

# THE HOME BUILDER

DallasBuilders  
ASSOCIATION

[www.DallasBuilders.org](http://www.DallasBuilders.org)



VOLUME LXXII

No. 5

May 2025

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## BRIEFLY

### NAHB Membership Drive Continues Through June

The National Association of Home Builders Membership Drive has begun and continues until June 30. This is a great opportunity to help grow the Dallas BA community while earning rewards. For every new member you recruit during this period, you will receive up to triple bonus Spike credits. Your efforts can make a big difference! Contact Membership Coordinator [Alyssa Morales](#) for details.



## McSAM Awards winners announced

The Dallas Builders Association has announced winners of its 46th Annual McSAM Awards, presented April 26 in partnership with LP Building Solutions. The McSAM Awards have been held each year since 1979 to recognize “maximum creativity in sales and marketing.”

More than 500 entries were received this year, and winners were named in more than 80 categories.

The prestigious McSAM Award is given to builders, remodelers, developers and associates who have made a significant and creative contribution in residential marketing through specific achievements in a given year.

Media personality Amy Vanderoef was the mistress of ceremonies for the awards gala held at the Statler Hotel in Dallas.

The industry-judged awards included David Weekley Homes – McSAM Builder of the Year; Hillwood Communities – Developer of the Year; Homes by J. Anthony – Custom Builder of the Year; RJA Construction – Remodeler of the Year; and Solterra Texas by Huffines Communities – Master Planned Community of the Year.

Industry experts from around the country including architects, interior designers and new home marketing professionals judged the awards.

David Weekley Homes won the prestigious People’s Choice Builder of the Year honors.

The People’s Choice competition rewards builders



David Weekley Homes was named People’s Choice Builder of the Year at the 2025 McSAM Awards presented by LP Building Solutions. The event was held April 26 at The Statler Hotel in Dallas.



Hillwood Communities took 2025 McSAM Awards Developer of the Year honors. See more photos inside.

based on consumer voting.

Other winners in the industry-judged categories were:

- Home of the Year – Mustang Lakes 100s – The Amalfi by Highland Homes;
- Active Adult Home of the Year – Ridge Crossing

70’s at The Birchwood by Highland Homes;

- Custom Home of the Year – Kee Ranch by Tim Jackson Custom Homes, designed by John Lively & Associates and interiors by Notting Hill Interiors;
- Builder Project Manag-

er of the Year – Felipe Mascarenhas with Grand Homes; and

- Marketing Professional of the Year – Taylor Humphrey with Pacesetter Homes.

[A complete list of winners and a photo gallery can be found at \[McSAMAwards.com\]\(http://McSAMAwards.com\).](#)



# The HomeFront

## Government Affairs News and Info

David Lehde  
Director of  
Government  
Affairs



## A Spring of Influence for Dallas BA Advocacy

### Local Update:

Builders in Dallas now have an addition to the list of housing stock diversity after the City Council approved Dallas BA supported amendments to their residential building code on April 23. The ordinance adds a consolidated dwelling that allows between three to eight residential units to be built under the city's version of the International Residential Code. The code provisions for one- and two-family dwellings remain unchanged.

Currently, any structure with more than two dwelling units must comply with the International Building Code, which can add complexity and costs to smaller-scale residential developments. The intent is to provide more options to address the city's housing needs.

Consolidated dwellings are limited to buildings dedicated to residential use only and contain three to eight dwelling units. The building is limited to 7,500 square feet or less in non-sprinklered areas and four dwelling units or less per story served by a single exit. The construction must contain certain fire rated assemblies for walls and floor assemblies, and there are restrictions on common travel of egress and a requirement for distance between buildings.

Builders retain the option to build three or more dwelling units per the IBC should they find going up in code to be beneficial for a project.

The building and development community will also have a new experience when applying via the Dallas Planning and Development Department's online system. The new DallasNow platform streamlines the process for applications, permits and inspections. DallasNow offers one platform for permitting, platting, planning, inspections, engineering and zoning.

The platform is billed as being more user friendly and intuitive, with better communication, tracking and

real-time notifications for approvals, fees and inspections.

Due to the significant migration that must occur between the old system and new, Dallas PDD had to suspend certain services between April 25 and May 4, to have the system ready for its May 5th start. During this time, Dallas PDD services have been limited to inspections for existing permits, emergency releases and consultations with staff. To facilitate those limited services, the department has provided a link to a form and QR code.

The city sent notice of the suspended services and alternative inspection process to their list of those in the industry and Dallas BA shared the information as well.

Dallas BA hosted PDD for an information and demonstration session on April 30.

Dallas BA will continue to monitor feedback from our members and share as needed with Dallas PDD.

Spring has also provided opportunities for the Association to continue to build relationships with our local government partners. A team of members and staff have been busy evaluating city council candidates in key area races. The process provides an opportunity for the Association to voice the needs and benefits of our industry.

HOMEPAAC of Greater Dallas has released a voter guide of specific city council races from across the Association's service area. Members can view the guide in Punch List.

### State Advocacy:

In Austin, Texas Association of Builders, along with support from locals like Dallas BA members and staff, have been working overtime to monitor an amazing amount of proposed legislation that could impact home building. This includes legislation that addresses our industry's priorities.

Dallas BA's Frank Murphy and David Lehde on April 3 joined a team

of other local HBA members (and TAB staff) to testify in support of House Bill 2225, by Representative Brad Buckley. The companion bill for SB 1883 (Betencourt) relates to the approval of land use assumptions, capital improvement plans and impact fees. HB 2225 is a transparency bill in government bill, in that it addresses public notice and disclosure times, creates a higher threshold for the adoption of fee increases and provides a reasonable passage of time before further increases may occur.

The legislation's provision requiring that the capital improvements plan and land uses assessment be published to the public 60 days before notice of public hearing provides some opportunity for review for any errors that may impact fee calculations. The bill also maps out the use of a capital improvements advisory committee that is to be made up of a more reasonable percentage of those from the housing industry who would have a better understanding of the impact of these types of fees. The thresholds prescribed by the bill also help ensure reasonable consideration is given to the impact on construction costs.

Impact fees have become a significant factor in the challenge to housing affordability and they drive up housing costs, so it stands to reason that there should be a sound attempt at checks and balances in the process of deciding whether to adopt or increase those fees.

During testimony, David Lehde cited that it is important to remember that it is the homebuyer who ultimately pays for impact fees and that those fees grow significantly when considering the cost to finance the difference of the fee during construction, along with the interest assessed over the life of the mortgage.

### Federal Affairs:

The work for housing attainability at the national level has no shortage of challenges. Tariffs, the exemption of products from tariffs, and the temporary suspension of other product related tariffs have been a big topic. For a time, the word from Washington regarding what faced reciprocal tariffs and what didn't seemed to change by the day, if not hour. Obviously, Canadian softwood lumber plays a big role in our industry's supply and there has been concern. For now, at least, that product has been exempt from reciprocal tariffs.

However, it is not spared from



Past President Frank Murphy testified April 3 before the State House Committee on Land & Resource Management.

the annual review that is done by the Commerce Department regarding current countervailing and anti-dumping duties. The most recent review of these rates has resulted in the department releasing a preliminary determination to more than double the levy on softwood lumber to 34.5%. This was an issue that NAHB has been monitoring and weighing in on with the federal government. A final review is to be published in August or September, and if unchanged, the higher rates will take effect then. NAHB has signaled that the Association will continue to urge the White House to roll back tariffs on lumber and other building materials.

Dallas BA believes the recent preliminary determination is an example of why it is imperative that the U.S. and Canada get together and negotiate a new softwood lumber agreement. We have raised our concerns about tariffs to members of Congress in the past, even very recently.

It is just one of the policy areas Dallas BA members and staff will discuss with our service area's members of Congress in early June during our National Legislative Conference in Washington, D.C.

Members are reminded that if you have an interest in participating in the "LegCon," please contact the Director of Government Affairs. Space is limited and we recognize and appreciate the sacrifice of time and cost members make when heading to the nation's capital to advocate for housing.

*"The greatest ability in business is to get along with others and to influence their actions."*  
— John Hancock

Representing The Interests of the Home Building, Multifamily Construction and Remodeling Industry in the Greater Dallas Area

## THE HOME BUILDER

Dallas Builders  
ASSOCIATION

[www.DallasBuilders.org](http://www.DallasBuilders.org)



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**BARCIE VILCHES**, Editor



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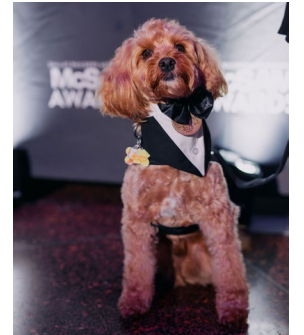
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# McSAM Awards winners announced



[View McSAM Awards Photo Gallery and Winners Book>>](#)



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# Upcoming Classes

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## Wood and Vinyl Flooring Best Practices: Tips From an Industry Professional – Building a Better House Series - May 6

This class will offer best practices for flooring prep and installation for:

- Luxury Vinyl Plank and Tile;
- Solid Wood Flooring; and
- Engineered Wood Flooring.

Each module will cover such topics as jobsite readiness, jobsite inspection, moisture testing, acclimation requirements, substrate recommendations, installation recommendations,

expansion space needed and common problems seen during an inspection.

Instructor for the class will be Timothy McCool, National Wood Flooring Certified Wood Flooring inspector.

McCool is also a certified inspector through the Institute for Floor Covering Inspectors International and the North American Laminate Flooring Association.

Time: 10 a.m. - 1 p.m.

Cost: \$35 member /\$45 non-member

Format: In-person only

[Register for the Wood and Vinyl Flooring Class.](#)

## Fall Prevention in Residential Construction Training - May 8

The 4-hour seminar focuses on identifying fall hazards in residential construction, as well as, providing attendees an understanding of the OSHA fall protection regulations and safe work practices to prevent fall-related accidents.

Every year, approximately 300 construction workers die from fall-related accidents. These accidents are preventable with safety planning and training.

In partnership with the Job-Site Safety Institute (JSI) and National Housing Endowment (NHE), the National Association of Home Builders and Dallas BA are conducting this training seminar for builders, trade contractors, supervisors and workers.

Safety training expert Matt Murphy, president of SEE, Inc., will be the instructor.

Time: 9 a.m. - 1 p.m.

Cost: \$20 member /\$25 non-member-

Format: In-person only

[Register for the Fall Prevention Class.](#)

## Dallas BA Leadership Program - May 21 through Dec. 10

The Leadership Program provides a framework for participants to develop and enhance their leadership skills. The yearlong program includes sessions and mentoring opportunities that are needed for those who want to become involved in the organization. Participants will learn organizational management, how to improve communication skills, how to best motivate employees, and how to be a better leader.

Time: 10 a.m. - 3 p.m. monthly sessions

Cost: \$795 member /\$995 non-member

Format: In-person only

Facilitator: Tim Lansford, Blast Seminars and Luxury Homes of Texas

[Leadership Program Information](#)

## Synthetic Grass: Building a Better House Series - June 25

Instructor Chad Harris of Synthetic Grass DFW will provide an overview of the value of artificial grass in modern home design.

Participants will be able to recognize different types of turf and their ideal applications and the installation process and integration into building timelines.

Time: 10 a.m. - 1 p.m.

Cost: \$35 member /\$45 non-member

Format: In-person only

[Register for the Synthetic Grass Class](#)



## FraserCon: Your Trusted Concrete Experts

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Today, we express our sincere gratitude to all those who have placed their trust in us—the builders within the Dallas Builders Association.

As we embark on the next quarter century, we raise a toast to the future. With FraserCon by your side, you can rely on our expertise and unwavering commitment to excellence. Together, let's build a stronger, more concrete future.

**Jason Fraser**  
Founder



# Members enjoy Crawfish Boil April 10



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## **Denton County builders reignite division efforts**



Past President Donny Mack of Mack Professionals, Inc., left, and Membership Chair Chris Clay of 2-10 Home Buyers Warranty thank speakers Rina Maloney, Economic Development Program Manager for Denton County, and Brittany Sotelo, Economic Development Director for the City of Denton. Thank you to partners LP Building Solutions, 84 Lumber and 2-10 Home Buyers Warranty.

*By Gena Godinez  
Executive Officer*

Last month marked an exciting step forward as the Denton County Builders held their first meeting in an effort to reestablish this group as a standing division of the Dallas Builders Association. After a long pause, we are thrilled to begin the process of rebuilding a strong presence in Denton County.

During the meeting, members discussed the potential structure of the division, including whether future meetings will be held quarterly or every other month. While the logistics are still being finalized, the enthusiasm and commitment from attendees made it clear that there is strong support for a Denton County-focused division.

We were also pleased to welcome two fantastic guest speakers for our luncheon program: Rina Maloney, Economic Development Program Manager for Denton County, and Brittany Sotelo, Economic Development Director for the City of Denton. Both provided valuable insights into current and future economic development efforts, helping attendees better understand the growth and opportunities within the region.

Our goal is to build a division that not only serves the unique needs of members in Denton County, but also supports and engages with the broader community. We look forward to growing this group and fostering stronger connections throughout the county.

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### New Members Win Prizes

Sam Reed with Alphagraphics #114 presents door prizes April 8 to winners Robert Cheung, WellTech USA; Patrick Sweeney, The Brothers That Just Do Gutters North Dallas; Dagmawi Geremew P.E., TRC Engineers; Julie Watson, WFG National Title; and Crysta Marquez, The Realty Venture. In addition to Yearlong Membership Partner StrucSure Home Warranty, the New Member Welcome Breakfast was presented by Alphagraphics and Tom Sadler & Associates. This event is held every other month on the second Tuesday and is open to guests and members (new and old!).



### Multifamily Builders Council Hosts Developers

Multifamily Builders Council Chair Adam Sumrow, center, served as moderator for the group's program on developer insights on April 1. Panelists included Blake Taylor, JPI; Anish Joseph, JPI; Tom Holland, Billingsley; and Sumner Billingsley, Billingsley.



### Dallas Division Presents Candidate Forum

The Dallas Division presented a Dallas City Council District 11 Candidate Forum at its lunch meeting April 3. From left are candidate Bill Roth, William Roth Company; Division President Jeff Dworkin, JLD Custom Homes; candidate Kendal Richardson; candidate Jeff Kitner, North Dallas Chamber of Commerce; and program moderator Betheny Erickson, D Magazine.

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## Bowling Tournament

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**5:30pm Registration/Happy Hour  
6:00pm Tournament**

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Proceeds benefit the Dallas BA's Collin College Scholarship Fund, which allows the next generation of our industry to pursue a career in construction.

Play as a team of 6 bowlers for \$300 or play as an individual for \$40. Non-members \$50 per person.

Register and Partner at [DallasBuilders.org/calendar](https://DallasBuilders.org/calendar)



## 20th Anniversary Cars for CASA

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Spike: Kevin Garrison, Pella  
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Cohen Esrey Development  
Jack Traeger  
214-244-4725  
BUILDERS - LAND  
DEVELOPER  
Spike: Chris Shaw, Division  
Construction Supply

GM Capital  
Gary Jackson  
214-663-0735  
BUILDERS - RESIDENTIAL

GRESMR Investments  
LLC  
Gloria Rathmell  
214-770-1944  
BUILDERS - RESIDENTIAL  
Spike: Tiffany Acree, Struc-  
Sure Home Warranty

Haynes Homes LLC  
John Haynes  
469-940-9586  
BUILDERS - RESIDENTIAL

Keeter Custom Homes  
Kyle Clark  
214-535-3561  
BUILDERS - RESIDENTIAL

LCG Homes, LLC  
Gerry Joseph  
214-208-4367  
BUILDERS - RESIDENTIAL

Rooster General Contractors  
Justin Farrell  
214-843-0292  
BUILDERS - RESIDENTIAL

Trimble Properties, LLC  
Brandon Trimble  
214-402-7428  
BUILDERS - LAND  
DEVELOPER

Wayne Cole Contracting,  
LLC  
Justin Argall  
469-910-2997  
BUILDERS - RESIDENTIAL  
Spike: Donny Mack, Mack  
Professionals/Beaver Builders

## SUSTAINING ASSOCIATES

Anytime Flooring  
Shawn Murphy  
972-322-3141  
FLOORING  
Spike: Corey Pruitt, KWA  
Construction, L.P.

Cemplex Group Texas, LLC  
Megan Deitschel  
214-666-6520  
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Globotek USA, Inc dba  
Arizona Balloons®  
Johnny Mulder  
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PROMOTIONAL SERVICES

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Jennifer Murphy  
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Muneeb Memon  
214-718-0488  
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Spike: Will Wallace, JELD-  
WEN Windows & Doors

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Hoffmann Homes

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Casci Plaster Co LLC  
Mary Marynick  
214-421-3390  
MILLWORK  
Spike: John Jarrett, Jarrett  
Construction

Dallas / Fort Worth Water  
Leak Alert  
Mark Wignall  
512-751-9911  
PROFESSIONAL SERVICES  
Spike: Lindsay Leggett,  
FACETS Appliances,  
Kitchens & Baths

Mantis Support  
Daniel Helm  
817-891-1191  
PROFESSIONAL SERVICES  
Spike: Justin Webb, Altura  
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Spike: Jeffrey Dworkin, JLD  
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## Milestone Anniversaries

**Congratulations to these companies  
and individuals being recognized  
for continuous membership in the  
Dallas Builders Association.**



### Twin Oaks Custom Homes 25 years

*Sam Bradley and Tom Lin*

#### 30 Years

Nina Hayes Cleaning  
Services, Inc.

#### 20 Years

Lone Star Framing &  
Construction, LLC  
Nowak & Stauch, PLLC

#### 15 Years

Sandlin Homes

**Milestones  
Presented by:**



#### 10 Years

Hoffmann Homes - Alison  
Charley

Malarkey Roofing Products  
Mishler Builders, Inc. -  
Christi Mishler

#### 5 Years

Capitol Annex Development  
Company

Eco-Soil Stabilizers

Fairmont Homes LLC

J. Everett Custom Homes  
LLC

TSG General Contractors