local agent Gene Kashuba at (888) 895-2211.



### **Did you know about the new Workers Comp laws in New York State?**

A significant change in the New York Workers' Compensation Law [Section 6 of the 2007 Reform Act (A.6163/S.3322)] will impact you as an employer if you conduct any work in New York or employ any person whose duties involve activities that take place in New York.

**Effective Sept. 9, 2007, all out-of-state employers are required to cover employees working in New York state with a workers' compensation policy showing New York under item 3.A. of the Information Page.** Typically, your policy will have only Pennsylvania listed under item 3.A., unless you currently have ongoing operations in New York or other states.

**Effective Sept. 9, 2007, Other States coverage (under item 3.C or its equivalent) will no longer satisfy the requirements of the New York Workers' Compensation Law under any circumstances.** Technically, an out-of-state employer that sends an employee to attend a seminar or conference in New York will be required to maintain a New York policy. While the WCB is unlikely to track such incidental employment for enforcement purposes, an employer will nevertheless be subject to uninsured penalties should a compensable injury occur.

Please contact your insurance agent if you conduct any business operations in New York, even if just incidental.

## The Wayne Builder

**AFLAC Benefits Program:** For the past year, AFLAC has offered valuable voluntary benefit plans to the members of our Association through Builders Services, Inc.

The AFLAC plans are designed to protect participants against out-of-pocket expenses related to medical costs and disabilities. Unlike major medical insurance, AFLAC pays cash directly to the policyholder (unless assigned) regardless of any other insurance policies you may have.

Your employees will pay for the AFLAC plan themselves but enjoy group rate pricing. Bottom line is there are no group costs to the company. As an added bonus companies with qualified employee benefit plans may be able to withhold participant premiums on a pre-tax basis which saves the employer some payroll taxes!

The Wayne County Builders Association is working with Mary Kaye Washo, AFLAC sales coordinator, to deliver these benefits to our members. If you would like to speak to Mary Kaye about the AFLAC program and how it can benefit you and your employees, you can contact her at (570) 941-8514.

The AFLAC plans provide important protection to you, your employees and their families that supplement existing coverage and can save your business taxes. Give Mary Kaye a call to take advantage of these opportunities through AFLAC.

### 🌀 WELCOME NEW MEMBERS 🌀

**Rylly Enterprises**  
320 Sawmill Road  
Greentown, PA 18426  
(570) 676-1188

**Pineview Building and Remodeling**  
22 Pineview Lane, P.O. Box 431  
Hawley, PA 18428  
(570) 226-2188

**Exteriorscape Landscaping, LLC**  
613 W. Harford, Street  
Milford, PA 18337  
(570) 296-4741

**Allentown Window Pros**  
1740 Lynnwood Road  
Allentown, PA 18103  
(610) 776-1948

**WCBA Office Moves to Hawley:** To better serve our membership the Wayne County Builders Association will be moving our office to the Palmyra Professional Building on Route 6 in Hawley on November 1, 2007. The board is still committed to finding a more adequate permanent office building however we are finding it increasingly necessary to be more conveniently located for our membership and have determined it essential to make this move.

The office space does need minor renovation in order to accommodate a conference room/resource center for our members. We are reaching out to our membership and asking for each of you to consider donating some much needed items. Many members have already come forward with donations but we still need a few more items and laborers. Please call the WCBA office at 775-7393 if you think you may be able to help us out.

**Carpeting for approximately 500 sq. ft. and Painters are really needed!**

# EVENTS



Do you have **THREE MINUTES** to bolster your business?

If yes, the Pennsylvania Builders Association has an event tailored for you! "Meet the Builder," a reverse trade show, is being held from 4-8 p.m., Oct. 23, at The Woodlands in Wilkes-Barre. This event will let associates meet builders during three-minute, one-on-one meetings, ensuring both have an opportunity to earn each other's business.

Questions? Visit: [www.PaBuilders.org](http://www.PaBuilders.org)  
or call PBA at (800) 692-7339

## General Membership Meeting

Wednesday, October 10, 2007  
The Settlers Inn, Hawley

6:00 pm – Social Hour  
7:00 pm – Dinner

Cost: \$25.00 per person

*Sponsored by:*



Reservations are required  
(570) 775-7393  
[info@waynecountybuilders.com](mailto:info@waynecountybuilders.com)

## 2007 Home Expo

Saturday, October 6<sup>th</sup>  
&  
Sunday, October 7<sup>th</sup>  
Wallenpaupack High School  
Route 6 in Hawley

*Special Events*

Silent Auction  
Big Boy Toy Tent  
Lego Contest

## UPCOMING MEETINGS & EVENTS SCHEDULE

### October

06	2007 Home Expo/Silent Auction	10-5	Wallenpaupack High School, Hawley
07	2007 Home Expo/Silent Auction	10-2	Wallenpaupack High School, Hawley
10	Board Meeting	4:30 pm	The Settlers Inn, Hawley
10	General Membership Meeting	6:00 pm	The Settlers Inn, Hawley

### November

05	Board Meeting	4:30 pm	Wayne Bank, Honesdale
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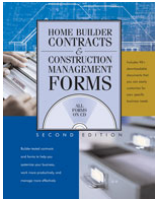
### December

12	Board Meeting	4:30 pm	Woodloch Springs, Hawley
12	General Membership Meeting	6:00 pm	Woodloch Springs, Hawley

To register for any meeting or event call the WCBA Office at (570) 775-7393 or e-mail: [info@waynecountybuilders.com](mailto:info@waynecountybuilders.com)

**Note:** We are now scheduling for our 2008 meetings and events. If your company is interested in sponsoring a meeting or event, please contact the WCBA office. Sponsorships are reserved on a first-come, first-serve basis and they go quickly, so call today.

## Improve Your Efficiency with Builder-Tested Contracts and Forms



The most successful home builders are those who develop standard processes for managing their day-to-day business operations. Systemizing your business can make you more efficient, productive, and profitable. Using the resources in *Home Builder Contracts & Construction Management Forms* is a major step forward in saving time and money and streamlining your business operation.

*Home Builder Contracts & Construction Management Forms, second edition*, contains 95 documents of specific use in residential construction. You will find various contracts, specifications, change orders, and many more forms and checklists that will improve your ability to manage your business. These documents are a compilation of business resources that were generously donated by successful builders across the country.

This resource book is now available through the Wayne County Builders Association office. If you are interested in looking through the book and making copies, please call or visit the WCBA office. Remember we will be more conveniently located in Hawley come November 1st!

*The Wayne County Builders Association encourages:*

## Members Doing Business with Members

If you need a subcontractor or supplier, please use our Membership Directory as a resource or visit our website at: [www.waynecountybuilders.com](http://www.waynecountybuilders.com) for a complete list of members.

If you need a current copy of our 2007 Members Directory contact the office at 775-7393.

# MEMBER NEWS



## PAUPACK FUEL OIL ANNOUNCES THE ACQUISITION OF HAWLEY OIL BURNER SERVICE

Hawley, PA - Paupack Fuel Oil is excited to announce the acquisition of Hawley Oil Burner Service. Expanded services, including fuel oil delivery, are now conveniently available to the extended customer base of Hawley Oil Burner Service.

Paupack Fuel offers fuel oil delivery, with state of the art computer automation working to keep you warm as soon as the seasons begin to turn cold. They also service heating systems keeping them in working order from one season to the next. In addition, they replace and install most oil fired heating systems. But it doesn't stop there; Paupack Fuel has a service for all seasons. They also offer expertise in installing and servicing air conditioners, keeping you cool all summer long. As well as their heating and cooling services, Paupack Fuel also offers a full line of plumbing repair and installation, including hot water heaters. These services are now offered to the Hawley Oil Burner Service customer base.

Ken Hoch, longtime owner of Hawley Oil Burner Service, is certain that Paupack Fuel will continue the 43 year tradition of superior service. "Paupack Fuel will provide the same quality service that the Hawley Oil Burner Service customers are accustomed to with their system maintenance and now they can enjoy the convenience of fuel oil delivery, plumbing services and more from Paupack Fuel."

Paupack Fuel is a family-owned business, operating from their Hawley office for over 70 years. They are a full service oil company and supply their Lake Region customers with clean, friendly and efficient service. Chris Strong, owner of Paupack Fuel, commented, "I'm very excited about the acquisition of Hawley Oil Burner Service and being able to provide our new and existing customers with unmatched service. With the acquisition, Paupack Fuel has succeeded in bringing two family owned businesses together to form a cohesive unit to better serve its customers."

For more information about Paupack Fuel Oil or any of the services they offer please visit [www.paupackfuel.com](http://www.paupackfuel.com) or call 570-226-4823.

Sponsored by: Paupack Fuel Oil

*If your company is interested in being a sponsor of The Wayne Builder, contact the WCBA office for sponsorship opportunities.*

*This Issue Compliments of. . . Thank you for your support.*

**Straightline Fence, Decks & Railings**

919 Hudson Street  
Hawley, PA 18428  
(570) 647-7740

**Estemerwalt Lumber Products, LLC**

505 Adams Pond Road  
Honesdale, PA 18431  
(570) 729-8572



**Hanover Homes North Corp.**

1333 Route 315  
Wilkes Barre, PA 18702  
(570) 825-4077

**Jack Ziegler Well Drilling, Inc.**

71 Ziegler Drive  
Newfoundland, PA 18445  
(570) 689-2472

**Paupack Fuel Oil Plumbing, Heating & A/C**

805 Church Street  
Hawley, PA 18428  
(570) 226-4823



**Wayne County Builders Association, Inc.**

663 Route 739, Suite #1  
Lords Valley, Pennsylvania 18428

To: