

SOUTHEAST WYOMING BUILDERS ASSOCIATION NEWSLETTER

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President's Message

Hello All!

Hope this month's newsletter finds all of you well and ready for a change in the season. Hard to believe that winter and the holidays are so quickly approaching.

I really want to take the time to encourage all of you to attend this month's General Membership Meeting for a very important update on the Uniform Development Code. Please join us this Tuesday, October 18, 2011, at Poor Richards. Matt Ashby and Brandon Cammarata will both be present to provide an update on the process and timing of the UDC as well as answer any questions that you might have. I personally have spent a lot of time on this process and fully understand the impact that this will have on the Building Community. I hope all of you take the time to attend so that you have the knowledge about this very important project that will implement a lot of change.

As a side note, when you come to this month's General Membership Meeting, please be sure to remember a donation to our "Christmas for Kids" fund. Shopping for this worthwhile event is right around the corner. Please contact Debbie Oliez if you would like to donate, or help with shopping this year.

Mark your calendars for this year's Christmas Party. It will be held on Saturday, December 10, 2011, at Little America. Arlene Lowery is busy working on all the details for this always fun event.

The next Board of Director's meeting will be held at 5:30 pm on Thursday, November 3, 2011, at the Airport Golf Course Restaurant. Remember, you are all always invited to attend. As always, if you have any feedback and/or suggestions about any of the happenings in our Organization, please feel free to call me at 630-0690.

As always; do business with a member. Paul Frauendienst, President

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******* Your Attendance is Requested *******

At the October 18th General Membership meeting the City Development Office will brief the SEWBA on the Revised Draft and adoption process of the Unified Development Code (UDC). This is the Draft of the UDC that will go before the Planning Commission and on to the Governing Body of the City of Cheyenne for possible approval.

This is an extremely important issue as it will change how development and redevelopment, both residential and commercial, take place in the city and the surrounding zoned area. The 45 day review period will start the middle of October. This will be your last opportunity to learn about the latest changes and to prepare for possible comments that you may want to make during the review period. The SEWBA Board of Directors requests you attend this meeting and help us protect your interests. Your comments, questions and concerns regarding the passage of the UDC as it is written are extremely important.

Fed Chairman to Address Open Board Session at IBS

NAHB members who attend the 2012 International Builders' Show will have an outstanding opportunity to hear Federal Reserve Chairman Ben Bernanke deliver remarks during a special session of our Board of Directors meeting on Feb. 10. Testifying before the Joint Economic Committee in Congress this week, Bernanke specifically acknowledged housing's role in economic recovery and job growth and the challenges facing builders in today's market.

"The housing sector has been a significant driver of recovery from most recessions in the United States since World War II," he said. "This time, however, a number of factors -- including the overhang of distressed and foreclosed properties, tight credit conditions for builders and potential home buyers, and the large number of 'underwater' mortgages -- have left the rate of new home construction at only about one-third of its average level in recent decades."

Clearly, Chairman Bernanke understands the contributions that builders can make to the economy when given the chance, and throughout his tenure he has been willing to meet with our leadership on a regular basis to receive updates from us on the state of the housing market and discuss our concerns.

Building on this solid relationship, we are pleased to announce that the chairman recently accepted an invitation to speak at our Board of Directors meeting to be held during the International Builders' Show in Orlando this coming February. Registered IBS attendees will be welcomed as part of the audience on a first-come, first served basis when the chairman speaks on Feb.10. This is an outstanding opportunity to hear from a man who is at the center of our nation's efforts to mount an economic recovery -- and a true honor for NAHB members, as such an appearance is relatively rare for the chairman.

Further details on the time and location of Bernanke's address will be available closer to the event, and we will be sure to pass on that information as soon as possible. In the meantime, if you haven't signed up to attend the IBS this February, now's the time to do so at www.BuildersShow.com.

September 2011

We appreciate your membership renewals.

- Capitol Lumber
- First American Title
- Moore Insulation
- Sanchez Construction
- Aztec Construction
- Wyoming Bank & Trust
- Scott Wells

SEWBA 2011 Christmas Party

The SEWBA Christmas Party is scheduled for December 10, 2011 at Little America. Invitations will be going out before long so mark your calendars and plan to attend another great party.



Wyoming Builders Association

Fall Board Meeting

October 21-22, 2011

Casper Ramada Riverside

300 West F Street

Casper, Wyoming

October 21, 2011 State Meeting Mixer

7:00-10:00pm

Birch Room

October 22, 2011 State Board Meeting

8:00-10:00am

Birch Room

If you are planning to attend and would like a guest room reserved for the night contact Paul Fleming @ 307-630-6306 by noon on Monday, October 17, 2011.

The Southeast Wyoming Builders Association would like to congratulate Jon Pietsch with the Property Exchange for being selected as the Realtor of the Year. Jon has been a member of the SEWBA Board of Directors for many years and we wish him the best.



Way to Go Jonny P!

Mark It On Your Calendar!

General Membership Meetings

(3rd Tuesday of month)

October 18, 2011

November 15, 2011

January 17, 2012

February 21, 2012

Location:

Poor Richard's
5:30 Social Hour
6:30 Dinner Meeting

SEWBA Board of Director Meetings

(1st Thursday of month)

November 3, 2011

December 1, 2011

January 5, 2012

February 2, 2012

Location: Airport Golf

Course Restaurant
5:30 PM

City Planning Commission Meetings

(1st & 3rd Mondays)

October 17, 2011

November 7, 2011

November 21, 2011

December 5, 2011

December 19, 2011

Location:

City Council Chambers
6:00 PM

General Membership Meeting

Tuesday

October 18, 2011

Program:

Uniform Development Code Plans

Poor Richards

\$20.00 per guest

Delegate and Keep Your Sanity

By Dennis DuRoff, NAHB Business Consultant

Going it alone, being strong for others, and taking the lead are cherished ideals. This thinking has helped us flourish in a country where the entrepreneurial spirit is highly valued.

However, if these ideals are out of balance, you may be eliminating many productive possibilities.

We lose the capacity to collaborate, to delegate, to form effective support networks. We isolate ourselves, forfeit the option to ask for help and believe flying solo is our only option.

A constant, persistent internal dialogue reinforces this thinking. Do not underestimate the power of this self-talk. This is not idle chatter; it can guide behavior.

This particular self-talk typically begins with the phrase, "I'll do it..." and is followed with...

It's the only way to get it done right.

It takes too long to teach

They forget in five minutes anyway.

No one cares as much as I do

Its just simple common sense!

Sound familiar?

This kind of thinking wedges many business owners firmly between a rock and a hard place. Damned if I delegate (worry, micro-manage, waste time and energy) and damned if I don't (overwork, can't grow the business, spend time doing work I know I should not be doing).

How is it possible to delegate and still sleep at night?

Feedback loops are simple reports from the field or office that let owners and managers know that work is being performed on time and according to company procedures.

They are a key to successful delegation and effective high-octane systems.

With these loops, business owners have the information (and therefore the confidence) they need to let go, stop micro managing, leverage their time, and grow their business.

Information flow should not be a one-way street; it should be a super highway!

Imagine your company's org chart. Communication is typically sent from the top down. Using Bill's home building company as an example, the Builder assigns a task to the Project Manager; the PM passes it along to the Superintendent and then on to the carpenters, laborers or trade partners.

The problem: information is moving in one direction only.

Managers and owners do not know the status of the work their team is producing. The result: justified worry and uncertainty. When the owner finally discovers that a breakdown has occurred (worse case scenario: from an upset client), it's often too late to remedy the situation.

Result one: High cost in time, money, morale and customer satisfaction.

Result two: The owner who felt it might be a mistake to delegate is now sure of it and justifiably so.

Feedback loops move information upstream. Feedback loops inform a manager about the status of the work. They provide current updates that enable owners to know when, and if, a course correction is needed.

Without effective feedback loops, owners and managers are forced to rely on hope and blind faith.

With feedback loops, managers have their finger on the pulse of the work in progress and can leverage the value of their employees, do work that is truly theirs to do and sleep better at night.