

Building Contractors Association of Otero County

BCAOC



406 Fairgrounds Road • www.bcaoc.com
575-437-2066 • 575-551-2942

**OUR NEXT MEMBERSHIP
LUNCHEON MEETING
WILL BE ON
TUESDAY, SEPT. 20TH AT 11:30 AT
19TH HOLE RESTAURANT...
COME JOIN US!**

**See Page 4
For Information
on This Month's
Cover!**

Quote of the Month

**"Life's challenges are not
supposed to paralyze you,
they're supposed to help
you discover who you are."
- Bernice Johnson Reagon**

A Message from the Chief Executive Officer



Tami Sauerman

Dear BCAOC Members,

A current issue facing contractors that you will want to stay on top of due to the potential for serious problems is the Code Compliance Bond. The July issue of the New Mexico Home Builders Association's Housing Journal has information regarding the Code Compliance Bond, written by EVP CEO Jack Milarch, and I will paraphrase it here:

While debates about the building codes have absorbed much of our attention over the last 24 months contractors, one by one, have been replacing their "contractor license bond" with a new "code compliance bond". This is occurring because of a change that was promoted by past Construction Industries Division Director Lisa Martinez by way of House Speaker Ben Lujan's House Bill 199, from the 2008 Legislature. That bill was signed into law by Governor Richardson, and the three year phase in period which was begun back then is now coming to an end. Many contractors already have the new bond, and by the middle of next year all contractor license holders should have a new code compliance bond in place, which means their work is subject to a "call" in the event of code violation.

For those unfamiliar with the concept of financial security bonds such as the new code compliance bond, it is best to think of such a security as a pre-arranged line of credit that may be drawn upon for payout by the bond carrier. Bonds are not the same as insurance with respect to "losses" in that the bond carrier expects to be repaid for any expenditure made by them

on behalf of the bond purchaser. To facilitate this repayment the code compliance bond includes a personal guarantee of repayment by anyone involved in the construction company for which the bond is used as security. The current New Mexico Code Compliance Bond has a potential payout amount of \$10,000.

During our recent NMHBA Board of Directors meeting it was reported that at least one bond payout has now occurred. This news sparked a long discussion and many questions followed. Questions included:

- How the contractor and local code officials will be involved in the "right to cure" and "certification of uncorrected code violation" process noted in the new law?
- What responsibility will the general contractor have relative to the subcontractors?
- What happens if the contractor is denied access to the project?
- How will the bonding carrier pursue repayment of their money spent to cure a code violation?

For more information contact:

Jack Milarch – jmilarch@builderstrust.com; 505-345-3477

Most Sincerely,

Tami Sauerman

Executive Officer, BCAOC

BCAOC 2011

Board Members and Officers

Executive Board of Directors:

President – Jessica Beach • President Elect – Dan Hughes
Associate VP – Rick McCracken • Secretary/Treasurer – Lee Ann Bain
Past President – Josh Rardin • Life Member – Mike Drunzer
Executive Officer – Tami Sauerman

Builder Members

Jim French, Gerald Matherly, Tommy Messer, Harris Blankenship,
Mark Bolin, Allen Gorby, Randy Rabon, Doug Nelson

Associate Members:

Jeri Melton, Phil Stevens, Beth Crabbe-Smith
Rudy Chanez, Mike Espiritu, Miles Ledgerwood

The Building Contractors Association of Otero County is a nonprofit voluntary trade association affiliated with the New Mexico Home Builders Association and the National Association of Home Builders. The association seeks to represent and serve the diversified needs of its members who consist of large, small volume and custom home builders, developers, and remodelers, as well as industry-related suppliers, subcontractors, & professionals.

As the voice of the housing industry in Otero County, the association's primary mission is to represent those involved in and served by the building industry in our region, and all those in pursuit of the American Dream.

This will be accomplished by spearheading a combined effort of all industry-related groups in addressing the quality of life in the community.

The Building Contractors Association of Otero County will work to achieve the following goals:

- ◆ Educate our membership, our industry and the public;
- ◆ Actively participate in legislative & regulatory affairs;
- ◆ Provide the forums that encourage quality construction and innovative products.

We responsibly serve our community by being the positive influence on the building industry.

OSHA Offers Extended Deadline for Fall Protection Compliance

Through September 15, the regulatory agency is using a carrot and a stick to compel industry cooperation.

By:
John Caulfield

The Occupational Safety and Health Administration (OSHA) was scheduled to start enforcing its directive, Compliance Guidance for Residential Construction, on June 16. That guidance includes a provision—CFR 1926.501(b)(13) to be exact—that spells out new guidelines for fall protection on the job site. The NAHB had been strongly urging OSHA to enforce its latest guidance immediately. But in a June 8 letter to the trade group's assistant vice president, Rob Matuga, OSHA stated its intention to phase in the directive through September 15, in order to give employers a chance to come into compliance and provide their workers with safer job environments.

Last Friday, OSHA spokesperson Kimberly Tucker answered questions from Builder about that decision and how OSHA would monitor jobsite compliance.

Builder: During the phase-in period, OSHA has indicated that its field staff will focus on helping employers come into compliance with the new regulations and directive. How will monitoring of employers' compliance proceed over the next three months: for example, will OSHA be conducting spot checks of job sites, or will it use some other procedures? And does OSHA have sufficient field staff to be able to monitor the construction?

Tucker: OSHA's federal inspectors will continue to schedule and conduct our inspections just as we always have. The agency is not planning a special inspection emphasis during the phase-in period. Together with OSHA's state plan partners, there are approximately 2,500 safety and health inspectors. Approximately half are Federal OSHA personnel and the other half state personnel.

During the three-month enforcement phase-in period, if the employer is in full compliance with the old directive (STD 03-00-001), OSHA will not issue citations, but will instead issue a hazard alert letter informing the employer of the feasible methods they can use to comply with OSHA's fall protection standard or implement a written fall protection plan. If the employer's practices do not meet the requirements set in the old directive, OSHA will issue appropriate citations.

If an employer fails to implement the fall protection measures

outlined in a hazard alert letter and if during a subsequent inspection of one of the employer's workplaces OSHA finds violations involving the same hazards, the area office shall issue appropriate citations.

Why not immediate enforcement?

Assistant Secretary [David] Michaels explained the rationale, stating: "We want to make sure that the residential construction industry has every opportunity to successfully come into compliance with the new directive. I am confident that this phase-in period will provide employers the additional time and flexibility they need to alter their work practices in accordance with the requirements of the new directive."

Has OSHA compiled any statistics about what percentage of the construction industry is currently out of compliance, and whether noncompliance is more prevalent in residential or commercial construction?

Falls in construction continue to be the leading cause of death in the construction industry. Each year, OSHA conducts approximately 20,000 construction inspections and, according to our inspection data, five of the 10 most cited standards are related to falls.

The revised rules have come under criticism because they reportedly do not distinguish between different types of falls. Can you comment on this and whether OSHA intends to address and refine the regulations to take into account the different causes of falls?

The various types of fall hazards in residential construction are addressed by the requirements in 1926.501. In addition, there are several standards that address specific types of fall hazards at a residential construction site. Some examples include bricklaying, excavations, formwork, holes, leading edge, wall opening, ladder use, and scaffolding.

OSHA believes compliance with these requirements adequately addresses fall hazards and there are no plans to revise these regulations.

John Caulfield is senior editor for Builder magazine.



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On The Cover ~

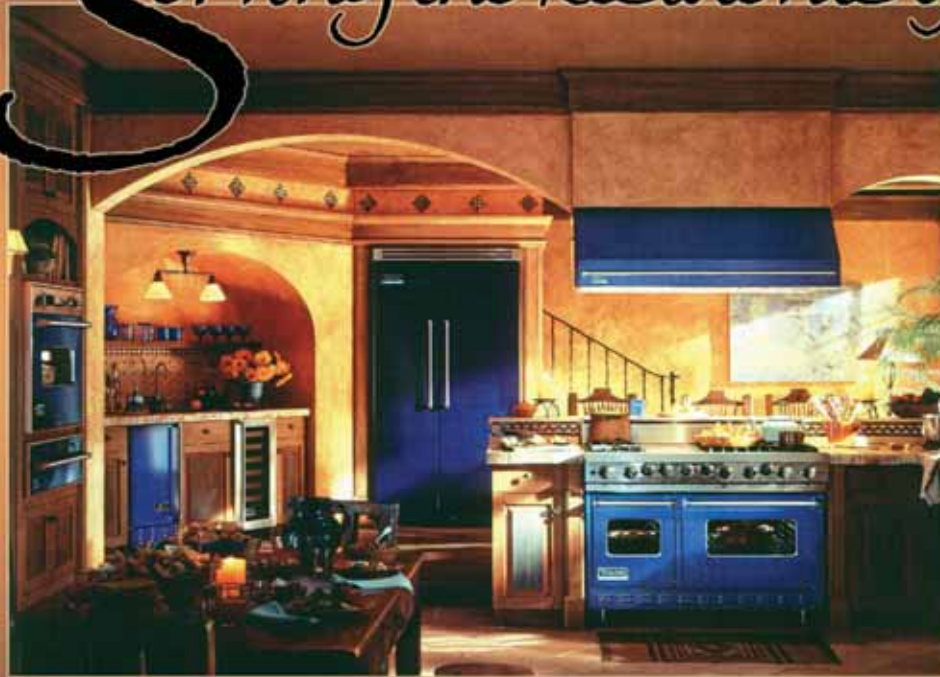
*Suburban Extended Stay Motel, A Choice Motel
2500 N. White Sands, Blvd.
Marc Davis, Project Superintendent*

*White Sands Construction, Inc.
Nell & Dennis Crimmins*

This imposing structure under construction will have 58 rooms - each with a kitchenette; there is also a swimming pool, covered staircases, and four handicap accessible rooms with roll-in showers. Projected completion date is late October, 2011.

PHOTO COURTESY OF TAMI SAUERMAN

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Fun Scramble



BUILDING CONTRACTORS ASSOCIATION OF OTERO COUNTY

Where: **DESERT LAKES GOLF COURSE**

When: *Friday, August 19, 2011*
8:00 Registration
9:00 Tee off

What: Golf & Food after play
Food & FUN!
Tee Prizes! Tourney Prizes!

Format: 4 Person Scramble—with “special” shots for each player
Each Team MUST have one BCAOC Member.
Employees of a BCAOC Member Company are Members.

Cost: \$75.00 per player or sponsorships (see below)

Entry includes Green fee, cart, range balls, lunch, hole contests & LOTS OF FUN!!!

Sponsorship: You are cordially invited to participate and/or be a contributing sponsor of this year’s event. The tournament is in appreciation of our members and to raise funds for the association. These funds will be used to provide continued support for our members and to support the building industry in Otero County.

*Please complete form, indicate your level of sponsorship below and return to
B.C.A.O.C. Office.*

_____ **Elite Sponsor: \$500** - (4 Players) The Elite sponsor will receive complimentary entry fees into the event for all **4 players**. They will be recognized with their name on a sign at the scoreboard the day of the event and program.

_____ **Major Sponsor: \$300** – (2 Players) The Major sponsor will receive complimentary entry fees into the event for **2 players**. They will be recognized with their name on a sign at the scoreboard the day of the event and program.

_____ **Support Sponsor: \$150** – (1 Players) The Support sponsor will receive complimentary entry fees into the event for **1 player**. They will be recognized with a tee sign and program.

BCAOC Member Company or Sponsor Name: _____

Contact Person: _____ **Phone:** _____

Players:

Player 1 _____ Player 2 _____

Player 3 _____ Player 4 _____

Entry/Sponsorship Amount:

Sponsorship & Level _____ **Amount** _____

Number of Players _____ **@ \$75 each** _____ **Total Amount enclosed:** _____

Sign up at: BCAOC Office – 406 Fairgrounds Rd, Alamogordo, NM – (575)-437-2066
Or Fax your entry to: (575)-437-2218- Deadline to enter Monday, August 8, 2011

BUILDERS TRUST OF NEW MEXICO - UNIQUELY DIFFERENT



Doug Johnston –
Builders Trust of NM
Service Center Manager

There are many things that make Builders Trust uniquely different with when it comes to workers' compensation coverage compared to other carriers. As a self insured workers' compensation provider, that provides coverage only to contractors in the state of New Mexico one of the features that many of our Participant/Owners appreciate is the ability to "pay as you go" feature.

With many carriers requiring an annual premium for your workers' compensation coverage to be paid up front, this can cause a crunch from a cash flow stand point. Even when carriers that are willing to stretch the premium over 9 to 12 equal payments, contractors can sometimes struggle with payments especially in the winter months when business may be slower. The benefit of "pay as you go" with Builders Trust is the ability for a Participant to pay for last month's premium, which is tied to payroll, which in turn is usually tied to their cash receivables which usually

run 30 days out and from a cash flow standpoint works out really well. So when business is up in the summer months premiums tend to be higher and when things slow down in the winter months premiums in turn tend to go down.

If you are not already with Builders Trust, be sure to ask your agent for a quote. With our premiums having gone down on average 24% through a combination of rate decreases and discounts over the last 3 years, now is the time to take advantage of our great rates and services.

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Builder Confidence Gains Two Points in July

July 2011 - Builder confidence in the market for newly built, single-family homes rose two points to 15 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) for July, released today. The gain largely offsets a three-point dip recorded in June, and marks the ninth time out of the past 10 months in which the index has held within the same three-point range.

"The improvement in builder confidence in July is a positive sign that the outlook perhaps isn't quite as bleak as was feared in June," said Bob Nielsen, chairman of the National Association of Home Builders (NAHB) and a home builder from Reno, Nev. "While builders continue to confront serious challenges with regard to competition from foreclosed properties that are priced below replacement cost, inaccurate appraisals of new homes, and a very restrictive lending environment for new home construction, select markets are showing gradual improvement as consumers begin to take advantage of very favorable buying conditions."

"We view the upward movement in the July HMI as a correction from an exceptionally weak number in June that was at least partly attributable to negative economic news and the close of a disappointing spring selling season," said NAHB Chief Economist David Crowe. "The strong rebound in sales expectations for the next six months likewise marks a return to trend. Basically, the market continues to bounce along the bottom, with conditions in some locations beginning to improve."

Derived from a monthly survey that NAHB has been con-

ducting for more than 20 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very low." Scores from each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view sales conditions as good than poor.

Two out of three of the HMI's component indexes rebounded in July from declines in the previous month. The component gauging current sales conditions rose two points to 15, returning to its May level, while the component gauging sales expectations in the next six months rose seven points to 22, which is where it stood in April. The component gauging traffic of prospective buyers held even with the previous month, at 12.

Regionally, the HMI inched up one point to 12 in the Midwest and posted three-point gains in both the South and West, to 17 and 14, respectively. Only the Northeast posted a decline, slipping two points to 15.

Editor's Note: The NAHB/Wells Fargo Housing Market Index is strictly the product of NAHB Economics, and is not seen or influenced by any outside party prior to being released to the public. HMI tables can be accessed online at: www.nahb.org/hmi. More information regarding housing statistics is also available at <http://www.housingeconomics.com/>.

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August 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7 	8	9 City Commission Meeting 	10	11	12	13
14	15	16	17	18 County Commission Meeting 	19	20
21	22	23 City Commission Meeting 	24	25	26 Home Football Game Against Clovis 	27
28	29	30	31			

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A. Javier Lerma
Vice President



Real Estate Update ~ June, 2011
Karen Krupovage, Owner/Qualifying Broker Affinity Real Estate LLC

Statistics for June, 2011

SOLD – Residential.....	42
SOLD – Commercial.....	1
SOLD – Land.....	9
Active – Residential.....	840
Active – Commercial.....	61
Active – Land.....	667
Under Contract – Residential.....	75
Under Contract – Commercial.....	2
Under Contract – Land.....	12



Karen Krupovage
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THROUGH 2ND QUARTER COMPARISON	Properties SOLD	Total Value
Jan - June, 2011	315 Units	\$42,016,716
Jan - June, 2010	442 Units	\$62,541,488

(based on information from the Otero County Assoc of REALTORS®, Inc. Multiple Listing Service)

Membership Renewals

Associates:

- ◆ **ALAMO EARTHWORK & PAVING, INC.**
Robert Johnson
- ◆ **BANK'34**
Lee Ann Bain
- ◆ **BASIN LUMBER**
Chris & Shelly Smith
- ◆ **HOME SERVICE CONTRACTORS, INC.**
Perry Hisaw
- ◆ **ALAMO PAINT & GLASS**
Harry Bloom
- ◆ **RUIZ ROOFING**
Jose Ruiz

Thanks for
Renewing Your
BCAOC
Membership!

Builders:

- ◆ **GENERAL HYDRONICS, INC.**
Shannan Wright
- ◆ **GREEN MOUNTAIN CONSTRUCTION, INC.**
Dan & Shelly Hughes
- ◆ **RARDIN'S CONSTRUCTION**
Josh Rardin
- ◆ **WHITE SANDS CONSTRUCTION, INC.**
Nell & Dennis Crimmins



GML
General Membership Luncheon

September Meeting

Our Next Membership Luncheon Meeting will be on Tuesday, September 20th at 11:30 AM at THE 19TH HOLE at the DESERT LAKES GOLF COURSE...
Come join us!

MENU:
Choice of Entrees, Iced Tea, Water, and Gratuity
Cost: \$11.00 Per Person

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LEGISLATIVE UPDATE

Debt Ceiling

Yesterday, we sent a hard-hitting response to Senator Coburn's deficit reduction plan, which proposes to eliminate the Low Income House Tax Credit as well as scale back the mortgage interest deduction. At the moment, Coburn's detailed proposal has largely been overshadowed by the Gang of 6 proposal that was also released. The Gang of 6 plan, however, lacks details and is more of a rough outline than a real plan. It is unclear if the reported enthusiasm for the Gang of 6 plan is mostly political rhetoric by the Democrats to capitalize on the support of three Senate Republicans for tax increases—several other Republicans have expressed some support for plan's spending cuts, but opposition to the \$1 trillion in unspecified tax increases. More recently, the White House has signaled a willingness to support a short-term debt ceiling increase in order to gain more time to develop a plan that contains a larger deficit reduction. Nonetheless, the Republicans remain unwilling to including tax increases in any plan. There is some discussion of including in the plan a general call for tax reform, perhaps even by requiring congressional action by a date certain, but Republicans have been leery to sign onto such an approach, especially if it includes tax increases. We continue to follow this closely.

As of the afternoon of July 21, debt negotiations were continuing. Boehner and Obama are discussing a deal with about \$3 trillion in cuts over 10 years. It is supposedly similar to the "big deal" that they discussed several weeks ago. It may borrow some of the spending cuts roughly outlined in the Gang of 6 proposal, but would not raise significant tax revenue (this may mean that carried interest is in trouble). The fact that it may raise revenue would be a major concession by House republicans. In addition, the proposal may call for tax reform by a certain date. But specifics on tax reform would be left up to the tax writing committees. It may just set up a reconciliation-style process to advance tax reform. Boehner is supposedly outlining the plan to the Conference tomorrow.

On the contrary, White House press secretary Jay Carney has said that they are "not close to a deal." Adding to the conflicting reports, Boehner also today reiterated his opposition to tax increases, including allowing the Bush tax cuts to expire: "I believe that would be raising taxes," Boehner said. "I've never voted to raise taxes and I don't intend to. That would not be my goal in any way, shape or form." Further, Speaker Boehner said

in a Twitter message on Thursday afternoon that reports of a deal were "false." And Office of Management and Budget Director Jack Lew, leaving a briefing with Senate Democrats, said, "There is no agreement."

Conforming Loan Limits

NAHB and our industry colleagues continue to press both houses of Congress for a 1-year extension of the current conforming loan limits that are set to expire on October 1st. While we continue to increase pressure on both the authorization committee's and appropriators to support such an extension, it now seems as if the Administration will support the extension if it is sent to them. While the Administration has still not officially indicated their support, the Ranking Member of the House Financial Services Committee, Barney Frank, has indicated that the Administration will be pushing for this change shortly. This would mark a shift in existing policy from the Administration's housing finance proposal earlier this year. While this is a good sign, and should give us some momentum in our advocacy efforts, an extension is still far from certain at this date. Significant opposition from conservative lawmakers still exists in Congress for such a change, and the issue of likely legislative vehicle and active Hill leadership support for such a change is still a problem. Nevertheless, NAHB will continue to press for the 1-year extension and work with our supporters on and off the Hill to press for such a change in the final weeks leading up to the fiscal year cutoff date.

Flood Insurance

Senate released a draft bill to reauthorize the NFIP for 5 years. Markup is set for July 28th. While we are happy to see a bill come forward to reauthorize the program, we have 5 major concerns. 1) the bill would have mandatory insurance for residual risk areas (areas that have a dam or levee in place). It should be noted that we have specific policy against this. 2) the bill would increase mapping to the 500 year level 3) the bill requires mapping to include "climate science" for Future climate conditions (this whole bit needs to be removed in its entirety). 4) the bill has building codes issues similar to what we fixed in the House bill, as well as a new Commission to study the need for strengthened building codes. 5) the bill lowers the substantial improvement level (from 50% to 30%) for homes that can be

Continued on page 12

excluded from getting subsidized rates. Most of these sections were in the 2008 bill which we supported at the time because we wanted to have a reauthorization, since then NAHB policy has changed for more specifics. We are continuing to work with Senate staff to see what can be done with our 5 major concerns. If you have any questions, please call Kedrin Simms Brachman at 202-266-8413.

Lead Paint

In a rare voice vote, the House Appropriations Committee approved an amendment offered by Rep. Denny Rehberg (R-Mont.), that would limit funding for enforcing the U.S. Environmental Protection Agency's Lead: Renovation, Repair and Painting rule until the agency approves a more accurate lead paint test kit. While the measure must be approved by the House and then the Senate before it goes to the President's desk, the amendment is a great step forward for the NAHB-led coalition

seeking common-sense answers for compliance and enforcement of the lead rule, which applies to homes built before 1978.

In addition, the amendment is testament to the power of NAHB Remodelers, who immediately called and emailed Members of Congress who serve on the Appropriations Committee to ask for their support after NAHB alerted them Monday night to the vote. This amendment is a first step in limiting the EPA's enforcement of the lead rule. While passage through the House and Senate will be an uphill battle, the message to the EPA is that the agency should heed the concerns of professional remodelers about the lead rule.

Joe Stanton
Senior Vice President, Government Affairs
National Association of Home Builders
jstanton@nahb.org



MEMBER SPOTLIGHT - BUILDER ADVANCED CONSTRUCTION SOLUTIONS BCAOC MEMBER - NEW!

John Lynch is the owner of Advanced Construction Solutions, LLC, a company that has been in business for about a year, and Mountain Propane which has been doing business in the area for the last seven years. John was born in El Paso, Texas and has been in Alamogordo since 2003.

Being a full service company, ACS does what it takes to get the job done and satisfy their customers. John likes the diversity of the projects ACS is involved in on a daily basis.

"We launched a successful business in a saturated market during an economic depression" says John with pride. They are also adding an in house plumbing division to their company and a metal fabrication and prototyping shop.

Lynch feels that the number one problem not only his, but all industry is dealing with currently is the current political situation and the ever growing governmental incursion on private business.

"ACS is a one-stop solution for all of your general

contracting and HVAC needs, featuring quality TRANE products."

FAST FIVE

1. What was your first job?

Yard boy at Ace Hardware in Fabens, TX.. I was 16 and it didn't pay so good

2. What was your worst job?

The only bad job is a nonpaying one! So far we've been lucky.

3. What is your favorite vacation spot?

Anywhere away from the cell phone, usually somewhere in Mexico.

4. What is your favorite quote?

"Time is more valuable than money. You can get more money, but you cannot get more time."- Jim Rohn

5. What is one thing you know for sure?

"The coming years will be trying times economically. But the innovative will be rewarded."

MEMBER ADVANTAGE AT A GLANCE

General Motors

- \$500 exclusive offer on most GM passenger cars, light-duty trucks, vans, SUVs. Includes Buick, Chevy and GMC

Lowe's

- Register to save 2% on your Lowe's Accounts Receivable purchases. Plus, get free delivery on purchases of \$500 or more.

Liberty Mutual (Home and Auto Insurance)

- Discounts on Home Owners Insurance and Auto Insurance up to 10%

Dell

- Up to 30% off on top of the line Dell computers

Hewlett Packard

- Discounts: 9% notebooks, 5% printers/scanners, 7% handhelds, 12% workstations (faster processing power – ideal for graphics, blueprints), 16% servers, 12% storage, 6% third party options (over 10,000 items), plus free ground shipping.

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- Up to 20% on select FedEx Ground® services

YRC (formerly Yellow & Roadway)

- Save at least 70% with YRC for your freight shipping needs.

Omaha Steaks

- Save 10% off all online promotions. This discount is in addition to any online specials.

Office Depot

- 10% off all delivery orders. Free shipping on orders of \$50 or more.

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- 20% off the best available rate at over 6,500 hotels, resorts, and over 60,000 rental properties worldwide. Wyndham hotels & resorts, Wyndham Garden, Wyndham Grand, Wingate, Hawthorn, Ramada, Days Inn, Super 8, Baymont Inn & Suites, Microtel Inns & Suites, Howard Johnson, Travelodge, Knights Inn
- 10% off Endless Vacation Rental properties in the US, Caribbean, Mexico and Canada. Including select US Disney properties.

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- 15% discount. Includes FTD bridal, Vera Wang & Todd Oldham

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- Up to 20% off on rental cars and FREE Gold Club membership.

Avis

- Up to 25% off rental cars

Budget

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Paychex

- 15% off payroll processing and selected human resource services setup fees.

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- Web/mobile tools, credit card and eCheck processing, check services and more. Free "Savings Analysis" offered to NAHB members Average Savings \$2,308 a year.

NAHB Career Center www.nahb.org/careers

- 20% off of standard rates for job posting & 15% off other HR services

Townhouse Construction Trending Higher as Share of Market

An interesting entry in NAHB's [Eye on Housing blog](#) this week notes the impact of the Great Recession on the long-term growth trend in townhouse construction as a share of all single-family homes built. From 1990 to 2007, the share of townhouses constructed grew from 6% to 16% of single-family housing starts, as reported by the Census Bureau. As of the first quarter of 2011, townhouse starts neared the record low (set in the first quarter of 2009), standing at a 9,000 non-seasonally adjusted starts rate. This is a decline of 87% from the peak rate of construction set in the second quarter of 2005. The blog notes that this impact is somewhat unsurprising, given the drags that exist on housing demand today — particularly, tighter lending requirements and high jobless rates that are holding back first-time home buyers, who are more likely to purchase attached single-family homes. Nevertheless, NAHB economists expect the share of townhouses constructed to continue its long-term growth trend, as home buyers of the future seek higher density, inner suburban locations and somewhat smaller homes in the future. View the Eye on Housing blog post at: <http://eyeonhousing.wordpress.com/>. Contact: [Rob Dietz](#) (800-368-5242, x8285)



Single-Family Detached Homes Stand at 27% of U.S. Rental Stock

With the growing demand for rental properties now a recurring theme in industry news reports, NAHB Economists decided to take a look at the [breakdown of the nation's rental housing stock](#) by structure type. What they found might surprise you. Data from the Census Bureau's 2009 American Housing Survey shows that, while about 30% of all U.S. housing units are renter-occupied or vacant rentals, more than a quarter of that subset are single-family detached homes. What's more, if you add townhouses (single-family attached units) to the mix, fully one third of the nation's rentals are single-family homes. Another significant share of the rental market — 20% — is made up of homes that have been divided into two to four apartments with some common space. Subtracting out manufactured housing units, this leaves just 44% of rental housing within the traditional multifamily apartment segment that includes buildings of five or more units. While these findings are certainly eye-opening, another way of looking at it is that, out of the country's entire stock of single-family homes, just 14% of those units are rentals. Take a look at what our economists found in our [Eye on Housing blog](#), or contact [Rob Dietz](#) (800-368-5242, x8285) for more information.



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