

THE HOME BUILDER

DallasBuilders
ASSOCIATION

www.DallasBuilders.org



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Industry Investors



BRIEFLY

Join the Texas Association of Builders, along with Welcoming Sponsor, StrucSure Home Warranty, for the Lone Star Mardi Gras Mixer Texas Reception during NAHB's International Builders' Show (IBS)! Tuesday, February 17, from 5-6:30 p.m. (EST) in the Florida Ballroom at the Hyatt Regency Orlando.

Come reconnect with old friends, make new ones and celebrate everything that makes Texas home-building the best in the nation.

[Register](#)



Final Deadline to enter 2026 McSAM Awards is February 9

The Dallas Builders Association has issued its official call for entries for the annual McSAM Awards, which recognize excellence in residential sales and marketing.

The prestigious McSAM Awards honor builders, remodelers, developers and associates who have demonstrated creativity, innovation and achievement in residential marketing through work completed in the previous year.

The 2026 McSAM Awards will be held on Saturday, April 11, at the historic Statler Hotel in Dallas. Final entry materials and payment must be submitted by February 9 through the online portal at McSAM Awards.com.

This year's awards program features an expanded lineup of categories, including two People's Choice Awards for Community of the Year and Builder of the Year. The McSAM Awards also continue to incorporate several categories that were previously part of the former ARC Awards program.

Custom builder categories include Best Interior Design; Best Kitchen; Best Architectural Design in Modern, Traditional and Transitional styles; and Custom Builder of the Year. Four remodeling categories are also included: Best Addition; Best Kitchen Remodel; Best Bathroom Remodel; and Best Whole House Remodel.

Additional award categories recognize excellence in Professional Achievement; Marketing, Advertising, Signage and Online; Interior Merchandising; Design; and honors for Home, Builder, Developer and Community of the Year.

Entries are judged by experienced industry professionals, and categories may be adjusted or combined at the discretion of the McSAM Committee to ensure a competitive and meaningful awards program.

A variety of partnership opportunities are available, offering valuable exposure before and during the awards celebration. Opportunities range from \$1,000 to \$12,000. For more information, contact Jasmine Streete at 214-615-5012. For complete details, category descriptions and submission requirements, visit McSAM Awards.com.

DALLAS BUILDERS ASSOCIATION

McSAM AWARDS 2026



Don't miss your chance to shine!

Entry Deadline - February 9, 2026

mcsamawards.com

THE Statler



The HomeFront

Government Affairs News and Info

David Lehde
Director of
Government
Affairs



Making Sure Home Building is Not Left Out in the Cold

Primary Election season is upon us. 2026 includes races for U.S. Senator and Governor, the Texas State Senate and House of Representatives, and key County seats.

Across the state, more than 20 State House seats were vacated and will have an open race. The State Senate will see 5 open seats. That, in addition to incumbents up for re-election in both chambers, as well as statewide and county races, will make for a remarkably busy primary. Several of the heated races will be in the Dallas BA service area. This, along with newly drawn U.S. Congressional Districts, will have a shock effect on municipal races that will come later in the year.

For the State and County races, as well as the Congressional ballot, March 3 will be Primary Election Day for both parties. Early voting begins on February 17. Any runoffs would occur on May 26. All culminating to a heated General Election Day on November 3. Members should keep an eye out for updates from TAB and Dallas BA.

The Dallas BA submitted comments on the proposed WOTUS Definition. The U.S. Environmental Protection Agency (EPA) recently opened public comments on its updated definition of the "Waters of the United States." The Dallas BA, in January, joined other federation members and associations in offering comments on the proposed rule.

With the enactment of the Clean Water Act in 1972, builders and developers have gone through costly measures to determine whether their projects might impact a water body or tributary that could be a "water of the United States." The definition of WOTUS has a significant impact on both housing affordability and availability. This challenge has become even more difficult with some states operating under the 2023 rule, while 29 states remain under a pre-2015 definition.

WOTUS determinations can influence mitigation for some grading and construction activities, as well as affect whether a project may even proceed under a CWA nationwide permit, versus a more time-consuming and expensive individual permit process.

In public comments, Dallas BA voiced appreciation that the proposed rule update brings needed clarity regarding jurisdiction on permanent, standing, or continuously flowing bodies of water, while also removing confusing elements of past WOTUS definitions regarding isolated water features. Dallas BA also supported NAHB's recommendations for additional clarifications regarding adjacent wetlands and determination for what constitutes a wet season.

The proposed rule definition aligns with the Supreme Court's holdings in two benchmark cases and also respects the authority of states to manage their own land

and water resources.

The right of stakeholders to offer public comments is an important step in the process that eventually yields the final rule.

The next meeting of the Dallas BA Government Relations Committee (GRC) will be Wednesday, February 11, at 9 a.m. Dallas BA GRC meetings are hosted at the Dallas BA offices.

GRC meetings are open to all Dallas BA members. Members interested in participating should contact the Director of Government Affairs, David.Lehde@DallasBuilders.com.

HOMEPAAC of Greater Dallas has announced that registration is open for the current cycle. A core mission of the Dallas Builders Association is advocacy. Successes have included needed

code changes, favorable local tax structure, more efficient permitting processes and protection from harmful ordinances and regulations.

HOMEPAAC of Greater Dallas, the non-partisan political action committee, is an essential part of the advocacy program. It provides another opportunity for Association members to participate in their industry's advocacy efforts.

For more information, visit <https://dallasbuilders.org/homepac/> or contact the Association's Director of Government Affairs.

After Hours

Hosted By:

February 19
6pm - 8pm

Enjoy delicious food and drinks while networking with fellow industry professionals.

This event is free to attend, but advance reservations are requested.
Dallasbuilders.org/calendar

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Celebrating 42 Years of Service: Honoring Barcie Vilches

After more than four decades of dedicated service, the Dallas Builders Association bids a fond farewell to Barcie Vilches, whose 42-year career has left a lasting mark on the Association and the homebuilding community she faithfully served.

Barcie joined the Dallas Builders Association at a time when both the industry and the organization looked very different. Through decades of growth and change she became a steady and trusted presence. Her institutional knowledge, professionalism and attention to detail helped shape the Association into what it is today.

Barcie was often the person colleagues turned to for answers, guidance or reassurance that things would be done correctly. Her behind-the-scenes contributions ensured continuity and stability, even during times of transition.

"Barcie represents the very best of what this Association stands for," said current Executive Officer Genia Godinez. "Her dedication, institutional knowledge and quiet leadership created a foundation that continues to support our members and our mission every day. We are incredibly grateful for her service and proud of the legacy she leaves behind."

Former Dallas Builders Association Executive Officer, Phil Crone, had the privilege of working alongside Barcie for more than 17 of her 42 years. He also emphasized Barcie's importance to the organization and the consistency she brought across decades of leadership and change. He stated, "Barcie poured her heart and soul into the organization, serving in nearly every staff role at one point or another." Phil ended by saying, "She had a rare gift for elevating those around her, that the Association's voice, reputation, and culture bear her imprint and that anyone who worked with her knows that the organization is stronger because of her legacy."

Former Executive Officer Bob Morris highlighted the breadth of Barcie's contributions and her role in the Association's long-term success.

"Barcie Vilches has been a key player within the Dallas Builders Association for over four decades," Morris said. "Her contributions through six different Executive Directors have played a significant role in the Association's success."

During her career, Barcie worked under several Association names, including the Home and Apartment Builders of Metropolitan Dallas, the Home Builders Association of Greater Dallas and today's Dallas Builders Association. Morris noted that she was instrumental in crafting and clearly communicating the Association's identity and message to the many audiences connected to the organization.

"Barcie never sought the spotlight," Morris said. "She was always happy to do the work of making sure the Association's message was presented in a clear and understandable way, and she preferred to do it quietly."

Her efforts in publishing The Home Builder magazine and managing numerous communication initiatives resulted in the Association being honored with multiple NAHB Executive Officers Council Association Excellence Awards. She also embraced evolving technology, mastering electronic media tools to ensure members remained informed and connected.

Morris recalled his arrival at the Association in 1994, when Barcie had already spent nearly a dozen years on staff. He quickly learned that her reputation extended beyond the Dallas region. Shortly after his arrival, NAHB Communications Director Betty Cristy requested a dinner meeting specifically to meet Barcie and acknowledge her work, underscoring the national respect she had earned.

Past Dallas Builders Association President Jerry Carter shared a personal reflection on Barcie's impact during a period of significant growth for the Association.

"Barcie became a part of our Association many years ago as it was rapidly growing," Carter said. "During that time, Dallas builders saw the need to expand the local

and regional divisions, and those divisions were becoming more and more important to our overall success. There quickly became a need to link new challenges, agendas and accomplishments of these divisions to what was then called the Home Builders Association of Greater Dallas."

Carter credited Barcie's background in journalism and photography as a critical factor in that success.

"Barcie's expertise became an important link in making it all work," he said. "She was instrumental in helping to build a process that has successfully lasted and has allowed us to become what we know today as the Dallas Builders Association. Thank you, Barcie. You have inspired others to become role models and touched many lives along the way. You have been an inspiration to us all. It is an honor to call you my friend."

As Barcie begins her well-earned retirement, the Dallas Builders Association extends its deepest gratitude for her extraor-



dinary service and lasting legacy. Her impact will continue to be felt for years to come, and she will always remain an important part of the Dallas BA family.

Dallas Builders Association

New Member Welcome Breakfast

Learn how Dallas BA membership can benefit your business. You'll have an opportunity to network with the Association's newest members, as well as learn about the great benefits and member discounts available to you through membership.

Feb. 10 | 9am

Dallas Builders Association
5816 W. Plano Pkwy, Plano, TX

REGISTER

Meeting Partners:

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Upcoming Classes

Presented by



PROJECT MANAGEMENT
NAHB Certificate Course
February 12; 9 AM - 4 PM

This course helps home building professionals strengthen project management skills to deliver projects on time, on budget, and with satisfied customers. Participants learn the project manager's role across all phases—pre-construction, construction, and post-construction—along with

practical tools and strategies for scheduling, managing trade contractors, and successfully completing projects. [REGISTER](#)

BUILD A BETTER HOUSE SERIES:
The Building Envelope: Avoiding Leaks and Moisture Damage
March 3; 10 AM - 1 PM

Discover how the Building Envelope works as your home's first line of defense. This class breaks

down walls, windows, doors, and roofing systems, explains Weather-Resistive Barriers and flashing best practices, and clarifies the difference between leaks and moisture damage. Learn how to identify problems early and apply proven methods to protect structures from costly water and moisture issues. [REGISTER](#)

MANAGE A BETTER BUSINESS SERIES:
Business Basics

March 4; 10 AM - 1 PM

This class provides an overview of business ownership, highlighting why people start businesses, the rewards and challenges involved, and the essential skills needed for success. Participants learn the importance of balancing key business functions—Sales, Administration, and Production—while developing clear purpose, strong systems, effective teams, and continuous improvement through the Six P's of Success. [REGISTER](#)



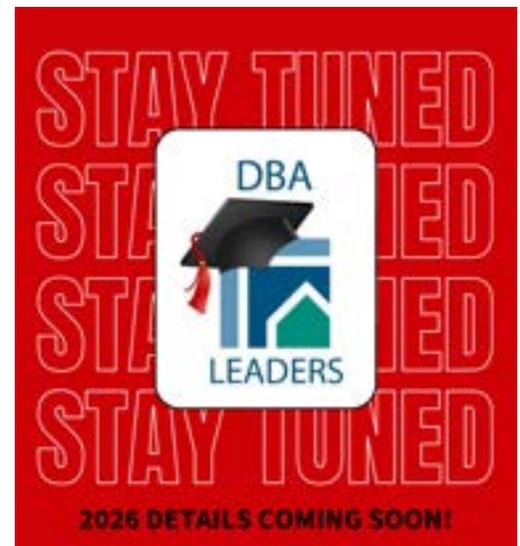
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Jason Fraser
Founder



Evolve Technologies hosts January After Hours



Yehuda Izmagristo of AY Development won a Sonos speaker, pictured with host Kristy Morgan of Evolve Technologies, Membership Chair Pat Nagler of Edge Home Finance Corporation and Dallas BA EO Gena Godinez.LLC.



Charlie James of Crossland Construction Company won an Apple TV, pictured with host Kristy Morgan of Evolve Technologies, Membership Chair Pat Nagler of Edge Home Finance Corporation and Dallas BA EO Gena Godinez.



Lakeesha Scott of GPR Management won a custom Evolve Technologies inflatable, pictured with host Kristy Morgan of Evolve Technologies, Membership Chair Pat Nagler of Edge Home Finance Corporation.



Pat Nagler of Edge Home Finance Corporation won a Google Nest Thermostat, pictured with host Kristy Morgan of Evolve Technologies and Dallas BA EO Gena Godinez.

Yearlong Membership Partner:



William Riseman of Riseman Development Company won \$25 from the cash door prize drawing, pictured with host Kristy Morgan of Evolve Technologies, Membership Chair Pat Nagler of Edge Home Finance Corporation and Dallas BA EO Gena Godinez.



Katie Counce of Fidelity National Title won a Roku Ultra, pictured with host Kristy Morgan of Evolve Technologies, Membership Chair Pat Nagler of Edge Home Finance Corporation and Dallas BA EO Gena Godinez.

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Professional Women in Building Council Learned the Art of Designing Her Vision at January Luncheon



Panelists-Erica McLain, McLain by Design Interiors, PWB Board Member, Kaylee Black, Wall Snobs, Michele Traylor, The Sherwin Williams Company, Jennifer Wilson, MSI Surfaces, Angie Seekamp, St. Hyacinth Custom Drapery

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Who Should Attend

- Volume Builders
- Custom Builders
- Remodelers

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3 PM - 5 PM
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Momentum Builds for the Greater Denton County Builders Division



The Greater Denton County Builders Division gathered on December 17 for their quarterly luncheon at their new location, the Denton County Administrative Courthouse. The program featured an Economic Housing FAIRcast with Britt Fair (center) of Benchmark Mortgage. Also pictured are board members L to R: Cody Lewis, RayLee Edgington, Justin Waggoner, Chris Clay, Adam Lingenfelter, Jeanice Wheelock, and Donny Mack.



The Greater Denton County Builders Division gathered on January 22 for the first quarterly luncheon of 2026 at their new location, the Denton County Administrative Courthouse. The program featured How ChatGPT and Other AI Tools Can Drive Business Efficiency with Danny Braught (center) of LMH Agency. Also pictured are board members from L to R: Justin Waggoner, Donny Mack, Jeanice Wheelock, RayLee Edgington, and Chris Clay.

IN LOVING *Memory*



John Bynum
 Thursday, February 12th
 Restland Funeral Home 13005 Greenville Ave
 Visitation 11 AM followed by Graveside Service

DallasBuilders ASSOCIATION
 Professional Women in Building

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FEBRUARY 11 | 11:30AM-1:00PM

Grab your best gals and join the Dallas BA PWB for a fun and festive Galentine's Brunch! Enjoy a delicious brunch spread, a build-your-own mimosa bar, lively games, prizes, and a few surprises along the way.

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2026 Professional Women in Building Training Partners



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Metro East Division Hosts Mayors Panel

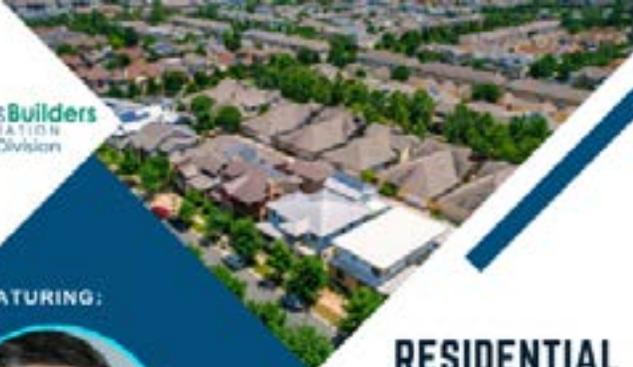
The bi-monthly Metro East Division Luncheon brought together local leaders for a timely discussion on regional priorities and growth. A big thanks to area mayors Jeff Winget of Rowlett, Jason Roberson of Forney and Jerry Ransom of Greenville. The discussion was Moderated by David Lehde, Dallas BA Director of Government Affairs.



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