Volume 42, Number 2, Summer 2026

Lancaster Builder

A publication of the Building Industry Association of Lancaster County



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Well-Deserved Honors

by Mike Hockenberry, EGStoltzfus Homes LLC

It was my pleasure to welcome everyone to the June 12th, 2026 Parade of Homes Gala, proudly sponsored by Fulton Bank and UGI.

This year marks the 70th anniversary of the Building Industry Association of Lancaster County and the 35th year of the Parade of Homes. I'd like to thank all the BIA builders who showcased their homes and remodeling projects this year.

Speaking of anniversaries, for those of you that don't know, after 20 years of service helping to guide the association, **Karen Quinn** is retiring at the end of July. I'd like to recognize her for her leadership and dedication in helping to shape the BIA of Lancaster for nearly two decades.

Since joining the BIA staff in 2006 and becoming Executive Officer in 2013, Karen has led with professionalism, integrity, and an unwavering commitment to this organization and the industry it serves.

She was instrumental in the success of the Spring Home Show and in supporting the Lancaster Building Industry Foundation's scholarship program, which has helped more than 100 students pursue careers in construction and the skilled trades. Through changing markets, industry challenges, and even the COVID shutdown, Karen provided steady leadership, strengthened relationships, and kept the association moving forward. I congratulate Karen for her outstanding legacy of service, trust and lasting contribution to the industry.

I am also excited to congratulate **Pauline Wilton**, our current Director of Member Services, on her well-deserved promotion to Executive Officer. We are looking forward to the future and confident that under Pauline's leadership, the Association will continue to thrive with both continuity and fresh energy.

Join me in wishing the best to both our retiring and new Executive officers!

Summer Calendar of Events

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

Events

July	**15**	Retirement Celebration Honoring Karen Quinn, 4:30–6:30pm @ Lancaster Country Club
	30	NextGen Meet Up, 4:30–-6:30pm @ Tellus Rooftop Bar
Aug	**12**	BIA, The Whole Picture, 8:00–9:00am @ the BIA Office
	19	BIA Happy Hour, 4:30–6:30pm @ Loxley's Patio Bar
Sept	**TBD**	NextGen & BE Combined Event
	10	End of Summer Social, 6:00–8:00pm @ the home of Frank & Vicki Vargish
	16	BIA Happy Hour, 4:30 – 6:30 pm @ Indoor City

Save The Dates

Oct	**8**	BIA Building Futures: Construction Career Day
	29	BIA Clay Classic

Photo by Sean Oulashin on Unsplash

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.

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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Send email changes to:
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BIA OFFICERS
President: Mike Hockenberry

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Treasurer: Jason Gerber

Associate Vice President: Joel Young

Immediate Past President: Claudia Shank

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 Quinn retiring July, 2026

Executive Officer:
Pauline Wilton

Membership Engagement Coordinator:
Melanie Schreck

Administrative Coordinator:
Tara Cook

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Cover Sponsor:

Built Together: GR Mitchell and Ironstone Support Builders with Expanded Outdoor Living Solutions



For over 50 years, **GR Mitchell** has been a trusted resource for builders and remodelers throughout Central PA and beyond. With a wide assortment of lumber and building materials, custom architectural millwork, cabinetry, and dependable service, GR Mitchell continues to provide the products, and support professionals rely on.

Through its integration with **Ironstone Building Materials,** GR Mitchell offers greater access to decking, railing, cabinetry, flooring, doors, and more. Located in Lancaster, Ironstone is known for exceptional value, extensive in-stock inventory, and knowledgeable support that helps customers find the right materials to match their vision, budget, and timeline.

A Stronger Resource for Decking and Railing

The outdoor living project featured on the cover showcases decking and railing available through Ironstone Building Materials. Built by All American Deck Co., the deck combines Ironstone's durable, low-maintenance, and budget-friendly PVC decking with RDI's clean Finyl Line vinyl railing that delivers both style and function.

As demand for outdoor living spaces continues to grow, builders need supplier partners who can help them navigate product options with confidence. Ironstone's decking and railing offerings give builders access to trusted brands, competitive pricing, and material solutions designed for long-term performance.

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For more information, call **717-464-2999** or visit us online at **BuildingMaterialsPA.com**.



Who's in the News:



Reilly Noetzel

Barley Snyder Partner Reilly Noetzel Named Chair of Real Estate Practice Group

Lancaster, Pa. – **Barley Snyder** is proud to announce that partner **Reilly S. Noetzel** has been named chair of the firm's Real Estate Practice Group. Noetzel previously served as vice chair of the group and brings extensive experience representing clients across a broad range of real estate, land use and development matters.

As chair, Noetzel will lead one of the firm's largest and most comprehensive practice groups, comprised of a deep bench of attorneys advising clients at every stage of the real estate lifecycle. Barley Snyder's Real Estate Practice Group regularly represents developers, businesses, municipalities, non-profit organizations and individuals. The multidisciplinary group includes more than 50 attorneys and paralegals across the firm's footprint, offering clients seamless access to localized insight and firmwide resources.

The group advises clients across the full spectrum of real estate matters, including acquisition, financing, development, operations and divestment of both commercial and residential properties, as well as appeals and related litigation. The group also provides title services, supporting clients through due diligence, closings and the resolution of complex title issues. In addition, the group frequently serves as local counsel for national and regional developers, guiding complex projects from inception through completion.

"Reilly is a trusted advisor with a strong track record of leadership, collaboration and technical excellence," said managing partner Jennifer Craighead Carey. "He is exceptionally well-positioned to guide our Real Estate Practice Group as it continues to support clients across the region with sophisticated, practical counsel backed by the full resources of our firm."

Noetzel focuses his practice on all aspects of real estate transactions and development, with particular depth in condominium and planned community law, land use and zoning, construction-related matters, regulatory compliance and leasing. He routinely advises clients on navigating the Pennsylvania Planned Community and Condominium Acts and has substantial experience structuring and documenting commercial, residential and mixed-use developments of all types and sizes.

Additionally, Noetzel represents developers and property owners before zoning hearing boards and governing bodies on rezoning, variance, conditional use and land development matters throughout Pennsylvania. His construction practice includes negotiating and reviewing contracts for privately and publicly funded projects, including those involving state and federal grant programs.

"I'm honored to step into this role and to continue building on the strength of our Real Estate Practice Group," said Noetzel. "Our team offers an exceptional depth of experience across real estate, land use, construction, finance and municipal matters, and we take pride in delivering collaborative, business-focused solutions that help our clients move projects forward with confidence."

Noetzel is a Lancaster County native and active in numerous professional and community organizations. He serves on the board of directors of the Building Industry Association (BIA) of Lancaster County, Central Market Trust, the Penn Manor Education Foundation and the Lancaster Bar Association. He is the vice chair of the Pennsylvania Bar Association's Real Property, Probate and Trust Law Section and a member of its House of Delegates. Additionally, Noetzel is the Ethics Committee Chair of the BIA of Lancaster County and frequently presents on real estate, zoning and development topics.

In addition to Barley Snyder's Real Estate Practice Group, the firm offers a dedicated Land Use Practice Team and a Construction Industry Group, providing clients with integrated counsel across complex development and construction matters.

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Committee Spotlight:

Building Empowerment: Women of the BIA



Building Empowerment: Women of the BIA was created to foster meaningful connections, encourage professional growth, and provide a supportive network for women working in the residential construction industry. While women continue to make significant contributions across every facet of the building industry, the committee recognizes the value of creating opportunities to connect, learn, and grow together.

The committee focuses on three core areas:

Networking – Building relationships, sharing experiences, and creating opportunities for collaboration among industry professionals.

Education – Providing programs that enhance industry knowledge, develop professional skills, and introduce members to new ideas, trends, and career opportunities.

Mentoring – Encouraging the growth of future industry leaders by supporting students and professionals through guidance, shared experiences, and meaningful connections.

Although created to support women in the industry, Building Empowerment is an inclusive committee that welcomes all BIA members who share a passion for strengthening our workforce and advancing the building industry. Through educational events, networking opportunities, and community involvement, the committee continues to empower individuals while fostering a more connected and engaged association.

Committee Members:

Lori Bentley, Douple Insurance
Ashlee Dietrich, Hess Home Builders
Nicole Enck, Pine Hill Building Co.
Deirdre Kreider, GR Mitchell
Janell Moser, Ephrata National Bank
Jessica Ott (Co-Chair), Martins Flooring
Lexi Sauder, (Co-Chair), Premier Settlements
Claudia Shank, McNees Wallace & Nurick
Amanda Voloshin, Invision Design

Building Empowerment Hosts Parade Home Party

Building Empowerment: Women of the BIA welcomed more than 40 members and guests to its annual *Parade Home Party* on June 16 at one of **Pine Hill Building Co.**'s beautiful Parade of Homes entries.

The afternoon offered attendees the opportunity to connect with fellow industry professionals while enjoying refreshments and touring one of this year's featured homes. The event offered a relaxed setting for networking, relationship building, and celebrating the craftsmanship showcased during the **2026 Parade of Homes**.

Sponsored by

PINE HILL Building Co.

PREMIER SETTLEMENTS, INC.





Coming Up

Building Empowerment is partnering with **BIA NextGen** this fall for a unique collaborative event focused on leadership, professional development, and building connections across generations in the industry. Stay tuned for more details on this exciting program!

NAHB Podcast: The Housing Bill Will (Probably) Become Law. What's In It?

On the latest episode of NAHB's podcast, *Housing Developments*, CEO Jim Tobin and COO Paul Lopez talk about what's happening in Washington, D.C., including the most recent updates on the ***21st Century ROAD to Housing Act*** and midterm expectations.

Published
Jun 30, 2026

The legislation was approved last week by the Senate and was expected to be signed into law shortly after by President Trump. However, the president paused on signing the bill to advocate for passage of the SAVE Act, putting the 21st Century ROAD to Housing Act in limbo.

This legislation includes **five key provisions** that will help address housing affordability, including:

- **Land-Use and Zoning.** "It's going to give HUD the power to work with stakeholders, like the home builders, to identify best practices that they can then turn into actionable items for local and state governments options to implement," Tobin explained. "We just want to reduce the barriers to housing, and this will give pathways for local governments to do that."
- **Aging Housing Stock.** "We know that remodeling is going to be a huge part of the housing sector over the next decade," Tobin shared. "This recognizes that while we have not built enough homes to keep up with pace, we are going to have worry about our older housing stock, which is less efficient, which is less resilient … and provides incentives to update our older housing stock."
- **Multifamily Financing.** FHA-insured multifamily loan limits have not changed in over 20 years and no longer reflect market conditions. This legislation raises those limits and indexes them to inflation to support new apartment development. "That's what I like about this bill in general," Tobin added. "It really is focusing on bringing more homes and apartments online as soon as possible."
- **Environmental Reviews.** This provision streamlines the National Environmental Policy Act review process for small and infill housing projects. "Anything we do to reduce permitting times, and therefore permitting costs, is really important," Tobin noted.
- **Community Banks.** "The majority of homes built in this country are built by small builders," Tobin stated. "The backbone of housing finance in this country for builders are the community banks … If we're going to push for more housing supply, we need to make sure that all the financing mechanisms are there as well."

The legislation could take several paths since reaching the president's desk on June 29.

"Hopefully cooler heads prevail, and the president recognizes that this is something he campaigned on — housing affordability — and big bipartisan majorities in Congress support that effort," Tobin said. "And everyone wants to go home and campaign on this, and deliver on a big issue for Americans."

What to Expect Ahead of Midterm Elections

Republicans hold a slim majority in the House and the Senate, but even if they flip, it would still be a slim majority for Democrats.

Key topics that may help or hurt on the campaign trail include:

- **The Working Families Tax Cuts**, or One Big Beautiful Bill Act, was a big victory for NAHB last year. Those tax cuts went into effect for this filing season, and the benefits should be realized soon, which could provide a boost on the campaign trail.
- **An uninterrupted government appropriations process**, given the disruptions in recent cycles, leading up to Sept. 30 could provide another additional boost.
- **The economy remains resilient**, but not great, including weakness in housing. Economic factors such as mortgage rates, gas prices and inflationary pressures will need to ease to help Republicans. "I think we have to see some meaningful retrenchment from some of these highs that we've seen," Tobin noted.

Government appropriations, workforce development and electing pro-housing members to Congress will be key topics for NAHB as midterms approach.

Listen to the full episode of the podcast below and subscribe to Housing Developments through your favorite podcast provider, or watch all the episodes on **YouTube**.

Contact:
Reaganne Hansford rhansford@nahb.org
AVP, Leadership Strategy 202-266-8450

PBA Home Improvement Contractor Update

As of April 24, 2026, the PA Attorney General's Home Improvement Contractor registration website is again operational. However, we understand that the office is experiencing a huge backlog and they are about six months behind in processing new and renewal registrations.

PBA is advising members to keep all their documentation and correspondence with the AG's office, including any letters received, phone calls made, date when checks were cashed, etc.

If you face any problems, please contact Jill Pento at jpento@pabuilders.org.

CONTRACTOR REGISTRATION WEBSITE

The Remodelers Council is *Back* in Action!

*The **BIA Remodelers Council** is back and running!*

We're excited to bring remodeling professionals together to connect, share ideas, and grow through networking opportunities, educational programs, and industry-focused resources.

A special thank you to our dedicated **Steering Committee** for volunteering their time and expertise to help guide the Council. Their leadership and commitment have been instrumental in getting the Council back up and running, and we truly appreciate all they do.

Steering Committee

- ***Fred Heim, Co-Chair*** – *Hammer Creek Renovations*
- ***Tim Zehr, Co-Chair*** – *Metzler Home Builders*
- ***Josh Morken*** – *Martins Flooring Inc.*
- ***Mike Blank*** – *MBC Building & Remodeling, LLC.*
- ***Derrell Miller*** – *Smoker Door Sales*
- ***Jansen Balmer*** – *Balmer Builders, LLC.*

Current Remodelers Council Member Companies

The Remodelers Council is proud to represent 36 member companies committed to advancing the remodeling industry in Lancaster County.

Advanced Interiors, Inc.
Lee Dienner
ALL Renovation & Design LLC
John Lapp
Balmer Builders, LLC
Jansen Balmer
Cloister Flooring, Inc.
Matt Weaver
Dutch Quality, Inc.
Keith Petrisek
Eby Exteriors
Joel Zeiset
EGStoltzfus Homes, LLC
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GR Mitchell
Tom Keller
Hammer Creek Renovations
Fred Heim
Home One Home Improvement Services / Extreme Garage
Mike Groff
Indoor City Granite and Marble
Donald Parsons
Integrous Fences & Decks
Jason Hurst
JM Lapp
Mike Stoltzfus
Kauffman Kitchens, LLC
Kyle Kauffman
Kreider and Diller Builders, Inc.
Donald M. Diller
Lantz Insulation, Inc.
Jerry Keith
Lezzer Lumber
Mike Viozzi
Martins Flooring
Josh Morken
MBC Building & Remodeling, LLC
Mike Blank
Metzler Home Builders, Inc.
Tim Zehr
Pella Windows & Doors Company
Ryan Bowen
RealTdub LLC
Taylor Walden
Re-Bath Lancaster
Jonathan Witmer
Renovations & Additions (R&A) Magazine
Patrick Kiely
Smoker Door Sales LLC
Derrell Miller
Specialty Building Products
Mark Kelly
Swartz Kitchens and Baths
Jim Rhoads
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Tim Kotzmoyer
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Will Martin
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Carl Hess
Wenger's Construction, Inc.
Sherwin Wenger
Whitetail Homes
Phil Snader
Wm. Murry & Son, Inc.
Wesley Zeiset
Zephyr Thomas Home Improvement Company
Shelley Mays

If you're interested in joining the Remodelers Council or want to learn more, contact **Melanie Schreck** at melanies@lancasterbuilders.org. We'd love to have you involved!

Photo by Sidney Pearce on Unsplash

Building Industry Association
BUILDING FUTURES
Construction Career Day

Highlighting Career Opportunities in Construction, Trades & Manufacturing



October 8, 2026
10:00 am - 3:00 pm
Wyndham Lancaster Convention Center

- ✓ Connect with students interested in careers in construction and the trades.
- ✓ Promote your internships, apprenticeships, and job opportunities.
- ✓ Help shape the industry's future workforce!

500+ Students from local trade schools and area high schools attended last year!

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Alden Homes and Garman Builders Take Top Parade of Homes Honors for 2026

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 BIA Parade of Homes opened the area's best new homes for touring both in-person and virtually. This year's Parade featured 24 entries which included single-family homes, townhomes, duplexes, condos and remodeling projects from 13 different builders, ranging in price from $300,000 to $2,950,000.

The 2026 Parade of Homes ***Fulton Bank Award for Best Single Family Home*** was bestowed on **Alden Homes** for 121 Maple Lane, Lebanon (Entry #20). This beautiful 4,671 sq. ft. home features 3 bedrooms, 3.5 baths, a 3-car garage, as well as the following:



- Striking 8' pivot door—grand entrance
- Dramatic floor-to-ceiling black windows
- Double-sided linear fireplace with micro-cement
- Cathedral deck with retractable screens
- Full-height quartz kitchen, a chef's dream
- Seamless zero-entry luxury shower
- Whole-home Lutron smart luxury home automation
- Basement with glass elevator and golf simulator on turf
- Lighted stair treads with sleek cable railing
- Sleek glass-panel 3-car garage

This home is available for in-person tour.

The 2026 Parade of Homes ***Fulton Bank Award for Best Townhome/Duplex/Condo*** was presented to **Garman Builders** for their Condo entry at 117 Blackford Blvd. Unit 104 (Entry #6). The 2-bedroom, 2-bath home offers:



- Private parking
- Cook's kitchen layout with stacked cabinetry and cabinetry upgrades
- Cafe appliances in kitchen
- Comfort height vanities with quartz countertops in bathrooms
- Glass and tile shower with heavy glass surround
- Linear tiled fireplace in family room
- Wood beam accents throughout home
- Modern trim and doors
- Transom trim accent wall in owner's bedroom
- Loaded laundry room with upgraded cabinetry and washer and dryer
- Modern lighting package
- First-Floor Primary Suite
- Flexible Living Space
- Neighborhood Amenities
- Easy Living Community

The 2026 Parade of Homes ***Honorable Mentions*** for the Fulton Bank Awards went to **FoxBuilt** for their single-family entry at 102 Calia Circle, Hummelstown (Entry #22), and **Landmark Homes** for their duplex entry at 2 Kensington Ave, Annville (Entry #7).



The Parade entries were separated into 10 divisions according to the price and type of home. 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 9th & 10th by industry professionals using a numerical scoring system.

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

- Townhome/Duplex, Division 1: **Thaddeus Stevens College of Technology**, Entry #1 (625 Stevens Ave, Lancaster)
- Townhome/Duplex/Condo, Division 2: **Garman Builders**, Entry #3 (101 Candler Way, Annville)
- Townhome/Duplex/Condo, Division 3: **Garman Builders**, Entry #6 (117 Blackford Blvd. Unit 104)
- Best Remodeling Project, Division 1: Hammer Creek Renovations, Entry #24 (Virtual only)
- Single-Family Home, Division 1: **Horst & Son**, Entry #8 (509 Windermere Road, Wrightsville)
- Single-Family Home, Division 2: **Metzler Home Builders**, Entry #12 (230 Parkside Place, Lancaster)
- Single-Family Home, Division 3: **Landmark Homes**, Entry #14 (108 Wyndale Drive, Ephrata)
- Single-Family Home, Division 4: **Keystone Custom Homes**, Entry #16 (704 Skip Lane, Lampeter)
- Single-Family Home, Division 5: **Alden Homes**, Entry #20 (121 Maple Lane, Lebanon)
- Single-Family Home, Division 6: **FoxBuilt**, Entry # 22 (102 Calia Circle, Hummelstown)

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 2026 Parade of Homes *Gala*

The two most coveted local honors in home building were presented at the BIA Parade of Homes Gala on June 12th at the Lancaster Country Club. This annual Gala officially kicked off the BIA Parade of Homes, recognizing all entries and announcing the winners. Our emcee this year was Baylee Martin, WGAL reporter, and Fulton Awards presenter was Marlene Schwoyer. Our talented builder and associate members always enjoy gathering for this special evening celebration—congratulations to all our winners!











A big thank you to our Gala sponsors:

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Dinner Sponsor—
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Lancaster Building Industry FOUNDATION

2026 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 totaling $15,500 were decided for the following 18 students:

- **Brady DaCosta** – Building Automation Engineering at Pennsylvania College of Technology
- **Gwenn Estria P. Galido** – Architecture at New York Institute of Technology
- **Savannah Rose Hagen** – Interior Architecture and Design at La Roche University
- **Alexandria Kaye Heistand** – Electrical Technology at Thaddeus Stevens College of Technology
- **Caiden Karpel** – Electrical Engineering at Penn State University Park
- **Alissa Quan Kreider** – Bachelor of Environmental Design in Architecture (BEDA) at North Carolina State University
- **Gabriel E. Lesher** – Carpentry Technology at Thaddeus Stevens College of Technology
- **Tyler Miller** – Architectural Technology at Thaddeus Stevens College of Technology
- **Derek Mumma** – Energy Professional Program at PPATEC (Pennsylvania Petroleum Association Technical Education Center)
- **Ethan Michael Rineer** – Architecture at Drexel University
- **Isaiah Sensenig** – Welding and Metal Fabrication at Pennsylvania College of Technology
- **Wyatt Stover Stoltzfus** – Architecture at Pennsylvania College of Technology
- **Jesmely N. Torres Burgos** – Architectural Technology at Thaddeus Stevens College of Technology

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

Jean Bikyeombe will receive the *Phil Shatto Legacy Scholarship* contributed by Garman Builders.

Alaina Bridgeman will receive the *Maurice Lezzer Legacy Scholarship*.

Hannah Lynn Martin will receive the *Kenneth Lezzer Legacy Scholarship*.

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

Matthew David Bear will receive the *EGStoltzfus Neil Lamborn Scholarship*

Ty Wealand will also receive the *EGStoltzfus Neil Lamborn Scholarship*

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





BUILDERS ROYALE

A Winning Night

Thank you to everyone who joined us for ***Builders Royale***, hosted by **GR Mitchell**. The evening featured networking, great food, refreshing drinks, and plenty of friendly competition.

Attendees tested their luck at blackjack and roulette, challenged one another to bean bag toss and 4-in-a-row, and connected with fellow industry professionals throughout the evening. **Walk-O-Taco** served up delicious food that was a crowd favorite and kept everyone fueled for the fun.

A special thank you to **GR Mitchell** for their generous hospitality and to everyone who came out to make the event such a success!



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All sponsorship levels include recognition on the event webpage.

Event Sponsor (1 Available) - $2,000	Opportunity to welcome participants at event kickoff, logo on all promotional materials, and includes one 4-person team.
Bus Sponsor (1 Available) - $1,000	Includes complimentary round-trip transportation for up to 4 attendees and 2 registration entries.
Golf Cart Sponsor (1 Available) - $1,000	Promotional materials displayed in golf carts, includes 2 registration entries.
Lunch Sponsor (2 Available) - $750	Company name or logo on lunch signage, includes 2 registration entries.
Awards and Refreshments Sponsor (1 Available)- $750	Opportunity to welcome attendees and present awards to winners.
Team & Station Sponsor $700	Personalized sponsor sign at station, includes one team of 4.
Premium Station Sponsor (5 Available) - $500	Opportunity to have a representative and sign at station.
Bonus Bird Sponsor (1 Available) - $300	Company logo printed on all Bonus Bird tickets.
Station Sponsor $250	Personalized sponsor sign at station.

Contact Melanie Schreck for more information: 717-569-2674 or Melanies@lancasterbuilders.org

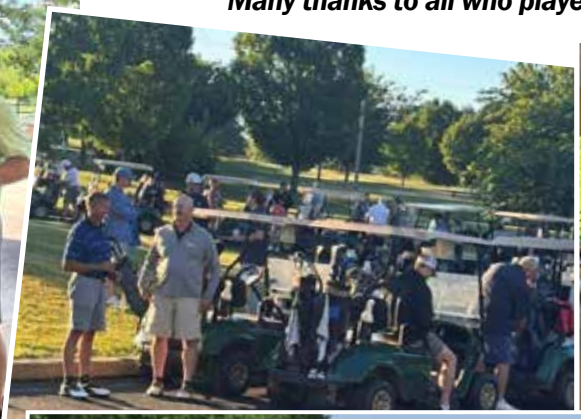
The 2026 Annual BIA Golf Outing!

A perfect day for networking and all-round fun

June 24th gave us a picture-perfect day for two great fields of golf at Crossgates Golf Club! 180 golfers hit the links for the Annual BIA Golf Outing AM and PM Tournaments. The AM field started early with coffee and pastries, all players and sponsors enjoyed lunch and beverages in the pavilion. Both AM and PM prizes were awarded to tournament winners, and the PM match ended with an evening happy hour.

Many thanks to all who played, and supported the BIA in 2026!


1st Place AM Foursome




1st Place PM Foursome

2026 Golf AM Field Winners

First Place Foursome :
Jason Tarewicz
Ian Cannon
Tim Reiker
Thomas Flatley

Second Place Foursome :
Logan Smith
Mike Caccese
Ben Beachy
Mitch Coleman

Longest Drive Hole#9 (men):
Dylan Campbell

Longest Putt:
Paul Feite

Closest to the Pin:
Sam Dilmann

Straightest Drive:
Brent Coward

Sponsor Scavenger Hunt:
Ben Beachy

Thank You, Sponsors!

AM Coffee & Pastries Sponsor
METZLER HOME BUILDERS, INC.

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PA BUILDING SUPPLY

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SWARTZ KITCHENS AND BATHS
TROUT CPA
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WALZ GROUP
WEAVER SUPERIOR WALLS, LLC
WEBER SURVEYORS

2026 Golf PM Field Winners

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

Second Place Foursome :
Andy Toms
Ryan Commerce
Nick Helmick
Don Parsons

Longest Drive (men):
Mitch Ebersole

Longest Drive (women):
Deirdre Kreider

Longest Putt:
Joel Snyder

Closest to the Pin:
Rick Wise

Straightest Drive:
Louis Pagan

Sponsor Scavenger Hunt:
Derrell Miller

Coming Soon!

Building Industry Association 70 YEARS 1956 - 2026

A New and Improved Member Experience

Glue Up

As part of our ongoing commitment to better serve our members, the BIA of Lancaster County is excited to announce that we will soon transition to a new association management system, **Glue Up**.

This new platform will provide a more modern, user-friendly experience for members while giving the BIA enhanced tools to better manage events, communications, and member engagement.

Once the transition is complete, members can look forward to:

- An improved member portal with easier access to account information.
- A streamlined event registration process.
- Enhanced communication and event reminders.
- A more intuitive online directory and member profile management.
- Greater opportunities to connect and engage with fellow members.

As with any system change, there may be a brief adjustment period as we migrate information and familiarize everyone with the new platform. We are working hard behind the scenes to make the transition as seamless as possible.

We will share additional details, including important dates, login instructions, and helpful resources, as we get closer to launch. We appreciate your patience during this exciting transition and look forward to providing an enhanced member experience through Glue Up.



BIA NextGen Morning Meet-Up Recap

More than 20 BIA NextGen members gathered on April 16 for a Morning Meet-Up at the *Thaddeus Stevens College of Technology Parade of Homes entry*. Attendees had the unique opportunity to tour the home while it was still under construction, gaining a behind-the-scenes look at the craftsmanship and collaboration that went into the project.



The entirely student-built home was showcased by the students themselves, who led the tour and shared their experiences, highlighting the skills they developed and the work completed throughout the build. It was a great opportunity for members to connect with the next generation of construction professionals and see firsthand the students' talent and dedication.





A special thank you to **Builders FirstSource** for providing coffee and donuts, making the morning a great combination of networking, education, and industry connection.

Coming Up

BIA NextGen Meet-Up

Join us on Thursday, July 30, from 4:30–6:30 p.m. at the Tellus360 Rooftop Bar for an evening of casual networking with fellow industry professionals. It's a great opportunity to make new connections, catch up with colleagues, and enjoy the summer in a relaxed atmosphere.

Registration is required. Attendees are responsible for the purchase of their own food and beverages.

Looking Ahead

BIA NextGen is partnering with **Building Empowerment: Women of the BIA** this fall for a collaborative program focused on leadership, professional development, and strengthening connections across generations within the building industry. Stay tuned for more details on this exciting event!

For more information or to register, please contact **Melanie Schreck** at **melanies@lancasterbuilders.org**.



Turn today's building challenges into tomorrow's opportunities.

In today's competitive landscape, you have to keep up with ever-evolving technologies and growing customer expectations. That's where your NAHB UPS Savings Program comes in.

NAHB members can now take advantage of **new flat discounts of up to 50%** on UPS® shipping services that include enhanced protection through UPS Capital Insurance Agency, Inc., and printing services through the UPS Store® that can help promote and grow your business.

To start saving:

Call: 1-800-MEMBERS (636-2377)
Visit: www.1800member.com/nahb

MY BENEFIT ADVISOR

The True Cost of Healthcare: It's More Than Premiums

When employers evaluate their health benefits, the conversation almost always starts, and ends, with premiums. While those costs are highly visible, they represent only a portion of the true financial impact. The bigger, less obvious costs often go unmanaged.



Healthcare doesn't just affect your balance sheet; it directly influences how your workforce performs every day.

Absenteeism is the most recognizable factor. Employees dealing with unmanaged health conditions, delayed care, or financial barriers to treatment are more likely to miss work. But even more costly is presenteeism—when employees are physically present but not fully productive due to health issues, stress, or fatigue. This silent drain on performance often exceeds the cost of absenteeism yet rarely shows up in traditional reporting.

There's also the impact on retention. Benefits that feel expensive, confusing, or difficult to access can lead employees to seek opportunities elsewhere. In a competitive labor market, healthcare isn't just a cost, it's a key component of your value proposition as an employer.

And then there are downstream financial effects. Poorly managed plans can lead to higher utilization of emergency services, increased specialty drug spend, and delayed diagnoses that result in more complex and costly treatments over time.

The takeaway is simple: focusing solely on premiums provides an incomplete picture. A high-performing benefits strategy looks at total impact—cost, utilization, employee experience, and long-term outcomes.

Employers who take this broader view are better positioned to make informed decisions. By improving access to care, supporting employee engagement, and monitoring trends throughout the year, they don't just manage costs, they improve performance. Because in the end, the true cost of healthcare isn't just what you pay, it's what it prevents, what it enables, and how it shapes the health and productivity of your organization.

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**.

A Retirement Celebration

Honoring

KAREN QUINN

JULY

WEDNESDAY 15 4:30-6:30 PM

Lancaster Country Club
Sunset Bistro Room

Sponsored By:

GSL Public Strategies Group
A STEVENS & LEE COMPANY
Powerful partnerships. Standout solutions.

No cost to attend;
Registration required:

To Register Contact:
Staff@lancasterbuilders.org

BIA Events

RETIREMENT CELEBRATION HONORING KAREN QUINN
July 15, 2026, 4:30–6:30pm
Lancaster Country Club, 1466 New Holland Pike, Lancaster, PA 17601
Join us as we celebrate Karen Quinn's retirement and honor her 20 years of dedicated service, leadership, and commitment to the BIA of Lancaster County. We look forward to recognizing her many contributions and wishing her all the best as she begins this exciting new chapter.

NextGen MEET-UP
July 30, 2016, 4:30 – 6:30pm
Tellus360 Rooftop Bar, 24 E King St, Lancaster, PA 17602
If you are under 40(ish) and want to connect with peers in the building industry, please join us! Registration is requested. (See page 16.)

BIA—THE WHOLE PICTURE
August 12, 2026, 8:00 - 9:00am
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 19, 2026, 4:30 – 6:30pm
Loxley's Patio Bar, 500 Centerville Rd, Lancaster, PA 17601,
Join us for a fun evening of networking, activities, and good food! No fee to attend, but registration is required.

NextGen & BE COMBINED EVENT
September TBD 2026

END OF SUMMER SOCIAL
September 10, 2026, 6:00 – 8:00pm
At the home of Frank & 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 advocacy program!

BIA HAPPY HOUR
September 16, 2026, 4:30 – 6:30pm
Indoor City, 481 Harrisburg Ave, Lancaster, PA 17603
Join us for a fun evening of networking, activities, and good food! No fee to attend, but registration is required.

Stay in the loop! Connect with the BIA on:
facebook in
www.lancasterbuilders.org

SAVE THESE DATES

Building Industry Association
BUILDING FUTURES
Construction Career Day
October 8, 2025

BIA CLAY CLASSIC

CENTRAL PENN SPORTING CLAYS
OCTOBER 29 | Noon-5PM



The BIA is Soliciting Nominations for:

2027 BIA Officer & Board Director Positions

If you are interested in serving or know of another BIA member who would be a valued addition to leadership, please contact EO Pauline Wilton at (717) 569-2674



Voting will take place at the General Membership Meeting on November 12th at the Inn at Leola Village.

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***

One of several currently scheduled Webinars:

Job Costing: The Road Map Continues - Live Online 2026

July 21, 2026, 1:00pm EDT (NOTE: this course was also presented in March.)

This live class is intended to be interactive. Please ensure you are in an environment that allows you to participate and that your camera and microphone are working.

Due to the live, interactive nature of this course, no recordings will be available.

By completing this course, participants in this course will be able to:
•Define the concept of diversification and identify its related benefits and risks

•Identify types of businesses that provide diversification opportunities for builders, remodelers, residential contractors and small commercial contractors

•Consider aspects of each diversification opportunity before selecting it as a viable option

•Determine whether diversification is a desirable option Identify due diligence that should be performed once an area of diversification is chosen

Note: It is strongly recommended to take NAHB's Business Accounting course before Job Costing.

This course deals primarily with direct costs. (Indirect costs and overhead costs are entailed in NAHB's Accounting and Financial Management Course.)

NAHB Credit: This class is eligible for 3 continuing education credits

3 AIA/CES LU: NAHB is a Registered Provider with the American Institute of Architects (AIA) Continuing Education Systems.

IMPORTANT:
You must log in to register. For many more details and important additional information on this and other webinars, and to register online, please visit the NAHB website as listed above.





Housing Economics Data as of June 25th, 2026

From **HousingEconomics.com**

Housing Supply

Nationwide, the number of housing starts fell by 15.4% over the month of May 2026 to 1,177,000. Single-family starts fell by 1.9% to 882,000. Multifamily starts fell by 40.2% to 295,000. Over the past 12 months, total housing starts are down by 8.7%. Single-family starts are down by 6.7% and multifamily starts are down by 14.2%.

In the Northeast Region, which includes the state of Pennsylvania, the number of housing starts fell by 26.8% over the month of May 2026 to 123,000. Single-family starts rose by 18.5% to 64,000. Multifamily starts fell by 48.2% to 59,000. Over the past 12 months, total housing starts are up by 18.3%. Single-family starts are down by 3.0% but multifamily starts are up by 55.3%.

On a year-to-date basis, total permits over the past 12 months ending in May 2026 are down by 4.7% across the state of Pennsylvania to 9,930. Single-family permits are down by 15.6% to 5,845 but multifamily permits are up by 16.8% to 4,085. In Lancaster, PA, total permits year-to-date were up by 14.6% to 368. Single-family permits were up by 23.4% to 274 but multifamily permits were down by 5.1% to 94.

Employment

The United States added 435.0 thousand jobs over the past year, increasing by 0.3%. In the last month, 741.0 thousand jobs were gained, increasing by 0.5%.

The Northeast Region, which includes the state of Pennsylvania, added 043.5 thousand jobs over the past year, increasing by 0.2%. In the last month, 207.5 thousand jobs were gained, increasing by 0.7%..

The state of Pennsylvania added 22.5 thousand jobs over the past year,increasing by 0.4%. In the last month, 27.5 thousand jobs were gained, increasing by 0.4%.

Lancaster, PA added 1,600 jobs over the past year,increasing by 0.6%. In the last month, 1.6 thousand jobs were gained, increasing by 0.6%.

House Prices

Nationwide, house prices grew by 0.8% over the first quarter of 2026 and over the past year house prices across the country rose by 3.4%. At its low, reached in the third quarter of 2011, house prices in the US were 18.4% below their second quarter of 2007 peak level. Currently, house prices are 89.0% above their boom-related peak level.

Across the Middle Atlantic Division, a component of the Northeast Region which includes the state of Pennsylvania, house prices grew by 1.5% over the first quarter of 2026 and over the past year house prices in the Division rose by 5.6%. At its low, reached in the third quarter of 2012, house prices in the Middle Atlantic Division were 13.5% below their second quarter of 2007 peak level. Currently, house prices in the Middle Atlantic Division are 79.8% above their boom-related peak level.

Across the state of Pennsylvania, house prices grew by 1.4% over the first quarter of 2026 and over the past year house prices in the state rose by 5.3%. At its low, reached in the third quarter of 2012, house prices in Pennsylvania were 8.7% below their first quarter of 2008 peak level. Currently, house prices in Pennsylvania are 82.5% above their boom-related peak level.

Across the area of Lancaster, PA, house prices grew by 2.3% over the first quarter of 2026 and over the past year house prices in the metro area rose by 7.6%. At its low, reached in the fourth quarter of 2012, house prices in Lancaster, PA were 9.3% below their first quarter of 2008 peak level. Currently, house prices in Lancaster, PA are 97.9% above their boom-related peak level.

NAHB/Wells Fargo Housing Market Index

According to the NAHB/Wells Fargo Housing Market Index (HMI), sentiment among builders for the single-family housing market nationally rose by 3 points to 37 over the month of May 2026. Over the past year, the HMI has risen by 3 points from 34 in May 2025. Any value above 50 means more builders are seeing improvement rather than decline. The HMI fell to a low of 8 in January 2009.

Sentiment among builders for the single-family housing market in the Northeast Region, which includes the state of Pennsylvania, rose by 5 points to 44 over the month of May 2026. Over the past year, builder sentiment in the Northeast Region has risen by 2 points from 42 in May 2025. Builder confidence in the Northeast Region fell to a low of 8 in February 2009.

This overview was prepared by the Economics and Housing Policy Department of the National Association of Home Builders.

Additional information including market research, economic forecasts, and housing statistics can be obtained, by subscription, through its website, housingeconomics.com or its daily economics blog, eyeonhousing.org.

Contact Chief Economist Dr. Robert Dietz (rdietz@nahb.org or (202) 266-8285) for more information or to schedule a presentation on national and local economic issues from NAHB's team of economists.

NAHB
National Association of Home Builders

2026 Annual BIA Legislative Roundtable Breakfast

Building Industry Association POLITICAL ACTION COMMITTEE





The BIA welcomed a strong turnout for its *Annual Legislative Roundtable Breakfast*, where members had the opportunity to engage directly with local state officials on key industry issues.

The discussion provided a valuable forum for members to share real-world perspectives and reinforce the importance of ongoing collaboration between the building industry and policymakers.

Participants included PBA Government Affairs staff **Jill Pento** and **Sarah Miller**, Senator **James Malone**; **Terry Trego**, Chief of Staff to Senator Scott Martin; and Pennsylvania Representatives **Bryan Cutler**, **Keith Greiner**, **Tom Jones**, **Steve Mentzer**, **Brett Miller**, **Nikki Rivera**, and **David Zimmerman**.

Senator Malone presented a congratulatory citation recognizing the 70th anniversary of the BIA, noting accomplishments, advances and contributions to the industry.



2026 BIA End of Summer Social

BIA "End of Summer" Social

Benefitting the BIA PAC!

September 10th, 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:

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Building Industry Association 70 YEARS 1956 - 2026

New Members

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

ASSOCIATES

Homestead Custom Cabinetry
Greta Moyer
120 South 11th Street
Akron, PA 17501
Phone: 717-859-8788
Business Activities: Cabinetry, Design & Drafting, Kitchen
Email: greta@homesteadcustomcabinetry.com

JM Lapp
Mike Stoltzfus
330 East Main Street
New Holland, PA 17557
Phone: 223-280-1012
Business Activities: Plumbing Contractor
Email: mikestoltzfus@jmlapp.com

JSL Mechanical
Jeff Lloyd
2760 N. Reading Rd.
Reinholds, PA 17569
Phone: 717-336-2255
Business Activities: Heating & Cooling, Plumbing Contractor
Email: info@jslmechanicalinc.com

MiterTop
Brad Canull
172 Orlan Rd
New Holland, PA 17517
Phone: 484-364-6067
Business Activities: Hardware
Email: info@mitertop.com

Quality Stone Veneer
Alec Collins
50 Refton Rd
Refton, PA 17568
Phone: 717-786-3229
Business Activities: Masonry Contractor
Email: alec.collins@qualitystoneveneer.com

RealTdub LLC
Taylor Walden
72 Reagan Dr.
Ephrata, PA 17522
Phone: 717-314-2424
Business Activities: Flooring, Real Estate, Wholesale Distributor
Email: taylor@realtdub.com



Membership Renewals

Thank you for your continued commitment to the industry!

84 Lumber Company Store 0295
Advanced Trim & Kitchens
Advantage Building Concepts, LLC
Bareville Kitchens & Design
Barley Snyder
Bomberger's Store, Inc.
Boyd Wilson LLC
Brown Plus
Builders FirstSource
C. Moyer Building & Remodeling, Inc.
CB Burkholder, Inc.
CCS Building Group
Charles R. Eckert Signs, Inc.
Charter Homes & Neighborhoods
Choice Home Remodeling, Inc.
CLZ Concrete & Construction, LLC
Compleat Restorations
Costello Builders
Dombach Builders, Inc.
EC Custom Homes LLC
EGStoltzfus Homes, LLC
EWBN, LLC
Fulton Bank
Gingrich Builders
Groff's Home Comfort Team
Hajoca Corporation
Harvey Achey Construction, LLC
Heartland Builders, Inc.
Horst Insurance
Hunter Creek Builders, LLC
Iddings Electric Inc
Kilgore Electric, LLC
Kingdom Construction Services LLC
Kingsway Realty
Kreider and Diller Builders, Inc.
Lancaster Kitchens and Baths
Lezzer Lumber
M.R. Sterling Productions LLC
Martins Flooring
McNees Wallace & Nurick LLC
Members 1st FCU
Middle Creek Builders, Inc.
Millfield Construction Co.
Overhead Door Co. of Lancaster
Penn Stone
Precision Wall & Truss
Premier Settlements, Inc.
Quality Buildings, LLC
Red Rose Cabinetry, Inc.
Rettew Associates, Inc.
Rohrer's Quarry, Inc.
Simon Lever
Superior Walls of America, Ltd.
Swartz Kitchens and Baths
TCS Construction LLC
The Hess Agency
Univest Bank and Trust Co.
Whitetail Homes
Zome Smart Home Systems

Cancellations

BCF Group
Destiny Builders & Management, LLC
Grande Construction
Oasis Group
Century Home Improvements By Century Spouting, Inc.
Rigidply Rafters, Inc
Heritage Floors, Inc.
Zimmerman Exteriors, Inc.
Movement Mortgage
Premier Garage
Capital One
UGI Heating, Cooling & Plumbing

Sorry to see you go!
We'll be here if you choose to come back.


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Builder: Kreider and Diller Builders
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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