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MEMBERS DOING BUSINESS WITH MEMBERS MAKES DOLLARS AND SENSE

The Home Builders Association of **Northeastern Pennsylvania**

is a not for profit trade association of professionals affiliated with the Pennsylvania Builders Association and National Association of Home Builders, and represents the builders and businesses related to the building industry. Membership is a diverse collection of professionals including builders, remodelers, bankers, insurance, HVAC, plumbing, utilities, masonry, suppliers, etc.

This Business to Business Buyer's Guide offers an opportunity for our members to connect. By supporting fellow members, you strengthen the HBA of NEPA and ensure your association's future.



PBA serves members by providing proactive leadership on state regulatory and legislative issues. In addition, we proudly offer a variety of services and money-saving opportunities to our local associations and members.

Home Builders Association of NEPA

Mission Statement

- 1. To be a source of education and information to increase members professionalism.
- 2. To be a proactive voice at all levels of government.
- 3. To build a positive image in the community through public awareness of the association and its membership.
- 4. To develop a skilled labor force by promoting vocational opportunities in the



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Contents

Members (in alphabetical order)	Pages 3- 15
Member Spotlight: SJY Construction	Page 5
Top Value Ideas	Page 7
PA UCC Enforcement Update	Page 10
Did You Know?	Page 12
Let's Talk AboutTariffs	Page 13
Builders/Remodelers Members	Page 17
Associate Members	Page 18

To advertise in the next quarterly guide, email karen@bianepa.org or call 570-287-3331 for ad sizes and pricing. Deadline for Winter 2026 Jan/Feb/March: for space reservations, Dec.12th, and ad submissions by Dec. 20th. JPEG or PDF files please.



Member: Perez Design/Build/Remodel LLC Agent: Gilmartin Insurance Agency, LLC Policy Effective Date: 3/2/2025

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Some Spooktacular Facts About Halloween

1. Halloween has ancient Celtric roots in the festival of Samhain which honored the dead and led to traditions like costumes and bonfires.

- 2. One in five adults usually pretend not to be home on Halloween.
- 3. Every 19 years, there's a full moon on Halloween.
- 4. Trick-or-treating has existed since medieval times.
- 5. Some Halloween rituals used to be geared toward finding a husband.
- 6. Immigrants helped popularize the holiday in the U.S.

7. The Irish also brought us jack-o'-lanterns.

8. Jack-o'-lanterns used to be carved out of turnips, potatoes and beets.

- 9. The fastest pumpkin carving ever only took 16.47 seconds.
- 10. Sugar rationing during World War II paused trick-or-treating.
- 11. Now Halloween is the second largest commercial holiday in the country.
- 12. Reese's Cups are the top Halloween candy.
- 13. Illinois produces more than twice as many pumpkins as any other state.
- 14. The night before Halloween is called Mischief Night or Goosey Night.
- 15. Harry Houdini died on Halloween in 1926.



Member Spotlight



570-472-1489 sjyconstruction.com

By Karen Martin, Editor

I caught up with one of our busy builder members, Steve Yankowski, to ask a few questions about SJY Construction.

How long has SJY Construction been in the building business?

"SJY Construction has been building and remodeling homes since 2014, but my experience in the building trades goes back over 20 years. I began my career in large union commercial construction where I learned the importance of coordination and timeliness, I transitioned these skills to building on my own with a log home manufacturer for a period of time. That experience gave me a unique

appreciation for detail. Ultimately, I was drawn to residential construction because of the personalization and getting to work directly with families to create spaces that reflect how they want to live. SJY was started to bring together quality, thoughtful design, and a process that creates real value for families. It remains the driving force behind our work today. "

Some source of the source of t

What do you think is the most important attribute a builder should have?

"Integrity- Anybody can have skills, experience and vision, but certain aspects such as team members respecting somebody's word, or the ability to create transparent

decision making. Also, being primarily word of mouth the credibility within the community and along the trade lines came from the customers trust and I truly feel that all starts with Integrity."

What benefits have you found in being a member of HBA of NEPA? Would you recommend other builders to join?

"For myself the biggest value is the ongoing education and networking. I've been granted access to peers, suppliers, and other professionals in this industry that otherwise wouldn't have been available. Resources such as setting up a group health insurance with My Benefits Advisor, or establishing workers comp. through the PBA partner wouldn't have happened without this network.

Would you say your focus is on remodeling or new home construction?

"We have an even balance between both and are equipped to handle either. Our focus is building the value, comfort, and style that homeowners seek. Whether that's a ground up custom home, a signature bath, reimagined living space, or kitchen transformation. This adaptability has been beneficial within our market but most importantly, it ensures our

homeowners receive solutions tailored to their lifestyle, rather than being fit into a one-size-fits-all approach. "



Viewing this B2B Guide and reaching out to the members listening to how they operate or waiting for the new pro builder magazine. It's all information and resources that help us. "

"I would recommend other builders to join who want to level up, build stronger local connections, and advocate for the future of their businesses. Being a member of the HBA shows you are staying connected to the

broader construction community and will help you stay ahead of changes."

Member Spotlight continued on Page 6

Challenges and lessons learned?

"I can't say the challenges ever stop but I've come to see that is what keeps us improving. Early on, I undervalued my own worth and didn't have the right internal systems to manage the chaos. I also can't say I had the perfect starting point, some of what I thought made us different or superior turned out not to be. But those experiences taught me invaluable lessons. Set

clear expectations for everyone involved, including myself, build strong systems and teams, and never compromise on craftsmanship or design. Those lessons are the foundation of how we operate today. "

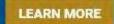
Would you like to share anything about your family?



"My longtime girlfriend and I recently welcomed our first daughter Sadie into the world this past May. It's been our greatest joy yet. We're also proud dog parents to two active dogs, Jax the lab and Murphy the golden retriever who constantly keep us on our toes."

"Right now, we are finalizing our family home that will be built in Shavertown. This is a project that's as personal as it is professional for me. It's been a great experience to design a space to reflect us as a family and our future. It will be a chaotic juggle between all."

MYBENEFIT ADVISOR Benefit Solutions for Every Size Business
Review MBA Success Stories & See How We Make a Difference







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A great way to introduce your products and services to new customers.

email karen@bianepa.org



What's in <u>Your</u> Stuffing?

As the saying goes: "It's all a matter of taste". Every cook has their own traditional recipe for Thanksgiving stuffing and there are those that like to add more interesting ingredients. Here's a list of some of the strangest things that have gone into stuffing (how about Reese's Cups left over from Halloween):

Pepperoni & Mozzarella Corn chips Popcorn
Stale bagels Plantains Twinkies
Sticky Rice Oysters Spam



By Angeli Nause

Over the past year, many of our cabinet distributors have introduced fresh green shades to their collections — but is this just a passing trend, or is green here to stay?





We're seeing a clear shift away from the cool "millennial grey" tones that dominated the last decade. In their place, warmer earth tones are taking center stage, and green is leading the charge. From soft sages to bold evergreens, today's green palette offers versatility and sophistication.

These hues pair beautifully with a wide range of cabinet styles and complementary colors, making them surprisingly easy to work with.







Not quite ready for green cabinets? You can still embrace the trend with a subtle green backsplash or a statement wall in a muted green tone. In our showroom, we've paired our rustic beech cabinetry with Sherwin Williams' Evergreen Fog paint — a balanced, calming green that brings warmth and depth to the space.

Green may not be the new neutral just yet, but it's definitely making its case. To see these colors and hues in action, stop by the Top Value Kitchens & More Showroom at 17 East Center Street in Shavertown. www.topvaluekitchens.com



Building Careers. Changing Lives.

OUR HISTORY

For more than 50 years, HBI has been training and educating America's home construction workforce. HBI was founded by the National Association of Home Builders and funded by the Department of Labor to create free pre-apprenticeship training programs for different communities to learn homebuilding skills and end the labor shortage. Over the years we have continued to build out our programs offering and expanding our footprint in the construction industry. From innovative initiatives to strategic partnerships, we remain committed to building careers and changing lives.

OUR MISSION

We change lives by educating, inspiring and preparing individuals for careers in the building industry.

OUR VISION

We are leading educational resources for technical education in the building industry.







OUR VALUES



EXCELLENCE

We are devoted to continuous improvement, professionalism, and innovation.



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work environment for our
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recognition and performance
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We ensure future leaders in the building industry have the tools they need to advance and thrive.



PENNSYLVANIA HOUSING RESEARCH CENTER

The PHRC envisions a residential construction industry equipped with the knowledge, skills, and technology to build better homes. Administered within the Department of Civil & Environmental Engineering at Penn State, you can learn more at phrc.psu.edu

2021 PA Uniform Construction Code (UCC) Update

The Department of Labor and Industry has submitted the regulatory package to adopt the 2021 changes into the PA UCC. The package is scheduled for consideration on October 16, 2025, with a date of implementation or "effective date of regulations" of January 1, 2026.

What this means:

- · Builders wishing to use the current 2018 PA UCC must have a design or construction contract signed before January 1, 2026, and apply for the building permit by June 30, 2026 (within six months).
- · Any design or construction contracts signed on or after January 1, 2026, or permit applications submitted on or after July 1, 2026, must comply with the 2021 PA UCC.

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.



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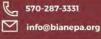


Each calendar year when you contact 8-1-1 for the first time, members will receive an invoice for \$125. Do not pay it!

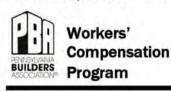
Instead, forward the invoice to the HBA of NEPA office. They will confirm your membership and send your invoice directly to PBA for payment. You will not receive an invoice for additional use of the PA One Call System in the same calendar year, regardless of how often you use it!

Repeat the same process the first time you dig in the next calendar year.





"Since joining York Builders Association in 1985 we have improved our loss history and even received money back in dividends through the workers' compensation program. I would recommend any homebuilder who places safety at the forefront of their operation consider becoming a member."





Make the Most of Your Membership!





For More Information, Contact Ryan Dixon, Program Coordinator,

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Did You Know?



In his Flint, Michigan backyard, a retired construction worker decided to take on a 4,000-year-old mystery with his own two hands.

It's possible to move 10 tons with just two hands (and some ingenuity).

Starting around 2007, Wally Wallington began moving concrete blocks weighing nearly 20,000 pounds all by himself, seeking to understand how ancient monuments might have been built.

He refused to use any modern cranes or heavy machinery. His only tools were simple physics and God-given ingenuity, relying on wooden levers, stone pivots, and clever counterweights.

In video demonstrations, he showed how he could not only lift these massive blocks but also stand them upright and place a heavy lintel stone on top to form a complete arch.

Wallington's point was straightforward. If one man with basic knowledge of gravity could achieve this, then the builders of Stonehenge didn't need mysterious lost technology to accomplish their work.

His project gained national attention and was featured on the Discovery Channel, showcasing what practical, hands-on knowledge can reveal.

While many experts still hold to theories involving earthen ramps and large teams of workers, Wallington's project proved that other methods were entirely possible.

His backyard experiment remains a powerful testament to American ingenuity and a compelling look into how ancient problems can be approached with timeless common sense.

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Among the first

inflationary impacts

of the tariffs that

Trump has promised

and those that are

already in place is the

increasing price of the

humble screw.

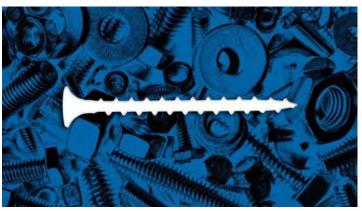


Illustration: Inc; Photo: Getty Images

When consumers think about the actual and potential price hikes from President Donald Trump's import tariffs, most contemplate higher costs for big ticket items like cars, TVs, or refrigerators. What often escapes their notice are the tiny yet far more abundant components in these goods that many small U.S. businesses are paying a lot more for now—such as screws,

bolts, and other fasteners used by the millions whose prices have begun to soar.

Among the first inflationary impacts of the tariffs that Trump has promised and those that are already in place is the increasing price of the humble screw. As a recent Wall Street Journal report noted, those and other fasteners have gotten considerably more expensive since last month, when Trump imposed a 25 percent levy on both materials and finished goods made of aluminum and steel. While that hike may be noticeable, it isn't dissuading the home repair customer buying a packet of nails or bolts for a

project. Among businesses, though, the added costs are exploding the materials budgets for manufacturing, construction, and repair companies that use millions of fasteners each year.

The effects of those rising costs of tiny but essential connectors are obvious for car makers. They are already paying 25 percent more for imported parts used in vehicle assembly, and now must absorb the same increase for screws, bolts, and other critical connectors. But smaller businesses that produce or sell those fasteners remain less visible in the mounting supply chain dilemma, and their owners find themselves in a very real bind.

Their first problem is that it will take months, maybe a year to arrange potential replacement suppliers who may permit them

to avoid tariffs. But even then, said several entrepreneurs interviewed by the Journal, they'll almost certainly never find domestic materials or production plants to satisfy their demand which is the stated objective of Trump's tariff strategy.

"The production capacity we need doesn't exist here in the U.S.," Gene Simpson, president of Illinois fastener maker Semblex told the paper. "It's a select group of suppliers."

Simpson and other screw, bolt, and connector producers and sellers say potential U.S. partners tend to charge more than foreign suppliers. When they do come down on prices, business owners told the Journal, it's usually only in exchange for the kinds of huge volume orders that exceed the needs of the majority of smaller companies.

The new duties also close a loophole with respect to the 45 percent tariffs Trump introduced in 2018 on a much smaller number of countries supplying finished products. That allowed for exemptions

> to U.S. companies that couldn't find fastener suppliers they needed among alternatives.

> With those now gone, application of the previous 45 percent and new 25 percent duty is pushing what were 10 cent screws up to 17 cents. That may still be affordable if you're installing a shelf at home, but it creates enormous extra costs for companies producing thousands of appliances or sinking millions of nails into new homes.

> Meanwhile the tariffs are also being extended to far more metal, aluminum, and final goods partners in what had previously been duty-free countries like Canada. That means about \$178 billion of imported

steel and aluminum products are far more expensive than they were just a couple months ago-and cover about three times the total number of goods the 2018 levies did.

In response to virtually all of those foreign products now costing more to import, domestic suppliers are also hiking their prices to take advantage of the changed situation.

But unlike most categories of goods—whose U.S. producers are widely expected to pass most or all of their higher costs from tariffs on to consumers—owners of businesses making or selling screws, nails, bolts, and other connectors say their customers are warning they'll cancel their own production plans if prices rise.

"They're saying: 'If I don't move forward with my project, I don't have to buy any steel. I don't have to buy nails," Anirban Basu, chief economist for the trade group Associated Builders and Contractors, told the Journal of the prevailing view in the construction sector.

Jim Derry, chief executive of the Field Fastener company in Illinois, told the paper he understands the price pain his customers are unwilling to accept. But he also says his business can't be expected to suffer alone from the effects of tariffs it isn't responsible for, either.

"There's just no way we're going to sell the products without increasing the costs," Derry said. "People are just going to have to pay more."

That's a refrain importing companies across the entire economy are beginning to voice more and more, as Trump prepares to introduce more tariffs—and potentially provoke a major slowdown in economic growth if businesses and consumers refuse to pick up the additional costs.

BY BRUCE CRUMLEY @BRUCEC INC



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Better ways to pay premiums: Eastern Alliance's parallel pay pay-as-you-go program!

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Several PBA/HBA of NEPA members recently received a dividend check from their profitable performance in the 2017 PBA Workers' Compensation Program. The amounts more than offset their annual membership dues. It is worth your while to check out the PBA Workers' Compensation plan for your business.

Please note that annual dividends are NOT guaranteed."

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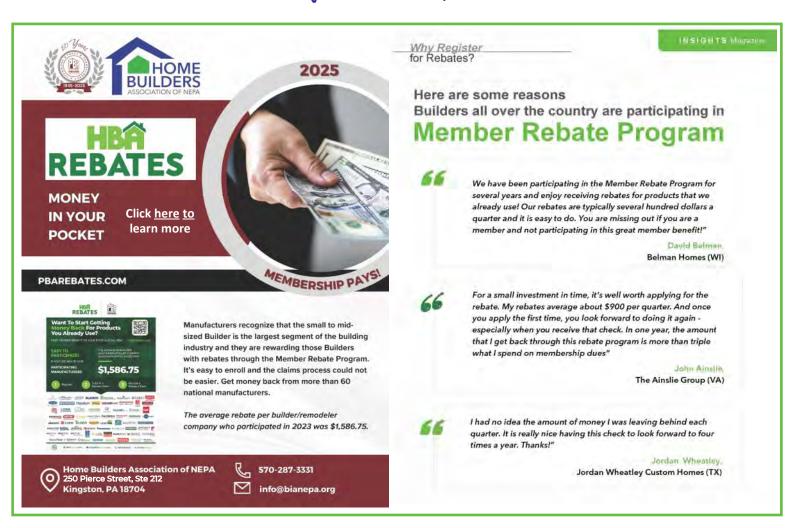
See your local dealership for official program rules and details.

Wishing All Our Members and Their Families. . .





And a Peaceful and Prosperous New Year!



BUILDET/remodeler members

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Sean Byrne Construction	349 R. North Main St.	Dickson City	PA	18519	(570) 963-9193
SJY Construction, LLC	584 Cigarski Rd	Shavertown	PA	18708	(570) 472-1489
Somerville Construction Inc	28 Slocum St	Kingston	PA	18704	(570) 288-3621
Summit Pointe Builders	3579 Memorial Hwy	Dallas	PA	18612	(570) 675-7900
TIMZ Construction	5118 Owego Tpk	Kingsley	PA	18826	(570) 222-9310
Vinecrest Builder	774 Turnberry Lane	Hazleton	PA	18202	(570) 384-0372

ASSOCIATE MEMBERS

2140 Hwy 315	Pittston	18640	(570) 655-2925
145 US Rt 11	Nicholson	18446	(570) 575-7171
1130 Hwy 315 Blvd	Wilkes-Barre	18702	(570) 822-1684
75 East 8th St.	Wyoming	18655	(570) 693-1840
350 Liberty Plaza	W-B Township	18702	(570) 821-8555
324 Wyoming Ave	Kingston	18704	(570) 817-9903
PO Box 134 *	Scranton	18504	(570) 346-3390
78 2nd Street	Wilkes-Barre	18702	(570) 829-5385
PO Box 645	Hazleton	18201	(570) 455-5891
700 Oak St	Pittston	18640	(570) 655-2944
615 Gibbons St	Scranton	18505	(570) 343-3443
315 South Blakely St.	Dunmore	18512	(570) 842-0700
742 Jumper Road	Wilkes-Barre	18702	(570) 824-5758
23-2 Baker Drive	Factoryville	18419	(570) 821-5693
100 S. Blakely St	Dunmore	18512	(888) 868-3858
2040 Cedar Avenue	Scranton	18505	(570) 347-8043
800 Sanderson St.	Throop	18512	(570) 343-6370
135 Parrish Street	Wilkes-Barre	18702	(570) 829-1234
7 Rose Avenue	Plains	18705	(570) 823-2237
55 Advanced Lane	Middleburg	17842	(570) 837-3955
17 E. Center St.	Shavertown	18708	(570) 675-7083
5165 Milford Road	E. Stroudsburg	18302	(570) 507-0423
350 Jumper Road	Plains Twp	18702	(570) 822-4131
308 Lincoln Street	Duryea	18642	(570)471-3262
130 Narrows Rd, US Rt	1 Larksville	18704	(570) 283-2534
	145 US Rt 11 1130 Hwy 315 Blvd 75 East 8th St. 350 Liberty Plaza 324 Wyoming Ave PO Box 134 * 78 2nd Street PO Box 645 700 Oak St 615 Gibbons St 315 South Blakely St. 742 Jumper Road 23-2 Baker Drive 100 S. Blakely St 2040 Cedar Avenue 800 Sanderson St. 135 Parrish Street 7 Rose Avenue 55 Advanced Lane 17 E. Center St. 5165 Milford Road 308 Lincoln Street	145 US Rt 11 Nicholson 1130 Hwy 315 Blvd Wilkes-Barre 75 East 8th St. Wyoming 350 Liberty Plaza W-B Township 324 Wyoming Ave Kingston PO Box 134 * Scranton 78 2nd Street Wilkes-Barre PO Box 645 Hazleton 700 Oak St Pittston 615 Gibbons St Scranton 315 South Blakely St. Dunmore 742 Jumper Road Wilkes-Barre 23-2 Baker Drive Factoryville 100 S. Blakely St Dunmore 2040 Cedar Avenue Scranton 800 Sanderson St. Throop 135 Parrish Street Wilkes-Barre 7 Rose Avenue Plains 55 Advanced Lane Middleburg 17 E. Center St. Shavertown 5165 Milford Road E. Stroudsburg 350 Jumper Road Plains Twp	145 US Rt 11 Nicholson 18446 1130 Hwy 315 Blvd Wilkes-Barre 18702 75 East 8th St. Wyoming 18655 350 Liberty Plaza W-B Township 18702 324 Wyoming Ave Kingston 18704 PO Box 134 * Scranton 18504 78 2nd Street Wilkes-Barre 18702 PO Box 645 Hazleton 18201 700 Oak St Pittston 18640 615 Gibbons St Scranton 18505 315 South Blakely St Dunmore 18512 742 Jumper Road Wilkes-Barre 18702 23-2 Baker Drive Factoryville 18419 100 S. Blakely St Dunmore 18512 2040 Cedar Avenue Scranton 18505 800 Sanderson St. Throop 18512 135 Parrish Street Wilkes-Barre 18702 7 Rose Avenue Plains 18705 55 Advanced Lane Middleburg 17842 17 E. Center St. Shavertown 18708 5165 Milford Road E. Stroudsburg 18642

