

# The Golden Rule

## President's Message

Happy November, everyone!

I'm sure we're all ready for a break from the political texts, calls, and commercials—and looking forward to seeing the familiar truck, food, and sales ads we are used to. As we come to the precipice of Tuesday's big election, the question I am often asked in my line of work is, what's next?

Join us at Grazin' Angus on November 12 for a great meal and valuable market insights. I'll bring a colleague and good friend who will share timely market updates and answer any questions you might have. Dave is an engaging speaker, and his talk will make this an evening you will want to attend.

A big thank you to Bryce Nelson and the SERVPRO team for hosting a fantastic meeting last month! It was great to tour the facility and get a glimpse into our fellow members' day-to-day operations and expertise.

We're officially in committee season, and planning meetings for this year's events are underway. If you're interested in getting involved, look for updates, or feel free to contact me directly for more information.

I am looking forward to seeing you there!

*Jay Wolf*



**Jay Wolf, Edward Jones**

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## CALENDAR *of* EVENTS

**November 12** - General Membership Meeting At Grazin' Angus

**November 19** - 5K Committee Meeting 4:00pm at Springville Sports Barn

**November 20** - Holiday Parade Float planning meeting 4:00pm at The Portage County Bank

**December 5** - Parade Float Building at 3:00pm at Kyle Kluck's Shop

**December 6** - Float at the Stevens Point Holiday Parade on Main St.

**December 10** – GSHBA Christmas Party at Whitetail Lanes

**December 12 & 17** - Salvation Army Bells Ringing Volunteer shifts

**January 14** - Combined Dinner with WABA at Great Northern Distillery



## **GSHBA Event at a New Venue**

**November 12th**

**At Grazin Angus - 4020 County Hwy R, Plover**

**6:00pm Drinks & 7:00pm Buffet Dinner**

*Beef Tips, Ham, Mashed Potatoes, Vegetables, Dinner Rolls, Dessert*

### **Guest Speaker Dave Hreha from Capital Group**

Dave he is a very dynamic speaker and will talk about Investing in Uncertain Markets.

Come out post-election, get an economic update and help support a new local establishment.

SAVE THE DATE

*Annual  
Holiday Party*

TUESDAY DECEMBER 10, 2024

DETAILS TO FOLLOW



## Help Build a Holiday Parade Float

Thursday, December 5<sup>th</sup>

**3:00pm Float Building at Kyle Kluck's** - [5628 State Highway 66, Stevens Point, WI 54482](https://www.google.com/maps/place/5628+State+Highway+66,+Stevens+Point,+WI+54482)

**6:00pm Jordan Bar & Grill**

Being involved in the community is so important to GSHBA . The Holiday Parade is a great way to do it. The Parade is the next day, **December 6th at 6:00pm**. We will be lining up on **Main St. near Associated Bank** around 5:00pm to walk with the float and hand out candy. Everyone is invited to help build the float and go to Jordan Park after. The more the merrier, it's a great way to kick off the holiday spirit!

## Float Planning Meeting

**November 20th at 4:00pm at Portage County Bank**

If you want to get creative and help design the float, attend the planning meeting.



To View the Directory online go to [www.gshba.org](http://www.gshba.org) or Click on this link

[GSHBA MEMBER DIRECTORY](http://www.gshba.org)





**We are looking for Candy Donations to hand out to the kids at the Holiday Parade. If you can donate candy please call the office (715) 340-2242**



We need members to help us in the community and ring Christmas Bells.

Sign up now to take a Salvation Army bell ringing one hour shift. Shifts are:

- **December 12th 4:00-5:00 & 5:00-6:00pm at Metro Market, Plover**
- **December 17th 4:00-5:00 & 5:00-6:00pm at Fleet Fam, Stevens Point**

Go to <https://www.registertoring.com/>

- Select "I'm Ringing with a group"
- Enter our Group Code - GSHBA
- Select a shift or shifts

Show up that day/evening ready to ring!



Our GSHBA Office, located at 1001 Theater Dr. in Plover, is available for rent. The office is 1,512 sq feet with office areas, a conference room, kitchen, bathroom and lobby area. We are open to renting out the entire space or the office spaces separately. The price is negotiable dependent on your needs.

**If you are interested, reach out via email [office@gshba.net](mailto:office@gshba.net) or call 715-340-2242.**



Thank you ServPro for hosting the October GSHBA dinner at your facility. Brice gave us a tour and presentation of what to do when you think your home might need some restoration. What an impressive place that offers valuable services to our community!



## NAHB Launches Fundraising Campaign for the Home Building Industry Disaster Relief Fund

NAHB is committed to Building Homes, Enriching Communities and Changing Lives. When disaster strikes, these principles take on an even greater meaning.

To help fulfill this mission, NAHB has launched a matching campaign to support rebuilding efforts in communities impacted by natural disasters. NAHB will match dollar-for-dollar all donations made Nov. 1, 2024, through March 1, 2025, to the Home Building Industry Disaster Relief Fund (HBIDRF) — a recognized 501(c)(3) charitable organization — up to \$500,000.

All funds raised for the HBIDRF through this matching campaign will support the partnership of local charities and state and local home builders' associations to address the rebuilding needs of devastated communities.

Since 2005, the HBIDRF has disbursed over \$2 million to assist areas across the U.S. affected by natural disasters, including recovery efforts from hurricanes, tornadoes, floods and wildfires.

To learn more about the HBIDRF and how you can support this campaign, visit [homebuildersfund.org](https://homebuildersfund.org).





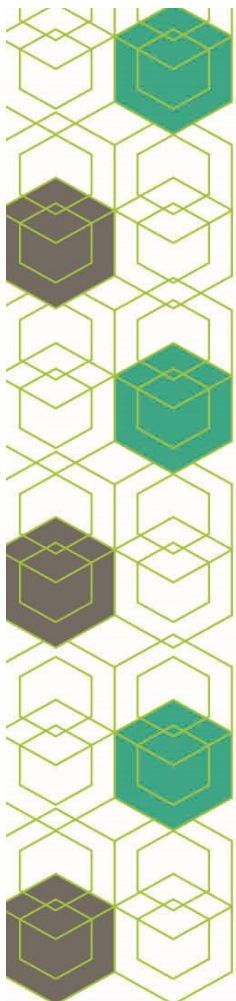
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## LOOKING FOR A WINDOW PARTNER? I CAN HELP!

Hi, I'm Brian Jeske. I am a 25 year veteran of Pella Windows and Doors of Wisconsin. My wife and I relocated from the greater Milwaukee area. I am a 5 time Pella Corporation presidents club winner. I work with residential builders, remodelers, architects, and homeowners to help select the right windows and doors for their projects. I take pride in my customer service, detail and accuracy. How can I help you with your project?

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## **Important Facts to Consider When Updating the Building Code**

Recently, the Department of Safety and Professional Services (DSPS) convened a meeting of the Uniform Dwelling Code Council (UDC Council) in September to begin reviewing the one- and two-family building code. This was the council's first meeting since August 2022.

At the recent UDC Council meeting, Tim Schmitz of the International Code Council (ICC) delivered a presentation encouraging the council to transition away from the current Wisconsin code for one- and two-family homes—the Uniform Dwelling Code (UDC)—and instead adopt the International Residential Code (IRC) as the base code. Wisconsin has used the UDC as its base code since moving to a statewide, uniform building code in 1978.

The Wisconsin Builders Association (WBA) has long supported the use of the UDC as the state's base code. While WBA has endorsed past code updates that reference national codes like the IRC, the organization believes Wisconsin should not fully adopt the IRC. Shifting to the IRC would likely eliminate many features of our building code that have been developed by builders and inspectors to address building practices unique to Wisconsin.

Simply put, now is not the time to make dramatic changes to our current building code that will significantly increase the cost of housing, especially in a market where homes are already unaffordable for most families. For example, according to the [NAHB Metro Area Econ Dashboard](#), only 12% of families in the Milwaukee Metro market can afford a home at the median price of \$389,300.

A December 2022 study, "[Priced out of House and Home](#)" found that "government regulation added about \$88,500 to the cost of the average new home—representing significantly more than a year's worth of income for the median Wisconsin household." Major changes to the current building code, particularly the energy code, will only further increase regulatory costs for new home construction.

Currently, Wisconsin follows the [2009 energy code](#), and the majority of the state falls into climate zone 6. According to data from the [Home Innovation Research Labs](#), moving from the 2009 energy code to the 2021 version in [climate zone 6](#) would increase the cost of a home by \$13,847 to \$16,170. It would take over 16 years of energy savings to offset the initial costs of these updates. However, a Redfin [report](#) shows that families in the Milwaukee metro area typically remain in their homes for only 11.6 years.

Policymakers must always consider that when home prices rise, more families are priced out of the market. Every year, the National Association of Home Builders (NAHB) publishes a study on the impact of home price increases on mortgage affordability. [NAHB's 2024 study](#) revealed that "nationally, 103.5 million households are already unable to afford the median-priced (\$495,750) new home with a mortgage interest rate of 6.5%." The same study showed that in Wisconsin, increasing the cost of a home by \$1,000 would disqualify an additional 1,211 families from receiving a mortgage in 2024.

By combining this data, we can conclude that moving Wisconsin to the 2021 version of the code would increase home costs by approximately \$15,000. This price increase would push 18,165 families out of the market for homeownership in Wisconsin.

Regardless of the outcome of the upcoming state senate and state assembly elections in November, this will be a key issue for our advocacy efforts in the next legislative session. If you are in contact with members of the legislature, it is crucial to discuss how decisions made during the code update process could impact housing affordability in a market where many families are already priced out of purchasing a home. Again, now is not the time to make dramatic changes to our building code that will further increase housing costs in an already challenging market.