

THE HOME BUILDER

DallasBuilders ASSOCIATION

www.DallasBuilders.org



VOLUME LXXIII

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March 2026

Industry Investors



Jerry Carter

BRIEFLY

The Texas Association of Builders Spring Board Meetings will take place Monday, March 30 through Wednesday, April 1 at the Hyatt Lost Pines Resort in Bastrop, Texas.

[REGISTER HERE](#)



Dallas BA Members Recognized on the National Stage

Members of the Dallas Builders Association were recognized on a national stage during the NAHB International Builders' Show in Orlando, bringing well-deserved attention to the strength and leadership of our local industry.

It was announced that Dallas BA Past President Jerry Carter will receive the prestigious Exemplary Service to Home Building Award at the upcoming spring NAHB Legislative Conference in Washington, D.C. this June.

This distinguished honor recognizes individuals for outstanding and commendable accomplishments in service to the housing industry. Jerry Carter has been a dedicated leader and tireless advocate for the Texas homebuilding industry for nearly five decades. Since joining the Dallas Builders Association in 1976, Jerry has exemplified an unwavering commitment to excellence, advocacy, and service, leaving a lasting impact at the local, state, and national levels.

A past president of both the Dallas Builders Association (1999) and the Texas Association of Builders (2007), Jerry has consistently championed initiatives that strengthened the industry and improved housing policy across Texas. His steady leadership guided the Texas Association of Builders through the challenges of the Great Recession, helping

ensure the continued growth, unity, and resilience of the state's building community during one of its most difficult eras.

At the national level, Jerry has been a respected voice within the National Association of Home Builders, serving as well as chairing the Resolutions Committee and the State and Local Government Affairs Committee, where he helped shape policies that improved the business environment for home builders across the country.

In his local community, Jerry has remained deeply engaged, serving as Chair of the City of Garland Building Codes Board, where he worked to enhance residential energy codes, address soil condition challenges, and advocate for practical, builder-friendly development standards.

A recipient of the Hugh Prather Award, the Dallas Builders Association's highest honor, Jerry has earned deep respect throughout the industry for his integrity, vision, and unwavering dedication. His 2022 induction into the Texas Housing Hall of Honor stands as a fitting recognition of his lifetime of contributions.

Today, Jerry Carter's legacy continues to inspire. His leadership, advocacy, and craftsmanship have

shaped the landscape of Texas homebuilding and elevated standards nationwide

We are also proud to celebrate James Rudnicki of Bush, Rudnicki, Shelton, P.C., who was named an NAHB Life Delegate after serving the Dallas BA for 10 years as an NAHB Delegate. Achieving Life Delegate status is a significant milestone and represents a decade of dedicated representation and advocacy on behalf of our members.

During the show, the National Association of Home Builders honored the industry's top achievements in residential real estate sales, marketing, individual achievement, and global excellence at The Nationals Awards Gala.

We are especially proud to recognize two outstanding Dallas BA members who earned national honors:

Jordan Brown of Graham Hart Home Builder was named Sales Manager/Leader of the Year. Taylor Humphrey of Pacesetter Homes received Marketing Professional of the Year for a Builder/Developer.

These achievements reflect the talent, professionalism, and leadership that define the Dallas Builders Association. Congratulations to all who represented Dallas on the national stage, we are incredibly proud of your accomplishments and the example you set for our industry.

[The Nationals Winners Book](#)



James Rudnicki



Taylor Humphrey



Jordan Brown, 2nd from left



The HomeFront

Government Affairs News and Info

David Lehde
Director of
Government
Affairs



Advocacy Successes, a Rule of Thumb and a Busy Election Season

Dallas BA and building community working with cities to keep fees fair.

As municipalities update city fee structures and ordinances, particularly in light of recent state statutes, the Dallas BA continues to monitor changes to keep our membership informed.

Recent benefits of regulatory outreach have been seen in the form of needed clarification of the application and reversal of newly implemented and planned fees.

In Van Alstyne, builders had received notice of new tap fees. There was concern, however, regarding those fees being assessed on subdivisions in which the tap has already been provided by the developer.

The Dallas Builders Association, along with member builders, reached out to the city regarding our concerns. After consideration, the city revisited the issue and determined the fees will not be applicable to subdivisions in which developers have provided the tap. The reversal reduces the costs to some builders by more than \$5,000 per home.

This follows Dallas BA's recent advocacy in Prosper regarding the town's newly implemented stormwater management fees which included an automatically triggered re-inspection fees at notice of warning.

Typically, when a warning is issued, builders are given appropriate time to make corrections.

This is especially important because storm or wind events can impact the tools and practices required for compliance with best management practices. Builders, whether through in-house teams or contracted services, regularly monitor and address these issues. Historically, similar ordinances have not assessed additional fees at the notice of warning stage, as the issue has not yet escalated to a notice of violation.

Dallas BA contacted town staff and shared feedback from the building community, the town agreed that a reinspection fee was not appropriate at notice of warning.

Dallas BA appreciates both the City of Van Alstyne and Town of Prosper for working with the home building community to seek balance as we all work to provide needed attainable housing.

Denton Updates Design Criteria Manual

The City of Denton recently approved updates to its design criteria manual for development. Included is a stormwater management facilities agreement that formalizes what has often been required of developers in previous agreements. Developers should be aware of these updates.

Also included in the update is language allowing the city manager to authorize the agreements. The

intent being to help avoid delays in approval. The update also has minor changes to seek more reasonable data in transportation infrastructure analysis submittals.

The Rule of Thumb for Fees

As builders and developers face a challenging market, it is important to keep an eye out for any regulatory items that add costs. One concern we frequently hear is related to the implementation of fees and how to ensure they are fair.

Over a long history, the State of Texas has developed laws, whether it be via the legislative or legal process, which provide fairness in the application of fees.

For homebuilding, it is regulatory fees that take center stage. Generally speaking, when fees are in excess of the amount needed for the regulation, they can be referred to as unauthorized occupation taxes by the courts. Additionally, Article VIII, Section 2 of the Texas Constitution includes language regarding "occupation taxes".

Generally speaking, the fees must bear a reasonable relationship to the cost of providing the service. They cannot generate revenue in excess of what the entity needs to operate the service, regulation, or program. Fees must serve a public purpose and should not fund unrelated activities.

As with anything regulatory, should members have any questions or concerns, please contact the Dallas BA Director of Government Affairs.

Election Season Is Far From Over

If you have a tv, radio, phone, mailbox, have driven past a fence line, ...received a carrier pigeon, you are likely aware that 2026 is an election year.

March 3, this year's primary election day, will not likely be the final word on the primary season, as some races could go to runoffs.

Regardless of the primary outcomes, there will still be elections that require your attention this spring as council seats in key cities across the Dallas BA service area will be up for the May 2 municipal general elections.

Early voting for those ballots begins on April 20. From Denton to Waxahachie, Westlake to Greenville, Seagoville to Celina, between and beyond, town citizens will be casting their decision for who will make the decisions.

If necessary, primary runoffs will conclude on May 26. It all comes to a dramatic finish during the November 3 general election when Texans cast their vote on seats ranging from county commissioner to Governor.

Dallas BA will post updates throughout this election year. For what's on the ballot in your city and county, you can visit your local municipal and county elections website. You can also visit VoteTexas.gov.

"A popular Government, without popular information, or the means of acquiring it, is but a Prologue to a Farce or a Tragedy; or, perhaps both." - James Madison

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The Professional Women in Building Council hosted their annual Galentine's networking brunch, bringing together connection, celebration, and self-care for an unforgettable morning. Guests enjoyed themed treats, mimosas, photo opportunities, handbags, and even on-site Botox, all in a fun and festive atmosphere designed to celebrate the women of our industry.



Apply for the



2026 Professional Women in Building Council Scholarship

To be eligible, applicants must...

- Be a woman.
- Have been accepted into/ be enrolled for the next term for a residential construction related certification, license, credential or degree.
- Demonstrate an interest in obtaining employment in the residential homebuilding industry upon graduation.

Applications accepted during:

March 1 - April 1, 2026

www.texasbuildersfoundation.org/scholarships/



Upcoming Classes

Presented by



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](#)

How to Craft a Winning Digital Marketing Campaign

NAHB Certificate Course
March 10; 9AM - 12 PM

This course helps home builders create a strong marketing foundation by focusing on website branding, content, and strategy to attract and convert home buyers. Participants learn how public relations, social media, video, email, design, and photography are used to engage today's consumers, along with best practices for building an effective marketing budget. [REGISTER](#)

BUILD A BETTER HOUSE SERIES

Wood & Vinyl Flooring Best Practices: Tips from an Industry Professional
March 11; 10 AM - 1 PM

This class covers best practices for preparing and installing luxury vinyl, solid wood, and engineered wood flooring, with a focus on jobsite readiness, inspections, moisture and environmental testing, acclimation, substrates, installation methods, and expansion requirements. Participants also learn to identify common installation issues and address considerations for different site conditions, including crawlspaces, slab-on-grade, and seasonal impacts. [REGISTER](#)

LUNCH AND LEARN

High Performance Homes with Fox Blocks Insulated Concrete Forms Presented by Fox Blocks
March 25; 11 AM - 1 PM

This lunch and learn will provide attendees with an overview of ICF benefits, including their high-performance and sustainable wall assembly, energy efficiency and cost savings, construction efficiencies, durability and resiliency against severe conditions, and building science advantages such as improved insulation, airtightness, and indoor comfort. [REGISTER](#)



FraserCon: Your Trusted Concrete Experts

Over 25 years of dedicated concrete construction in North Texas, we've experienced the true essence of hard work, perseverance, and growth. Our journey has been filled with grinding, sacrificing, learning, giving, failing, laughing, growing, caring, hoping, persisting, reflecting, loving, living, and winning. Every step of the way, we've embraced the challenges and celebrated the successes.

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

Dallas Market Center Hosts February After Hours



Nancy Estrada of Interiors By Ria DBA Svara Studio won a \$50 gift card, pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and host Ileana Saldivia of Dallas Market Center



Fernando Gonzalez of AAA Distributor won a \$50 gift card, pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and host Ileana Saldivia of Dallas Market Center



Shelby Daugherty of Third Pillar Construction, LLC won a \$50 gift card, pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and host Ileana Saldivia of Dallas Market Center



Liam Benson of Toll Brothers Inc. won a \$100 gift card, pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and host Ileana Saldivia of Dallas Market Center

Yearlong Membership Partner:



Lauren Davis of Toll Brothers Inc. won a \$100 gift card, pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and host Ileana Saldivia of Dallas Market Center



Bob Hansen of Garvey Homes won a Bose speaker donated by Lee Lighting, pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and host Ileana Saldivia of Dallas Market Center



George Davis of George Davis & Associates Inc. won a Eurofase Lighting mirror donated by Lee Lighting, pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and host Ileana Saldivia of Dallas Market Center



Joe Stewart of ERW Site Solutions won \$25 from the cash door prize drawing, pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and host Ileana Saldivia of Dallas Market Center

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Community Connection

We are thrilled to announce that we have moved to a new location in Texas! This strategic decision is not just about changing our address; it is about providing better service, enhancing accessibility, and ensuring that we meet the demands of our valued customers.

Multifamily Builders Council Hosted Town-home Trends: Data, Demand & Market Dynamics with Zonda



Left to Right: Brian Webster, Bozzuto Construction Company, MFBC Board, Kimberly Byrum, Zonda, and Lee Thomas, Billing-sley Company, MFBC Chair

Dallas Builders Association
Metro East Division

Happy Hour

10 MARCH

Hosted By:
AMERICAN NATIONAL BANK OF TEXAS
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American National Bank of Texas
482 Laurence Dr. Heath, TX 75032

5:00 pm - 7:00 PM

Builders and Associate members alike are invited to enjoy drinks and networking with the Metro East Division.

This event is free to attend, but registrations are requested.

REGISTER

2026 Metro East Yearlong Partners



PROFESSIONAL PILLARS FOR SUCCESS



EVENT DETAILS

4-MARCH

5:30PM-7:30PM

5816 WEST PLANO PARKWAY,
PLANO, TX 75093

FREE for Under 40
\$20 for attendees over 40

Register: dallasbuilders.org/calendar

2026 Young Professionals Yearlong Partners



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Green Build Scoring Analysis
Net-Zero Energy Analysis

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Members Recognized for Recruitment Efforts



Congratulations to Pat Nagler with Edge Home Finance Corporation for reaching Super Spike status with 300 spike credits. Pictured with EO Gena Godinez, Chris Clay of 2-10 Home Buyers Warranty, and President Matt Walls of Winston Custom Homes LLC.



Congratulations to Chris Clay with 2-10 Home Buyers Warranty, who has reached Royal Spike status with 200 spike credits. Pictured with EO Gena Godinez, Membership Chair Pat Nagler of Edge Home Finance Corporation, and President Matt Walls of Winston Custom Homes LLC.

****A Spike is any member of a local Association who recruits another person to join the Federation. Builders, Associates, Affiliates, and can all earn Spike Credits.*

Yearlong Membership Partner:



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07 MAY | 9AM-4PM

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BEAR CREEK GOLF CLUB

MORE INFORMATION dallasbuilders.org/calendar

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Hamburgers & Hotdogs provided by:



Member: \$30 Non Member: \$40 dallasbuilders.org/calendar



New Member Welcome Breakfast

Congratulations to our New Member Welcome Breakfast door prize winners!

The New Member Welcome Breakfast is held on the second Tuesday of every other month. This event is open to both guests and members, new and longtime alike, and offers a valuable opportunity to learn how the Dallas Builders Association can support and strengthen your business.

Marcus Young of Robinson Floors, NMWB partner Chris Gaston of Credit Union of Texas, Courtney Hendrick of Tarrant Roofing, Jeremy Van De Walker of Pella Windows and Doors, NMWB partner Sam Reed of Alphagraphics #114, and Jaclyn Niehaus of Builders Flooring Supply.

We extend a special thank you to our Yearlong Membership Partner, Strucsure Home Warranty, as well as our New Member Welcome Breakfast partners: Alphagraphics, Tom Sadler & Associates, Hotchkiss Insurance, and Credit Union of Texas.




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March 11
10:00 AM - 1:00 PM

WOOD & VINYL FLOORING BEST PRACTICES:

TIPS FROM AN INDUSTRY PROFESSIONAL

A comprehensive overview of best practices for Luxury Vinyl Plank/Tile, Solid Wood, and Engineered Wood flooring.

Timothy McCool
NFWA Certified Wood Flooring Inspector, Certified Luxury Vinyl and Laminate Inspector



In-Person Location:
Dallas Builders Association Office
5816 W. Plano Parkway Plano, TX 75093
Zoom Available
Member Cost: \$35 | Non-Member: \$55

*Lunch Included

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2026 Education Title Partner





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NEW MEMBERS

BUILDERS

Fourteen Construction LLC

Alejandro Jaimes
214-609-5979
BUILDERS - RESIDENTIAL
Spike: Chris Clay, 2-10 Home Buyers Warranty

Greystone Custom Builders

Chris Davis
214-475-7933
BUILDERS - RESIDENTIAL
Spike: Chris Clay, 2-10 Home Buyers Warranty

Homebound

Jessica Landry
707-244-1101
BUILDERS - RESIDENTIAL
Spike: Kelly Hughes, Anderson Hanson, Blanton

JH Design + Build, LLC

Kirsten Burne
972-685-5472
BUILDERS - RESIDENTIAL

Home Sweet Happy Construction, LLC

Eric Ferraris
940-595-2569
BUILDERS - REMODELER

Larson Construction LLC

Adam Larson
214-991-8347
BUILDERS - RESIDENTIAL
Spike: Chris Clay, 2-10 Home Buyers Warranty

Modera Living LLC

Christopher Mayes
469-323-2977
BUILDERS - RESIDENTIAL
Spike: Chris Clay, 2-10 Home Buyers Warranty

Seven Fifteen Custom Homes

Khristian Robinson
214-886-1770
BUILDERS - RESIDENTIAL
Spike: Chris Clay, 2-10 Home Buyers Warranty

PCD, LLC.

Don Ping
972-365-8895
BUILDERS LAND DEVELOPER

Threshold Custom Homes

Les Key
214-393-3313
BUILDERS - RESIDENTIAL

Westvale Homes, LLC

Mohammed Kanji
682-407-0590
BUILDERS - RESIDENTIAL

SUSTAINING ASSOCIATES

Homes.com

John Pedevilla
682-453-4099
PROFESSIONAL SERVICES

ASSOCIATES

AquaTerra Outdoors

Kimberly King
214-387-8333
OUTDOOR LIVING

Blue Stream Fiber

Sam Reynolds
201-424-5572
PROFESSIONAL SERVICES

Blue Energy Thermal Insulation

Christopher Valverde
817-370-8531
INSULATION

First Financial Bank

Shelby Bruhn
817-410-2915
FINANCIAL SERVICES

Gatsby Glass of East Dallas

Zachary Perry
214-686-0755
WINDOWS

Third Pillar Construction LLC.

Shelby Daugherty
903-603-4033
MILLWORK

Rainy Day Restoration

Josh Hopewell
972-747-7734
CLEANING/RESTORATION/ MAINTENANCE

AFFILIATES/ ADDITIONALS

Home Sweet Happy Construction LLC

Maegan Farraris
972-322-3219
BUILDERS AFFILIATE - REMODELER

Kasper Custom Remodeling

Andrew Patch
913-548-8199
BUILDERS ADDITIONAL - REMODELER

Kasper Custom Remodeling

Cody Conover
817-992-1866
BUILDERS ADDITIONAL - REMODELER

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David Stroope
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Oscar Mosto
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INSULATION

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Chris Cregger
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Isaac Hartley
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First Financial Bank

Isbet Najera
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FINANCIAL SERVICES

Third Pillar Construction LLC.

Amanda Jones
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MILLWORK

Tree Mann Solutions

Micah Mabe
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PROFESSIONAL SERVICES

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Chelcie Brown
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A Black & White Ball
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Milestone Anniversaries

Congratulations to these companies being recognized for continuous membership in the Dallas BA.

30 Years

Advanced Window Systems, Inc.

20 Years

StazOn Roofing, Inc.
United Texas Bank

10 Years

Universal Screens
First American Title, Builder Services Division
Green Brick Partners

5 Years

Michael Joyce Properties
Tamlyn
McLaughlin Stone & Masonry Supply, LTD
Catena Homes
Gramercy Custom Homes
Milan Custom Build

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