Volume 41, Number 2, Summer 2025

Lancaster Builder

A publication of the Building Industry Association of Lancaster County



Cover image provided by:
PINE HILL Building Co.
More information on page 7.

Understanding the Workforce Shift

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Page 20

R&A RENOVATIONS ADDITIONS MAGAZINE®
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We have some exciting projects in the works for 2025

by Claudia Shank, McNees Wallace & Nurick

BIA Members—

I'm pleased to have the opportunity to provide you with an update on the initiatives we are undertaking at the BIA to support the residential construction industry in Lancaster County. It is difficult to believe we are already halfway through the year, but I am excited about our progress in 2025. On June 13, we celebrated the 34th year of the Parade of Homes and kicked off our *Build Your Dreams Raffle* ticket sales. We appreciate your support in making this year's raffle a success and are looking forward to drawing the winning ticket at the Building Futures workforce development event on October 16.

I'm also excited to announce that we are embarking on a strategic planning process led by **coLAB**, a firm that has counseled numerous local non-profit organizations and associations. The process started with a planning and preparation stage during which the Board and staff completed a sustainability assessment, formed a steering committee, and participated in a visioning session. We are now in our capacity-building phase, during which we are working to identify key organizational stakeholders that can help our partners at coLAB understand our association's strengths and weaknesses. If someone from coLAB reaches out to you to chat as part of this effort, I invite you to be open, candid, and willing to offer constructive criticism and feedback. The goal of this engagement process is to learn both what we are doing well and what we can do better.

Ultimately, the goal of our work with coLAB is to prepare and adopt a new strategic plan by the end of 2025 that will guide our organization forward with clear strategies and a framework for tracking progress and measuring impact.

As we move into the second half of 2025, I thank you once again for your support and dedication to the industry and invite you to contact me at any time with questions, concerns, and new ideas.

Claudia Shank
BIA President

Summer Calendar of Events

For more information on these BIA events, see page 18.

Events

Jul	16	BIA Happy Hour, 4:30(ish)pm @ Loxley's
	24-25	PBA Summer Committee & Board Meetings, Bedford, PA
Aug	1	BIA Pillar Awards Early Bird Entry Deadline
	6	BIA the Whole Picture @ BIA Office, 8:00–9:00am
	20	BIA Happy Hour, 4:30(ish)pm @ Penn Stone
	29	BIA Pillar Awards Final Entry Deadline
	TBD	BIA NextGen Education Series—Session 1
Sept	10	PA Building Supply Open House
	16	BIA PAC End of Summer Social, 6:00 – 8:00 PM @ the home of Frank and Vicki Vargish. (Rain date: Thursday, Sept. 18.)
	17	BIA Happy Hour, 4:30(ish)pm @ Tellus360 Rooftop Bar
	24	Product Pulse 2025, 3:00–6:00pm @ Cloister's Flooring America, Ephrata, PA

Save The Date

Oct	16	BIA Building Futures: Construction Career Day

Photo by Jeremy Bishop on Unsplash

Building Industry Association of Lancaster County

Lancaster Builder is published quarterly by the Building Industry Association of Lancaster County to provide information about the building industry and news of the BIA and its members.

SUBSCRIPTIONS
One subscription is provided annually to members (included in dues). Additional subscriptions within your company are $35 per year through an Affiliate membership.

CONTRIBUTIONS
Member articles are welcome and can be directed to the editor in writing. Opinions expressed by authors and advertisements do not necessarily reflect the policies of the BIA. The BIA reserves the right to edit all submitted materials and to determine the suitability of any ad.

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BIA OFFICERS
President: Claudia Shank

Vice President: Mike Hockenberry

Secretary: Mike Viozzi

Treasurer: Jason Gerber

Associate Vice President: Frank J. Vargish III

Immediate Past President: Kevin Kozo

Members are welcome to attend BIA Board of Directors meetings, held the third Wednesday of every month at 3:00 pm at the BIA Offices.

BIA STAFF
Executive Officer:
Karen Watkins

Director of Member Services:
Pauline Wilton

Administrative Coordinator:
Tara Cook

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Building Industry Association of Lancaster County
Your Community. Your Builders.

HAPPY HOUR

August 20th, 4:30 - 6:30 pm

Beer, Wine & Hors d'oeuvres on the patio!

Hosted By:

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No Fee to attend.
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Contact
Staff@lancasterbuilders.org
to register

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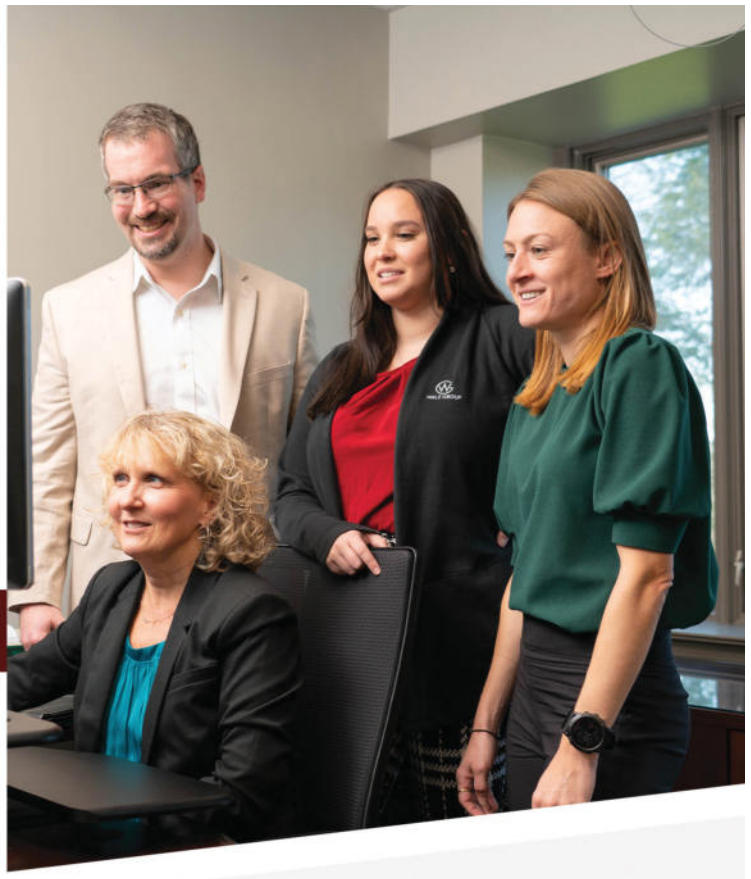

Who's in the News:

DM/A
DAVID MILLER/ASSOCIATES, INC.

DM/A Announces Nathaniel Kurtz is SEO Certified



David Miller/Associates, Inc. (DM/A), of Centerville Road, Lancaster, is pleased to announce **Nathaniel Kurtz, CPESC, SEO**, was certified as a Sewage Enforcement Officer (SEO) by the Pennsylvania Department of Environmental Protection.

Nathaniel is a graduate of Millersville University with a Bachelor of Science in Environmental Biology. He is also a qualified Erosion and Sediment and Post-Construction Stormwater Management BMP Inspector with Pennsylvania's Department of Environmental Protection.

ABOUT DM/A

DM/A provides services to public and private sector clients in civil engineering, landscape architecture, municipal services, planning, geology, and surveying. Please visit our website at www.dmai.com for more information.



TURNBERRY CONSTRUCTION GROUP
RESIDENTIAL COMMERCIAL

Turnberry Construction Group Celebrates 20 Years of Building Dreams

By: Yesenia Maldonado

Turnberry Construction Group, a premier custom home and commercial builder rooted in Reading and Lancaster, proudly marks its 20th anniversary this year. Founded in 2005 by Kevin Kozo, the company has become synonymous with craftsmanship, client-focused design, and exceptional quality in high-end residential and commercial construction.

What began as a passion born from Kozo's childhood experiences working alongside his father on renovation jobs has grown into an award-winning construction firm with over 200 completed projects and 27 industry awards. With a foundation built on hard work, integrity, and attention to detail, Turnberry has earned a stellar reputation for turning visions into reality and delivering projects on time and within budget.

"From day one, our goal has been to offer more than just a house. We aim to deliver a lasting experience our clients will value for a lifetime," said Kevin Kozo, President and Owner of Turnberry. Kevin remains personally involved in every project, ensuring that the company brings clarity, confidence, and excitement to each step of the process.

What sets Turnberry apart is not only the quality of the homes it builds, but the philosophy behind them. The company's success is driven by streamlined systems, strong industry relationships, and a transparent, client-first approach that turns the construction process into a trusted and rewarding journey.

Looking ahead, Turnberry remains focused on its commitment to community impact. This year marks the third annual hosting of Fête en Blanc, a signature fundraising event. The initiative underscores the company's belief in giving back and supporting stronger, more connected neighborhoods.

Additionally, with continued growth in the residential sector and rising demand for expertly designed commercial spaces, Turnberry is expanding its reach while staying true to its core values.

Turnberry continues to stand by its motto: "Built to Last, Designed to Impress." Every home and space crafted by the team represents more than construction, it reflects a legacy of pride, craftsmanship, and connection.

"Years from now, I hope to revisit the homes I've built, not as a builder, but as a guest welcomed back to witness the lives lived within," Kozo added. "Imagine sharing in the stories that have unfolded, the laughter that has echoed, and the tears that have been shed. That, to me, is the ultimate testament to a home well-built."

To learn more, please visit ***www.turnberryconstructiongroup.com*** or email ***marketing@turnberryconstructiongroup.com*** or call ***610-775-7575***

Associate Spotlight:

Personal Wealth Advisory, LLC
Andrew S. Barninger, CFP ®, CEPA ®



When was your company started?
Personal Wealth Advisory, LLC was formed in 2003.

What does your company do?
We help people align their money with their values and goals. Our clients rely on us to help them make wise decisions and answer big questions like:
1. How can I pay less tax and keep more of my money?
2. How much do I need from the sale of my business?
3. What's the best and most tax-efficient way for me to fund my lifestyle after I retire?
4. I want to help my family, community and charitable causes, how can I do that in a tax-smart and effective way?
5. I have a major life transition coming up, what can I do to prepare and plan ahead?

What makes your company special?
We believe that helping our clients pay less tax over their lives is one of the most valuable services we can provide. As the financial guide for our clients, its our job to coordinate their investment strategy, charitable giving, estate plan, income strategy, and business life with an intentional tax strategy. We have developed a unique expertise in tax reduction strategies for folks with high tax bills who want to keep more of their wealth.

Something else that sets us apart is our fee-for-advice service model. A common problem for people looking for financial advice is that they must move all of their investments to an advisor before getting help. We believe this shouldn't be the case and people should be able to pay for the advice they need without an initial obligation to shift their investment management. This allows clients to get the advice they want and focus on what's most important to them.

Why do you enjoy your job?
The best part about my job is spending time with clients. We only work with people we enjoy so why wouldn't I want to spend as much time with them as possible?

Why are you a member of the BIA?
Many of our clients are members of the association and own businesses within the building industry. We joined to help support them and learn more about the world in which they operate every day

Tell us about yourself and your family.
My wife, Leah, and I live in Manheim Township with our 6 year old son, Owen, and 16 month old daughter, Caroline. When we're not working, we're usually on a hike, at Dutch Wonderland some other fun adventure with the kids.

What are your hobbies?
Golfing, fishing and backpack camping are my main hobbies.

What other organizations are you a part of?
We are also members of the Associated Builders & Contractors Keystone Chapter, the Northern Lancaster Chamber of Commerce, and the Central Pennsylvania Financial Planning Association.

Builder Spotlight:

Hammer Creek Renovations
Fred Heim, Owner / President of Operations



When was your company started?
Hammer Creek was founded in 2023 as a real estate holdings company to develop neglected homes into new and beautiful spaces. In 2024 we realized that there was a need in the market for our services on clients homes and we took the 20 plus years of experience and opened the doors at Hammer Creek Renovations.

What does your company do?
We are a custom home remodeling company based in Lititz, PA, offering full design-build services. We specialize in transforming existing homes into beautiful, functional, and timeless spaces tailored to each homeowner's lifestyle.

What makes your company special?
At Hammer Creek Renovations, we're not just building spaces—we're building trust, relationships, and dreams. What sets us apart is our dedication to quality, creativity, and customer satisfaction. We take the time to understand each client's unique vision and bring it to life through collaborative design, skilled craftsmanship, and reliable project management. We're a faith-based, customer-focused team that values hard work, reliability, and compassion. With over two decades of award-winning experience, we deliver more than just renovations—we create meaningful, lasting improvements to the places people call home.

Why do you enjoy your job?
Renovating homes is more than a job for me—it's a calling and a passion. I find true joy in honoring the character and history of a home while making it work better for today's living. I love meeting homeowners, listening to their needs, and working together to craft creative solutions.

Equally fulfilling is mentoring a team that shares my passion for excellence and helping them grow professionally and personally.

Why are you a member of the BIA?
Being a member of the BIA allows us to stay connected to the local building community, uphold industry standards, and continue learning and growing as a company. It's a great resource for networking, advocacy, and education—and we believe in contributing to and supporting the broader construction and remodeling industry.

Tell us about yourself and your family.
I live in the Lititz area with my wife and our four wonderful kids. Family means everything to me, and they're a constant reminder of why I do what I do. When I'm not working, I enjoy spending time outdoors with them or working on renovation projects at our own home.

What are your hobbies?
In my free time, I enjoy playing pickleball, wood working, planning the next renovation project for our home. I enjoy the outdoors through boating, hunting and fishing.

Cover Sponsor: PINE HILL Building Co.

Friendly Competition Heats Up for the BIA Build Your Dream Raffle at the Parade Gala

This year's Parade of Homes Gala wasn't just a celebration of exceptional craftsmanship—it also marked the official kickoff of our **2025 BIA Build Your Dream Raffle**, a key fundraiser supporting both the BIA Foundation and our vital workforce development initiatives (see page 9).

The excitement in the room grew after our 2025 BIA President took the stage to not only launch the raffle but introduce a friendly table competition to help jumpstart ticket commitments. With a little competitive spirit and a lot of industry pride, Gala guests were encouraged to pledge ticket purchases—no money collected that night, just good faith commitments.

Table #10, representing Pine Hill Building Company, rose to the challenge with an impressive commitment of 73 tickets, earning them the top spot. As the winning table, they are featured on the front cover of this Summer issue of the *Lancaster Builder* magazine. Congratulations to Pine Hill, and thank you to all who participated in the fun and helped kick off our biggest raffle effort yet!

The raffle itself offers one lucky winner up to **$50,000** (with a **guaranteed $25,000**) to use toward a renovation or new build completed by a BIA member—or towards BIA member supplies and services. Tickets are $75 each, and the winning ticket will be drawn during our **BIA Building Futures event on October 16**.

We were proud to recognize our first Raffle Partners during the Gala:

- **Alden Homes** – Bronze Level Partner
- **Landmark Homes** – Silver Level Partner

Their early support has helped set the tone for a successful campaign, and Raffle Partners will continue to be recognized in all BIA communications leading up to the October drawing. Thank you to all of our Partners!

BIA Build Your Dream Raffle Partners

Platinum – 75+ Raffle Tickets|

- Pine Hill Building Co.

Gold – 50+ Raffle Tickets

- EGStoltzfus Homes

Silver – 25+ Raffle Tickets

- Landmark Homes

Bronze – 10+ Raffle Tickets

- Alden Homes
- Claudia Shank – McNees Wallace & Nurick LLC
- Douple Agency, Inc.
- Jim Walton – Wm. Murry & Son, Inc.
- Luke Quickel – Hess Home Builders
- Mike Viozzi – Lezzer Lumber
- Nathan Van Name – J.C. Snavely & Sons, Inc.
- Rob Hess – Kingsway Realty
- Trout CPA

Thank you to everyone who participated in the competition and made a commitment to support this exciting initiative. If you missed your chance to join in during the Gala, it's not too late—raffle tickets are available now, and your support directly fuels the future of the building industry through the BIA Foundation and workforce programs like *Building Futures*.

Let's keep the momentum going—because building dreams starts with building support!

2025 Building Industry Association PILLAR AWARDS

Entry Deadlines:

Save the Date: November 20, 2025 Pillar Award Winners Announced

Early Bird Deadline: August 1, 2025
First Entry: $345
Each Additional Entry: $295

Final Deadline: August 29, 2025
First Entry: $395
Each Additional Entry: $345

You can submit entries at:
Awards.lancasterbuilders.org/pillar

Pillar Award Categories:

Advertising & Marketing Awards

- Best Logo
- Best Print Ad
- Best Showroom
- Best Social Media Campaign
- Best Website

Professional Achievement Awards

- Accountant of the Year
- Attorney of the Year
- Marketing Professional of the Year
- Project Manager of the Year
- Sales Person of the Year

Remodeling Project Achievement Awards

- Addition
- Basement Remodel
- Bathroom Remodel
- Commercial Project
- Exterior Project
- Interior Project
- Kitchen Remodel
- Landscape/ Hardscape Project
- Outdoor Living Project
- Restoration Project
- Senior Living/Aging in-place
- Specialty Project
- Whole House Remodel

Company Achievement Awards

- Builder Company of the Year
- Company Impact Award
- Remodeling Company of the Year
- Supply Company of the Year

Associate Partner of the Year:
Nominated by BIA Builder Members*

*Builder Members who submit a Pillar Award Entry can nominate an Associate Member for the Associate Partner Award. The nominated company will be responsible for completing the entry form. All nominees and the winner will be announced at the Pillar Awards Reception. There is no fee charged for the nomination and entry.

Questions: Contact staff@lancasterbuilders.org

WIN UP TO $50,000!

TOWARDS A RENOVATION, NEW BUILD OR SUPPLIES & SERVICES PROVIDED BY A BIA MEMBER

BUILDING INDUSTRY ASSOCIATION
BUILD YOUR DREAM RAFFLE

TICKET $75

$25,000 GUARANTEED!

DRAWING: OCTOBER 16TH | 1:30 PM

At BIA Building Futures: Construction Career Day (Wyndham Lancaster Convention Center)

Raffle Details

Lancasterbuilders.org

The ticket sales goal is 1,300. If less than 1,300 tickets are purchased, the raffle winner will receive $25,000 towards a BIA Member renovation project(s), newly constructed home, supplies/services OR opt for a cash prize of $10,000.

Small Games of Chance License 20250003
Special Raffle Permit 20255S0001

2025 Building Industry Association PARADE OF HOMES

EGStoltzfus Custom Homes & Remodeling and Keystone Custom Homes Take Top Parade Honors

The two most coveted local honors in home building were recently announced, recognizing all Parade of Homes entries and the winning homes. Sponsored by **Fulton Bank** and **UGI Utilities** and presented by the **Building Industry Association of Lancaster County** (BIA), the Lancaster/Lebanon Parade of Homes opened the area's best new homes for touring both in-person and virtually. This year's Parade featured 21 single-family homes, duplexes and remodeling projects from 12 different builders, ranging in price from $441,990 to over $1,000,000.

The 2025 Parade of Homes *Fulton Bank Award for Best Single Family Home* was bestowed on **EGStoltzfus Custom Homes & Remodeling** (Entry #13). This beautiful 4,066 sq. ft. Tudor style home features 4 bedrooms, 4 and 2 half baths, a 3-car garage, as well as the following::



- A combination of real stone, painted brick and Hardi-Plank exterior
- 10' first-floor ceiling, 9' second-floor ceilings
- Large custom kitchen with combination of painted and rift sawn white oak cabinets
- Scullery with hidden access through main kitchen cabinet door
- His and Her offices
- First-floor owner's suite with wet room, his and her closets, and hidden access from owner's bathroom to laundry space
- Finished basement with wellness room, bar, media area, and hidden speakeasy
- Custom dog wash station in family entry
- Two-story fireplace with faux concrete finish
- Large covered patio in rear with gas fireplace



The 2025 Parade of Homes *Fulton Bank Award for Best Duplex* was presented to **Keystone Custom Homes** for their entry at 1239 Hershey Lane, Lancaster (Entry #19). The three-bedroom, 2 ½ bath home offers:

- Open-concept main living area with kitchen, family room and dining area
- Cathedral ceiling with beadboard detail in the main living area
- Kitchen boasts quartz countertops and backsplash, two-toned cabinets, and an eat-in island
- Family room features a white brick veneer gas fireplace
- Private Study with white brick veneer accent wall
- 1 st -floor owner's suite with floor-to-ceiling Kingston wainscoting
- Owner's suite bath boasts a dual vanity, tiled shower, and walk in closet
- 1 st -floor laundry room with vertical shiplap and workstation
- Study nook on the second floor
- Partially finished basement with café

The 2025 Parade of Homes *Honorable Mentions* for the Fulton Bank Awards went to **Pine Hill Building Co.** for their single-family entry at 837 Wheatfield Lane, Lebanon (Entry #9), and **Landmark Homes** for their duplex entry at 504 Stonegate Blvd., Annville (Entry #16).



The Parade entries were separated into 9 divisions according to the price and type (single-family home, duplex and remodeling project). Along with the Fulton Bank Awards, one home in each division earned a "Best of Show" Award, with additional awards for "Best" in: Exterior, Interior Design, Kitchen, Bath and Decorated. The entries were judged on June 10th & 11th by industry professionals from outside the area, using a numerical scoring system.

"***Best of Show***" Winners in each Division are:

- Townhome/Duplex, Division 1: **Landmark Homes**, Entry #16 (504 Stone Gate Blvd, Annville)
- Townhome/Duplex, Division 2: **Keystone Custom Homes**, Entry #19 (1239 Hershey Lane, Lancaster)
- Best Remodeling Project, Division 1: **EGStoltzfus Custom Homes and Remodeling**, Entry #20 (Virtual only)
- Whole House Remodel, Division 1: **Hammer Creek Renovations**, Entry #21 (Virtual only)
- Single-Family Home, Division 1: **Alden Homes**, Entry #4 (256 S. Cedar Street, Lititz)
- Single-Family Home, Division 2: **Landmark Homes**, Entry #6 (250 Dahlia Circle, Lebanon)
- Single-Family Home, Division 3: **Pine Hill Building Co.**, Entry #9 (837 Wheatfield Lane, Lebanon)
- Single-Family Home, Division 4: **Keystone Custom Homes**, Entry #10 (104 Cameron Lane, Lititz)
- Single-Family Home, Division 5: **EGStoltzfus Custom Homes & Remodeling**, Entry #13 (Virtual only)

Detailed information on all of the home entries is available at www.lancasterparadeofhomes.com.

Sponsored by: Fulton Bank *and* UGI Energy to do more



The 2025 Parade of Homes *Gala*

The two most coveted local honors in home building were presented at the Lancaster/ Lebanon Parade of Homes Gala on June 14 at the Lancaster Country Club. This annual Gala officially kicked off the Parade of Homes, recognizing all entries and announcing the winners. Returning as emcee this year was WGAL's Anne Shannon. Our talented Builder and Associate Members gathered for this special evening along with community and industry leaders.











Thank you to our Gala dinner sponsors:

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WOODMONT CABINETRY

Lancaster Building Industry FOUNDATION

Investments in Future Generations

2025 LBI FOUNDATION SCHOLARSHIP AWARDS

The Lancaster Building Industry Foundation continues to fulfill its mission to provide community-based opportunities, education and service related to the building industry. The Foundation received many qualified scholarship applications this year, and awards were decided for the following 8 students:

- **Braedon Bickford** – Electrical Technology at HACC
- **Gabriel Lesher** – Carpentry Technology at Thaddeus Stevens College of Technology
- **Alexander Knight** – Construction Management at Penn College of Technology
- **Alissa Kreider** – Architecture and Environmental Design in Architecture at North Carolina State University
- **Eminuel Medina** – Electrical Technology at Thaddeus Stevens College of Technology
- **Tyler Miller** – Architectural Technology at Thaddeus Stevens College of Technology
- **Joshua Muhr** – Agricultural Engineering at PSU Park Campus
- **Brian Stoudt** – Architectural Technology at Thaddeus Stevens College of Technology

The Foundation is also distributing funds for 5 special, named scholarship awards:

Savannah Hagen will receive the *Phil Shatto Legacy Scholarship* contributed by Garman Builders.

Garman BUILDERS

Hannah Martin will receive the *Maurice Lezzer Legacy Scholarship*.

Brady DaCosta will receive the *Kenneth Lezzer Legacy Scholarship*.

Lezzer Lumber BUILDING MATERIALS CENTERS

Both Lezzer awards are contributed by Lezzer Lumber's community outreach team, CORE.

Matthew Bear will receive the *EGStoltzfus Neil Lamborn Scholarship*

Colin Rilatt will also receive the *EGStoltzfus Neil Lamborn Scholarship*

EGStoltzfus BUILDING ONE STORY AT A TIME

Congratulations to all our scholarship recipients, we wish you the best in your continued education and future employment!

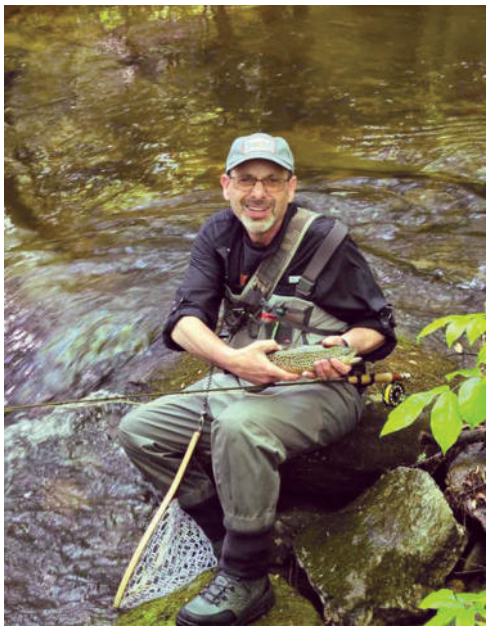
LBI Silent Auction Winner

Mike Viozzi of **Lezzer Lumber** was our top bidder at last year's LBI Foundation Silent Auction—and it was well worth the wait to claim his prize! Mike recently enjoyed a memorable morning of fly-fishing at a private club—hosted by the BIA's own Pauline Wilton and her husband Ralph—capped off with a catered stream-side lunch.

Now ***that's*** how you reel in a win!

Thank you, Mike, for your generous support!

The Lancaster Building Industry Foundation is committed to building a stronger future through charitable giving that supports education, workforce development, and community-based opportunities within the building industry.



Lancaster Building Industry FOUNDATION

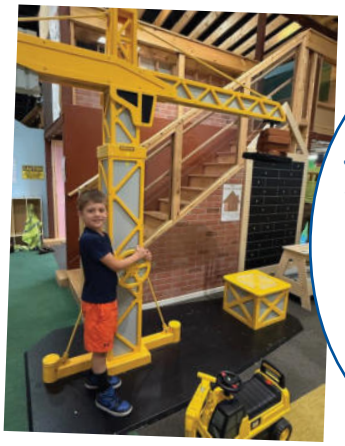
Family Night at Hands-on House Raises Funds for Lancaster Building Industry Foundation

Hands-on HOUSE CHILDREN'S MUSEUM OF LANCASTER

On May 5th, the Lancaster Building Industry Foundation hosted our 2nd Family Night Fundraiser at the **Hands-on House Children's Museum**—and it was a fantastic evening! Nearly 40 guests enjoyed private access to the museum, exploring interactive exhibits and making lasting memories with their families.



Thanks to the generosity of our attendees and supporters, the event raised over $500 to support the Foundation's mission.



A BIG *Thank You!* *to everyone who made the evening a success— we're building a stronger future, together!*





Fun, Food & Friendly Competition Despite the Rain!



Thank you to everyone who joined us for Builders Game Night, generously hosted by GR Mitchell! Despite the rainy weather, the event was a hit—filled with games, great conversations, and plenty of delicious food and drinks.



Attendees enjoyed friendly competition with foosball, air hockey, electronic darts, and even a classic arcade machine. J&L Mobile Pub kept the drinks flowing, while Hotbox BarbieQ Food Truck served up some seriously good BBQ that hit the spot.

A big thank-you to **GR Mitchell** for hosting and to everyone who came out—it was a fantastic night spent with an even better group!

GRMitchell BUILDING SUPPLIES & HOME CENTER









The 2025 Annual BIA Golf Outing!

A perfect day for networking and all-round fun



June 25th gave us a heat dome to remember at Crossgates Golf Club!
180 golfers hit the links for the Annual BIA Golf Outing AM and PM Tournaments—sponsored this year by the newly branded **PA Building Supply**.
The AM field started off with coffee and pastries, and all players enjoyed a combined lunch. Both AM and PM trophies and prizes were awarded to tournament winners, and the PM match ended with an evening happy hour.

Thanks to all who played, and supported in 2025!





2025 Golf AM Field Winners

First Place Foursome :
Daniel Esh
Daniel Trump
Bryan Warren
Jon Fox

Second Place Foursome :
Tim Gibble
Eric Doutrich
Chase Reyolds
Scott Hess

Longest Drive (men):
Tony Deraco

Longest Putt:
Keith Paich

Closest to the Pin:
Daniel Trump

Straightest Drive:
Bryant Myer

Sponsor Scavenger Hunt:
Jeremy Shirk

50/50 Raffle:
Chuck Haley

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2025 Golf PM Field Winners

First Place Foursome :
Mike Viozzi
Thatcher Book
Phil Sensenig
Rick Wise

Second Place Foursome :
Heather Gilbert
Connor Gilbert
Dave Fuchs
Rob Cardina

Longest Drive (men):
Dave Fuchs

Longest Drive (women):
Alyssa Scraton

Longest Putt:
Don Parsons

Closest to the Pin:
Rick Wise

Straightest Drive:
Robin Beveridge

Sponsor Scavenger Hunt:
Alyssa Scraton

50/50 Raffle:
Don Parsons

Building Industry Association
BUILDING FUTURES
Construction Career Day



October 16, 2025
10:00 am - 3:00 pm
Wyndham Lancaster Convention Center

- ✓ Encourage students to pursue a career in the trades.
- ✓ Share your internships and job opportunities.
- ✓ Support the industry and its future workforce!

Event Sponsor:

Lezzer Lumber
BUILDING MATERIALS CENTERS

Reserve a Booth:
$250 for BIA Members

$350 for Non-Members

Variety of Sponsorships Available!

Give-a-ways for Students



550+ Students attended last year!

Presentations & Panel Discussions



Industry Demonstrations



Event open to the public.

Student Made Community Projects



Contact staff@lancasterbuilders.org to reserve your booth!

Building Industry Association
BUILDING EMPOWERMENT
Women of the BIA

2nd Annual Parade House Party

The **Building Empowerment: Women of the BIA** group hosted a special afternoon on June 17th, drawing more than 35 guests to an exclusive Parade House Party. Attendees enjoyed a private tour of **Pine Hill Building Co**.'s beautifully crafted Parade Home, followed by casual networking and refreshments, generously provided by **Premier Settlements**.



The event offered a unique opportunity for connection, inspiration, and a closer look at excellence in homebuilding—powered by the women shaping our industry's future.

PINE HILL Building Co.

PREMIER SETTLEMENTS, INC.



What's coming up?

Next in our Education Series, we look forward to an afternoon session on September 24th hosted by **INVISION DESIGNS** *AND* **CLOISTER'S FLOORING AMERICA**.



This educational networking event will focus on new specialty products that builders and designers will want to start incorporating to innovate and elevate their new build and remodel projects!



INVISION DESIGNS

25 Cloister's FlooringAmerica

Building Momentum and Connections



The **BIA NextGen** group is off to a strong start! Our recent happy hour event brought together an enthusiastic group of young professionals from across the building industry. The evening was full of great conversations, new connections, and shared excitement about this new initiative.

We're eager to continue growing BIA NextGen and creating meaningful opportunities for emerging leaders. The energy at the event confirmed what we've hoped—there's a real need for a space where young professionals can connect, collaborate, and learn.

Help Shape What's Next

We recently sent out a brief survey in the BIA Briefing asking for your thoughts on what you'd like to see from BIA NextGen. So far, the feedback has been spot on—networking and mentorship from experienced professionals are top priorities.

If you missed the survey but would like to weigh in, we'd love to hear from you. Reach out to Pauline Wilton at pauline@lancasterbuilders.org to participate.

Coming in August

We're planning our next meeting for August:

Foundations of Success: Insights & Connections for the Next Generation

Join us for an engaging session designed to inspire and connect emerging professionals in the building industry. Hear firsthand from a respected industry veteran as they share their career journey—what worked, what didn't, and the lessons learned along the way. After the keynote, take part in a dynamic Q&A session and enjoy valuable time to network with peers and seasoned professionals. Whether you're looking for guidance, connections, or your next big opportunity, this event is built for you.

Stay tuned for more details!

Please share this with the young professionals in your company and encourage them to get involved. With your input and involvement, BIA NextGen will be a powerful tool for building a stronger future—together.

MY BENEFIT ADVISOR | UNDERSTANDING THE WORKFORCE SHIFT



Photo by Christian Lendl on Unsplash

With **Millennials** and **Gen Z** now comprising most of the workforce, businesses must rethink their approach to employee benefits. These generations prioritize flexibility, mental health, financial wellness, and purpose-driven work environments over traditional perks. In a competitive job market, offering the right benefits package can significantly impact talent attraction, retention, and engagement.

Millennials, born between 1981 and 1996, prioritize work-life balance, career growth, and financial stability. Gen Z, born between 1997 and 2012, values flexibility, mental health support and diversity in the workplace. While each generation has distinct preferences, both groups share an expectation that workplaces will offer benefits that support not just their professional development but also their personal well-being.

Work-life balance is particularly important to these employees. Millennials appreciate flexible work schedules and remote work options, while Gen Z pushes for even greater workplace fluidity, preferring hybrid setups or fewer traditional work hours. Career development is another significant factor. Millennials look for tuition reimbursement and mentorship programs, while Gen z prefers digital learning opportunities, upskilling, and the ability to advance quickly through job-hopping. Financial wellness plays a crucial role in their decision-making, with Millennials drawn to student loan assistance and 401(k) matching, whereas Gen Z favors instant payroll access and budgeting tools. Health and well-being are also essential, as both groups demand comprehensive wellness programs, including therapy coverage and stress management apps.

To attract and retain these employees, organizations must rethink their benefits models and provide options that are personalized, flexible, and inclusive.

MY BENEFIT ADVISOR

The **Building Industry Association of Lancaster County** offers members access to My Benefit Advisor as a solution for employee benefits, including voluntary offerings. For more information about My Benefit Advisor, visit our website at **pbip.mybenefitadvisor.com** or contact **Christopher Sloane** at **(888) 333-7526**.

BIA Events



Celebrating Professional Excellence

Entry Deadlines & Fees

Early Bird Deadline	Final Deadline
August 1, 2025	August 29, 2025
Regular first entry–$345	Regular first entry–$395
Each Additional entry–$295	Each Additional entry–$345

4 Pillar Award Categories:

Advertising & Marketing Awards
- Best Showroom
- Best Logo
- Best Website
- Best Print Ad
- Best Social Media Campaign

Remodeling Project Achievement Awards
- Addition
- Basement Remodel
- Bathroom Remodel
- Commercial Project
- Exterior Project
- Interior Project
- Kitchen Remodel
- Landscape/Hardscape Project
- Outdoor Living Project
- Restoration Project
- Senior Living/Aging-in-Place
- Specialty Project
- Whole House Remodel

Company Achievement Awards
- Builder Company of the Year
- Community Impact Award
- Remodeling Company of the Year
- Supply Company of the Year

Professional Achievement Awards
- Accountant of the Year
- Attorney of the Year
- Marketing Professional of the Year
- Project Manager of the Year
- Sales Person of the Year

Associate Partner of the Year:
Nominated by BIA Builder Members
(See details on page 11)

To Enter, you can submit entries at:
awards.lancasterbuilders.org/pillar

SAVE THE DATE!

GMM & Pillar Awards Presentation

November 20, 2025, 5:30 - 8:30 at The Inn at Leola Village
38 Deborah Dr, Leola, PA 17540

Questions? Contact staff@lancasterbuilders.org; 717-569-2674

BIA HAPPY HOUR
July 16, 2025, 4:30 (ish)–6:30pm
Loxley's, 500 Centerville Rd., Lancaster
BIA Happy Hours are a great way to network and build your connections! No registration is required. Just come and mingle!

PBA SUMMER COMMITTEE & BOD MEETING
July 24-25, 2025, Bedford, PA

BIA—THE WHOLE PICTURE
August 6, 2025, 8:00 - 9:00 am
BIA Office, 204 Butler Ave., Suite 200, Lancaster, PA 17601
Membership may be THE most important tool in your tool belt!
Attend to learn what the association can offer you and your business.
Get the whole picture of what the BIA is all about:
- Association Information
- Upcoming Events
- Ways to get involved
- Member Discounts
- Networking and Targeted Marketing Opportunities
- Industry Education and MORE!

Cost: FREE but registration is required. Contact: staff@lancasterbuilders.org

BIA HAPPY HOUR
August 20, 2025, 4:30 (ish)–6:30
Penn Stone, 190 W Ross St, Lancaster, PA 17603
BIA Happy Hours are a great way to network and build your connections! Free to attend but registration is required. Contact staff@lancasterbuilders.org to register.

BIA NextGen FOUNDATIONS OF SUCCESS: INSIGHTS & CONNECTIONS FOR THE NEXT GENERATION
August Date & Time TBD
Join us for an engaging session designed to inspire and connect emerging professionals in the building industry. Hear firsthand from a respected industry veteran as they share their career journey—what worked, what didn't, and the lessons learned along the way. After the keynote, take part in a dynamic Q&A session and enjoy valuable time to network with peers and seasoned professionals. Whether you're looking for guidance, connections, or your next big opportunity, this event is built for you.

BIA HAPPY HOUR
September 17, 2025, 4:30 (ish)–6:30
Tellus360 Rooftop Bar, 24 E King St, Lancaster, PA 17602
BIA Happy Hours are a great way to network and build your connections! No registration is required. Just come and mingle!

2025 END OF SUMMER SOCIAL BENEFITING THE BIA PAC
September 16, 2025, 6:00–8:00pm
The home of Frank and Vicki Vargish, 8 Southview Lane, Lititz, PA
Enjoy a cigar friendly evening of catered fare, soft drinks, fine scotch, wine and prizes while supporting your BIA's advocacy program!
Registration information to follow.

PRODUCT PULSE 2025
September 24, 2025, 3:00–6:00pm
Cloister's Flooring America, 100 Durlach Road, Ephrata, PA 17522
Event focus: Trending/New Products in the Home Industry, Networking
Partnering with: Building Empowerment: Women of the BIA (See page 16.)
Hosted by: *Invision Design*s and *Cloister's Flooring America*
Invitees: Designers and Contractors/Builders
Looking for ways to go beyond the blueprint?? — Join us for an afternoon focused on home products that will Innovate and Elevate your design and build projects — presented by the 2025 Board of Directors. Enjoy hors d'oeuvres, light refreshments, and networking while you learn more about what new specialty products you'll want to start incorporating in your build and remodel projects. There will be a special presentation at 4:30pm discussing the latest in home design trends. We look forward to seeing you there!

SAVE THE DATE:



Education



Live and recorded webinar courses are available through the NAHB website. Some are free and others have a cost.
To explore the offerings through NAHB, visit their website at: ***www.nahb.org/education-and-events/education,*** and ***www.nahb.org/education-and-events/education/upcoming-webinars.*** Currently scheduled courses are listed and there are links to their *Free Webinar Replay Library, Shop Talks* and more. Some resources are available to only to registered users. For yet more recourses for educational content see: ***https://storefront.nahb.org/Product-Search***

Two currently scheduled live online courses:

Details & Solutions for Livable Homes and Aging In Place (CAPS III)

Instructor: Steve Hoffacker, CAPS

July 2, 2025, 8:30am–4:30pm

Awareness of the aging in place (AIP) concept in the home building industry has increased significantly so that the National Association of Home Builders Certified Aging-in-Place (CAPS) designation is becoming the preferred, if not the expected, designation for professionals working with the AIP population. The CAPS programs was created to introduce building industry professionals to the market's growth potential and to teach techniques for expanding a business through effective marketing, communication, and solution design and implementation for this market.

Member Fee: $310.00
Non-Member Fee: $335.00

Project Management

Instructor: Jeff Hunt

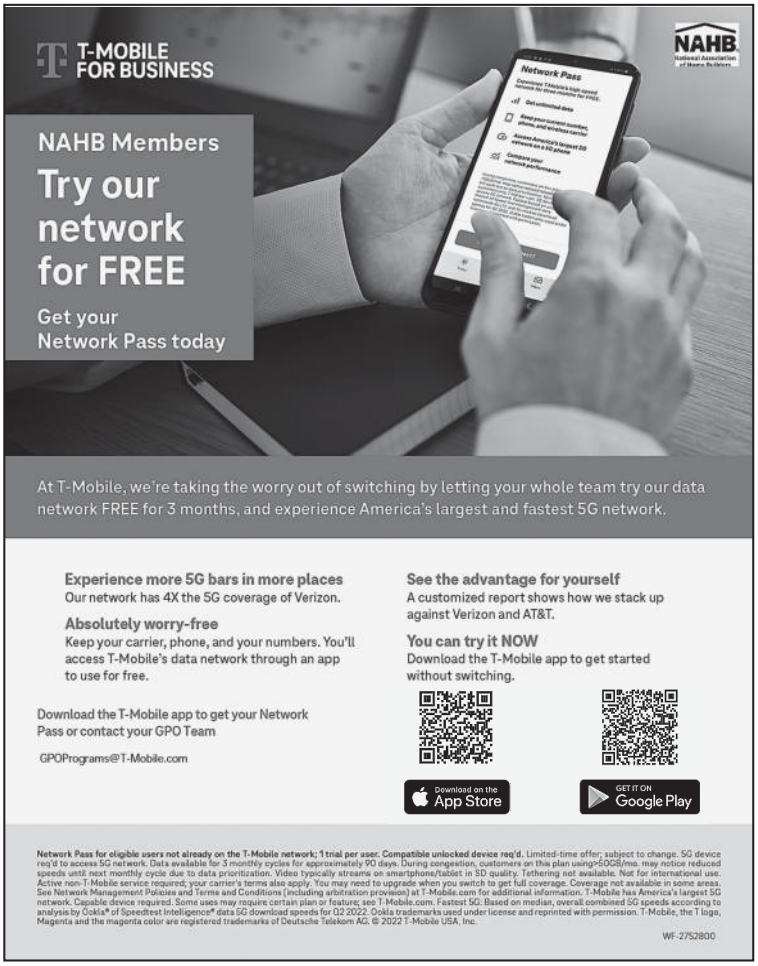
Aug 26, 2025, 9am–4pm

Learn project management concepts and strategies designed to help you increase your professional value and the value you bring to your company and customers. This course will teach you the basics of successful project management. A successful project is one that is built on time, on budget, and to the customer's satisfaction. The course explains the role of project managers during each phase of a project, including the pre-construction, construction, and post-construction phases. Project management tools and effective management of trade contractors will also be discussed.

Member Fee: $175.00
Non-Member Fee: $200.00

IMPORTANT:
For many more classes in July and August, for important additional info on each class and to register, please visit the NAHB website.





PA Uniform Construction Code (UCC) Enforcement Update on the Changes to the PA UCC:

Enforcement Date Pushed Back

We want to inform you of a key update regarding the Pennsylvania Uniform Construction Code (UCC) and the adoption of the 2021 International Code Council (ICC) Model Codes.

The PA Department of Labor and Industry has not completed the regulatory process required to enforce the 2021 ICC codes. As a result, the previously anticipated enforcement date of **July 13, 2025**, is no longer valid. We will immediately notify you when we have a new enforcement date.

Based on the required steps still necessary and in combination with publicized meeting dates and statutory timelines, the Department and municipal officials will not be able to enforce the 2021 changes to the UCC until these legal requirements are met.

What this means:

• Based on the required actions still necessary, the Department will not be able to enforce the 2021 UCC updates.

• The official enforceable date will be announced once the Department submits the regulatory language to the appropriate state agencies for review and approval.

Why this matters:

• The official enforceable date determines which version of the PA UCC applies to a construction project.

Key guidance:

• If a **design or construction contract is signed before the new enforceable date**, it may follow the 2018 PA UCC, provided the building permit is applied for within **six months** of the new enforceable date.

• If a **design *or* construction contract is signed after the enforceable date** or if the permit is not applied for within that six-month window, the project must comply with the **2021 PA UCC**.

We will share the confirmed enforceable date as soon as it becomes available.

Statutory Reference:

Act 45 of 1999 – PA Uniform Construction Code

Section 304. Revised or successor codes

Subsection (c)(4) - Where a design **or** construction contract was **signed before the effective date of regulations** for a subsequent Uniform Construction Code or International Fuel Gas Code issued under this act, the permit may be issued **under the Uniform Construction Code** or International Fuel Gas Code **in effect at the time the design or construction contract was signed if the permit is applied for within six months of the effective date of the regulation** or the period specified by a municipal ordinance, whichever is less.

*If you have specific timeline questions or concerns relating to the enforcement of the 2021 changes to the PA UCC, please contact PBA staff Sarah Miller at **smiller@pabuilders.org** or 717-571-6488; or PHRC Associate Director Christopher Hine at **clh399@psu.edu** or 814-863-2366.*



2025 BIA End of Summer Social

Building Industry Association POLITICAL ACTION COMMITTEE

BIA "End of Summer" Social

Benefitting the BIA PAC!

September 16th, 6:00 - 8:00 pm

Home of Frank and Vicki Vargish: 8 Southview Lane, Lititz, PA

Building Industry Association POLITICAL ACTION COMMITTEE

Join Us!

Suggested Contribution: $100 Per Person

Enjoy a cigar friendly evening of catered fare, soft drinks, fine scotch, wine and prizes while supporting your BIA's advocacy program!

Event brought to you by our BIA Advocacy Partners:

GSL Public Strategies Group, A STEVENS & LEE COMPANY · J.C. Snavely, Est. 1870, PROFESSIONAL BUILDING SUPPLY · McNees · RETTEW · rkl ADVISORS for WHAT'S NEXT

2025 BIA-PAC Contributors

The BIA Political Action Committee provides funds to candidates & causes that are friendly to our industry. Thank you to the following individuals who have contributed this year:

President's Club: $1,000+

John Bear Jason Garman
Shawn Garman Jay Provanzo

Century Club: $500+

Claudia Shank Bruce Gingrich

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Join us in welcoming these companies into the BIA, and in thanking our recruiters!

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RYAN THOMPSON
131 Fela Drive
Cinnaminson, NJ 08077
Phone: (856) 630-6156
Business Activities: Financial Services/Investments
Email: ryan.thompson4@capitalone.com

Movement Mortgage
Bruce Barilar
180 Good Dr.
Lancaster, PA 17603
Phone: (717) 497-9961
Business Activities: Banking & Lending Services
Email: bruce.barilar@movement.com
Sponsor: Shawn Garman, Garman Builders

Prestige Painting
Nathan Patterson
76 S Belmont Rd
Paradise, PA 17562
Phone: (717) 556-8561
Business Activities: Painting Contractor
Email: natep@prestigepaintingpa.com

Zome Smart Home Systems
Joe Gavlick
633 Lausch Ln
Lancaster, PA 17601
Phone: (717) 969-9663
Business Activities: Technology
Email: joe.gavlick@zome.com
Sponsor: Joel Zeiset

BUILDERS

Destiny Builders & Management, LLC
Shakher Pately
1492 Lititz Pike
Lancaster, PA 17601
Phone: (717) 799-2542
Business Activities: General Contractor
Email: shakher@destinymgt.com
Sponsor: Claudia Shank, McNees, Wallace & Nurick LLC

Oasis Group
Christopher Bower
28 E 28th Division Highway
Lititz, PA 17543
Phone: (717) 572-2849
Business Activities: Remodeling Contractor
Email: fheim@hammercreekco.com

Quality Buildings, LLC
Evan Rineer
2562 Steelton Road
Lancaster, PA 17601
Phone: (717) 288-2348
Business Activities: Carpentry
Email: erineer@qualitybuildings.com



Membership Renewals

Thank you for your continued commitment to the industry!

84 Lumber Company Store 0295
Advanced Trim & Kitchens
Advantage Building Concepts, LLC
Barley Snyder
BCF Group
Bomberger's Store, Inc.
Brown Plus
C. Moyer Building & Remodeling, Inc.
CalCo Design & Renovation
CB Burkholder, Inc.
CCS Building Group
Charter Homes & Neighborhoods
Choice Home Remodeling, Inc.
CLZ Concrete & Construction, LLC
Compleat Restorations
Concrete Authority
Costello Builders
Dombach Builders, Inc.
EGStoltzfus Homes, LLC
EWBN, LLC
EZSolution
Fulton Bank
Garman Builders, Renovations
Goody's Home Design, Inc.
Hajoca Corporation
Harvey Achey Construction, LLC
Heartland Builders, Inc.
Home Grown Outdoor Finishes, Inc.
Hunter Creek Builders, LLC
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Precision Wall & Truss
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Sorry to see you go!
We'll be here if you choose to come back.


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Interior Design/Décor: Olga Lembesis, Studio 55
Flooring: Caliber Hardware Floors, Inc. (Ephrata)
Electrical Contractor: Town & Country Electric (New Holland)
BIA Members are always welcome to discuss their projects with our editor, Suzanne Long, by calling 717-492-2585 or emailing sue@lancastercountymag.com.
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