

December 2022

BUILDING



Business & Apartment Management

VOICE OF THE HOME BUILDERS ASSOCIATION OF SOUTHEASTERN MICHIGAN AND APARTMENT ASSOCIATION OF MICHIGAN

Awards & Leadership Recognition *Commemorative Issue*

**HONORING 2022 PRESIDENT
Ben Templeton, Templeton Building**

& The Distinguished Award Honorees
READ THEIR PROFILES ON PAGES 2 – 15



From upper left: MICHAEL C. STOSKOPF
SCOTT SCHWANKE • WARREN ROSE
KEVIN CHRISTOFFERSON • RIVA GULLI • JEFF BOWDELL
DON NELSON • NOREEN KEATING • ANTHONY BOSCO
INSIDE: MEMBER SERVICE RECOGNITION
SALES & DESIGN ACHIEVEMENT COMPETITION



**HONORING OUR PAST ♦ SHARING OUR PRESENT
BUILDING OUR FUTURE**





PRODUCTS THAT REFER THEMSELVES

Marvin windows and doors combine beautiful design, expert craftsmanship, and unsurpassed performance across the industry's most extensive selection of shapes, sizes, styles, and custom opportunities, giving you more ways to meet your customers' highest aspirations.

Discover the possibilities today call 877-WINDOWS

MARVIN[®] 

Burton Showroom
2417 E Judd Rd.
Burton, MI 48529

White Lake Showroom
5410 E. Highland Rd.
White Lake, MI 48383



ANTCLIFF
— WINDOWS & DOORS —

Visit us online at ANTCLIFFWINDOWS.COM

INDUSTRY LEADERSHIP & AWARDS COMMEMORATIVE ISSUE

- 2 HBA PRESIDENT'S AWARD and MEMBERSHIP GROWTH HONOREE**
Ben Templeton, Templeton Building Co.
- 3 HALL OF FAME**
Michael C. Stoskopf
- 4 BERT L. SMOKLER BUILDER OF THE YEAR**
Scott Schwanke, M/I Homes of Michigan
- 4 MULTIFAMILY CONSTRUCTION BUILDER**
Warren Rose, Edward Rose & Sons
- 5 DEVELOPER OF THE YEAR**
Kevin Christofferson, Pulte Homes of Michigan
- 5 DEVELOPMENT OF THE YEAR**
The Villas At Bloomfield Grove by Robertson Homes
- 6 SAMUEL KREIS AWARD FOR DISTINGUISHED SERVICE**
Jason Minock, Atwell, LLC.
- 6 YOUNG BUILDER OF THE YEAR**
Anthony G. Bosco, Bosco Building, Inc.
- 7 DISTINGUISHED SERVICE TO THE HOUSING INDUSTRY**
Don Nelson, D.R. Nelson & Associates
- 7 DISTINGUISHED SERVICE AWARD URBAN HOME BUILDING**
Bosco Building, Saxtons Town Lofts in Plymouth
- 8 DISTINGUISHED SERVICE AWARD IN ARCHITECTURE**
Martini Samartino Design Group
- 8 DISTINGUISHED SERVICE AWARD TO HBA**
Riva Gulli, HBA of Southeastern Michigan
- 9 DISTINGUISHED SERVICE TO HBA'S CHARITABLE FOUNDATION**
Noreen Keating
- 9 SPECIAL RECOGNITION - SKILLED TRADES SCHOLARSHIP**
Southeast Michigan Construction Academy - SEMCA



- 10 THOMAS RICKETTS AWARD TO THE REGION'S OUTSTANDING BUILDING OFFICIAL**
Jeffrey Bowdell, City of Farmington
- 10 REMODELER OF THE YEAR**
Tom Kellett, Kellett Construction Company
- 11 PROFESSIONAL SERVICES TO THE BUILDING INDUSTRY**
Seiber Keast Lehner
- 11 DISTINGUISHED SERVICE TO THE REMODELING INDUSTRY**
Randy Travis, CAPS, CGR, CLR, Ramtra Remodeling
- 12 SUBCONTRACTOR OF THE YEAR**
Diversified Electric, LLC
- 12 DISTINGUISHED SERVICE TO THE PROFESSIONAL WOMEN IN BUILDING COUNCIL**
Carol Finkelstein, Norwood Homes, LTD
- 13 ASSOCIATE OF THE YEAR**
Mont Surfaces by Mont Granite, Inc.
- 13 MEMBER SERVICE AWARDS**
- 14 DON MAILLHO MEMORIAL AWARD IN BANKING**
Lake Michigan Credit Union
- 15 SALES & DESIGN ACHIEVEMENT COMPETITION**
New Homes and Remodeled Homes winners
- 20 PENCIL-WHIPPED SAFETY POLICY**
Apartment Association Safety Guidelines
- 21 APARTMENT ASSOCIATION OF MICHIGAN NEWS**
Advocacy Update
- 44 VALUED ADVERTISERS**
- 46 HBA CHARITABLE & EDUCATIONAL FOUNDATION**
- 48 BENEFITS OF BELONGING TO HBA**

Inside Back MADE IN AMERICA/BUILT IN MICHIGAN

HOME BUILDERS ASSOCIATION OF SOUTHEASTERN MICHIGAN

EXECUTIVE COMMITTEE

PRESIDENT

Ben Templeton

FIRST VICE PRESIDENT

Rino Soave

TREASURER

Jason Minock

SECRETARY

Tim Capaldi

IMMEDIATE PAST PRESIDENT

Bob Tedesco

builders.org™

VICE PRESIDENTS

Barbara Burnham
Vito Castellana
David Steuer
Brian Szliter

ASSOCIATE VICE PRESIDENT

H. William (Bill) Freeman

CEO — Forrest M. Wall, CAE



APARTMENT ASSOCIATION OF MICHIGAN

PRESIDENT

Warren Rose

FIRST VICE PRESIDENT

Karlene Lehman

IMMEDIATE PAST PRESIDENT

Matthew Lester

PAST PRESIDENTS

Allen Amber
Jeffrey Kaftan
Melvin Kaftan
George M. Nyman

CEO

Forrest M. Wall, CAE

VICE PRESIDENTS

Cary Belovicz
Mitchell Bleznak
Jonathan R. Borenstein
Jay Brody
Kevin Dillon
Leslie Lewiston Etterbeek
Howard Jacobson
Andrew Kuhn
Aaron Rosenhaus
Shawn Stafford
Michael E. Tobin
David Wilkins



PUBLICATION CREDITS

PUBLISHER

Home Builders Association of Southeastern Michigan

EDITOR

Susan Adler Shanteau

COPY EDITOR

J.R. Shanteau

CONTRIBUTING WRITERS

Nancy Rozum
Michael Stoskopf

BUILDING BUSINESS & APARTMENT MANAGEMENT®

PROPERTY MANAGEMENT®

BUILDING INDUSTRY ASSOCIATION OF SOUTHEASTERN MICHIGAN®

Published by the Home Builders Association of Southeastern Michigan, 30400 Telegraph Rd., Suite 202, Bingham Farms, MI 48025. (248) 737-4477. Copyright © 2022 Home Builders Association of Southeastern Michigan. All rights reserved. Reproduction or use of any artwork or editorial contained within, in any manner, is strictly prohibited unless written permission is obtained from the publisher. www.builders.org

HBA 2022 PRESIDENT'S AWARD AND MEMBERSHIP GROWTH HONOREE

Ben Templeton Templeton Building Co.

As Ben Templeton completes his 2021 – 2022 term as HBA's President, he joins a select group. Since the Association's inception in 1928, only three other presidents have served for more than a one-year term: James S. Bonadeo from 1989 – 1991, Richard Ives in 2007 – 2008 and Darshan S. Grewal in 2009 – 2010. HBA was fortunate to have Ben – and the entire Executive Committee – agree to serve for a second term.

To say 2021 was a unique year may be an understatement. The challenges HBA faced as an association, in many cases, were unprecedented, as we emerged from the pandemic, and began the hard work of acclimating to a new environment. HBA's Executive Committee was more than up to the challenges they faced in 2021 and generously agreed to continue unchanged in 2022.

Then on January 22, after Ben and the Executive Committee had agreed to stay on, CEO Michael Stoskopf met with Ben to notify

announced that, effective March 31, Forrest would become the Association's new CEO.

Although he could not have foreseen the many challenges and changes that he would face as HBA President, Ben was fully prepared to take whatever steps were necessary to strengthen and grow the Association. Ben has been a member of the HBA Board of Directors since 2010 and serves in a leadership role as Past Chair of the HBA Professional Remodelers Council.

He earned professional credentials as a Certified Graduate Remodeler, Certified Graduate Builder and Certified Green Professional. In 2012 Ben was named to Professional Remodeler magazine's prestigious 40 under 40. In 2013 he was named as HBA's Remodeler of the Year and in 2016 the HBA Young Builder of the Year.

In 2022, just as in 2017, Ben is being recognized as HBA's Membership Growth honoree for bringing in the most new

members during the year. His other awards include being honored in 2019 with the Distinguished Service Awards for both Urban Home Building and the Remodeling Industry.

In 2019 HBA's Sales & Marketing Council and Remodelers Council presented the first Sales & Design Achievement Competition. Ben and Templeton Building Co. won gold awards in the two categories they entered: Whole House Remodel over 2,000 square feet and

Basement Remodel. This year, in the fourth annual Competition, Ben and his company have again won two gold awards, one for New Home Architectural Design and another for Remodeled Specialty Room.

Ben credits the HBA for playing a large part in his business success. "As I took professional education classes, I got to know people," says Ben. "With that networking, I became involved in the Remodelers Council. The best thing about the HBA is that there is



always someone in the room that can give you a different perspective on any situation, and everyone is always willing to help."

Even as unpredictable changes, challenges and obstacles kept popping up for HBA's operations, during 2022, the Association held three successful Home Shows, a strong Parade of Homes, an Annual Picnic that also served as a farewell to Michael Stoskopf, another highly successful Golf Outing and the Awards Night and Holiday Celebration to honor Ben and the other distinguished award honorees.

Moving into 2023, while Ben serves as HBA's Immediate Past President, he plans to continue his work toward increasing HBA's membership roster. Ben believes that stronger membership numbers is one of the most critical ways of keeping HBA strong and ensuring that the Association has the political clout necessary to work toward heading off unreasonable legislation and to keep homes affordable for the families of Southeastern Michigan.

"I am a strong proponent of the value of HBA membership for everyone involved in the building and remodeling industry," said Ben. "I believe that in the coming years, I can continue to encourage every current HBA member to make sure their associates and subcontractors become HBA members and get involved! Taking advantage of the educational and networking opportunities is a way to increase professionalism and support business growth for us all."

HBA's Board of Directors, membership and staff are fortunate, and grateful, to have benefitted from Ben's outstanding business and leadership skills during the past two years and look forward to his continued involvement in 2023 and beyond. ■



him of his intention to retire by June 30, 2022. Michael served as CEO for 14 years. After subsequent notification to the HBA Executive Committee, a subcommittee conducted an interview with the candidate Michael had recommended as HBA's next executive officer: Forrest M. Wall, CAE. Ben and the Executive Committee were impressed with Forest's background, experience, vision for HBA's future and his readily apparent passion for what Forrest termed his "dream job." Ben

Michael C. Stoskopf

The highest honor that the Home Builders Association of Southeastern Michigan can bestow on a member is the Hall of Fame Award. It is presented annually to those who have demonstrated exceptional qualities of leadership over the years, and who display exemplary devotion to their industry and their community as a whole. According to the criteria used in selecting honorees, the Hall of Fame honoree is meant to be the individual who has made the greatest contribution since the formation of the Association in 1928.

No one fits that exacting description as well as Michael C. Stoskopf, after having served as HBA's CEO for 14 years, culminating in his retirement earlier this year.

During his tenure, Michael faced more existential issues than most CEOs - in any industry - face over the course of much longer careers. When he accepted his position with HBA, he stepped into an environment where the Great Recession had already reached hurricane strength and was leaving devastation in its wake. While working to keep this once flourishing Association from failing, as builders, remodelers, developers, suppliers, mortgage lenders, property managers, home owners and potential home buyers all faced similar struggles, Michael also faced the unique challenges of stepping into the shoes of his predecessor, Irvin H. Yackness, who had served as HBA's CEO from 1952 until his death in 2007.

One of Michael's first responsibilities was right-sizing the staff, which meant retaining only six of HBA's 23 longterm employees. Then he went on to keep the Association afloat by selling the building its members had built in 1987 and financed through (paid off) bonds funded by HBA's "family" - some of the biggest names in Southeastern Michigan's residential construction history.

There is no amount of business education, training or experience that can guide a CEO in making the decisions that had to be made in those first few years. Michael relied on his ability to analyze and understand every issue that had to be addressed and resolved in order to lead HBA first to a place of security and then continue on to the place from which it could redefine itself and launch into a successful future. And, in his own words, he prayed a lot.

Michael successfully led HBA through the Great Recession, onto a path of recovery, growth and adjustment to a changed business terrain.

He took it as his personal responsibility to awaken the industry's leadership to the changes that needed to be addressed as the older generation retired and a younger generation of builders, managers, skilled trades and more, needed a path lit to help them find their way into this industry. His many major accomplishments have been lauded on a local, state and national level. He has received innumerable commendations and awards. He never relaxed, but faced each day as a new opportunity to extend the outreach of HBA and improve the value each member received.

Then we reached March 2020. Each of us, as individuals, have been forced to deal with seemingly insurmountable challenges and decision making between that date and today. Michael, once again, stepped into his role as leader of an association and an industry that was under siege, from the pandemic and from regulations that could have spelled its demise. He led the charge for a combination of safety and fair treatment for the people and companies that he was responsible for representing and protecting. There were many sleepless nights, a few more grey hairs, a seemingly unending string of communications to the members and much more.

Following the death of his father in December 2021, Michael established the Walter R. Stoskopf Memorial Scholarship as part of HBA's Charitable & Educational Foundation and its Skilled Trades Scholarship Fund. Michael's generous endowment will provide scholarships for at least the coming decade. His generosity and commitment to the industry's future is just one more way in which this year's Hall of Fame honoree has made a lasting impact on this industry and the wider community.

Through all that he faced from April 2008 to May 2022, Michael's insightfulness, his deep respect for each and every person he met, the idea factory that switched on in his brain each time he began his commute from Williamston to HBA, his unwavering integrity, fearlessness and sheer determination all combined to the inestimable benefit of HBA's leadership, its members and staff, the residential construction and remodeling industries and the community as a whole.

Michael's humble nature makes it difficult for him to believe that he is receiving this honor. To the rest of us, who have been fortunate enough to benefit from his leadership, friendship, commitment and support, the selection of this year's honoree could not be more clear or more well deserved. ■



“Without question, I believe that God blessed me with my dream job when I was selected as HBA's CEO in March 2008. While I couldn't foresee all of the challenges that would indeed arise over the next 14 years, I never once doubted His plan for me. While this honor focuses on me, I absolutely could not have accomplished any of the items highlighted here without the love, trust and support of our incredible staff of Association professionals. Their individual and collective dedication and selfless sacrifice were incredible, throughout.

Each year's Executive Committee and Board of Directors provided me the opportunity to explore every avenue – sometimes even challenging long-held traditions – in order to effect positive change designed to sustain and grow our Association.

Finally, the strength of any association can be found in its membership at-large. No matter the event, from home shows to Parade of Homes to Homearama® to golf outings and mixers, the energy and camaraderie I experienced made it a joy to be at work every day.

I hold each and every one of you in the highest regard.”

May God bless you all. Michael C. Stoskopf

BERT L. SMOKLER BUILDER OF THE YEAR

Scott Schwanke

M/I Homes of Michigan

M/I Homes is one of the nation's leading home builders, ranking as #13 on BUILDER 100. Since the company's founding in 1976, M/I Homes has built more than 140,000 homes, delivering homes to 8,638 families in 2021 alone. Based in Columbus, Ohio, and currently operating in nine states and 16 markets, M/I Homes entered the Michigan market with the acquisition of Pinnacle Homes in 2018. The company tapped Scott Schwanke to lead the M/I team as Area President for Michigan.

Scott began his career at Michigan State University, originally planning to become a landscape architect. He changed his major to graduate with a Bachelor of Science in Building and Construction Management. His first position was as a superintendent for Pulte Homes of Illinois in Chicago. He advanced with the company, coming back to Michigan within a year to assume positions as project manager, area construction manager and land manager in his first 10 years with the company. In 2002 he accepted a position in research and development

working with Bill Pulte as director of Field Operations for Pulte Home Sciences to develop innovative, labor-saving panelized homes. The last five of his 17 years with Pulte were spent in New York, first as vice president of Operations and then as division president. Subsequent to his work with Pulte, Scott was the Executive Vice President for Timber Ridge Homes in New York for six years and then Division President for Taylor Morrison & Darling Homes in Dallas, Texas for five years.

In just three years since joining M/I Homes in 2019, Scott and his team have grown M/I Homes of Michigan to a rank of #3 in sales volume in metropolitan Detroit. They will close over 350 homes this year and currently have homes in 11 communities diversely located from Shelby and Washington Townships to White Lake, Brighton, Canton and Saline. Their customer base is also diverse as they cater to first-time entry level buyers, move-up buyers, luxury home buyers and those looking to downsize, by offering townhomes, ranch homes



and single-family homes ranging from 1,480 to 3,673 sq. ft. They are beginning the second phase of their townhome series and single family collection with 124 homesites at Andelina Farms in Saline and will soon begin the first phase of the 66-lot Powell Ridge development in Washington Township.

When not working, Scott is an avid outdoorsman and enjoys spending time with his wife of 28 years, Paula, his son Logan and daughter Christa, and the family's 13-year-old yellow lab, Chase. ■

MULTIFAMILY CONSTRUCTION BUILDER OF THE YEAR

Warren Rose

Edward Rose & Sons

Warren Rose is the chief executive officer of Edward Rose & Sons, a company founded in Detroit by his grandfather, Edward Rose, in 1921. Initially the company focused on development of subdivisions and single family homes. In the early 1960's the company focus shifted to the construction and management of apartment communities. Since its founding the company has constructed over 80,000 dwellings including 65,000 apartment units in 18 states. The company is presently also involved in the development and management of senior living communities with six communities and over 1,000 units in four states. They have consistently ranked in the top ten of multifamily property owners in the nation and are unique in the industry, as the company is involved in the entire multifamily development process from land acquisition, to construction, to management of multifamily homes.

Warren grew up traveling with his father to construction sites around the Midwest. He attended Albion College and received a

bachelor's degree in Physics. He went on to achieve a master's degree from the University of Michigan School of Civil Engineering and joined Edward Rose & Sons in 1985. Over the years, he took on various assignments in the construction and corporate management areas and in 2005 succeeded his father, Sheldon Rose, as the company's CEO.

Warren has been active as a member of the Board of Directors of William Beaumont Hospital, The Beaumont Foundation and the Cranbrook Educational Community. He has also been active in numerous civic and religious organizations, including Temple Beth El and the Jewish Federation of Metropolitan Detroit. He is currently a member of the Board of Directors of the National Multifamily Housing Council and is also a Board Member and Lead Director at Mi Bank, a Michigan-based business bank.

Edward Rose was inducted into the HBA Hall of Fame in 1981. Edward not only passed on his company to his son and grandson, but he also passed on his philanthropic work. The



Rose family's decades of gifts to Beaumont Hospital started with the development of the Rose Cancer Center. In the early 2000s, they supplied the funds for the creation of a new type of machine, the Omnibeam, a core component of cancer treatment worldwide and have funded many other improvements at the hospital. "You work in your community, you live in your community, and you give back to your community – it's important to be involved and help your community grow and help those who can't help themselves," said Warren. ■

DEVELOPER OF THE YEAR

Kevin Christofferson

Pulte Homes of Michigan

Pulte Group Inc., founded in 1950 by William J. "Bill" Pulte has delivered over 750,000 homes throughout the nation, with nearly 29,000 home closings in 2021 alone. Today, the Atlanta, Georgia, based company is the nation's third largest home builder with operations in over 40 major cities. The company's homes are marketed under some of the industry's best known brands including Pulte, Centex, Del Webb, and DiVosta.

Kevin Christofferson has worked for Pulte Homes for over 18 years. He actually met Bill Pulte on the day he interviewed for his first position as an internal auditor at the company's corporate office. Except for a seven-year stint as the division controller for Pulte's Illinois division, Kevin, a Michigan-native, has lived and worked within the state for most of his career. He is a graduate of the Eli Broad College of Business at Michigan State University with a degree in Accounting. After graduation he worked for four years as a senior auditor at EY prior to joining Pulte.

At Pulte, Kevin advanced from internal auditor, to division controller in Chicago, to director of

Finance, to VP of Finance and into his current position as division president in 2019. "There hasn't been a 'normal' year since I became the division president," said Kevin. "In 2019 we had a UAW strike and then COVID hit in 2020. We had a strong year in 2021 and now the industry is contending with a slowing market. The 2021 to 2022 period was a significant land development year. We entitled and developed nearly 1,500 lots. Everything in this business is about location and we have really well-located communities. Credit for our success goes in large part to our land acquisition and land development teams along with our valuable team of consultants. It is a small group of extremely talented people. They recently launched Pulte's biggest project in Michigan, an 800+-unit community in Milford Township which will include over 200 Pulte-branded town homes and single-family homes and over 600 Del Webb branded homes. Del Webb is the nation's leading builder of active adult communities for those 55 and older. The Del Webb community will be named Kensington Ridge by Del Webb. Grand opening in spring



2023, this age-restricted community will offer resort-style amenities and new ranch home designs from Del Webb's GenYou™ collection. Located along Milford Road, just north of I-96, Kensington Ridge by Del Webb offers an unmatched location in Milford Township.

Kevin is married to Kerri and the couple has three children – Ethan (13), Nolan (10) and Claire (7). Their boys are active in baseball and travel hockey and their daughter in dance and soccer, with the entire family enjoying skiing in the winter months. ■

DEVELOPMENT OF THE YEAR

The Villas At Bloomfield Grove

By Robertson Homes

Synergy is defined as a mutually advantageous compatibility of distinct business participants or elements. The Villas at Bloomfield Grove embodies that concept, as all the elements needed to create a true luxury community came together through the work of a skilled management team and a talented group of tradespeople.

The Villas at Bloomfield Grove has already been honored with a prestigious award. One of the two home plans in this detached ranch condo development, the Hickory, won a 2022 Hour Detroit Award for New Model Home Architecture. There are 41 homes in this development and only 8 are still available.

At the Villas, homeowners enjoy the privacy of a single-family home without any exterior maintenance. Homes sizes range from 2725 sq. ft. to 3468 sq. ft. and can be built with two to four bedrooms and enjoy a 1211 sq. ft. lower level that has the option of being finished. Natural light is abundant throughout the homes which feature an open space concept main

living area. The primary suite has a tray ceiling, two generous walk-in closets and a glamorous ensuite bathroom. A powder room, laundry room, mudroom area and tons of storage are all located on the same level. Homeowners can add options like a gourmet kitchen layout, sunroom, bay windows and a 50' linear fireplace.

"We put in everything needed to make this development feel like a luxury gated community," said Jim Clarke, president of Robertson Homes. "The project got off to a slow start until all the entry landscaping and improvements were done. Once the model was complete, sales took off and have been steady ever since. The homes were designed to meet the lifestyle needs of homeowners in their late 50s to 70-years-old. Many of these people travel and have homes in other locations. They want a manageable-sized home all on one floor. It's downsizing for almost everyone who has moved there. We are receptive to high levels of



customization and personalization on the interiors and customers appreciate that flexibility. We experienced an interesting dynamic as Robertson Homes actually sold and moved into three different model homes to accommodate buyers who just wanted a turnkey home."

TK Design & Associates was the architectural firm and D.A. Alexander did the landscaping. "HBA members have been good partners in this development," said Jim. In addition, Craig Steinhaus & Associates was the interior design firm and Land Design Studio was the landscape architect. "All the firms that worked on The Villas development did a fantastic job," said Jim. "They, along with the Robertson Homes team, made our vision of a first-class community come to life." ■

SAMUEL KREIS ANNUAL AWARD FOR

DISTINGUISHED SERVICE TO THE BUILDING INDUSTRY

Jason Minock

Atwell, LLC

Jason Minock has come full-circle in his career in the construction industry. While working toward a Master of Urban Planning degree with a Real Estate Development concentration from the University of Michigan Jason held a part-time position as a Land Planner Intern with Atwell, LLC. He worked in the Brighton office with Brian Wenzel and Bill Anderson. Since February 2021, he is again working for Atwell, rejoining the team as a senior development manager. Atwell is a full-service consulting, engineering, and construction services firm working with clients in the real estate and land development, power and energy, and oil and gas markets.

Prior to joining Atwell, Jason served as the VP for Operations and Development for Hunter Pasteur Homes for two years and before that he was with Toll Brothers for over 16 years. He joined Toll Brothers in 2001 as an assistant project engineer and progressed through the

ranks, becoming an assistant VP and ultimately VP of the Michigan Division.

While Jason never got the opportunity to meet Sam Kreis before Sam's death in 2006, he does share Sam's legacy – a talent for forging long and enduring relationships. "I worked with the Atwell team through the years when I was working for Toll Brothers," said Jason. "It really is a small world in this industry. I also worked with Bill Phillips at Windham in the early years of my career. I still regard him as 'the man behind the scenes' getting a lot of good things accomplished for the industry quietly and efficiently."

Jason has been on the HBA Executive Committee for 8 years and is slated to assume the first vice presidency in 2023 and the presidency of the HBA in 2024. "I believe in the HBA," said Jason. "It is an extremely well-run organization. The transition in leadership from Michael to Forrest was seamless and that is a tribute to the leadership team and the staff of



really good professionals."

Jason sees changes in the future of residential home building that will necessitate advocacy and education by the Association. "We're starting to see big changes in technology like the movement away from natural gas to all-electric homes," said Jason. "At Atwell I manage solar projects and I understand developer and builder frustration that all the technology and infrastructure pieces to move to electric homes are not available yet. Challenges like this, and the dwindling labor force, can be solved, especially if we work on them together as an Association." ■

YOUNG BUILDER OF THE YEAR

Anthony G. Bosco

Bosco Building, Inc.

When Anthony Bosco was born, Donald Bosco, founder and president of Bosco Building, Inc. had already been in business for 12 years, having founded the firm in 1975. Don has been building dream homes for families for Anthony's entire life. Anthony grew up helping out on job sites, thinking when he was young that pushing a broom was making a huge contribution. His mentors were the stable, loyal trades that worked for Bosco Building and came to be viewed by Anthony over the years as part of the family.

Anthony grew up in Plymouth and attended Catholic Central High School. After graduation from Albion College, he pursued a Juris Doctor degree from the University of Detroit Mercy Law School, from which he graduated in 2012. He is a member of the State Bar of Michigan and joined the team at Bosco Building as a project manager and the company attorney just after graduation from law school. He uses his legal education and background to address

the myriad of issues which can arise when building custom homes. "I wasn't aware when my Dad encouraged me to pursue a law degree that there were so many legal issues that come up when dealing with client contracts and government rules and regulations," said Anthony. "I have been able to shoulder much of our legal work, protecting our clients and projects. My having a law degree, combined with being a licensed builder, has really been beneficial to our company and our clients."

Anthony is now vice president of the company, which is primarily focused on high-end residential home building for discerning clients who expect exceptional craftsmanship in their homes. "My Dad is a big proponent of education and learning," said Anthony. "He always advised me to listen and learn from our clients who are successful and from our experienced tradespeople. I also learned from my Dad to help others, which is why I do a fair amount of pro bono legal work."



Anthony doesn't take working with his father for granted. "Being able to work with my father is a blessing," said Anthony. "We all have only limited time with our parents and I am very lucky to be able to do lunch with him every day and reap the value of his experience by getting his opinion on things. I work hard to make my Dad proud, and I am honored to be recognized for my work by the HBA." ■

DISTINGUISHED SERVICE TO THE HOUSING INDUSTRY

Don Nelson

D.R. Nelson & Associates

Don Nelson pioneered the residential air sealing industry in Michigan and has diligently fought over the years to defend the rights of builders to determine themselves how to build homes that meet the minimum performance goals set by the government. Don knows that given reasonable performance goals, builders will use the free market to develop the most cost-effective solutions to achieve the goal of building energy efficient new homes.

Don started on his path to becoming an expert in building science principles while completing ground-breaking research on building performance with scientists at Princeton University's Center for Energy and Environmental Studies. That research led to identifying air leakage as the single greatest load on heating and cooling performance in residential construction. It resulted in the invention of the blower door and the application of handheld infrared thermography, smoke generating devices, and other unique diagnostic tools to understand how buildings perform as a system of components.

Don founded D.R. Nelson & Associates in 1981 and the Nelson Energy Seal Service® was a direct result of that research, ten years before air leakage was even mentioned in the residential energy code. Today, the company provides energy code compliance (air sealing, blower door testing, duct testing and plan analysis); building code compliance (heat calculations and HVAC design); and fire code compliance (enclosure integrity testing on fire suppression systems). The Nelson Energy Seal Service® improves a home's thermal performance by eliminating excessive air leakage during both the rough frame stage and after drywall is hung. "By tightening up the 'envelope' of a home, we significantly reduce the amount of air and moisture that can migrate through exterior walls and attics, ensuring the home will perform at peak efficiency, saving up to 25 percent in heating and cooling bills," said Don Nelson.

Don has served as a paid subject matter expert on the energy code for the International Code Council and is one of the foremost experts



on the energy code. He has successfully appealed erroneous energy code demands from local building officials for his builder clients, winning every appeal to date.

Don is married to Kathleen and the couple has three children, Keith, Megan and Erik. "The support of my family, especially my wife and partner, Kathleen, and the passion and energy of our son, Keith, have been especially critical to the success of D.R. Nelson & Associates," said Don Nelson. Keith Nelson is president and CEO of the company, assuring support for the principles of the free market approach to energy efficiency for another generation. ■

DISTINGUISHED SERVICE FOR URBAN HOME BUILDING

Bosco Building

Saxtons Town Lofts in Plymouth

Downtown Plymouth is getting ten new homes in the same location where long-time residents used to shop at Saxton's Garden Center. Saxtons Town Lofts by Bosco Building, Inc. is right in the heart of downtown Plymouth across from Kellogg Park – the main town square. The lofts are just a short walk away from the historic Penn Theatre and an abundance of specialty shops and restaurants.

The development took its name from Saxton's Garden Center, which was the last business to occupy the property. The Saxton family business closed in 2012 and the building was vacant ever since. "We were approached by longtime client and friend Michael Ferrantino, owner of F5 Management, to be part of the construction of the townhouses on the Saxton's property," said Anthony Bosco, VP of Bosco Building. "Michael is a long-time Plymouth area resident and a major supporter of the Plymouth community. We were honored to partner with Michael to achieve his vision. I was born and raised in Plymouth

and my parents and my sister and her family all still live in Plymouth. My father and I were excited to approach this project with the same attention to detail as we do all our other high-end custom projects."

Community support for the development was strong. "It was a symbiotic relationship with the neighbors, the city, F5, and our team," said Anthony. "We made sure to seek the feedback of the community as well as the city officials. The building is in the historic district so it needed great architectural design, which we got from Alexander V. Bogaerts & Associates."

Each home in Saxtons Town Lofts offers the option of two to four bedrooms and three bathrooms within the 2,749 sq. ft. home. Luxury amenities include open floorplans, high ceilings, wood flooring, second floor laundries, spacious terraces, and covered porches. The lofts are prepped for elevator access to all floors. The gourmet kitchens have spacious islands, premium countertops, custom cabinetry and



other high-end amenities. The lofts also have multiple private entrances with attached two-car garages as well as additional parking areas.

Sales of the homes, which are projected to be completed in 2023, are strong with deposits on half of the units. "It took a while to get to the framing stage," said Anthony. "There was a significant amount of underground work which is involved in urban development. The infrastructure was pretty extensive."

Bosco Building, founded by Donald A. Bosco, has been building custom homes since 1975. Don, a certified master builder, was named as the HBA Builder of the Year in 2019. ■

DISTINGUISHED SERVICE IN ARCHITECTURE

Martini Samartino Design Group

Paul Samartino and Daniel A Martinis

Daniel DeMartinis and Paul Samartino, the owners of Martini Samartino Design Group, have much in common besides founding an award-winning architectural design firm. Both grew up in families that were involved in the construction trades. Both attended Lawrence Technological University. Both worked for the same large production builder in the early 1990s, where they first met and formed a bond. Both collaborated on building projects together after Daniel formed his own company, Martini and Associates, Designers and Planners in 1994, and Paul worked for Dominick Tringali Architects. Those shared experiences and respect for each other's work led to the formation of Martini Samartino Design Group in 2010.

The focus of Martini Samartino Design Group has been high-end residential home design, but the firm also designs restaurants, medical facilities, multifamily and commercial and industrial projects, as well as home renovation projects. They have been the recipient of many awards including the Detroit Design 2021 First

Place Award in the Overall Home Category for a 3,950 sq. ft. home on five rolling acres that was built by Johnson Custom Homes. They also took second place with LaMarco Homes in the Large Remodel (more than 1,000 sq. ft.) category and a first place with Paul Anthony Homes for New Model Home - Architecture.

The firm has garnered Best in American Living awards from the NAHB each year for the past six years. "We love competing, especially nationally," said Paul. "We love to design structurally-efficient homes and still win awards. We are also very honored to be recognized among our builder peers with this HBA award, as we approach every project, big or small, as if we're trying to win an award. We are continually trying to up our game."

The firm prides itself on being able to solve challenges in a logical fashion. "We have a wide range of knowledge gained through years in the field," said Daniel. "The trades love working with our plans because they are logical and builder-friendly." Clients appreciate that the firm isn't



proficient in just one style of home. "We meet with the client, learn their style, do research and interpret that style in our work," said Paul.

Daniel is married to Cheryl and the couple has two children, Giovanni who works in animation and visual effects in Burbank, California, and Nadia who is an interior designer with Carrie Long Interiors. Paul is married to Michelle and they also have two children, Alyssa, who is a senior in high school and was just accepted to Lawrence Tech to pursue Construction Management, and Nicholas, who is in middle school. ■

DISTINGUISHED SERVICE AWARD TO THE HOME BUILDERS ASSOCIATION

Riva Gulli

MEMBERSHIP ACCOUNTING MANAGER, BUILDING PERMIT ANALYST

Riva Gulli is the youngest person on HBA's staff, yet she began her career with the Association nearly 25 years ago. In 1998, the same year that current CEO Forrest M. Wall began his career with HBA, then Executive Officer Irvin H. Yackness requested three interns to help the staff over the summer. Susan Adler Shanteau contacted Andover High School and the following week three high school juniors arrived at HBA headquarters on Northwestern Highway to begin work. Of them, only Riva found a career with HBA.

"We watched Riva grow up," said Susan. "We've been present for all her major life events." While working for HBA, Riva earned her B.S. in Management Informational Systems (MIS) from Oakland University, after which she accepted full time employment with the Association.

In 2004, the HBA staff witnessed Riva, surrounded by bouquets of flowers in her office, accept Ouse Gulli's marriage proposal. Years later, on the way to the hospital to give birth to her third son, she made a detour to the office to make sure nothing would be left undone while she was away.

Riva's intelligence, intuition, creativity and steadfastness are always operating on high gear, to the benefit of HBA's staff and members. Just a few of her myriad responsibilities include managing the Association's ever changing database, billing, dues renewals, event registration and support services for the Controller (Gerard Mellnick, Rick Campbell and now Len Jacosky). Like all of HBA's staff, she is a team player and helps out wherever



she is needed. When HBA began offering the **HBA/Carter Lumber Southeastern Michigan Residential Building Activity Report™** as a valuable member benefit, Building Permit Analyst was added to Riva's job description.

Riva finds her work interesting, challenging and rewarding. "As a working Mom," she says, "I like having the responsibility for getting things done accurately and on time either from the office or from home." While she feels fortunate to have found her "work family" in HBA's staff and membership, those of us who work with her and rely on her, know that we are truly the lucky ones. ■



DISTINGUISHED SERVICE AWARD TO HBA'S CHARITABLE & EDUCATIONAL FOUNDATION

Noreen Keating



When Noreen Keating went to work in the mid-1980's for a small food pantry that served the homeless in Pontiac she literally handed bags of food out the back door of the church where it was housed.

She was the assistant director and one of two employees. When she had to make a paper copy of a document, she had to walk across the parking lot to the church's rectory where the copy machine was housed. The office typewriter put a hole in the paper if you typed certain letters. In 1985, Noreen became president of the organization. Over the years Noreen and her team worked hard to grow that organization: Lighthouse of Oakland County. When she retired, Lighthouse had an \$8 million annual budget and a successful team focused on providing direct services (food, shelter, rental/utility and other financial assistance, crisis referrals, etc.) as well as stability and housing programs that develop and support

self-sufficiency.

It was at an educational conference where Noreen first heard a national speaker talk about the continuum of services for the homeless. "Drawing from my experience with the homeless I knew that concept was the way to really help people and that started Lighthouse down a path to expand our services from just providing food," said Noreen. "We found an apartment nearby where we established transitional housing. Larry Goss, Peter Burton, Irv Yackness, the Moceris, the Robertson team, and a host of other HBA members joined in to help us in our mission. They enlisted their employees and trades and built our 60,000 sq. ft. headquarters on Woodward Avenue. In those early years we partnered with the Association and Standard Federal Bank to build affordable housing, building about 80 or more new homes. As I was working to help others, I was making lifelong friends at the HBA, in government, and in business. Those friends are still so important in my life. I want to acknowledge them all, but I'm afraid I will inadvertently miss someone."



Noreen retired from Lighthouse in 2004 after 20 years of service. Since retiring she and her late husband, Terry, moved to a home on Mullett Lake, where the family, including sons Patrick and Kevin, Kevin's wife, Karen, and their child, Brendan, vacationed for years. Noreen has also taken on a volunteer position as president of the Cheboygan County Community Foundation and she has been an invaluable member of the Board of Directors of the HBA Charitable & Educational Foundation since its inception and official launch in 1991. ■

SPECIAL RECOGNITION

Southeast Michigan Construction Academy

IN SUPPORT OF HBA'S SKILLED TRADES SCHOLARSHIP FUND

The Southeast Michigan Construction Academy (SEMCA) was founded over 30 years ago by the Associated Builders and Contractors' Southeastern Michigan Chapter as a way to provide training to those in the commercial construction trades. For many years, SEMCA primarily served employees of the members of that Association, training about 180 students annually. Six years ago the scope of SEMCA's services broadened to also include residential construction trades and they branched out from their main campus in Madison Heights to include satellite locations in Lapeer, Grand Blanc, Holly, Troy, Westland and Monroe. Today, the Academy has more than 600 enrolled students.

The Academy offers a four-year electrical program, a year-long carpentry program and a semester-long welding program and will launch a new semester-long heavy construction pre-apprenticeship program this winter semester.

"Many of our students work for commercial or residential building contractors, but we also get many high school graduates," said Deanna Morley, SEMCA Vice President of Education. "At SEMCA, students are taught by master level craftspeople, many who still work in the field, and they learn in our state-of-the-art facilities. Because our classes are in the evening, students are also able to apply their skills in the field. We don't guarantee students a job, but we have lots of connections in the industry and we help the students with their resume and interviewing skills so they have all the tools they need to be successful. In the Carpentry program we don't have enough students to fill the calls from businesses seeking to hire our students. We also get entry-level employees that employers send to us to learn and become more productive on the job site in a shorter period than they would learn in just on-the-job training."

SEMCA is a non-profit trade school. Students



have to pay tuition out-of-pocket. "We had 90 students apply for scholarships this year," said Deanna. "The HBA Charitable & Educational Foundation has generously provided scholarships to a number of our students for the past two years. In August, seven of our students received almost \$12,000 from the Paul & Cheryl Robertson Honorary Scholarship, the David S. Compo Family Memorial Scholarship and the general scholarship fund. We are very grateful to the HBA and its members for their generosity." Gifts to the HBA's 501(c)(3) Foundation and HBA Skilled Trades Scholarship Fund are fully tax deductible. ■

THOMAS RICKETTS AWARD TO THE REGION'S OUTSTANDING BUILDING OFFICIAL

Jeffrey Bowdell

City of Farmington

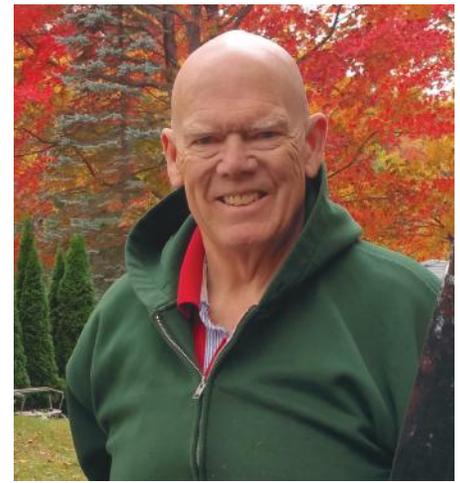
When Jeffrey Bowdell set out to start his own building business in the late 1960s, he had \$13.85 in his bank account.

Several generous suppliers to the trades gave him credit so he could purchase the materials he needed. He started swapping lavatories for vanities which were a new commodity in the homes of the friends of his mother and he organized a group of football players to remove concrete with a pinch bar and a sledgehammer for a local flat work contractor. He eventually moved on to kitchen and bath remodeling and design build commercial additions and alterations, primarily for auto dealers. Although he hasn't "swung a sledgehammer" in a long time he has had a successful career overseeing building in a number of southeast Michigan communities.

Jeff served as Superintendent of Building and Safety Engineering for the Charter Township of Redford for almost 13 years from 1989 through 2001. He then went on to a position as Director of Building, Zoning, Water and Sewer for the Charter Township of Commerce for six years

from 2003 through 2009. After running the Building Departments in Pontiac and Southfield at the same time from 2015 through 2017 as a contractor, he accepted his current position as Building Official for the City of Farmington in July 2018. Jeff has an 'help you get it done' attitude "I remember the days of waiting for the inspector, knowing that if he didn't show, I wouldn't be able to go grocery shopping and buy diapers," said Jeff. He has signed the inspector applications for nearly 25 new inspectors to get started in the field, training each one to be a helpful inspector. "I'm proud that I and my numerous new inspectors are known as the guys who will help, whenever a builder, remodeler or homeowner needs it," said Jeff.

A sense of fairness runs strong in Jeff. "I don't tolerate people making rules up," said Jeff. "Building officials are here to help people out, not get in their way." Jeff is a member of all the code organizations in southeast Michigan and has served as a member and Secretary of the Code Officials Conference of Michigan.



Jeff has also served on the State of Michigan Construction Code Commission. "I try to attend all the code hearings that I can," said Jeff. "I've always been a legislative activist. I see builders and building officials as working on the same team, not as offense and defense, but more as one special team tasked with working together to get a project done and done right."

Jeff has been married to his wife, Laura, for 40 years. The couple has three children. Courtney is an architect and structural engineer in Chicago, Jeffrey is a teacher and coach in Pennsylvania, and Gordon is the Building Director and Zoning and Planning Manager for West Bloomfield Township. ■

REMODELER OF THE YEAR

Tom Kellett

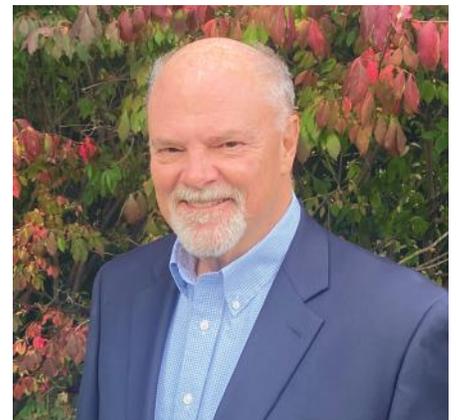
Kellett Construction Company

Tom Kellett had an outstanding role model in life, and in his career. His father, Dave Kellett, Sr., established Kellett Construction Company (KCC) in 1978. Dave would go on to achieve the HBA Builder of the Year Award, the Remodeler of the Year Award, the presidency of the Association, and ultimately induction into the HBA Hall of Fame. Dave's years of experience forged a reputation that the company still retains today – that of doing exceptional work in residential home building and renovation.

Tom Kellett, like many second-generation business owners, spent his early years working with his father on building jobsites. "During summers between high school and college I would do light accounting in the office and heavy lifting out in the field," said Tom. After graduating from Michigan State University with a degree in Business Administration, Tom joined the KCC team in 1983. He succeeded his Dad as president of the company in 2004. "I learned

a lot from his 60 years of experience in the business and still tap his knowledge today," said Tom. "It would be crazy not to!"

While Kellett Construction specializes in both custom home building and custom home renovations the company is currently more involved on the renovation side. "We generally work on a new custom home every year or two and complete about 12 good-size renovation projects annually," said Tom. "We do everything from whole house remodels to retro-fitting two-story homes for elevators. It's exciting to do all of it. There's never a boring day. We have two talented superintendents, Eddie Colling and Tony VanSicklen, and between the three of us we have over 100 years of construction experience. With that experience, we like to think we have a good sense of what works regarding space design, function, and all the project components. We advocate teamwork and collaboration – everyone involved is important - the client, the architect, interior designer, landscape architect,



all the trades and suppliers... and obviously open timely communication between the team players is critical for success."

Tom enjoys golf and almost any 'age-appropriate' outdoor activity. He also enjoys spending time with his wife, Lesley, and visiting his two adult sons, Jack and Ryan, who live in California. "I was surprised and honored to receive this award from the Association," said Tom. "I'm more of a work-under-the-radar kind of guy. Our superintendents, and our Office Manager Lisa Hill, are the real heart of our company and much of our success is due to their expertise and dedication, so I'd like to share this award with them." ■

PROFESSIONAL SERVICES TO THE BUILDING INDUSTRY

Seiber Keast Lehner

Seiber Keast Lehner is a planning, civil engineering and surveying firm with locations in Farmington Hills and Clinton Township. Seiber Keast and Lehner merged in January 2021 combining their services offered and extending their geographical reach. Brothers Bob and Jason Emerine are partners in the company along with Rick Drouillard. “Seiber Keast had a lot of mutual clients with Lehner and now those clients can hire just one company to do both their engineering work and surveying work,” said Jason.

Both Seiber Keast and Lehner have longevity and long-enduring relationships in the construction community. Lehner was founded in 1912 by Walter Lehner and was most recently run by Bill Thompson and Rick Drouillard, who had partnered with Bill in the ownership of Lehner in 2015. That same year, Bob and Jason purchased Seiber Keast, which was founded in 1985, by Clif Seiber and Pat Keast. “Clif recently retired and we were very fortunate that Pat stayed on to work with us,” said Jason. “When I graduated from the Civil Engineering program

at Michigan State University (MSU) in 2002 my first job was with Seiber Keast. Bob had interned with the firm while also attending MSU for Civil Engineering. Bob went on to graduate with a Master’s degree in Structural Engineering from Stanford University and worked for several other firms. Then I recommended he re-join the Seiber Keast team, which he did in 2005.” Rick graduated from Ferris State University in 1996.

“We were super excited and honored to receive this recognition from the HBA,” said Jason. “We’ve been members of the Association for years and most of our clients are HBA members. It’s nice to be recognized and know that clients value our services. We have always focused on doing our work well and creating long-lasting repeat clients. We don’t advertise. Most of our clients are those we’ve been working with for decades. We are proud of the



professionalism of our 30-member Seiber Keast Lehner team.”

When the trio of Bob, Jason and Rick aren’t working they all like to golf and hang out with family, with Rick also passionate about hunting and the outdoors. Jason and his wife, Mary, have two daughters, ages 1 and 5. Bob is married to Katie. Rick and his wife, Lisa, a licensed surveyor, have a 19-year-old son at Western Michigan University and a 17-year-old daughter who is a senior in high school. ■

DISTINGUISHED SERVICE TO THE REMODELING INDUSTRY

Randy Travis, CAPS, CGR, CLR

Ramtra Remodeling

Randy Travis found his career in the remodeling industry. He’s also found his niche in providing a high level of personalized service to his clients. Randy prides himself on walking his clients, step-by-step, through the ups and downs of their construction projects. That exceptional level of care and personal service is one of the reasons the HBA is honoring Randy Travis with the Distinguished Service to the Remodeling Industry Award. Another reason is the exceptional dedication he has shown to helping others in the industry. His longterm involvement both as a member of and chairperson of the Remodelers Council, has been important to the success of many individuals and businesses as Randy has shared his experiences and expertise.

Randy is a member of the Oakland Schools Technical Campus Construction Trades Advisory Committee. As a former Berkley School Board Member, getting kids exposed to and trained for a career in the trades has always been important to him. The past years have been

challenging to everyone in the home remodeling industry – during the Great Recession and during the pandemic, in particular. These years have also been a time where business techniques, technology and opportunities have all changed. Randy has been present through all of it, and has been more than generous in support of the Association and its members.

HBA would have prevailed upon Randy to continue as chair of the Remodelers Council, but his life has brought him to “A Fork in the Road.” He feels it is time for him to move onto new adventures. On Randy’s Facebook page, he posted some of the challenges he’s faced during the past year.

“Cancer is bad,” he notes. “Pancreatic cancer is really bad. Diabetes can be good, though. Going through a scheduled diabetes check-up it was discovered that I had the dreaded Pancreatic Cancer. Fortunately, it was caught early,” He went through chemotherapy, radiation and surgery in what’s called a Whipple Procedure. “The good news is that subsequent follow-ups have shown



no cancer metastasizing and everything is back to normal. A clean bill of health.”

Randy also notes what it has done to change his attitude. “Life is not guaranteed nor fair,” he says. “And given this second chance on life we’re going to start enjoying it more.” Randy and his wife Mary started by buying a travel trailer and taking an epic seven week camping trip to Alaska and back.

HBA is grateful to Randy for all the years he has contributed to the industry, the Association and its members. We hope that his travels and adventures allow him to continue to interact with HBA and the industry that he has excelled in – all in the best of health and in the spirit of continuing his adventure. ■

SUBCONTRACTOR OF THE YEAR

Diversified Electric, LLC

Chris Hinze and Mike Hreha

Diversified Electric, LLC, was founded in January 2012 by partners Chris Hinze and Mike Hreha. While working full time with their respective companies, they decided to purchase their own first van so Chris, who left his full-time job first, could start working for Diversified Electric, LLC, with Mike following shortly thereafter. During the first two years, and countless jobs with Home Advisor, the company was recognized as Contractor of the Year, based on 30 five-star ratings. For the next 10 years, referrals and repeat business were the company's avenue of growth.

Today, Diversified Electric, LLC, has 13 employees including an office manager and 10 electricians in the field. They are a full service residential and commercial electrical contractor and are one of the few Michigan electrical contractors who are certified to design and install the multiple Lutron lighting control systems, including Radio RA2 and HomeWorks.

Another certification that they hold is to install Generac generator backup power systems.

Chris started his apprenticeship in 1998 just three days out of high school. He worked for multiple contractors and gained vast knowledge working in residential areas like Indian Village and the Boston Edison District in Detroit. He also became very experienced in doing new residential homes. Mike began his journey in 1987 working for a contractor who was well-versed in all areas of the trade, including residential, commercial, industrial and fire/water restoration work. Mike and Chris ended up working together at the same company for approximately six years. While respecting each other's knowledge of the trade, they finally approached one another with the idea of going off on their own and starting a new business.

In those early days, the support of their



wives, family and friends was crucial to getting referrals and jobs. A chance conversation with Joe Sullivan from Paradigm Plumbing in a Home Depot parking lot was very beneficial, as he referred them to Ben Templeton from Templeton Building Company. After doing several small jobs with Templeton, Diversified Electric has become their main electrical contractor and they joined HBA, which has also become very important to the growth of the company. Chris and Mike feel the networking and advice from the members are invaluable and second to none and are grateful to the Association for this honor and recognition. ■

DISTINGUISHED SERVICE TO THE PROFESSIONAL WOMEN IN BUILDING COUNCIL

Carol Finkelstein

Norwood Homes, LTD

Carol and Norm Finkelstein are more than just partners in marriage. They are also partners in Norwood Homes, LTD, a company they founded in 1996. Norm does the development for the company and Carol, the company vice president, does the building. Norwood Homes is a semi-custom to custom home building company and they currently build infill properties predominantly in Royal Oak and Ferndale.

Being a woman builder, Carol often sees the skepticism in the faces of the neighbors when she first appears on a job site. "The neighbors watch as we take a home that is an eye-sore at best, and dangerous at worst, raze it and build a beautiful new home in its place," said Carol. "It's very rewarding to have the neighbors express their gratitude that we've brought a new family to the neighborhood and improved everyone's property values. I take pride in being a woman, boots-on-the-ground builder who is helping to improve communities."

The couple's partnership also extends to their commitment to serve. Norm is a past-president of HBA and a Hall of Fame inductee, who has served in the state association and is currently serving as Mayor of the City of Orchard Lake Village. Carol just finished her eleventh year on the West Bloomfield Board of Education. She was elected to the Board of Directors of the Oakland County School Boards Association in 2016 and is currently in her third year as President. "In my roles with the Boards I do a lot of advocacy for public education and career and technical education," said Carol. "We need to create opportunities for young people to explore the trades and go into the trades. We have to be strategic in this industry in how we do workforce development. Education is the only way to break the cycle of poverty and if we break that cycle we break the cycle of crime and build our society. That's why I do what I do."

Carol has also been a member of the HBA



Professional Women in Building Council for years and is on the Executive Board, serving as secretary for the past year and a half. "It's about networking and finding opportunities for women to support women," said Carol. "It's so important for us to support each other."

The Finkelstein's have two children, Eliana is a University of Michigan graduate who is attending law school at the University of Illinois, and Ben is a senior at Michigan State. ■

Mont Surfaces by Mont Granite, Inc.

Mont Surfaces by Mont Granite, Inc. is a family-owned company that was founded over 32 years ago. In those early days the owner traveled in his van around the Cleveland, Ohio area with the goal of bringing beautiful granite to residential homes. At that time granite was generally only installed in commercial projects. Today with the widespread use of natural stone, engineered quartz and porcelain in residential homes, that goal has broadened to include providing exceptional customer service and sourcing amazing products that customers can't find from other wholesale suppliers. Mont currently serves eight markets throughout the Midwest, which includes the Grand Rapids Division and the Detroit Division in Farmington Hills.

The Farmington Hills location includes a Design Center and a slab selection warehouse that is indoors, well-lit and heated. Mont offers an exceptional selection of over 400 surface varieties and differs from other wholesale suppliers in that Mont employees,

not independent agents, travel the world to select and buy the finest materials from which builders, remodelers and homeowners can choose. "The customer service specialists in our Design Center are very knowledgeable about the products available, the environments in which those products work best, and how to provide builders' clients with an exceptional selection experience," said Carol Payto, Mont's Director of Marketing. "With the ideas and the education that our employees provide to builder's clients, most find that their clients make selections faster and the products they select will work well after installation."

Mont Design Centers are open six days a week and no appointment is necessary, making it convenient for clients. Builders are provided with dedicated account representatives and Mont provides marketing and collateral support. That marketing support includes a Visit Guide which can be found on Mont's website. This Visit Guide helps homeowners plan their visit to the Design



Center and includes tips such as what items homeowners should bring to the Design Center to match selections, and what questions to ask their design professional. Mont also handles all paperwork and delivery of the product selected to the fabricator.

Homes that have featured Mont's products have won "Best of Show" awards, and the company being recognized as Associate of the Year is gratifying. "We are very excited and honored to be the recipient of this HBA honor," said Carol. "We at Mont work hard to build relationships, not only with builders and remodelers, but also with the clients they send to us." ■

HBA's Tenth Annual... Member Service Awards



Honoring Our Members For



Volunteering Their Time &
Expertise As Association Leaders



MEMBERSHIP GROWTH
Ben Templeton
Templeton Building Co.



MEMBERSHIP CONNECTION
Katie Hallett
TK Design & Associates



MEMBERSHIP COUNCIL
Spencer Roed
Multi Drywall & Partition



WAYNE COUNTY FORUM
Bill Phillips
W.E. Phillips, LLC.



PAST PRESIDENTS
Dave Kellett, Sr.
Kellett Construction



CHARITABLE FOUNDATION AWARDS & NOMINATING
Peter Burton
Dominion Realty Services



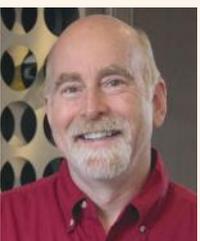
LEGISLATIVE AFFAIRS
Norm Finkelstein
Norwood Homes



NORTH OAKLAND BIRMINGHAM FORUMS
Fred I. Capaldi
Capaldi Building



ASSOCIATES NETWORKING FORUM
Jo Golda, Jo's Cleaning & Organizing



REMODELERS COUNCIL
Randy Travis
Ramtra Remodeling



PROFESSIONAL WOMEN IN BUILDING
Barbara Burnham
B.J. Burnham & Associates



SALES & MARKETING COUNCIL
Anita Blender
Blender Realty, LLC



DETROIT FORUM
Aaron Rosenhaus
Uniland Corp.



MACOMB FORUM
Paul Aragona
Aragona Properties



MACOMB FORUM
Sam Palazzolo
Palazzolo Brothers

DON MAILLHO MEMORIAL AWARD IN BANKING

Lake Michigan Credit Union

Don Maillho was the 2003 recipient of the HBA's Distinguished Service Award in Banking while serving as Senior Vice President and new construction sales manager at Standard Federal Bank / LaSalle Bank. He passed away in 2008 after a courageous battle with cancer. Don was a consummate professional and a caring, nurturing human being with a rare ability to make instant and lasting connections with those who were lucky enough to have met him. Don was a great friend to many builders and to the entire building industry. Eric Burgoon, Chief Lending Officer, and Marty Peltier, VP and Chief Business Development Officer are just two of the Lake Michigan Credit Union (LMCU) team members who worked with Don. The building business knowledge and relationship building lessons learned from Don play a large role in why this is the seventh year LMCU and its team members have

received this HBA honor.

As Don knew so well, every member of a team needs to do their best for the whole team to succeed. "Eric and I are really proud of our LMCU team and how well they support builders in our markets," said Marty. "This honor recognizes the entire LMCU Michigan builder team, from the loan officers to the operations team that manages the entire construction process. We have some of the most experienced, builder-focused loan officers and the best lending operations team in the industry. LMCU currently manages over 3,200 construction loans in process today!" LMCU is the largest credit union in Michigan with over 545,000 members and 67 branch locations in Michigan and Florida, including a newly opened branch office in Sterling Heights, Michigan. The credit union has assets over \$12 billion and a mortgage service

portfolio over \$14 billion. "LMCU closes the most purchase transactions and construction loans of any lender in Michigan."

Open to anyone, LMCU provides a full range of financial services. From a high interest-bearing checking account, to low rate auto loans and credit card, construction loans, mortgages, real estate loans, wealth management, commercial banking and both personal and commercial insurance. LMCU's comprehensive suite of industry leading and award winning products meet each individual's or company's financial needs. "LMCU is privileged to provide those HBA members wanting to explore establishing a relationship our exceptional knowledge and service," said Marty. In addition to aiding HBA members, LMCU also supports the entire home building industry through its sponsorship of numerous HBA events throughout the year, including: the Parade of Homes, the HBA Annual Golf Outing, and the annual Awards Recognition and Holiday Celebration. ■



We are honored to be recognized with the
2022 Don Maillho Memorial Award In Banking.



As the #1 construction lender in the state of Michigan,* LMCU is proud to support the Southeastern HBA and all the member builders who are part of this great organization.



2022 Sales & Design Achievement Competition

NEW HOME DESIGN CATEGORIES

ARCHITECTURAL DESIGN PROJECT OF THE YEAR



Templeton Building Co.
GOLD AWARD



TK Design & Associates
with Cambridge Homes
SILVER AWARD



TR Design Group
with Main Street Homes
BRONZE AWARD



Vitale Real Estate & New Homes
with RP Design
BRONZE AWARD

INTERIOR DESIGN PROJECT OF THE YEAR



KSI Kitchen & Bath
Sandra Daubenmeyer
with Mocerri Homes
GOLD AWARD



Sapphire Luxury Homes
with Harvard Design
SILVER AWARD



KSI Kitchen & Bath
Jeanine Yancy
with Stone Hollow Properties
BRONZE AWARD



Robertson Homes
The Townes at Pullman
Parc
BRONZE AWARD

REMODELED HOME CATEGORIES

SPECIALTY ROOM - GOLD



Templeton Building Co.
M1 Concourse
GOLD AWARD

KITCHEN REMODEL - GOLD



KSI Kitchen & Bath
Tori Olijar
Martin Vecchio
GOLD AWARD

KITCHEN REMODEL - SILVER



Renovation By Design
SILVER AWARD

KITCHEN REMODEL - BRONZE



Lincorp/Borchert
Krista Buchholz
BRONZE AWARD

Continued On Next Page

Sales & Design Achievement Competition

Remodeled Homes Continued

BASEMENT REMODEL-GOLD



**Basements Plus
GOLD AWARD**

BATHROOM REMODEL-GOLD



**KSI Kitchen & Bath
Vanessa Crook
GOLD AWARD**

BATHROOM REMODEL-SILVER



**TK Design & Associates
SILVER AWARD**

BATHROOM REMODEL-BRONZE



**Lincorp/Borchert
Krista Buchholz
Ron Jedwab
BRONZE AWARD**

Thank You 2022 Sales & Design COMPETITION JUDGES



Michael J. Gordon, RA
Moiseev/Gordon
Associates



Barbara Burnham
B.J. Burnham
& Associates



Tim Capaldi
Capaldi Building
Company

Congratulations

Michael Stoskopf

HALL OF FAME



Michael's humble nature makes it difficult for him to believe that he is receiving this honor.

To the rest of us, who have been fortunate enough to benefit from his leadership, friendship, commitment and support, the selection of this year's honoree could not be more clear or more well deserved.

Forrest Susan Brian Riva

Rick Elizabeth

Congratulations

Riva Gulli

DISTINGUISHED SERVICE AWARD TO HBA



While she feels fortunate to have found her "work family" in HBA's staff and membership, those of us who work with her and rely on her, know that we are truly the lucky ones.

Forrest Susan Brian Mike

Len Rick Elizabeth

Congratulations!



THANK YOU FOR BEING TRUE
LEADERS IN OUR INDUSTRY!

WARREN ROSE, EDWARD ROSE & SONS
Multifamily Construction Builder of the Year

MICHAEL C. STOSKOPF
Hall of Fame

AND TO ALL THE DISTINGUISHED AWARD HONOREES
ON BEHALF OF

MOCERI[®]

Michigan's Legendary Dream Builder™

S.R. JACOBSON

DEVELOPMENT CORPORATION



PWB'S Lunch, Learn & Networking

Thursday, January 19, 2023

Social Media - Watch for Details

Time: 11:30 – 1:00 p.m.

Place: HBA Offices

First Floor Conference Room

30400 Telegraph Road – Use East Entrance

Cost: \$20 including lunch.



WWW.BUILDERS.ORG/EVENTS.PHP



Your Vision. Our Passion. From Ideation to Installation. The one-stop kitchen source for professional builders. Find a location near you today:
<https://www.carterlumber.com/>

Thomas Ricketts Outstanding
Building Official
Jeffrey Bowdell

WOULD LIKE TO THANK

Liberty
Plumbing Supply Co.



David & Sandy Kaplan, Proprietors
(Phillip Kaplan 1916-2005)

29101 Michigan Avenue
Inkster, Michigan
313-721-3101

Family Owned Since 1950



ENDORSED AGENTS

Call These Agents For Your Insurance Needs

George B. Ford Agency, Inc. NOVI

Mark Churella or Kathleen Quinlan (248) 348-8200

The Huttenlocher Group WATERFORD

David Oates or Cathy McLeod (248) 681-2100

Kennedy Nemier Insurance Services PLYMOUTH

Karen Nemier or Lisa Kennedy (734) 454-4058

Al Bourdeau Insurance Agency, Inc. FARMINGTON HILLS

Don Bourdeau 1-800-644-6030

First Independent Agency CLINTON TOWNSHIP

Christy Stager (586) 576-2023

PROPERTY • GENERAL LIABILITY
WORKERS' COMPENSATION • BUILDERS RISK

Seiber Keast Lehner
PROFESSIONAL SERVICES AWARD



Congratulations on this
well deserved award.
We appreciate your
outstanding
skills and service.



DILUSSO BUILDING
Your Custom Home Builder

Damiano DiMercurio
248.841.1294
dilussobuilding.com



CONGRATULATIONS TO OUR OUTSTANDING PARTNERS

In appreciation of your service to the building industry

Warren Rose

Edward Rose & Sons

MULTIFAMILY CONSTRUCTION

BUILDER OF THE YEAR

Robertson Brothers Homes

Villas at Bloomfield Grove

DEVELOPMENT

OF THE YEAR

MICHIGAN ANN ARBOR | BIRMINGHAM | BRIGHTON | BYRON CENTER

GRAND RAPIDS | LIVONIA | MACOMB | ROCHESTER HILLS

OHIO TOLEDO | LIMA

KSi
CABINERY
Design | Sales | Service

Pencil-Whipped Safety Policy

WRITTEN BY DANIEL ADAY, COMPONE ADMINISTRATORS SAFETY & LOSS PREVENTION SPECIALIST

So often, I see outdated cookie-cutter safety policies that are, simply put, terrible. They are copied-and-pasted, taken straight from generic templates, or policies that don't even correspond to what the company does. These pencil-whipped policies easily show lack of concern for employee safety by having only generic safety rules that hold employees liable by having them sign their name off after they read it. There are safety policies that are only written to be within compliance, and then there are safety policies that are used as tools to perfect and elevate your company to safer and better working environments. Your company safety policy is a chance to inform, guide, teach and reference. There are not many opportunities that employers have to provide all four of these at once, especially after employees settle into new positions. Let's face it, if employees



glanced through the first paragraph of your safety manual and are met with complicated wording, confusing legal jargon, or intimidating consequences, they will more than likely not continue to read any more.

So, how do you make a policy worth-while to read and actually implement? Think about a time when you picked up a newspaper, user manual, book, or the box in which your food came in. You read with the intent to educate, inform, understand, or even entertain yourself. If you picked up a box of frozen lasagna with intent to determine what temperatures to cook and for how long, but instead were met with instructions that simply stated "If lasagna is not cooked to correct internal temperature, food-borne illness may occur," you simply would not have any helpful information. These same principles apply with written safety policy. If you search "downloadable safety policy" and look through some of the links, you will find broad safety statements such as "Each employee has the responsibility to work safely at all times, or

risk injury and progressive discipline." While this induces fear into the employee, it does not offer any means of actual instruction. A policy needs to be informative, company-specific, helpful, and equally important, readable.

What needs to be in a company safety policy? Everything that is specific to your company's safety policy with clear direction on the overall aspects of safety. If there are certain positions that have responsibilities for safety, expectations that need to be followed, or helpful information, all of these should be outlined in the policy with detail. **Example #1: Vehicle Incident Reports (DOC.ID-1234)** shall be completed and signed, by the employee who was operating the vehicle at the time of the incident, and submitted to the Human Resources Assistant no later than 24 hours after the incident occurred. **Example #2:** Over-lifting contribute to 25% of [Company ABC] claims in the year 2021. It is encouraged that all employees utilize team-lifting for items over 50 pounds, and required to team-lift items over 70 pounds. Before lifting, you shall plan your route out with the corresponding employee, and clear the route of any trip hazards.

Both of these examples provide detailed information, guidance, and expectations, rather than simply "Incidents reports need to be completed and turned in by employees" or "all employees shall lift safely."

What doesn't need to be in a company safety policy? Step-by-step instructions on how to do everything safety related. This is for specific job safety analysis or standard operating procedures. Additionally, leave out specific names, unless it is something that involves immediate contact upon an emergency. Roles change and people move internally or leave companies. Having names may cause confusion and will set you up for failure as the policies will need to be modified every single time there is a change in employment. Lastly, leave out "fluff." Not to be confused with basic safety knowledge, but rather the stuff that adds no value. Examples of fluff: "We take safety serious here at [Company 123]." If this needs to be spelled out, then it probably isn't taken serious.

A strong safety policy provides the foundation to a strong safety culture. Email safety@compone.net if you or your company needs assistance building your own safety policy. ■





Why should you clean your Dryer Vent?

Safety

Every year thousands of people across the country fall victim to their clothes dryers. Of those fires, one-third of these fires are caused by the accumulation of lint.

Savings

Clogged dryer vents can cost an additional \$18-24 a month! A clean dryer vent will dry your clothes quicker, which saves energy, money and time!

The leading cause of dryer vent fires is the failure to clean them!

Contact Us:
(877) 349-8877

Email Us:
info@amistee.com

Visit Us Online:
www.amistee.com

Advocacy Update

WRITTEN BY HBA AND AAM CEO, FORREST M. WALL, CAE

Housing Michigan Coalition Bills

Pass House

A package of bills supported by the Housing Michigan Coalition has passed the Michigan House of Representatives. In general, the bills provide a set of tools for local governments to facilitate development of attainable housing supply. A brief description of the bills is as follows:



- SB 362 – Creates a new act, the Attainable Housing Facilities Act, to allow a city, township or village to establish one or more attainable housing districts. A district would allow an owner of a rental property of no more than 4 units that is built new or rehabilitated to receive a tax abatement if certain requirements are met.
- SB 364 – Amends the Neighborhood Enterprise Zone Act to allow any city, village or township to designate a neighborhood enterprise zone (NEZ). Currently only county seats and certain distressed communities can do so. NEZ designation provides for property tax abatements to encourage the development and rehabilitation of housing.
- SB 422 – Creates the Residential Housing Facilities Act to allow a city, township or village to establish one or more residential housing districts. Rental property owners in the district would receive a tax abatement for renting to households with combined annual income of 120 percent or less of the county median income, and rent cannot exceed 30 percent of the household's income.
- SB 432 – Amends the State Housing Development Authority Act to exempt from ad valorem property taxes a workforce housing project that has been approved for exemption by a city, village or township. The owner would pay an annual charge for public services in lieu of taxes.

All of these bills were previously passed by the Michigan Senate, but must go back to

that chamber for concurrence.

A big thanks to Dawn Crandall of Home Builders Association of Michigan for her work on this important coalition effort!

Michigan House and Senate Leadership Elected

Fresh off the election, Democrats and Republicans elected their leadership teams for the 2023-2024 Legislative Session. In the House, Democrats elected Rep. Joe Tate (D-Detroit) to the position of Speaker of the House. Rep. Tate will become Michigan's first black Speaker. On the Republican side, Rep. Matt Hall (R-Comstock Park) will lead that caucus as Minority Leader. Democrats hold a 56-54 majority in the Michigan House.

In the Senate, Sen. Winnie Brinks (D-Grand Rapids) will take over as Majority Leader for the Democrats. Sen. Brinks will become Michigan's first female Majority Leader. On the Republican side, Sen. Aric Nesbitt (R-Lawton) will become the Minority Leader. Democrats hold a 20-18 advantage in the Michigan Senate. ■

2022 AAM Officers



WARREN ROSE
PRESIDENT

FIRST VICE PRESIDENT - KARLENE LEHMAN
IMMEDIATE PAST PRESIDENT

• Matthew Lester

PAST PRESIDENTS:

• Allen Amber • Jeffrey Kaftan

• Melvin Kaftan • George M. Nyman

VICE PRESIDENTS:

Cary Belovicz • Mitchell Bleznak

Jonathan R. Borenstein • Jay Brody

Kevin Dillon • Leslie Lewiston Etterbeek

Howard Jacobson • Andrew Kuhn

Aaron Rosenhaus • Shawn Stafford

Mike Tobin • David Wilkins

CEO, Forrest M. Wall

DON'T DUMP IT ... DONATE IT!

APARTMENT & HOME REMODELING ITEMS WELCOME

 **Habitat for Humanity®**

ReStore

of Oakland County

Cabinets | Furniture | Appliances | Flooring | Hardware | Furnishings

Call For A Pick-Up (248) 365-4090

Of Used But Usable Items — Or Drop Off Smaller Items

ReStore Farmington Hills
28575 Grand River Ave.
Farmington Hills 48336

ReStore Waterford
3653 Highland Road
Waterford Twp 48328

Questions? Call Frank Kessler: (248) 880-6969

ALL DONATIONS AND PURCHASES AT THE HABITAT RESTORE SUPPORT THE WORK OF HABITAT FOR HUMANITY OF OAKLAND COUNTY, A 501 (c)(3) NONPROFIT ORGANIZATION



Congratulates

WARREN ROSE

Edward Rose & Sons

2022 Multifamily Construction

Builder of the Year

**Plumbing & Fire Protection • Residential New Construction &
Remodel • Commercial New Construction & Remodel
Institutional New Construction & Remodel • Custom Services**

248-486-1600





For taste as nature intended. For better living.

Experience the kitchen suite designed to enhance nature's flavors and inspire culinary creativity.



Available at:



Visit billandrodsappliance.com to learn more.

15870 Middlebelt Road Livonia, MI 48154 | 734-425-5040



Congratulations

**Warren Rose
Edward Rose & Sons**

**MULTIFAMILY CONSTRUCTION
BUILDER OF THE YEAR**

From The Team At



METRO-MULTI PROPERTY MANAGEMENT

lee.gjokaj@metro-multi.com • 248-439-2376

Congratulations

MULTIFAMILY CONSTRUCTION BUILDER OF THE YEAR

Warren Rose, Edward Rose & Sons



Proudly Working With Edward Rose & Sons For Generations

J. Simon & Sons
ELECTRICAL CONTRACTORS

248-399-4640 • www.jsimonelectric.com

HBA's 2022 Honoree
MULTIFAMILY CONSTRUCTION
BUILDER OF THE YEAR

Warren Rose
Edward Rose & Sons

Congratulations

From The Team At



*Residential & Commercial Irrigation
& Lighting Experts Since 1950*

248-669-1100 • www.michiganautomatic.com

Congratulations, Ben Templeton!

A sincere thanks from all your friends at



248.852.9535

ALLENBROTHERSINC.COM

*We specialize in many different roof styles including cedar, slate, tile, metal,
PVC/EPDM/TPO membranes, and Luma Solar Roof Systems.*

Join HBA Online:
www.builders.org/join/

Or Call:
248-862-1012

Congratulations



***Multifamily Construction
Builder of the Year***



Visit us online at ANTCLIFFWINDOWS.COM

Congratulations

WARREN ROSE
Edward Rose & Sons



**2022 Multifamily Construction
Builder of the Year**



David Singer, President
248-668-3138 donna@huroncarpet.com

RB

**ROBERTSON
BROTHERS
HOMES**

The Villas at Bloomfield Grove

HBA Development of the Year



Congratulations

to Jim Clarke and the team at Robertson Homes!



D.A. Alexander & Company, Inc.

*is proud to be your landscape partner
for this development!*

www.daalexander.com
734-427-0030



Residential construction professionals look forward to the
NAHB INTERNATIONAL BUILDERS' SHOW® (IBS) each year.



JAN 31 - FEB 2, 2023

LAS VEGAS, NV

Register Today: BuildersShow.com

RSVP TODAY FOR THE FREE MICHIGAN
RECEPTION: WEDNESDAY, FEBRUARY 1ST
FROM 4:30 - 6:30 P.M. AT EL SEGUNDO SOL
Email Diana Dixon for more information:
diana@hbaofmichigan.com

Congratulations



The Villas at Bloomfield Grove



From The Team At

J. Simon & Sons
ELECTRICAL CONTRACTORS

248-399-4640 • www.jsimonelectric.com

***Distinguished Service Award
to the Housing Industry***

**DON NELSON
D.R. NELSON & ASSOCIATES**

*Congratulations on your well deserved recognition
and for your expertise in helping us to deliver better
performing homes while reducing construction costs.*

From The Team At



31000 Northwestern Highway, Suite 145
Farmington Hills, Michigan 48334

248-702-6919 • bojidevelopment.com



FROM YOUR FRIENDS AT



WWW.RIEMEERFLOORS.COM (248) 335-3500
1865 S TELEGRAPH RD BLOOMFIELD HILLS, MI

Congratulations Development of the Year



Visit us online at ANTCLIFFWINDOWS.COM

The Villas at Bloomfield Grove

2022 DEVELOPMENT OF THE YEAR



RB
ROBERTSON
BROTHERS
HOMES

THANK YOU
To all of our valued partners
and team members

ROBERTSONHOMES.COM

Congratulations

NOREEN KEATING



On Receiving
**HBA's 2022
CHARITABLE & EDUCATIONAL
FOUNDATION
Distinguished Service Award**



313-850-5844
jheaphy@ethosdp.com

Lighthouse

Salutes

Noreen Keating

For her unwavering leadership and service to others as the HBA's Charitable 2022 Distinguished Service Award Recipient

Eric Ellstrom

248 308 3745



Andersen MARVIN THERMA TRU JW JELD-WEN

22264 Novi Road • Novi, MI 48375
www.novihomedesigncenter.com

BUILDING FUTURES

Come Build Yours

Providing hands-on training in:

- Electrical
- Carpentry
- Welding
- Heavy Construction

Apply Online

Classes Start In

JANUARY

check out our *new Heavy Construction* pre-apprenticeship starting in January 2023!



“After Hours” Mixer

Witbeck

HOME APPLIANCE MART

Thursday, February 9

Please join us for an in-person gathering to meet other industry professionals and gain new contact.

Win great prizes! Snacks and beverages will be available. Bring prospective members to the event so they can see the value of HBA Networking!

6:00 – 8:00 p.m. at Home Appliance Mart
6551 Orchard Lake Rd, West Bloomfield 48322

There is no charge to attend, but advance registration is requested before January 26.

WWW.BUILDERS.ORG/EVENTS.PHP

Congratulations, Noreen

**On Receiving An Award
You Deserve A Hundredfold
For All Your Many Years
Supporting Our Community**



With Our Sincere Appreciation And Thanks,

The Noreen Fan Club



**CONGRATULATIONS TO SEIBER KEAST LEHNER
PROFESSIONAL SERVICES TO THE BUILDING INDUSTRY AWARD**

The Lombardo Homes team & family is proud to call you a valued partner!



info@lombardohomes.com | lombardohomes.com | 13001 23 Mile Road, Ste. 200, Shelby Twp, MI 48315 

50 years of exceptional experiences | www.dtnmgt.com

Congratulations

TO SEIBER KEAST LEHNER FROM DTN AND TRICAP



COMING SOON: THE BOND OF NOVI



Congratulations

Tom Kellett!



Charlie Pullum 313-418-6116



Congratulations!

We send our congratulations to Seiber Keast Lehner, recipient of the Professional Services to the Building Industry Award, and Warren Rose from Edward Rose & Sons, recipient of the Multifamily Construction award.



Family is at the heart of who we are and everything we do.

For more than 45 years, Singh Development, a family owned company, has been committed to excellence in real estate development, construction, management, and customer service.

Sophisticated architecture with modern conveniences, premier locations, and superb service is signature of any Singh community.

Senior Living • Apartments • New Homes • Commercial • Golf

WWW.SINGHWEB.COM | WWW.WALTONWOOD.COM

Congratulations

SEIBER KEAST LEHNER

On your well-deserved recognition as

**HBA's 2022 Honoree
PROFESSIONAL SERVICES
TO THE BUILDING INDUSTRY**

*From Mark Guidobono
and the entire
Cambridge Homes team*



49426 Villa Drive, Novi, MI 48374
Phone: 248-348-3800
www.cambridgehomesmi.com

SCOTT SCHWANKE **M/I HOMES OF MICHIGAN**



Bert L. Smokler
Builder of the Year

Congratulations, Scott.
Wishing you continued success.



Eric, Willy, Dave, Adam and all Curtis Associates
248-960-1037 • www.wmrcurtisinc.com



CONGRATULATES

DON NELSON
of D.R. Nelson & Associates

**on being named an HBA
Distinguished Award Honoree**

Hunter Pasteur

Ann Arbor • Birmingham • Bloomfield Hills • Detroit • West Bloomfield



Congratulations

Bob Emerine & Team at Seiber Keast Lehner

on being honored with the

Professional Services to the Building Industry Award



www.hunterpasteur.com

**Congratulations Scott Schwanke, M/I Homes of Michigan
BERT L. SMOKLER BUILDER OF THE YEAR**



**“Your Friends in High Places”
Roofing • Siding • Gutters • Repairs • Trim**

Sam Jaskiewicz

586-615-3018

www.mgaroofing.com sam@mgacompanies.com

CONGRATULATIONS

**Scott Schwanke, M/I Homes of Michigan
Bert L. Smokler Builder of the Year**



**WORLD
STONE GROUP**

Granite & Quartz Countertops
www.worldstonegroup.com

- **Designer Quartz Slab Showroom**
- **Customized Color Programs**
- **Industry 4.0 Manufacturing**

We are your lowest cost and highest profit solution

Congratulations



Bert L. Smokler
Builder of the Year
SCOTT SCHWANKE
M/I Homes of Michigan

From Your Friends At



ChelseaLumber.com

Congratulations

Distinguished Service Award
To The Home Builders Association
Riva Gulli



Thank you for all the ways you support us and every member of HBA.



DILUSSO BUILDING
Your Custom Home Builder

Damiano DiMercurio
248.841.1294
dilussobuilding.com

TK DESIGN

FOR ALL YOUR DESIGN NEEDS

Leading the nation in single family, multi-family, and apartment design.

TKHOMEDESIGN.COM | 248.446.1960

Congratulations

Anthony Bosco ~ YOUNG BUILDER OF THE YEAR
Saxtons Town Lofts ~ BOSCO BUILDING

CALL 24 HOURS / 7 DAYS A WEEK

RESIDENTIAL • COMMERCIAL • NEW INSTALLATIONS • REPLACEMENTS • SERVICES



HEATING & AIR CONDITIONING, INC.

Metro Detroit (734) 655-1360 Info@cappyheating.com

Congratulations

Professional Services to the
Building Industry
Seiber Keast Lehner

Distinguished Service Award
in Architecture
**Martini Samartino
Design Group**

And to all HBA
Distinguished
Honorees!



M/I HOMES



Thomas Ricketts Outstanding
Building Official
Jeffrey Bowdell

WOULD LIKE TO THANK

Trio Lumber and Millworks



Mark & Todd Savage, Proprietors
(James Savage 1930-2022)

23525 Van Born Rd
Taylor, Michigan
313-291-8700

*Professional Custom Craftsmanship
For Over 60 Years*

Anthony Bosco

YOUNG BUILDER OF THE YEAR



*Congratulations on this
well deserved award.
We are so proud of you!*

FROM THE TEAM AT



BOSCO
BUILDING, INC.



OUR SERVICES:

Drywall
Carpentry
Metal studs
Acoustic ceilings
Finish Carpentry



**CONTACT US FOR RESIDENTIAL AND
COMMERCIAL DRYWALL AND CARPENTRY**



**MULTI WOULD LIKE
TO CONGRATULATE:**

- Don Nelson
- Riva Gulli
- Bosco Building
- Jason Minock
- Anthony G. Bosco
- Scott Schwanke
- Michael C. Stoskopf
- Tom Kellett
- Randy Travis
- Carol Finkelstein
- Lake Michigan
Credit Union
- Southeast Michigan
Construction Academy

MultiDrywall.com

Service@multidrywall.com

734.432.5000

Congratulations

**Martini Samartino Design Group
2022 Distinguished Service
Award In Architecture Honoree**

*Thanks for all you've done
and continue to do.*



Congratulations, Rosalinda Pianello



RP Design Studio

NEW HOME ARCHITECTURAL DESIGN
PROJECT OF THE YEAR - BRONZE AWARD



Rosalinda is Vitale Real Estate & New Homes Exclusive Architect, Lead Project Manager, and member of the leadership team. She is one of the major reasons for the organization's success and transformation in the last 5 years. She has taken customer service to another level by working directly with clients to design the home they want, with the features they desire, while staying at a price point that falls within their budget.

Customers at all levels are experiencing complete custom design with the direct alignment of being able to execute the build. Vitale Real Estate & New Homes has been able to bridge the gap between architectural service and construction, minimizing stress on the customer and providing them with a better experience overall. She has changed the projection of the company, our clients, and the future of this organization.

THE TEAM AT VITALE REAL ESTATE COULD NOT BE PROUDER OF ROSALINDA AND HER ACCOMPLISHMENTS.

*Thanks for being you, Rosalinda.
The Staff of Vitale Real Estate & New Homes.*



586-213-5877 • VitaleRealEstate.com • info@vitalerealestate.com



Canton • Trenton • Ann Arbor • Rochester

Family Operated Since 1900

Congratulations!

2022 AWARD WINNERS

Ben Templeton
Templeton Building Company

HBA President's Award

Bosco Building
Saxtons Town Lofts in Plymouth

Distinguished Service for Urban Home Building Award

Scott Schwanke
MI Homes

Bert L. Smokler Builder of the Year Award





Congratulations

YOUNG BUILDER OF THE YEAR

ANTHONY G. BOSCO

BOSCO BUILDING

FROM YOUR FRIENDS AT



WWW.RIEMERFLOORS.COM (248) 335-3500
1865 S TELEGRAPH RD BLOOMFIELD HILLS, MI

Congratulations

Anthony G. Bosco
Young Builder of the Year Award



TKHOMEDSIGN.COM
248.446.1960



CONGRATULATIONS TO DON NELSON, DR NELSON & ASSOCIATES
DISTINGUISHED SERVICE TO THE HOUSING INDUSTRY AWARD

The Lombardo Homes team & family is proud to call you a valued partner!



info@lombardohomes.com | lombardohomes.com | 13001 23 Mile Road, Ste. 200, Shelby Twp, MI 48315

Valued Advertisers

COMPANY	PAGE
Acadia Home Builders	36
D.A. Alexander & Company	28
Allen Brothers	26
Amistee Air Duct Cleaning	20
Antcliff Windows & Doors	Inside Front, 26, 30
Bill & Rod's Appliance, Inc.	23
Boji Development Inc.	30
Bosco Building, Inc.	40
Al Bourdeau Insurance Agency, Inc.	18
Cambridge Homes	36
Cappy Heating	39
Carter Lumber	18, 46
Chelsea Lumber Co.	39
Wm. R. Curtis, Inc.	36
DePorre Building LLC	41
Doeren Mayhew	45
DiLusso Building	18, 39
DTN - Tri-Cap	34
Ethos Development Partners	32
First Independent Agency	18
George B. Ford Agency	18
Great Lakes Design & Construction EXPO	47
Gutherie Lumber	44
Habitat For Humanity ReStore	21
HBA Charitable & Educational Foundation	46
HBA Benefits of Belonging	48
Hunter Pasteur	37
Huron Carpet	27
The Huttenlocher Group	18, 44
S.R. Jacobson Development Corp.	17

Congratulations to

Kevin Christofferson

Pulte Homes of Michigan

Developer Of The Year



from your friends at

GUTHERIE LUMBER



734.513.5777 gutherielumber.com

It's Easy!

Join HBA Online:

www.builders.org/join/

Or Call Riva Gulli at: 248-862-1002

The Huttenlocher Group Congratulates

Michael Stoskopf HALL OF FAME

Riva Gulli DISTINGUISHED SERVICE TO HBA

Don Nelson DISTINGUISHED SERVICE TO THE HOUSING INDUSTRY



Insurance Services / Financial Services

ACRISURE Agency Partner

Valued Advertisers

COMPANY	PAGE
Kennedy Nemier Insurance	18
KSI Kitchen & Bath	19
Lake Michigan Credit Union	14
Liberty Plumbing	18
Lighthouse	32
Lombardo Homes	34, 43
Made in America	Inside Back
Mans Lumber & Millwork	42
Metro-Multi Property Management	24
Michigan Automatic Sprinkler, Inc.	26
MGA Roofing	38
Michigan Window and Door	47
M/I Homes	40
Moceri Companies	17
Multi Drywall & Partition, LLC	40
Noreen Keating Fan Club	33
Novi Home Design Center	32
Novi Home Show	46
Pullum Window & Door	34
Riemer Floors	30, 43, Outside Back
Robertson Homes	31
SEMCA	32
J. Simon & Sons	25, 29
Singh Homes, LLC	35
Solomon Plumbing & Fire Protection	22
TK Design & Associates	39, 43
Trio Lumber and Millworks	40
Vitale Real Estate & New Homes	42
Windmill Homes	45
World Stone Group	38

Congratulations

To All The 2022 HBA Distinguished Award Honorees



Stuart Michaelson and George Mager

WINDMILL HOMES

windmillhomes.com

IT'S GOOD BUSINESS TO
DO BUSINESS WITH A MEMBER

DoerenMayhew
CPAs AND ADVISORS

CONGRATULATIONS ROBERTSON HOMES!

2022 Development of the Year Award Honoree

We would like to congratulate Robertson Homes on being honored with the Development of the Year Award for The Villas of Bloomfield Hills.



Audit | Tax | Job Costing | Cost Certification | Litigation Support | Payroll | Accounting | Insurance | Fraud Analysis

248.244.3000 | doeren.com | Florida | North Carolina | Michigan | Texas

HBA's Charitable & Educational Foundation: CONSIDER A YEAR-END GIFT



HBA's Foundation was created to give members the opportunity to give back to a charity that is uniquely aligned with our profession. The Foundation's success and ability to fulfill our mission are dependent on contributions from you. Gifts to the Foundation are used to improve housing affordability for the families of our area. The Foundation also houses the **HBA Skilled Trades Scholarship Fund**.

The Scholarship Fund was formed to support young people who will become the next generation of construction workers



Scholarship recipient Ian Tokie (left) with Paul and Cheryl Robertson, Robertson Homes and HBA's CEO Forrest Wall.

in southeastern Michigan. The fund's establishment was made possible, in part, by a generous endowment of \$50,000 by **Paul C. and Cheryl Robertson**. In recognition of their role as a Founding Member of this scholarship fund, we have created the Paul C. and Cheryl Robertson Honorary Scholarship, to be awarded annually.

The Robertson Honorary scholarship is the largest of the annual scholarship awards. An annual **Compo Family Memorial Scholarship** is also awarded, in memory of HBA's 2020 President David S. Compo, his wife Michele and their son Dawson.

In December 2021, the **Walter R. Stoskopf Memorial Scholarship** was established when HBA's now retired CEO Michael Stoskopf

donated \$21,450 in memory of his father. That donation, combined with others made in memory of Walter R. Stoskopf, supports an annual \$2,500 scholarship. Funding for this year's scholarships was also made possible by generous contributions from the **Irvin H. and June G. Yackness/National Housing Endowment Fund**, donations from the **Slavik Family, Lake Michigan Credit Union** and donations by HBA members.

"The HBA Skilled Trades Scholarship Fund allows our Foundation to contribute in a meaningful way to strengthening the residential construction industry," says **Peter K. Burton of Dominion Realty Services and Foundation President**. "By getting youth interested and then helping them to pursue careers in the skilled trades, we help give back to the industry that has helped many of us."

Please consider a year-end gift to the Foundation, whether you wish to support the Skilled Trades Scholarship Fund or the Foundation's work to promote and improve the availability of affordable housing opportunities. **Gifts to HBA's 501(c)(3) Foundation are fully tax deductible** and are welcomed from industry professionals and others by mail to Association office or online at www.builders.org/events.php. ■



Logan Wise (left) a student at SEMCA, receiving the David S. Compo Family Memorial Scholarship scholarship check from Chris Compo.

CLASSIFIED ADVERTISING

CARTER KITCHEN & BATH

Your Vision. Our Passion. From Ideation to Installation. The one-stop kitchen source for professional builders.

Find a location near you today:
<https://www.carterlumber.com/>

Planning Your 2023 Marketing Budget?

CONSIDER HBA'S SHOWS, EXHIBITS & PUBLICATIONS

THE NOVI HOME SHOW

Home Improvement & Services
Decorating • Landscaping

January 27 - 29

To Reserve Your Exhibit Space
Contact Brian Starrs:
248-202-7300



To Place Your Ads Contact
Nancy Rozum
248-360-7113

Congratulations To Our Distinguished Partners



BERT L. SMOKLER BUILDER OF THE YEAR
Scott Schwanke, M/I Homes

DEVELOPMENT OF THE YEAR
Villas at Bloomfield Grove by Robertson
Homes

ARCHITECTURE
Martini Samartino Design Group

DISTINGUISHED SERVICE TO HBA
Riva Gulli, HBA of SE MI



GREAT LAKES DESIGN AND CONSTRUCTION EXPO

Presented by:



SUBURBAN COLLECTION
SHOWPLACE

February 15, 2023

TO RESERVE YOUR EXHIBIT SPACE CONTACT:

Brians@builders.org • 248-202-7300

Building the Future of Michigan



Are Your Suppliers & Subcontractors Members of HBA?

HELP THEM JOIN TODAY AT www.builders.org/join

BASIC MEMBERSHIP INCLUDES:

NETWORKING OPPORTUNITIES

- “After Hours” Mixers
- Lunch & Learn Sessions
- Round Table Discussions
- Annual Golf Outing
- Annual Picnic . . . and More

ADVOCACY

- Promotes A Strong Building Industry
- Locally, Statewide And Nationally

THREE-IN-ONE MEMBERSHIP

- HBA of Southeastern Michigan
- HBA of Michigan
- National Association of Home Builders

AWARD WINNING MONTHLY MAGAZINE

- Industry News
- Member Updates
- Advertising Opportunities

WEEKLY INDUSTRY NEWS BRIEFING

- Message From The CEO
- “Heads Up” On News and Benefits
- New & Renewing Members Listed

AFFILIATE MEMBERSHIP

- One Free Affiliate Membership For Partner/Employee

LOCAL REMODELERS COUNCIL MEMBERSHIP

MEMBER ONLY DISCOUNTS

- Frankenmuth Mutual Commercial Insurance
- Speedway Superfleet Gas
- Verizon Wireless
- GM/Nissan Vehicle Discount
- Lowe’s Pro
- Manufacturers Rebates Program

EDUCATIONAL PROGRAMMING

- Economic Forecasts
- Code Updates
- License Renewal
- Sales and Marketing Training

BUYERS GUIDE

- Printed and Online
- Reaches both Builders and Consumers

SPONSORSHIP OPPORTUNITIES

COMPREHENSIVE WEBSITE

PARADE OF HOMES: Opportunity to participate

HOME SHOWS: Opportunity to participate

PREMIUM MEMBERSHIP INCLUDES ALL BASIC BENEFITS PLUS:

9-COUNTY MONTHLY PERMIT REPORT (\$400 Value) • Track Development Patterns
• Valuable Homeowner Leads

ADDITIONAL FREE AFFILIATE (\$50 Value)

- Total of 2 Affiliate Memberships

FREE NATIONAL COUNCIL MEMBERSHIP (\$50 Value) Choose from Professional Women in Building Council or Sales & Marketing Council

HBA JOB BOARD (\$500 Value)

Free Employer Listing



MADE IN AMERICA/BUILT IN MICHIGAN

THESE COMPANIES MANUFACTURE OR SUPPLY AMERICAN MADE PRODUCTS. THOSE IN BLUE ARE MADE IN MICHIGAN.

Andersen Windows & Doors



PROVIDING WINDOWS & DOORS TO AMERICAN HOMES FOR OVER A

CENTURY WITH SOME OF THE INDUSTRY'S LEADING PRODUCTS IN DESIGN, PERFORMANCE & QUALITY.

Rick Stiles 810-397-2962 rstiles@andersencorp.com
Jackie Miller 248-910-3846 jackie.miller@andersencorp.com
Galen Voss 989-245-5725 galen.voss@andersencorp.com

ASA Builders Supply

- Family-owned and operated since 1952
- Proudly serving Southeast Michigan builders & contractors
- Specializing in Interior Doors, Trim, and Stair Parts

Steven Shapiro
248-624-7400

sshapiro@asabuilders.net
 www.asabuilderssupply.com



Proudly serving Metro-Detroit builders with competitive pricing, certified installations & exceptional customer service.

Dennis Riemer
248-335-3500

www.RiemerFloors.com

beavertile&stone

a member of the olympia tile group

DISTRIBUTORS OF THE FINEST TILE MATERIALS, INCLUDING AMERICAN-MADE PORCELAIN AND CERAMIC.

Rhonda Regan 248-943-1451

rhonda@beavertile.com
 http://www.BeaverTile.com

Bradford White Water Heaters



Over 1,000 Employees at Our Michigan Manufacturing Facility.

Represented By: Burke Agency, Inc. 248-669-2800



VIRGINIATILE
 Design that shapes living.

www.virginiatile.com

Proudly offering American-Made tile from American Olean | Crossville | Landmark | Milestone



Crown Windows & Sunrooms

MICHIGAN MADE VINYL WINDOWS, PATIO DOORS & SUNROOMS



810-658-8777



Proudly serving the cabinetry needs of Southeastern Michigan's building community

Mike Gregart

248.891.1263
 mgregart@teamksi.com
 ksi@tchens.com



Hansen Marketing Services, Inc.

Proudly celebrating 40 years of bringing specialty building materials to the market as a wholesale distributor, featuring many quality products made in America.

Contact Us:
800-552-4877
 info@hansenmarketing.com
 www.hansenmarketing.com



Marblecast - Since 1980

MANUFACTURE OF CULTURED MARBLE COUNTERTOPS, SHOWER BASES, SHOWER WALLS AND WINDOWSILLS.

CONTACT SCOTT 248-398-0600

14831 W.11 MILE RD. OAK PARK, MI

Huron Carpet & Floor Covering, Inc.

COMMERCIAL AND RESIDENTIAL FLOOR COVERING



Contact Us: David Singer, President
248-668-3138 donna@huroncarpet.com

Waug's Electric Service

- PAUL WAUG, MASTER ELECTRICIAN
 - RESIDENTIAL/COMMERCIAL ELECTRIC
 - 248-477-6739 (D) • 248-563-4013 (C)
- www.waugselectric.com
 waugselect@aol.com



Mans Lumber and Millwork

FAMILY OWNED AND OPERATED SINCE 1900. NOW WITH OVER 225 YEARS OF COMBINED KNOWLEDGE IN LUMBER, MILLWORK, DECKING, WINDOWS AND KITCHEN AND BATH.



1-800-TRY-MANS



DILLMAN & UPTON
 A MANS FAMILY COMPANY
 www.manslumber.com

H.J. Oldenkamp Co.

- CORIAN® SOLID SURFACE
- MERILLAT CABINETRY
- CORIAN® QUARTZ



Contact us: 800-322-0159
 info@oldenkamp.com www.oldenkamp.com

Pioneer Cabinetry

PROUDLY MANUFACTURING MICHIGAN MADE KITCHEN AND BATH CABINETRY FOR 35 YEARS.



Visit our website to find a dealer near you:
 www.pioneercabinetry.net



Home Improvement & Services
 Decorating • Landscaping
 novihomeshow.com

TO RESERVE AN EXHIBIT AT THE NEXT HOME SHOW

CONTACT BRIAN STARRS 248-202-7300



Tarnow Doors

- CLOPAY GARAGE DOORS
- LIFTMASTER GARAGE DOOR OPENERS
- STOETT MOTORIZED SCREENS



Henry Tarnow 248-478-9060 ht@tarnowdoor.com
David Patton 248-789-5574 dave.tarnowdoor@comcast.net
Bud Helgemo 248-478-9060 budattarnow@yahoo.com

TR Design Group

"The" Residential Design Group
 Exceptional service and personal commitment to unique, inspiring designs and superior drawings.

248-792-3256
 www.tr-designgroup.com



Wimsatt Building Materials

Distributor of quality steep slope & low slope roofing, exterior cladding, windows & doors, and specialty building materials, serving builders from three locations in Southeast Michigan.

800.497.9000
 wimsattdirect.com
 mail@wimsattdirect.com



To Place Your Ad On This Page
 Contact: Nancy Rozum
 248-360-7113 or nrozum@sbcglobal.net

Congratulations

To All Distinguished Award Honorees
with Special Recognition to:

HALL OF FAME
MICHAEL C. STOSKOPF

YOUNG BUILDER OF THE YEAR
ANTHONY G. BOSCO, BOSCO BUILDING

DEVELOPER OF THE YEAR
KEVIN CHRISTOFFERSON, PULTE HOMES OF MICHIGAN

DEVELOPMENT OF THE YEAR
THE VILLAS AT BLOOMFIELD GROVE, ROBERTSON HOMES

URBAN HOME BUILDING
BOSCO BUILDING FOR SAXTONS TOWN LOFTS IN PLYMOUTH

ARCHITECTURE
MARTINI SAMARTINO DESIGN GROUP

REMODELER OF THE YEAR
TOM KELLETT, KELLETT CONSTRUCTION CO.

From Your Friends at

Riemer
FLOORS

1865 S TELEGRAPH RD BLOOMFIELD HILLS, MI
WWW.RIEMERFLOORS.COM