



COMING EVENTS

Executive Meeting:
September 2, 2008

Past Presidents Meeting:
September 11, 2008

AGM Dinner Meeting:
September 11, 2008

Other Important Dates
Renewals Due:
October 31, 2008

President's Ball/Christmas Auction:
December 5, 2008

Home and Trade Show:
February 26 – March 1,
2009

CHBA 88th Annual National Conference
Quebec City
February 27 - March 1,
2009

CHANGES TO THE KHBA WEBSITE

Watch for a new and improved look for the Kingston Home Builders Website.

We will be going through some changes with our site over the next few months.

September Dinner Meeting

Join us for the Annual General Meeting

Thursday, September 11th, 2008 at
Mino's Village Restaurant - 2796 Princess Street

Cocktails at 6:00pm - Dinner, Business and Entertainment to follow.

Menu:

Salade
Chicken Orzanati served with Rice,
Potatoes & Vegetables
Dessert and Coffee/Tea

Confirm your attendance by
September 2nd, 2008
\$35.00 each (includes GST)



Coming up on the 11th of September is the Annual AGM Dinner Meeting at Mino's Restaurant Village. Nominations and elections will be held for next years Executive Committee. It won't be all business on the 11th; Evans & Evans Comedy & Magic act will be performing. Rob Evans of Evans & Evans has been performing for over 20 years and has been on the same bill with some of Canada's Top Comedians including The Royal Canadian Air Faroe and Brett Butt of Corner Gas. Contact Christine at the KHBA office for reservations and enjoy an evening with fellow members, to kick off the beginning of another great year with the Kingston Home Builders Association.

NEW IDLING BYLAW

Idling Bylaw went into effect on Canada Day 2008. Drivers caught idling for more than three minutes anywhere in Kingston may be subject to a fine (with few exceptions). The Bylaw is intended to reduce the city's share of green house gas emission by 10 per cent by 2014. Did you know - every litre of gas you use produces 5 pounds of carbon dioxide. Ten seconds of idling uses more fuel than turning off your engine and restarting it.

MEMBERSHIP RENEWALS

Membership Renewals and Directory Information is due by October 31st, 2008, if you haven't received information regarding your renewal or you know of a company that is interested in becoming a member, please contact Christine Hollywood, Executive Officer at the Kingston Home Builders Association office.

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Email: khba@khba.ca

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Kingston Home Builders ASSOCIATION

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2008 Executive

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James Sakink 613-545-0306

2nd Vice President

Gord McCady 613-547-0986

Treasurer

Kathryn McAlister 613-549-8315

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Juan Andras 613-353-7882

Tod Rowal 613-542-4922

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Greg Gayford 613-478-5301

Supplier Director

Doug Martin 613-634-5485

Professional & Services Director

Deanna Markey 613-389-4000

Ex-Officio

John Armitage 613-542-9393

Executive Officer

Christine Hollywood 613-547-0986

Development Manager

Neal Ritchie 613-389-4247

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President's Message...

I am honoured to begin serving my year as President of the Kingston Home Builders' Association. For most of my working life, I have been involved with the Kingston Construction Association, having served on the Executive and as President several years ago. Our company decided to move into the land development business, and at that time I became involved with the KHBA, joining the executive and moving up to commence the presidency this year.

I have increased my knowledge of the home building business and will continue to do so even though my primary focus is on the land development phase of our industry. Our industry is faced with a number of hot topics which will consume a great deal of the executives' time in the next few years.

In particular, we are faced with the City of Kingston Urban Growth Plan, the

upcoming 5 Year Development Charges By-law, the City's Official Plan changes and as well as the movement not only locally but provincially to become a "greener" business. This last item, I feel, will greatly influence the construction of new homes in the upcoming decade.

As well, our industry will be faced with a shortage of trades in the near foreseeable future. This is a concern that has been brought to attention again not only locally but provincially and to both sides of the construction business. Our industry must forge relationships with the youth of today which will become the future of the home building industry.

Our executive has very committed members and we will attempt to enhance the image of the KHBA in our local community.

Barry Smith, President

Economists Present Forecast for Year Ahead

Economists Peter Norman and Bob Dugan wound up the 85th National Conference economic panel with their forecasts for the year ahead.

Norman said he thinks 2008 will be almost as good a year for the residential construction industry as 2007 was. He expects housing starts to hold at 228,000, and the renovation market to continue to be buoyant with sales rising by another 10%.

"The one 'smoking gun' to watch for is consumer confidence," Norman said.

"The bad news out of the US, is having a negative effect. I don't see a recession, but I do think economic growth will be lower than in the last two years."

Dugan was less bullish. He expects starts to dwindle to 212,000, although he does

not see the U.S. situation spilling into Canada because "credit quality" is good here.

"The dollar at parity means a drag on exports," Dugan said, "so trade with the U.S. is off by six percentage points.

"The good news is that the fundamental underlying demand for housing is strong.

"Mortgage rates should increase, but will remain low by historical standards."

The panel was cosponsored by the Federated Insurance Company of Canada, Teymor Industries Ltd., and the Canadian Home Warranty Council.

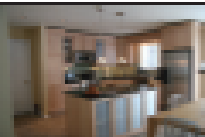
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2008 Howard Sly Memorial Golf Tournament

It was a great day to swing a golf club at the Colonnade Golf and Country Club. The winds were blowing but that didn't slow anyone down, especially the Tournament Winners. Barry Smith, President of KHBA presented the Howard Sly Memorial Trophy to Angus Gange (Angle Aluminum Inc.); Jason Plumb and Aaron Plumb (Jeld-Wen Windows & Doors) and Arnold Heurter (Eastern Ontario ICF). Pictured below.



Other Highlights: Janet Armour (Dacon Construction) won the Longest Drive and Lynn Smith of Brunet Plumbing & Supplies (guest of Barr Homes) won Closest to the Pin.

For the Men's, Graham Sly (Dacon Corp.) won Closest to the Pin and Brad Horton won the Longest Drive. Kudos to the staff at the Colonnade for the meal...so filling it was hard for most to go back for seconds.

We would like to say "Thank You" to the following:
 Our Major Sponsor - *Rofiance Home Comfort*
 To All those who sponsored Holes
 To all those who donated Prizes
 To *Culligan* for the donation of bottled water
 To *Tackaberry* and *The Print Zone* for donating auction items.

And...Thank You to the committee: *Jayna Burns* (Corus Entertainment), *Christine Hollywood* (KHBA), *Rod Evans* (Lalarge North America), and *Mike Schell* (Richvale York/Retired)

Looking Ahead to a Great Destiny: Canada Poised to Hold Balance of Power

Canada is about to become one of the most powerful nations in the world, according to Leonard Brody, who led off the economic panel at last month's 66th National Conference.

It will happen because of our natural resources - but especially our oil, said Brody.

The entrepreneur, venture capitalist, and technology forecaster says that by 2015, Canada's oil production will outstrip that of Saudi Arabia, by a ratio of three to one.

"Between 2010 and 2015," he said, "Canada will become the most competitive economy in the world."

Canada has the world's sixth most open economy, and the fourth most active technology venture market.

Renovators and new home builders who want to prosper, Brody said, need to keep these factors in focus.

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2008 Showcase of New Homes

When only the best will do...Buy new! Saturday May 3rd and Sunday May 4th marked the 15th year of the KHBA Showcase of New Homes. With 14 of our new home builder members, featuring 18 model homes across the greater Kingston area. We would like to acknowledge the outstanding presentation of all model homes that genuinely represented some of the best builders in Kingston and the KHBA. Making it very easy to understand why new home owners should use a KHBA member when considering the purchase of a new home.

Thank you to all participating builders and our sponsors! The event would not happen without your support. Congratulations to Brasbury Homes - this year's Peoples Choice Award Winner!

The KHBA is very interested in hearing from our members on how we can change and build on an already successful event for 2009. We are always looking for committee members and volunteers for this great event that promotes our association and our members to the city in which we live.

Participants:

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Please notify Christine at khba@khba.ca if you are interested in the Showcase of New Homes.



Kingston Habitat for Humanity Build Day By Doug Martin



The editorial committee entered a working partnership with Habitat for Humanity in an effort to enhance the image of the KHBA and its members. The partnership involved the KHBA to donate \$2,000 and more than 15 volunteer's to partake in helping out with the construction of two homes.

It is my pleasure to state that some of KHBA member's stepped up to the plate and then some. Special mention goes to Barr Homes who helped by giving Habitat a good deal on the land and excavation.

Thanks to Brasbury Homes for providing the installation crew of Sean Sztuka, Jay Seanson and Moe Villeneuve who helped install the trusses, roof sheathing and shingles. Special thanks to Llynlea Fine Homes and crews of Bob Halliday and John Rykboer for framing. Thanks to Claude Saccoc of Rigney Building Supplies for donating their boom truck.

This is a feel good story in working together to help out a valuable cause. As chair of the editorial committee thanks to all who helped out to make this an overall success and most of all bring a smile to the faces of those in need.

