

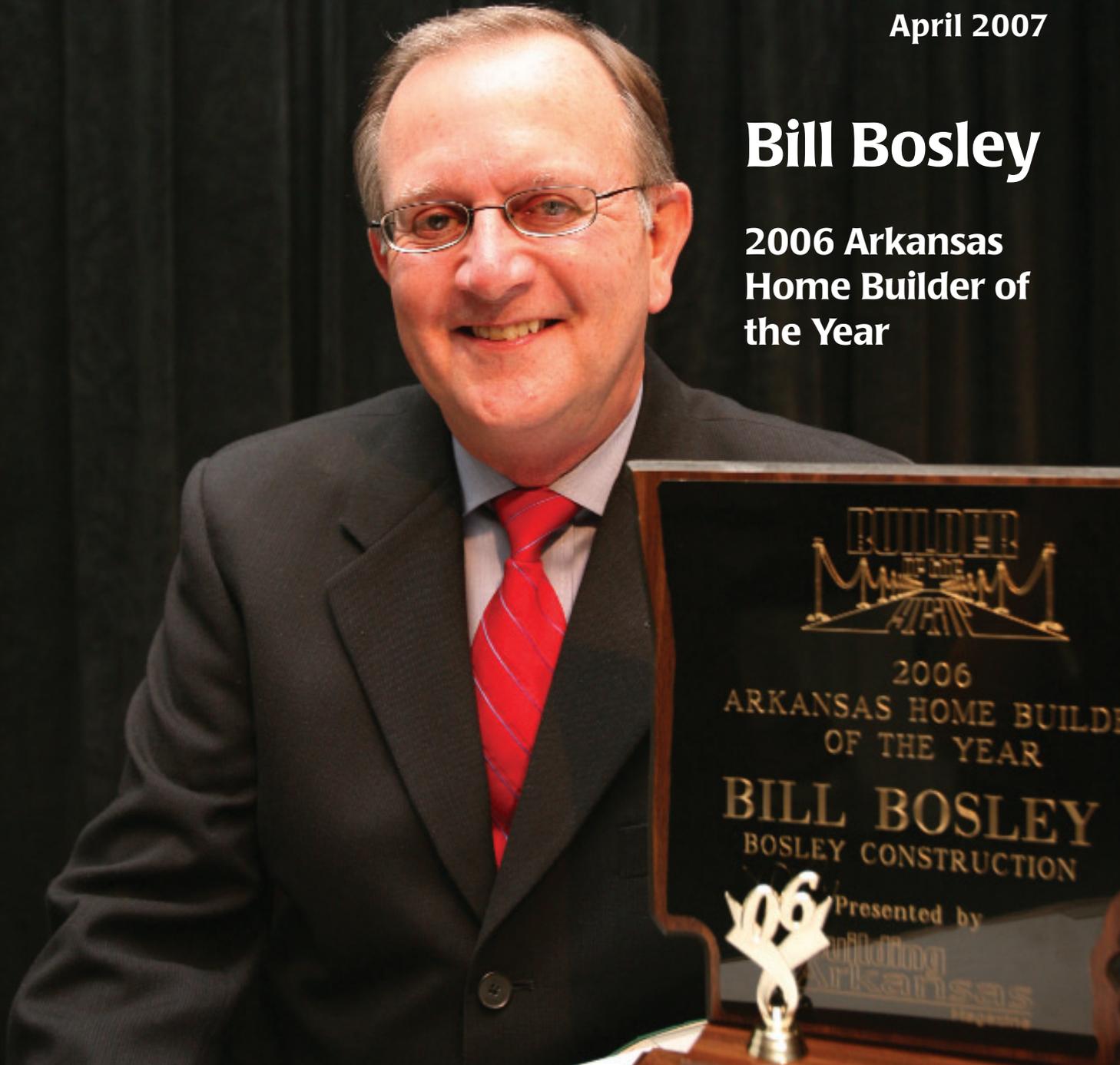
Building Arkansas

Connecting Arkansas
Residential Builders

April 2007

Bill Bosley

**2006 Arkansas
Home Builder of
the Year**





As seen on HGTV and DIY Network.

Joe Gray, Partner; Jason Thoelke, Partner; Franklin Gray, Managing Partner

CONCRETE SOLUTIONS NWA, LLC



Turning ordinary floors
into *Extraordinary.*

Joe Gray - Northwest AR
501-730-2847

Jason Thoelke - Central AR
501-764-4477

www.concretesolutionsnwa.com



Habitat Home Builder Blitz

Habitat for Humanity of Saline County and the Saline County Home Builders Association (HBA) recently announced that they will partner, once again in 2007, to build a Habitat for Humanity Home in Saline County.

In 2006, the Saline County HBA partnered with Habitat for Humanity for the first Home Builders Blitz, the largest Habitat project of its kind in the United States. Over 400 homes were completed in a one week time period across the country. Saline County was one of two affiliates in Arkansas to participate in the project. The model of building for the week pairs professional builders with Habitat affiliates to construct homes. Habitat affiliates provide the land, while professional builders work with their sub-contractors to complete homes in one week and deliver them to new Habitat home owner families.

Home Builder Alan Schrader with Schrader Homes, who headed up the project in 2006 will once again head up the project for the Saline County HBA, along with assistance from Donna Bosley with Bosley Construction. The build is scheduled for the first week of June 2007. Currently, the Saline County HBA is gathering sub-contractors and suppliers to get materials and professional labor donated for the project. If you are interested in donating materials or labor, please contact Habitat for Humanity of Saline County at 501-315-5434. 🏠



Shop National for all the latest in Floorcovering

ENGINEERED HARDWOOD FLOORING

Ridgeland Plank - 3/8"x3" oak with micro beveled edge and ends. Limited 20 year warranty on finish. Box - 26.26 sq. ft. Limited quantities on some colors.

Saddle	SAVE!	92923	\$1.99 sq. ft. <small>Was \$2.71 sf</small>
Honey	SAVE!	92994	
Gunstock	SAVE!	92925	
Wheat	SAVE!	92996	

Mannington Red Oak Plank - 2-1/4" red oak strips with square edges and ends. 3/8" engineered flooring with 15 year warranty on the finish, and lifetime structural warranty, lifetime moisture warranty. Box - Hatters: 23.625 sq. ft. Box - Heartland: 26.25 sq. ft.

Hatters Honey	92836	\$2.88 sq. ft.
Heartland Auburn	92837	

Hartco Beckett Plank - 3" oak strips with beveled edge and ends. 3/8" engineered flooring with a 15 year warranty on the finish. Box - 30 sq. ft.

Auburn	88016	\$3.88 sq. ft.
Dark	88017	
Canyon	88018	

HARDWOOD SOLD BY BOX ONLY



HUNDREDS OF FLOORCOVERING CHOICES EVERY DAY!

CARPET - TILE - LAMINATE - HARDWOOD - VINYL



- SPRINGDALE Hwy. 765 North
- BENTONVILLE 1901 S. Walton Blvd.
- FT. SMITH 8410 Ball Road
- CLARKSVILLE 1504 West Main
- RUSSELLVILLE 1501 East Main
- CONWAY 720 Garland
- HEBERY SPRINGS 747 South 7th Street
- MORNINGVILLE 3000 E. 10th Street
- LITTLE ROCK 1501 E. Chestnut Parkway

01/07
SERVING THE PROFESSIONAL BUILDER SINCE 1972
Prices subject to change without notice. Availability subject to quantities on hand.



WE BELIEVE
R-VALUES
ARE WORTH INCREASING

Nearly two-thirds of the total heat lost or gained through the building envelope occurs through radiant heat flow.

DuPont™ Tyvek® ThermoWrap™ is designed to manage radiant heat flow through walls by providing a vapor-permeable air barrier to reduce air flow with an added low-emissivity ("low-e") surface that changes the dynamics of heat flow across the entire wall system. The result is a reflective, breathable barrier that not only helps prevent the formation of mold, mildew and wood rot, but also dramatically improves the R-value of installed insulation.

DuPont™
Tyvek®
ThermoWrap™



The miracles of science™

FOR MORE INFORMATION

Mark Edds

Senior Certified DuPont™ Tyvek® Specialist

501-804-7889

medds@weatherizationpartners.com

Copyright © 2006 DuPont. All rights reserved. The DuPont Oval Logo, DuPont®, The miracles of science™, Tyvek® and ThermoWrap™ are registered trademarks or trademarks of E. I. du Pont de Nemours and Company or its affiliates.



Arkansas Represented at IBS

In early February, dozens of Arkansas Home Builders and companies made the trip to Orlando, Florida for the 2007 International Home Builders' Show (IBS).

The event was held at the Orange County Convention Center where exhibitors from all over the world displayed the latest and greatest in home building products and services. A number of Arkansas companies were a part of the event including Nelson Design Group of Jonesboro and Gator Joist of Fort Smith. Countless companies exhibited and shared their product and service information with home builders across the country.

The International Builders' Show is the largest annual light construction show in the world with over a million-and-a-half square feet of space displaying the latest and most advanced building products and services assembled. Attendees were able to see all of the latest innovations with hands-on demonstrations and working models in over 300 building industry categories.

Home builders from Arkansas who attended brought back new ideas and new approaches to residential building. It was a great time for networking and an opportunity to learn about the latest trends in the industry. Home builders in Arkansas who attended discovered new products and services that will help keep their business strong in 2007. 🏠

Contents

inside this issue

Rewarding Career Honored

Home Builder Bill Bosley of Bosley Construction was recently honored at the 2006 Arkansas Home Builder of the Year Awards Banquet.

Page 12.

Cover story:

12

Rewarding Career Honored Home Builder Bill Bosley of Bosley Construction was recently honored at the 2006 Arkansas Home Builder of the Year Awards Banquet.

Features:

5

Trend Tracker: Appliances
Appliances are becoming more unique than ever to keep up with the changing demands of the home buyer.

21

Celebrating Excellence
The 2006 Arkansas Home Builder of the Year Awards Banquet celebrated the residential building community in Arkansas.

24

Solid Financing
When looking for solid financing, it is important for builders to know their options and do their home work.

Columns:

8

Builder Feature
Alan Schrader, Schrader Homes

18

Sub-Contractor Feature
Grant's Cabinets and Millwork

26

Product/Service Feature
Mid-America Hardwoods

27

Dollars & Sense
Home Buyers Entertain

28

Focus On
Grant County

Building Arkansas is owned and published monthly by Shrader Media Group, Inc. of Sherwood, Arkansas. For additional copies, to order reprints of individual articles or to become a subscriber of *Building Arkansas*, contact Priscilla Shrader at 501.833.3516 or email pshrader@buildingarkansas.net.

Publisher

Priscilla Shrader
Shrader Media Group, Inc.

Editor

Priscilla Shrader

Art Director

Tahnya Palanca
Color Complete, Inc.

Advertising Sales

Brooke Mason
bmason@buildingarkansas.net

Editorial Assistant

Lauren Laney

Comments or Suggestions?
pshrader@buildingarkansas.net

Shrader Media Group, Inc.
P.O. Box 7244
Sherwood, AR 72124-7244
www.buildingarkansas.net



MEMBER OF:



Perspective

Message from the Publisher



If You Missed It... Read On

If you missed the 2006 Arkansas Home Builder of the Year Awards banquet on February 23rd, you missed an excellent evening. Not only was it a great night for celebrating the home building industry in Arkansas, but it was also very entertaining.

The announcement of the winners of Sub-Contractor and Builder of the Year were without a doubt the highlight of the evening. When Wayne Ray of EW Ray Construction was named Sub-Contractor of the Year – it was a sight to behold. As he took the stage sporting his trademark cowboy hat, he approached the microphone and pulled out a speech he had prepared in case he had won. From his heart he spoke about what it meant to him to be named Sub-Contractor of the Year, and I heard later he brought a number of contractors in the crowd to tears with his humble address to the audience.

Soon after Ray was announced, we congratulated Bill Bosley of Bosley Construction as he was named the 2006 Arkansas Home Builder of the Year. With poise, Bosley took the stage and immediately asked all of the nominees to

stand as he noted they were all Builders of the Year. Both of these men honored that evening, along with the dozens of others recognized in their field, are special individuals and special home building professionals.

As you read this issue of *Building Arkansas Magazine*, you will meet the Home Builder and Sub-Contractor of the Year, as well as learn about the evening of celebration that was held in honor of your industry. We will also cover the latest trends in appliances and the importance of solid financing when building homes.

For those of you who attended the banquet – I hope you had a fantastic evening – I know I did. For those of you who were unable to make it – mark your calendars for late February 2008. You won't want to miss next year's event.

Sincerely,

Priscilla Shrader
President/Publisher
Shrader Media Group, Inc.
Publisher of
Building Arkansas Magazine



Trend Tracker: Home Appliances

By: Lauren Laney

Technology and style, two things that definitely go hand in hand in the appliance industry, and manufacturers are doing everything they can to tailor products to meet the needs of the changing consumer.

When it comes to color choice, builders have several options, whether it's the classic white, black, or the sleek stainless steel. "The bulk of styles are in stainless steel and people are buying more and more upscale products to get exactly what they want," said Jim McClain, the Account Manager of Sears Contract Sales. Although stainless has been the demand, the new titanium which is fingerprint-resistant is becoming a popular choice also.

In addition to color, appliances are also changing through technology. As the demand for higher end products increases, builders want to bring the same high end look to the kitchen.

LG has incorporated technology in several different ways to benefit the consumer. For example, Sears offers a refrigerator with the LG Weather & Info Center 4-inch TFT-LCD, which includes a weather forecast, calendar,

photo album, refrigerator settings, and even a digital cook book right at the consumer's fingertips. "I believe the bulk of the digital sales will pick up more in the future, because right now the price is high, and people are waiting for the price to drop like it did when plasma TVs first came out," said McClain.

The appliance industry has also begun to incorporate technology into the design of appliances. Due to the attraction of digital displays, manufacturers brought the digital displays inside appliances as well. Many products are now designed with a digital screen inside the refrigerator to control its settings. GE has designed several models with the CustomCool technology, which has specific settings for thawing meat or chilling a beverage. GE, in addition, has a digital temperature display, which provides a digital setting to help set an accurate temperature.

The Kenmore Elite Series has integrated technology in the Advanced Dispenser on the outside refrigerator door. This dispenser is made to fill everything from bottles to coffee pots, and also has a feature that measures the amount of water used in ounces, cups, or liters. This same dispenser is also available with the PUR

When it comes to expert title
and escrow services,

we are
**clearly a
builder
favorite.**

My projects involve
unique challenges and
they do an excellent
job...

Chalco Hinson of Bottom Line, Inc.

They have really
impressed us with their
quick turnaround...

Fiddle Tatum, President of Sweet Dream
Home Builders, Inc.

...I wouldn't
trust anyone
but Clear Title.

Jack Wilson, Woodhaven Homes
(Arkansas' 2005 Home
Builder of the Year)

When you build some of
Arkansas' most exquisite
homes, the last thing you want
are problems with the closing
process. That's why more premium
builders are turning to Clear Title of
Arkansas for fast accurate and
trouble-free title and escrow services.

cleartitle 

- Complete title services statewide.
- Commercial and residential closings.
- Over 150 years of combined title and escrow experience.
- 1031 Exchange - \$25 million fidelity bond securing each transaction.

ph 888.695.1710
www.cleartitle-ar.com

offices in northwest arkansas, central arkansas and hot springs



It's not Rocket Science, but it is Building Science.

- **2005 EPA's Builders Tax Credit Certification**
- **Energy Star Ratings**
- **Engineering**
- **Construction Consultations**
- **Building Science Evaluations**
- **Infrared Camera Inspections**
- **HVAC System Design**

Russellville, AR
479-857-4291

H5 Energy
Systems
Engineering / Construction 

www.h5energy.com

Ultimate II with Two-Stage Filtration, which dispenses purified water at the touch of a button.

In addition to technology, appliances have also seen new styles. When it comes to dishwashers, home buyers want a quieter wash cycle. The Kenmore Elite Series has developed the TurboZone with Rotating Spray Jets, which washes hard to clean dishes without any soaking or scrubbing. Kenmore has also developed a different kind of dishwasher. The Kenmore Elite drawer dishwasher has made doing the dishes an easier job. This unique dishwasher has the option of doing a small load, large load, or with the combination of two drawers, the option of washing two different loads at one time.

The classic refrigerator models have been updated, and have moved towards more versatile styles. "Refrigerators have almost all moved to the side-by-side models with two doors; however, the Kenmore Trio model has become popular," said McClain. The Kenmore Trio refrigerator has three openings, two doors and one bottom drawer. This model allows for more storage and the ability to store large party trays. Storage space in refrigerators has begun to offer an endless amount of options in interior space. GE's side-by-side refrigerators

have even developed a style to benefit the home builder. This built-in system makes the most of the home owner's kitchen space by seamlessly lining up with the surrounding cabinetry. GE's Counter-depth side-by-side refrigerators save over 6 inches by extending only 26 1/2 inches from the wall, instead of the average 33 inches.

When it comes to ranges and cooktops, manufacturers provide a wide array of choices. With ranges, the consumer has the option of a slide-in, freestanding, or drop-in range. The KitchenAid Architect Series II slide-in range allows the range to have a built-in look without a backsplash, which works great for an island. The freestanding range is the traditional range, which includes a backsplash, and is designed to be placed against a wall. Another popular model is the drop-in cooktop that separates the oven and the cooktop, therefore allowing for more cooking space. Whether the consumer wants a slide-in, freestanding, or a drop-in range, the warming drawer has been a recent popular option that keeps cooked food at the recommended serving temperature.

Cooktops are available in all shapes and sizes, such as gas burners, and radiant and coil ranges. "The coil cooktop has just about gone by the wayside except in rental property, and everyone wants a radiant cooktop," said McClain.

As appliances seem to get smarter with each model, this industry has also begun to follow the energy efficient trend that is affecting most of the building industry. To meet this trend, the appliance industry has earned the ENERGY STAR rating on several makes and models. "ENERGY STAR appliances use the maximum capacity wattage and use less energy," said Lonnie Lowery of Lowe's Companies, Inc. Although ENERGY STAR appliances may have a higher ticket price, the money saved on utility bills will make the difference. "ENERGY STAR dishwashers use approximately 25% less energy, and qualified refrigerators use 40% less energy than when compared to 2001 models," added Lowery.

Through color, technology, and style, appliances are becoming more unique than ever to keep up with the changing demands of the home buyer. 🏠



Arkansas' Largest
Family Owned Chain

We invented
the "extra mile"

Ridout
Lumber Company

... and we go there
EVERY DAY.

BATESVILLE • BENTON • BLYTHEVILLE • CABOT • CONWAY •
FAYETTEVILLE • JONESBORO • JOPLIN • ROGERS • RUSSELLVILLE • SEABY

Builder Feature

Alan Schrader, Schrader Homes

Framing His Future

By: Priscilla Shrader



Home Builder Alan Schrader began working with his uncle framing houses when he was just 14. Decades later, he understands that not only was he framing homes, he was framing his future for a solid career in home building.

Schrader framed houses while attending the University of Arkansas at Little Rock in the Construction Management Program, where he realized his passion for residential construction. After college, Schrader spent the next several years as an estimator, but came to understand that building homes was his career of choice. So, he started Schrader Homes, LLC eleven years ago, and has been building homes in the Saline County area ever since. "I really did not expect the company to grow as fast as it has, nor did I expect it to exceed my goals so early on," said Schrader.

For Schrader, building homes has been his

passion for years. "Whether it was a tree house I built as a child or a \$400,000 home I build for a client today – building has always been my passion," said Schrader. "It's been the driving force in my life for as long as I can remember."

Schrader was impacted by his Uncle Bill Smith, who he says taught him many valuable lessons about construction. "Uncle Bill was an 'old time' carpenter," said Schrader. "The number one lesson he taught me was to focus on doing the job right."

Schrader also says his wife, Ginger, has been a huge part of his success. "Ginger handles all of the office billing and paper work," said Schrader. "She has been my best friend and motivator."

Schrader notes his parents as the key to molding him into the man and the home builder he is today. "It was their strong morals and upbringing that warrants the credit for making me who I am and how I run my business," said Schrader. "Being honest and fair with my clients and my sub-contractors is something I feel very strongly about."

Schrader says he enjoys seeing the progress on the job and working with his customers one-on-one the most. "I look forward to waking up in the morning and going out to my jobs and meeting with my sub-contractors and seeing their work make these houses come together and take form," said Schrader. "Equally as exciting for me is working with my many clients I have built custom homes for and the privilege of becoming a part of their lives for the duration of the project. I have formed many friendships with my clients that will last for years."

Schrader admits that while there are joys in home building – challenges are also a part of the trade. With the heavy growth the Saline County area has experienced lately, Schrader acknowledges growing pains for the city and governing officials. “For example, the process of performing daily tasks is changing when it comes to obtaining building permits, connection fees, ADEQ regulations, and more,” said Schrader. “As a builder, I am trying to keep up with the ever changing procedures as they are tossed our way from the city. I do believe these changes are for the most part good – but they require adjustments none-the-less.”

Managing day-to-day tasks and a number of projects at one time has become second nature for Schrader. “I believe being successful in managing multiple jobs starts with having sub-contractors who you have 100% confidence in,” said Schrader. “There would be no way to run 12 to 15 jobs at one time without the support of reliable sub-contractors.”

Schrader notes his suppliers as another important element to the operation of his business. “Without their prompt service and the ability to get me the materials and equipment I need, the schedule would fall a part,” added Schrader.

A group of eight men standing in a lumber yard. They are all wearing white polo shirts with a logo on the chest. They are standing in front of large stacks of lumber. The background is a wooden wall made of stacked lumber.

www.whitdavis.com
Jacksonville Cabot Greenbrier

Whit Davis Lumber Plus
The Plus is Service

Our Pledge to Contractors:
Unbeatable Service Hassle-Free Ordering
On-Time Delivery

CONTRACTOR Plus PROGRAM

WE'RE PROUD



to be a part of the Arkansas
homebuilding industry.

For your nearest Acme showroom
visit www.brick.com

WHERE CONCRETE MEETS ART



Countertops
Concrete
Natural Stone
Quartz

Concrete Floors
Staining/Scoring
Diamond Polishing

Overlays
Furniture



ROCK SOLID
DESIGNS

For a consultation,
call 501-945-0500

rocksoliddesigns.biz

In addition, prioritization is a key to Schrader's success. "After 90 plus phone calls a day – you have no choice but to prioritize," he said. "I am very proud to say that we do maintain a schedule and usually complete the average size homes that we build in a four-month time frame."

Schrader has candid, honest advice for builders just starting out in the business. "I would say that if you want to make it in this business – you better be ready to work – I mean give it 110%," said Schrader. "To do well in today's market, you must establish your own style and make that style the one that stands out."

For Schrader, his style is laid back, professional, and detail-oriented. His character is evident in his work, and the caring attitude he has for his industry and the community are obvious. Schrader will serve as the Builder who oversees the Habitat for Humanity of Saline County project this summer in conjunction with the Saline County Home Builders Association (HBA). This is the second year in a row Schrader will oversee the project, which is part of the Habitat for Humanity Blitz Build where hundreds of homes across the country are built in one week. This year, the project will be built the first week of June. "I had so much fun last year that when I was approached to do it again this year – I didn't hesitate to volunteer," said Schrader.

As he continues to build in the Saline County area, he acknowledges changes for the future. "I believe that we are going to be forced to change the homes from what I call 'the normal subdivision home' and provide a different look inside and out," said Schrader. "This all starts with developers providing new development designs and building into their bill of assurances opportunities for buyers out side of the norm." What Schrader means by this he explains, "Clients are not asking me for a subdivision like what we are accustomed to seeing – where all the houses look the same, all the trees have been removed from the lots, and all the lots look like they were laid out on a square grid system. They want other amenities such as trees, green spaces, more character, and buffers between back yards using trees not fences."

While Schrader faces the challenges of providing home buyers with what they want – he also finds time for his own hobbies. Wood working and spending summer time weekends with his wife Ginger, and children Haley and Hayden at the family's lake house in Hot Springs are some of his favorite pastimes.

As for the future – Schrader plans on building homes in Saline County for years to come. "I feel very blessed and privileged to be a part of such a great industry," said Schrader. "I look forward to many years of building – I have no doubt this is what I should be doing until I retire." 🏠

We do business with advertisers of Building Arkansas Magazine.



Don Bunker,
DBC Properties, Inc.

"Building Arkansas is timely and interesting, as well as educational for builders. I value the advertisers – we have made contacts as a result."



Jack Wilson, Woodhaven Homes

"I'm glad we have a magazine like Building Arkansas dedicated to our industry and focusing on the issues that face builders in the state."



Roy Treat, Roy Treat Builders

"As a home builder I look forward to Building Arkansas Magazine each month. It's a great resource for our industry."

**Support Your Industry by Advertising in the
Only Publication for Home Builders in Arkansas.**

501-833-3516 or email bmason@buildingarkansas.net

Bill Bosley, Bosley Construction

Rewarding Career Honored



Photography by Christy Hollingshead

By: Priscilla Shrader

After 33 years in the home building industry and dozens of years serving his trade through local, state and national organizations, Home Builder Bill Bosley of Bosley Construction was recently honored at the 2006 Arkansas Home Builder of the Year Awards Banquet, receiving the coveted 2006 Arkansas Home Builder of the Year Award.

"This is a very unexpected honor by which I am humbled," said Bosley. "It's already rewarding to build homes for people, but to be recognized by my peers for doing my job is an extra bonus."

Bosley was one of 27 home builders nominated for the 2006 Arkansas Home Builder of the Year Award, and with his resume of hard work and dedication to his industry, there is no question why he was selected to receive the honor. In 2006, Bosley served as the Legislative Chairman for the State of Arkansas, which included duties such as testifying to several legislative sub-committees before the session started in order to prepare congressmen for legislation that the Home Builders Association (HBA) would be introducing concerning laws such as the Right to Cure Law. He also serves on the National Association of Home Builders (NAHB) Research Center Board of Directors. This group oversees the certification of products that go into the construction of new homes. This information helps equip Bosley to help the local building community decide on quality products they should be using in the building of new homes. In addition, Bosley also spends a significant portion of his time each year talking directly to city building officials as a liaison regarding specific building codes and regulations.

To say that Bosley is involved in the home building industry in



Arkansas would be a huge understatement. He has been an ambassador for the industry for decades, serving on dozens of boards and committees for a number of organizations including the Arkansas Residential Contractors Licensing Board; local, state, and national HBA; Habitat for Humanity; and other non-profit organizations in Central Arkansas.

One milestone in the building industry in Arkansas that Bosley played a large role in was the battle for the licensing law in the state for residential builders. After fighting for this law for over 20 years, a board was developed to oversee residential builders in the state, and they are now required to be licensed in the state of Arkansas.

Bosley's career began by earning a degree in Civil Engineering and working for the Highway Department. His father-in-law had been a home builder for 50 years, and Bosley went to work for him. Soon after, his father-in-law decided to retire, and Bosley formed Bosley Construction in 1984. "I wanted to build homes and neighborhoods for families – not just a roof over someone's head," said Bosley.

Over three decades later, Bosley has built hundreds of homes in Central Arkansas. "We have always had several projects going on at any particular time," said Bosley. "We like to offer a variety of housing styles and pricing."

At A Glance

Bill Bosley - Bosley Construction

Years as a Home Builder:

33 years

Recent Accomplishment:

Named 2006 Arkansas Home Builder of the Year

Industry Involvement:

Local, State, and National HBA; Arkansas Contractor Licensing Board; Habitat for Humanity

Message to Builders:

Take pride in your work; create community.

NewWaterSystems

Reliable, High
Performing
Wastewater
Solutions for:

Subdivisions
Commercial Properties
Individual Residences
Entire Communities



501-407-0063

www.newwatersystems.com

ROYAL HEARTH & HOME

A division of Royal Overhead Door, Inc.



QUALITY
INSIDE
& OUT

115 Broadway • Bryant • 501.943.3667 501.455.3667
Toll-free 800.242.4512 • www.royaldoors.com

CONGRATULATIONS
BILL BOSLEY
2006 ARKANSAS HOME BUILDER
OF THE YEAR

Bosley notes the strong relationship with his sub-contractors – many who work exclusively for Bosley Construction – as a key component of his business. “We consider our subs part of the construction family, and we treat them accordingly,” said Bosley. “We don’t want anybody on our jobs that are not comfortable and are not making a good living.”

In 2006, Bosley says his business philosophy was no different than other years. “Provide a beautiful home for the buyer with structural integrity and value exceeding the money spent – that’s our business philosophy,” said Bosley. “We take significant pains to see that the home built suits the family that will be living there, with consideration given for family size, function, and future growth. We enjoy improving the quality of life for our customers.”

For Bosley, being a part of the home building industry is both challenging and rewarding. “The housing industry has kept our nation going and it’s been enjoyable to be a part of that,” said Bosley. “The enjoyment of finishing a project and making the customer happy is what keeps me going.”

In addition to home building, Bosley is also involved in land development in Central Arkansas. In 2006, Bosley Construction finished the development of a retirement village in North Little Rock and also developed Stone Creek Subdivision in West Little Rock.

Along with development and building, the Bosley family’s passion is carried out by helping people in need through applying their home building skills to organizations in the Central Arkansas area. Bosley and his wife Donna are very involved in Habitat for Humanity, and Donna formed the Habitat for Humanity Counsel in Saline County. They have built several Habitat homes and have been involved in hundreds of Habitat projects across the country. This is the Bosley family’s way of giving back.

Bosley’s two sons are also involved in the family business. His oldest son, Chip, oversees and runs most of the jobs as Vice-President for the company. Younger son, Brennan, is a professional fisherman, but works with the company during his off-season or when there is a need to pick up the slack during busy times. Bosley says the commitment of his family to the business allows him to do the work for the industry that he loves and has been committed to for decades. “My family’s dedication to the business allows me to devote many hours to involvement in the overall industry,” said Bosley.

His involvement and the dedication of excellence to his trade caused his peers to take notice and name Bosley the 2006 Arkansas Home Builder of the Year. “Bill Bosley is one of the most recognized and respected members in the HBA. In part, I think it’s because he’s extremely active in the local, state, and national boards of directors, but also because his craftsmanship and attention to detail are

Rew Group Salutes Gary Griffin Homes



ARKANSAS
Ft. Smith
North Little Rock

www.rewgroupofarkansas.com

*Unto the upright there ariseth light in the darkness: He is
gracious and full of compassion and righteous.*

This Easter, to honor our risen Savior, we invite the churches of Arkansas to call us about your building project. We will do our very best to **STRETCH your building fund so you get the most for your investment. Our sales team is willing to meet your building committee or individuals anywhere in our great state.**

1200 E. 5th, North Little Rock 501-370-8088 butch@rewgroupofarkansas.com
5434 Wheeler Ave, Fort Smith, AR 479-646-8888 pam@rewgroupofarkansas.com
Monticello, AR 870-723-5869 ben@rewgroupofarkansas.com

tantamount trademarks of his business," said Executive Officer for the Home Builders Association of Greater Little Rock Joe Burak. "Needless to say, Bill has made our association and the local building industry better because he's involved, and we're proud of his accomplishments and being named Builder of the Year."

Home builders like Bosley have a passion for their industry and understand the impact the residential building community has in the area. "We should all appreciate that our industry is the engine that drives the economy and never forget that such a responsibility is also a privilege," said Bosley.

This Builder of the Year and his team celebrated the accomplishment of being named the best of the best in stride. "We started building another house!" said Bosley. "I sure hope we continue celebrating in the same way."

While he takes great pride in the honor of being named Arkansas Builder of the Year, Bosley recognizes a number of organizations and individuals who have played a large role in this accomplishment. He acknowledges his family – sons Chip, Brennan and wife Donna for their support, hard work, and dedication to the family business. He also names his grandchildren Haley, Garrett, Dillon, and Savannah as inspirations for



Beautiful...

- Custom & Stock Moulding
- Architectural Mouldings
- Interior Doors
- Entry & Exterior Doors

Unique...

- Stair Parts
- Wood & Vinyl Windows
- Columns
- Corbels & Accents

Your Home.

JELD-WEN
WINDOWS & DOORS

Quality Millwork

Northwest Arkansas 479-872-0222 • Central Arkansas 501-945-6545 • Northeast Arkansas 870-268-9895

him. "My grandkids remind me why it's all worthwhile," said Bosley. In addition, he acknowledges his Office Manager, Melita, for her hard work in maintaining the office and helping the customers of Bosley Construction.

Bosley also recognizes the HBAGLR, Saline County HBA, and the NAHB for allowing him to be a part of their influence and the building industry in the state of Arkansas. He would also like to thank Building Arkansas Magazine for promoting residential construction in the state of Arkansas and for recognizing so many good builders.

Bosley has encouraging words for builders in his industry and appreciation for his craft. "Take pride in what you're doing in providing not only homes for families, but in creating neighborhoods and surroundings in which children can grow," said Bosley. "It's much more than simply putting a roof over somebody's head - it's creating community." 🏡



Flooring
 Moulding
 Stairparts
 Doors
 Windows
 Cedar

*Visit our new
 showroom!*

Mid-America
HARDWOODS
 • 2805 MID-CITIES DRIVE •



Bentonville, Ar (479)271-0044

Sub-Contractor Feature

Grant's Cabinets and Millwork A Legacy in His Trade



David Grant

By: Lauren Laney

David Grant of Grant's Cabinets & Millwork, LLC works with home owners and contractors to build custom cabinets and interior trim work for new construction homes. By meeting with home owners and contractors, Grant is able to go over plans and help determine the wants and needs of the end consumer. Grant's Cabinets & Millwork offers several options when it comes to the type of wood and functionality of cabinets, as well as a variety of different doors and end panels.

Grant has been in the construction industry since 1987, but has been in business for himself since 1993. "You could say that the business was in me before I got into it," said Grant. Woodworking and construction has been a part of Grant's life from the start, beginning with his Grandfather, Alex O'Neil, who taught the trade to Grant's father, Carroll Ray Grant, who passed it on to him.

"My dad has been in the building industry all of his life and also had his own cabinet shop, so I was always around wood and learned to work with my hands at an early age," noted Grant.

In 1987, Grant and his father began building houses in Maumelle, and then decided to move to Conway from his home town of Glenwood. "My father decided to move back home, and I decided to stay in Conway to work as a carpenter for Cone Construction," said Grant.

In 1992 he left Cone Construction, and went to work in Miami after Hurricane Andrew to aide in the rebuilding of homes for a few months. "When I returned home, I was ready to go out on my own and be my own boss," said Grant. In 1993, Grant's good friend, Kerry Baker, introduced him to a builder and developer named Hal Crafton. Grant began doing interior trim for Crafton, and eventually for other builders.

"I became a sub-contractor in this area because

Conway and Faulkner County is a great place to live and work," added Grant. "Both the schools and the people are great and the new growth of the area offers excellent opportunities for sub-contractors and builders."

A number of people over the years have impacted Grant's life and career. First, he acknowledges his father, who taught him his trade and to love and appreciate working with wood, as well as his hands. "My wife Liz has also had a very positive impact through her love and support, especially in the early years when I first started out," said Grant. Hal Crafton has also impacted his career as a contractor for giving him a great start. Chad Reynolds, who is a very big asset to his business, began working for him in 1998 and now runs the workshop. Jeffery Standridge has been a great help on giving advice on running and growing his business. Lastly, Grant's employees have enabled his business to grow. "What can one man do alone, without his employees?" added Grant.

In a typical year, Grant would estimate that on average through trim and cabinet jobs, Grant's Cabinets and Millwork completes about one hundred projects, and can have a job completed in one to two weeks. "I feel like I have been in this business my whole life, although I did spend a few years sacking groceries in high school and worked briefly for an overhead door company in Texas installing doors," said Grant.

The one thing Grant likes most about being a sub-



The Best Choice for All Your Roofing Needs



CertainTeed
Quality made certain. Satisfactory guaranteed.™



www.bradcosupply.com

Distributors of Building Materials

Little Rock
3701 E. Progress St.
N. Little Rock, AR
501-955-0777

Springdale
418 S. Bloomington St.
Lowell, AR
479-770-4565

It's Not Truly Finished If You Don't Have COWIN.



Your home or office is not really finished until you have **beautiful** copper accents from Cowin Construction.

Accessorize with old world craftsmanship at **affordable** prices on copper finials, cupolas, door knockers, mailboxes and much more.

Personalize your home with custom copper designs.



Proud creator of the copper "Hope Beacon" for the Colleen Nick Family for Extreme Makeover: Home Edition.

P.O. BOX 5119
BELLA VISTA, AR 72714

417-225-4704
INFO@COWINCONSTRUCTION.COM

contractor is working with and for good builders, meeting new home owners, and building something home owners help design. "I like seeing the satisfaction of customers when they see the finished product, and I like receiving referrals," said Grant.

The biggest challenge Grant faces as a sub-contractor is the scheduling of jobs. It is Grant's goal that when the builders are ready for cabinets – the cabinets are ready for them. "Another challenge I face is space; my shop is almost too small and I need to expand, but this is a good problem to have," added Grant.

If Grant could sit down with a room full of home builders, the one piece of advice he would like to pass on would be to get involved as much as possible in the cabinet design process. "Sometimes new home owners don't know exactly what they want, and the home builder and cabinet builder can help guide them through the process," said Grant. His advice to new sub-contractors would be to always be honest with your customers. "Do what you say you will do, and if for some reason you can not, communicate honestly and do what you can - the best you can," noted Grant.

Grant believes there will always be a demand for good and honest subs. "Sub-contractors that treat their customers right and put out quality work – I think their future is bright," said Grant. Whenever Grant is not working, he spends time with his family – wife Elizabeth and two sons Jacob and Alex. He enjoys deer hunting and riding his motorcycle. Grant also has his private pilot license, and enjoys flying single engine planes. As for the future, Grant plans to build a new, larger shop and continue to grow his business. 🏠



How Do You Budget Warranty Work and Callbacks?



- Salaries
- Overtime
- Taxes
- 401K Match
- Insurance
- Materials
- Telephones
- Auto Expenses
- Supplies
- Equipment
- Lost Production
- Documentation
- Compliance
- Asprin?

Save money and bring focus to your operation.

- 24 Hour Service
- Approved National Warranty
- Subcontractor Scheduling
- Documentation & Compliance

PROHOME

877-764-4776

Now Open in
Central & NW AR



Celebrating Excellence

By: Brooke Mason

On a cool evening in late February, a crowd of over 200 home builders, industry professionals, and supporting friends and family from all over the state came together at the 2006 Arkansas Home Builder of the Year Awards Banquet to celebrate the residential building community in Arkansas.

Bill Bosley of Bosley Construction, was named the 2006 Arkansas Home Builder of the Year at this second annual event hosted by *Building Arkansas Magazine*. Bosley was one of 27 home builders from across the state nominated for the 2006 Arkansas Home Builder of the Year Award. Bosley, a builder in the Central Arkansas area, is deeply involved in the Arkansas residential building community not only as a home builder, but also as a voice for the industry serving on a number of boards and committees relating to his trade. In 2006, he served as an am-



bassador for the industry on dozens of boards and committees for a number of organizations including the Arkansas Residential Contractors Licensing Board; local, state, and national HBA; Habitat for Humanity; and other non-profit organizations in Central Arkansas.

In addition, Wayne Ray of EW Ray Construction was awarded the 2006 Arkansas Sub-Contractor of the Year Award. Ray is out of Jacksonville where his company trims new homes in the Central Arkansas area. He is a member of the Home Builders Association of Greater Little Rock, and noted that next to the success of his marriage of 40 years, being named Sub-Contractor of the Year was a monumental highlight in his life.

The evening was truly a celebration of the residential building community across the state. "When we decided to take on this project of 'Home Builder of the Year', we wanted to make it very clear that the event was not about one home builder and one sub-contractor," said

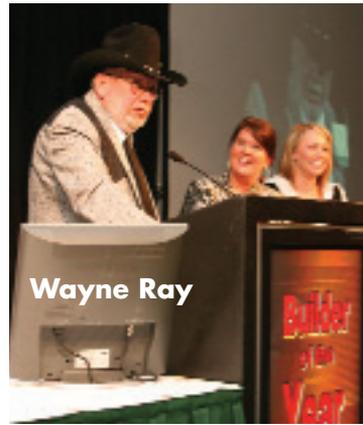
Publisher of *Building Arkansas Magazine* Priscilla Shrader. "We know there are hundreds of home builders and sub-contractors across the state who did a great job in 2006. This group of builders and sub-contractors simply represents the great accomplishments made by our industry in 2006."

The home builders and sub-contractors honored during the evening were selected from nominations received from home builders and home building professionals throughout Arkansas. Twenty-seven home builders and six sub-contractors from across the state were nominated for the awards. *Building Arkansas Magazine* created a selection panel of home builders and home building industry professionals who brought decades of knowledge and experience in the residential building community to the process. Each home builder and sub-contractor nominated completed the same information packet regarding their home building or sub-

TCB Salutes Bill Bosley,
Arkansas Home Builder of the Year.
*Congratulations for making new-home
dreams come true!*



TCB Customer, Bill Bosley



Wayne Ray



Jack Wilson



Wayne and Robbye Ridout



Congratulations Bill Bosley!

2006 Arkansas
Home Builder of the Year

From your
friends at



The Russell Family *Delivers!*

contractor business in 2006. This information was then sent to the selection panel of home building professionals without the name and company name of the builder and sub-contractor. Each application was submitted to the panel anonymously. The distinguished selection panel who helped choose the 2006 Home Builder and Sub-Contractor of the Year included: Wally Bailey, Director of Development and Construction for the City of Fort Smith; Julie Mills, Executive Director of the Arkansas Home Builders Association; Ross Ridout, Vice President and General Counsel for Ridout Lumber Companies, Arkansas Wholesale Lumber Company, and Premier Kitchens and Baths, Inc.; Jack Wilson of Woodhaven Homes; Randy Wiggins of Randy Wiggins Co.; Jim Carr of the University of Arkansas at Little Rock Construction Management Program; and Buddy Coleman of Rausch Coleman Homes.

The home builders nominated for the 2006 Home Builder of the Year Award included: Ronnie Clements and

Ragon Clements, Clements Homes, Inc.; Ken Norman, Arkansas Construction; Greek Miller, Greek Miller Construction; Asa Whitaker, Whitaker Builders; Benji Lindsey, Allgood Investments; Daniel Cowin, Cowin Construction; Tommy Wright, John Wright Construction; Roy Treat, Roy Treat Builders; Eddie Hollingshead, Eddie Hollingshead Construction; Todd Wilcox and Bob Harrison, H&W Construction; Bill Bosley, Bosley Construction; Emily Rucker, Rucker Fine Homes; Rodney Chandler, Chandler-Johnson Homes; Keith and Patty Wingfield, River Rock Builders; Richard Harp, Richard Harp Homes; John Burton, JHB Investments; Mark Hollingshead, H&B Investments; Steve Schmidt, Jr. and Steve Schmidt, Sr., Schmidt Construction; Jerry Hegwood, Hegwood Construction; John Williams, JW & Associates; Rod Wallis, Rod Wallis Construction; Glen Honey, Glen Honey Construction, Inc.; Rick and Sandy Wyatt, R&S Wyatt; John and Kathy See, Heritage Homes; David Reed, Taylor Made Development; Rex Lovelady and Clayton Jones, Conway Custom Builders; and Dennis Hagar, DCI Construction.

The sub-contractors nominated for the 2006 Sub-Contractor of the Year included: Brian Hagewood, Nationwide Flooring and Window Coverings; Wayne Ray, EW Ray Construction; Rex Shaw, Shaw Electric; Barry Parker, Barry Parker Painting, Inc.; Wade Arnold, Arnold Cabinets; and Moose Brewer, Brewer's Concrete Works, Inc. Sponsors for the event were National Home Centers, Inc., Ridout Lumber, Nelson Design Group, LLC, Bradco Supply, Whit Davis Lumber Plus, Bank of the Ozarks, and Rew Group of Arkansas.

The evening, held in Little Rock at Embassy Suites, began with time for networking for the sold-out crowd, followed by dinner and a program presented by emcee Mike Francis of KARK Channel 4. Featured speakers were Jack Wilson, the 2005 Arkansas Home Builder of the Year Award Winner and Kathy Deck, an economist with the Walton School of Business at the University of Arkansas in Fayetteville. Wilson shared his thoughts on the current climate for home builders in the state, persuading builders to know their market and understand the need is there for buyers who are looking for new homes. Deck provided a short presentation on the housing forecast for 2007. Shrader recognized each home builder and sub-contractor nominated, and ended the evening by presenting Bosley and Ray with their awards.

"This year's Builder of the Year Banquet was bigger and better than last year," said Shrader. "Each year, we're trying to build on the previous year's event. Our response has been phenomenal from those who attended. I think the banquet will continue to grow and become an annual event that the home building industry in Arkansas can look forward to each year." 🏠



Congratulations!
Bill Bosley
 2006 Arkansas Home Builder of the Year

From Your Friends at 

Congratulations Bill Bosley
 2006 Arkansas Home Builder of the Year

*We appreciate your loyalty over the years
 and look forward to working with you in the future.*



Esquire
MARBLE COMPANY

John Wyrick
 Phillip Wyrick
 George Wyrick
 501-847-2797



SOLID FINANCING

By: Lauren Laney

Financing is a major factor home builders face when dealing with new construction, in fact, it's one of the biggest. When looking for solid financing, it is important for builders to know their options and do their home work.

"Builders, just like any other person, must make sure all of their financial documents are in order and stay current on their bills," said Bill Yee of Delta Bank & Trust. The financing process will cause fewer headaches if all documents are in order beforehand. "Builders can improve their chances of receiving solid financing by minimizing credit card debt and by always having a little money to put down on the loan," said Kyle Stone, the Vice President of Commercial Lending at Centennial Bank.

According to the National Association of Home Builders (NAHB), today's changing economic environment makes it more important than ever for builders and developers to make their project funding proposals as attractive to lenders as possible. To accomplish this, builders must be prepared and pay close attention to financial documents. "By keeping current, updated financial information on hand and by having good liquid assets in case of a large cost over-run or a slow market, builders are more likely to receive solid financing," said

Janet Morden of Community Bank.

Another important factor in receiving solid financing on new construction is choosing the right fit for home builders. "In choosing a lender partner for construction financing, builders should consider several factors, such as accessibility and flexibility; however, one very basic factor that can add real value to the lender/builder relationship is the lender's familiarity with the market where the houses will be built," said Gene Holman, President of the Mortgage Division at Bank of the Ozarks. "A lender who is knowledgeable about the market will be a much more solid source of continuing construction credit than one who goes into an area with the 'we'll try one and see' attitude."

Generally a construction lender does an intense interview with the builder to fully understand the wants and desires of the new construction project. "After a series of questions, we at Delta Bank & Trust make sure builders have a contracting license and based on their credit score, we create a loan," said Yee.

It is important for builders to make sure the construction lender fully understands the complete home building business operation. "Many types of lending have become 'commoditized,' but that is not really true of construction lending. Therefore, the builder/lender

relationship is solidified when the builder is transparent with the lender about their capabilities in all areas like gross profit margins, outstanding warranty issues, and the current status of their existing housing inventory," said Holman. By keeping an open line of communication, lenders will know where builders stand on building the new home.

Along with the preparation of financing, it is valuable to build a quality builder/banker relationship. "Open and honest communication is a real key to establishing an ongoing relationship," said Holman. This relationship will benefit the builder and banker in the future if problems arise. "A good, consistent builder/banker relationship is very important. When a builder works with a bank consistently, the banker is more likely to work with the builder during a down period when their home may sit on the market longer than intended," said Yee. Although this relationship is important, experts agree builders should still research other banks. This research will provide a thorough idea of what to expect from a bank while educating the builder on what other choices are available.

Along with researching banks, it is also a benefit to know the state of the market. "Rates can go up and down daily, and a builder should always try to stay informed," said Stone. Even though it is next to impossible to predict how interest rates will change in a year, predicting a change within a 3-6 month period can be accomplished just through being informed, noted Stone. As the market has slowed, builders are realizing homes are sitting longer on the market. When it comes to financing, Morden's advice for builders is, "don't over commit and understand your market."

Despite a noted "downturn" in the housing market by many, bankers and builders remain confident in the housing market for Arkansas. "The key that builders must be aware of is that rates are historically low and this is still a great time to finance and build a home," said Yee. It's easy to see, staying informed and building a solid relationship with bankers is beneficial in securing solid financing for the home building business. 🏠



Helping
Arkansas
Builders
finance
dreams
for 102 years.



The Power of Community

www.communitybk.net
501-843-3575

Community
Bank offers
a variety of
services for
builders.
From project
start to finish,
we have the
right financial
tools to help
every step
of the way.



Mid-America Hardwoods

Quality in Variety



By: Lauren Laney

Mid-America Hardwoods began by producing a variety of specialized wood products for the furniture and cabinet industry. Through many changes in the industry and various technological advances in equipment and machinery, Mid-America Hardwoods has grown into one of the region's largest manufacturers of interior millwork products including hardwood flooring, moulding, interior doors, and a variety of other related products.

Mid-America Hardwoods opened their Northwest Arkansas location in December 2006, which is operated by John Petticrew, the Store Manager and Scott Templeman, the Director of Regional Sales. Mid-America Hardwoods has been in business since 1979, but this family owned business has been tied to the industry for six generations that date back to the late 1800s.

"It is our goal to offer home owners and home builders alike the opportunity to purchase their millwork products directly from the factory while also receiving the highest level of service," said Petticrew. This approach not only saves customers money, it also allows customers the opportunity to purchase more products from one supplier, which also saves time and headaches.

Mid-America has many qualities that will benefit the contractor. "Obviously time is of the essence in this industry, so it is our goal to provide quality products not only at a fair price, but also in the shortest time possible," said Petticrew. Mid-America Hardwoods offers time savings to the home builder by having products in stock at all times, which alleviates the headaches of back-orders and shipping issues. When a customer calls with a need, Mid-America Hardwoods fills the need immediately, and if the product is not in stock, it is their goal to fulfill the order as soon as possible.

"We look at ourselves as though we are working for the customer, and we make sure that every order is correct and delivered in a timely manner," said Petticrew. Mid-America Hardwoods recognizes that customers have many options as to where they buy products. One key advantage Mid-America Hardwoods has is they are a direct source supplier; customers can come directly to the manufacturer and purchase products.

Most of Mid-America Hardwoods' products are only handled once or twice before being delivered to the customer, where most companies purchase products that have to be shipped to several locations prior to making it to the customer. "We want to ensure that the supply line from the manufacturer is as short as possible," added Petticrew.

Mid-America Hardwoods also wants to make sure that the customer's needs are met from a product knowledge standpoint. The company's staff is dedicated to helping the builder and home owner with any of their millwork needs or questions. Mid-America Hardwoods has the knowledge and expertise to direct



someone toward the right product for their needs and advise them on how to do it efficiently.

Mid-America Hardwoods operates in about a fifty mile radius of their locations in Northwest Arkansas and Missouri in terms of delivery and on site assistance, and has production facilities in Mississippi. The products are available nationwide and can be shipped in a variety of ways.

Mid-America Hardwoods unveiled many new pre-finished floors, in a variety of species at the Northwest Arkansas Home and Garden Show last month. These products are produced right here in the four state area and are available factory direct to the customer. The products include solid floors and a variety of engineered floors as well.

While new to the area, Mid-America Hardwoods is very excited about being part of the Northwest Arkansas building community. Mid-America Hardwoods offers quality products, competitive pricing, and service that is unmatched. "While we obviously want to sell a lot of product, we are also intent on building relationships with both the builders and home owners and to be seen as a partner in their business," said Petticrew. For more information about Mid-America Hardwoods, visit their website at:

www.mid-america-hardwoods.com or see their ad in *Building Arkansas Magazine*. 🏠

Advertising Supplement



Dollars and Sense

Don't Forget: Home Buyers of All Sizes Like to Entertain

By: Priscilla Shrader

When a home builder approaches the building of a spec house and even a custom home, they often think of the basics – square-footage, number of bedrooms and bathrooms, how the home will sit on the lot, and more. What can often be an afterthought are practical uses for the home – one of those is entertaining friends and family in some form or fashion in the new home.

Whether it's a Super bowl party, a Christmas gathering, hosting a group from church, or a large scale social event – home buyers in almost every budget category will be entertaining guests in some form or fashion in their new home. For home builders, this means keeping in mind the "extras" that will help home owners entertain at the house.

When entertaining, space is important, but bigger isn't always better. In larger homes, builders can provide specific spaces for entertaining guests via a formal dining area, a home theater, or even a game room. In smaller scale homes, builders can improve spacing for home owners who want to entertain, by leaving spaces more open so that traffic can easily flow from room to room. It is also important to keep in mind the placement of bathrooms that guests may use – typically a half-bath is ideal for guests.

When home owners entertain, there is no question that the kitchen becomes the most popular room for guests to mix and mingle. Because of this, home builders should keep in mind that an open kitchen with plenty of space to move around islands and cabinets is ideal for home owners who want to entertain. The placement of trash compactors, ice makers, and other specific additions that home owners use when entertaining is also important to consider.

Outside entertaining is very popular in Arkansas, and home builders should not forget this aspect of the home. Building a deck or outdoor patio that is large enough to hold more than just the family who resides in the home is important. Also, any added features to the outside of the homes are always a bonus for potential home owners. Whether it be an outdoor fire-pit, a swimming pool, or simply a nice deck with plenty of capacity – buyers will notice the small additions to the outdoor components of the home.

When home builders build a great home for entertaining, it's important to remember to use that specific aspect as a selling point when marketing the new home. Sometimes buyers get caught up in the price-per-square foot or number of beds and baths – but by reminding potential buyers of the "usefulness" of the property – through entertaining even a small number of guests, value will be added to the home in the home buyer's mind.

Budgets both large and small offer opportunities for home builders to incorporate value-added amenities to homes for entertaining purposes. Don't let this important element of the home slip by – it might be the simple touch a home buyer will notice. 🏠



Online TECHNOLOGIES Inc.
Your Audio – Visual Solution

Proud contributor for the
Builders House of Hope

See Our New Theater Room

10307 Maumelle Blvd. • North Little Rock • 501-224-3906

Focus On Grant County

By: Lauren Laney

Grant County, located just south of Little Rock, thrives on community and economic growth. "Even with the growth of our community, we still hold steadfast in our small town values and neighborly attitudes. Grant County's greatest resource is her people," said Stephanie Mitchell of the Grant County Chamber of Commerce.

"Sheridan, the county seat of Grant County, has experienced pretty level growth," said Mayor Joe Wise of Sheridan. White Oaks, Apple Valley, Jacob Creek, Westbrook, and Hurricane Estates are a few of the new developments under construction in Grant County. "The subdivisions include medium income and first time home buyers, and the prices range from \$55,000 to \$200,000 depending on the home," said Mitchell. Apple Home Builders also has a 10 lot, gated community on Highway 270 West under construction. Despite these new developments, the main issue Grant County home builders are facing is a lack of lots to build on, said Mary Kay Palmer of TMK Properties.



"The County has very unique industries and a good industrial development commission," according to Director of the Grant County Museum Bill Lancaster. There are several key industries that have a positive effect on Grant County. Kohler has two plants within the county; one plant manufactures plastic products for the plumbing industry and the other produces faucets and employs over 400. "Kohler has also opened a distribution plant just outside Sheridan's city limits," said Mayor Wise. Centria, Anthony's Hardwood, and ITW Shippers are other industries that help drive the economy in Grant County. "Centria produces a foam insulated construction panel mainly used in high rise buildings. Anthony's Hardwood makes laminated wood bedding allowing vehicles to drive in wet marsh areas or in oil fields, and ITW Shippers manufactures a heavy paper bag used for packing protection," said Mayor Wise. In addition, the logging and timber industry also contribute to the success of Grant County.

The Sheridan Public School System plays a major role in the community. "We have a great school system, and are able to keep good teachers because of good pay," said Lancaster. Grant County's teacher salary was ranked among the top of the state, and is a top commuter city for the Little Rock area, noted Lancaster.

Grant County is currently in the process of building a four lane highway through Sheridan. "There is also a bypass approved that will soon loop Sheridan to Fordyce, which will benefit our area," said Lancaster.

As for the future of Grant County, Daryl Apple of Apple Home Builders sees continued growth for the community. Through new construction in residential developments and local infrastructure, Grant County can look forward to continued economic and community growth. 🏠

**Membership
pays for itself**

- Group health insurance
- Self insured workers comp fund
- General liability
- Professional lobbyist for our industry
- Three-in-one membership
- Critical news and information
- Individual networking opportunities
- Industry publications
- Access to expert advice
- Member discounts

ARKANSAS HBA
ESTABLISHED 1937

REBATE PROGRAM

Coming up in the May issue of **Building** Arkansas



Energy Efficient Building

The latest trends in energy efficient building in Arkansas.



Developments

An outlook on residential developments across the state.



Fixtures and Details

The latest in fixtures and hardware in new homes.

P.O. Box 7244
Sherwood, AR
72124-7244

PRESORT STD
U.S. POSTAGE
PAID
Little Rock, AR
PERMIT NO 210

© 2007 Shrader Media Group, Inc.



HOUSE of MARBLE

1010 Jessie Road
Little Rock, AR 72202
(501)661-9545 Fax: (501)661-0499

♦ Quality Cast Stone Fireplace Mantels ♦
Available with or without
granite inserts and hearths.
Visit our showroom or
contact us for a complete brochure.