

THE HOME BUILDER

DallasBuilders
ASSOCIATION

www.DallasBuilders.org



VOLUME LXXIII | No. 9

SEPTEMBER 2026



President:
TIM LANSFORD



First Vice President:
MEREDITH JOYCE



Vice President/Secretary:
BRIAN WEBSTER



Associate Vice President:
PAT NAGLER



Treasurer:
TOM SADLER

Dallas BA Elects New Leadership Team for 2026-27

Tim Lansford will serve as president, joined by Meredith Joyce as first vice president, Brian Webster as vice president/secretary and Pat Nagler as associate vice president. Tom Sadler will continue serving as treasurer in 2027.

By Gena Godinez, Dallas BA Executive Officer

The Dallas Builders Association has elected its 2026-27 leadership team. The officers were elected during the Association's Aug. 18 Organizational Meeting of the Board of Directors and will be installed Oct. 1 during the Dallas BA's Installation of Leadership at the Astoria Event Venue.

TIM LANSFORD of Luxury Homes of Texas will serve as the Dallas BA's next president. A North Texas builder, remodeler, real estate broker, entrepreneur, leadership educator and professional speaker, Lansford has been active in the Dallas BA for many years, serving in leadership roles throughout the Association. He was recognized as an Honored Life Director in 2023 and served as chair of the National Association of Home Builders Education Committee in 2025.

As he prepares to lead the Association, Lansford has identified three priorities for his year as president: Reconnect. Refocus. Reimagine. He plans to focus on strengthening the relationships that make the Association strong, sharpening its focus on member value and advocacy, and finding new ways to increase the Dallas BA's relevance, visibility and impact.

MEREDITH JOYCE of Michael Joyce Properties will serve as first vice president. Joyce and her husband, Ryan, own the full-service single-family land development and consulting firm, which delivers approximately 600 lots annually throughout DFW. A civil engineer by training, Joyce oversees construction operations for the company

and has been actively involved in Dallas BA leadership, including serving as chair of HOMEPAC.

BRIAN WEBSTER, vice president of Bozzuto Construction, will serve as vice president/secretary. Webster has been active in the Dallas BA since 2009 and has served on the Board of Directors and as chairman of the Multifamily Builders Council four times. In his role with Bozzuto Construction, he is responsible for the company's Texas operations. His multifamily construction experience includes nearly 50 completed projects representing more than \$1 billion in revenue.

PAT NAGLER of Edge Home Finance Corporation was elected associate vice president. Nagler has been involved in the Dallas BA for many years and has served on the Association's Board of Directors since 2017. She has also been active in Association leadership, including serving as chair of the Membership Committee, where she has worked to strengthen member engagement and grow the Dallas BA's membership.

TOM SADLER of Tom Sadler and Associates will continue his service as treasurer in 2027. The treasurer serves a two-year term.

The Dallas BA will formally welcome its new leadership team at the **Oct. 1 Installation of Leadership**. A more in-depth look at Lansford and the 2026-27 leadership team, including their goals and vision for the year ahead, will appear in the November issue following the installation.

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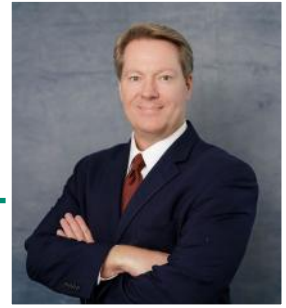
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By David Lehde, DBA Director of Government Affairs

Advocacy Across the Region

NCTCOG Executive Board Gives Stamp of Approval to Special Regional Amendment Sought by Dallas BA and Greater Fort Worth BA

The North Central Texas Council of Governments Executive Board on July 23 endorsed a special amendment to the Regional Codes Coordinating Committee's Regional Codes Recommendations for the 2024 International Energy Conservation Code (IECC) and parallel amendments for the energy chapter of the International Residential Code (IRC).

The special amendment was the work of stakeholders led by the Dallas BA and Greater Fort Worth BA. The amendment addresses a problem in the 2024 IECC, Section R405.2, the IECC's direction on Simulated Building Performance Compliance.

As currently written, the energy cost compliance thresholds in R405.2, Item 3, can create unintended outcomes in our region when applied through commonly used compliance software and pricing assumptions. The practical issue is that the simulated performance path can become inconsistent and difficult to apply predictably, even when a proposed design is otherwise reasonable and aligned with the intent of the code.

The amendment helps ensure the simulated performance path remains usable, enforceable, and aligned with the fundamental intent: the proposed design should perform at least as well as the standard reference design. Combined with other regional amendment recommendations already approved at NCTCOG, the package represents thousands in savings per home when a municipality adopts the recommendations as part of their local codes.

The RCCC continually reviews the latest editions of the model construction codes from the International Codes Council and recommends uniform amendments for the North Central Texas Region. This process provides uniformity across jurisdictions, reducing training costs for municipal personnel and making it easier for contractors, builders, and developers to do work across the region.

Dallas BA Weighs in on Proposed Revisions to Collin County's Subdivision and Floodplain Regulations

The Dallas BA on August 3 joined fellow stakeholders from the residential development sector offering comments to Collin County regarding its updates to subdivision and floodplain regulations. Dallas BA offered our comments to both county staff and the Commissioners Court at the opening of a public hearing on the matter.

The Association's initial comments included recommendations for language changes related to restrictions against limited construction concurrent with infrastructure bonding, as well as defining language related to Single Family for Rent structures as it relates to floodplain impacts. Dallas BA also voiced our concerns about a proposal that significantly increases minimum weight loads on existing private roads beyond what is recommended by the International Fire Code. We also weighed in on a proposed section related to litigation that could conflict with plat application timelines required by the state.

Some clarifications requested by Dallas BA regarding sections referencing studies, analyses, studies, and reports are being offered by the county.

Dallas BA appreciates Collin County's consideration of our concerns. The public hearing phase is scheduled to remain open until mid-September, and the county is holding meetings to get further input from stakeholders.

Dallas BA appreciates the resource information provided by our members on these issues.

INDUSTRY INVESTORS



Locked & Loaded for Advocacy

M/I HOMES TAKES TOP HONORS AT 2026 HOMEPAC SHOOTOUT *presented by BGE, Inc.*

Teams of Dallas BA members traded blueprints for shotguns on August 12, heading out to Elm Fork Shooting Sports for the 2026 HOMEPAC Shootout, presented by BGE, Inc.

This year's clay shoot brought together builders, remodelers, and industry partners for a day of friendly competition, fresh air, and networking, all while raising crucial funds to support advocacy on behalf of our industry.

1st Place:

M/I Homes Team

2nd Place:

James Hardie Building Products Team

Top Shooter:

Jonathan Morale, M/I Homes

A huge thank you to our sponsors, listed below, and to every member who came out to shoot for a great cause. Your support helps keep HOMEPAC strong and our industry's voice heard!



M/I Homes Team put in a strong performance and earned first place honors! Top Shooter Jonathan Morale pictured, center.



The team from James Hardie Building Products takes second place!

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AFTER HOURS

August's After Hours event gave members a welcome break from the job site to reconnect with colleagues and friends. Hosted by Western Pacific, the evening delivered great conversations and a round of door prize drawings that sent guests home with some serious swag. Think meat and charcuterie baskets, care packages, a bottle of Suavecito Añejo Tequila, and even a little extra cash in hand!

A huge thank you to Western Pacific for opening their doors and making the evening memorable, and to yearlong membership partner StrucSure Home Warranty for their continued support in making events like this possible.

Think you can top those winners? Join us for the next After Hours on September 18 at California Closets. The Builder Jackpot is still climbing — now up to \$2,100. Register now and try your luck!



Builder Doorprize Winners

(Above, left) Tim and Noah Lansford of Luxury Homes of Texas won a \$500 III Forks steak house gift card, pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and hosts Cole Baker and Michael Sowards of Western Pacific. (Center) Dennis Jaglinski of N3 Luxury Living won a \$700 wine and charcuterie basket. (Right) Cristina Robinson of Green Brick Builders won a \$1,500 Lucchese boot experience!



Associate Doorprize Winners

(Above, left) Adam House of Redbird Roofing won an RTIC cooler with a bottle of Garrison Brothers Small Batch Texas Straight Bourbon Whiskey, Oban 14-Year-Old Single Malt Scotch Whiskey, Patron Tequila Extra Anejo, and Meili Vodka. Pictured with Membership Chair Pat Nagler of Edge Home Finance Corporation and host Michael Sowards of Western Pacific. (Center) Kevin Bauer of BSB Design won a \$600 all day spa certificate. (Right) Troy Miller of WAYLIGHT INC won a free quarter page ad in Home Builder magazine in honor of Associate Appreciation month.



Guest Giveaway: Baltasar Alvarez of Verda Shield LLC won an RTIC cooler with a bottle of Garrison Brothers Small Batch Texas Straight Bourbon Whiskey, Oban 14-Year-Old Single Malt Scotch Whiskey, Patron Tequila Extra Anejo, and Meili Vodka. Pictured with Membership Chair Pat Nagler and hosts Michael Sowards and Cole Baker of Western Pacific.



Cash Door Prize: John Green of Casa Verde Stainless Refinishing won \$26 from the cash door prize drawing! With Membership Chair Pat Nagler, Edge Home Finance Corporation.

LEADERSHIP INSTALLATION

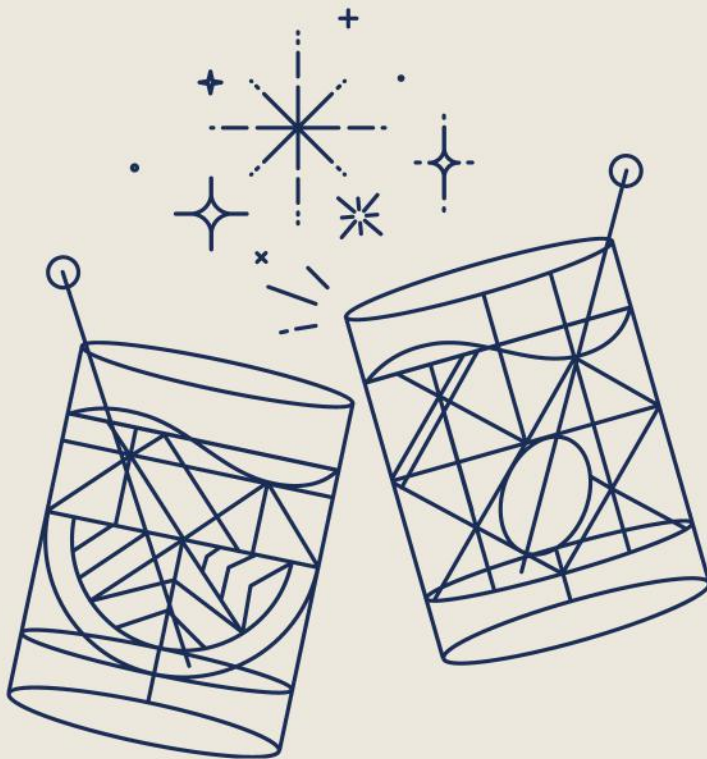
Banquet



HONORING THE INCOMING 84TH PRESIDENT

TIM LANSFORD

& THE 2027 DBA LEADERSHIP TEAM



THURSDAY
OCTOBER 1

6PM - 10PM

ASTORIA EVENT VENUE

3216 ROYALTY ROW
IRVING, TX 75062

TICKETS

MEMBER: \$160

TABLE OF 8: \$1,200



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Metro East Division

TXDOT ROADWAY *Update*

THURS, SEPT 17
11:30 AM-1:00 PM

SpringHill Suites Rockwall
2601 Lakefront Trail, Rockwall, TX 75032
Tickets at web.dallasbuilders.org/calendar

Join the Metro East Division for a can't-miss look at what's ahead for Texas roadways. Lorne Liechty, Rockwall County Commissioner, will break down the latest TxDOT roadway plans and what they mean for our region's growth. Grab your seat and get the inside scoop!

2026 METRO EAST YEARLONG PARTNERS

SEPTEMBER MEETING PARTNERS

GOODWIN & COMPANY

featuring
LORNE LIECHTY
Rockwall County Commissioner, Pct 3

MORE INFO: Contact Wendy Cook
wendy.cook@dallasbuilders.com

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after hours

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INFO: Alyssa Morales, alyssa.morales@dallasbuilders.com, (214) 615-5004

DallasBuilders
ASSOCIATION

New Member Welcome Breakfast

Learn how Dallas BA membership can benefit your business. You'll have an opportunity to network with the Association's newest members, as well as learn about the great benefits and member discounts available to you through membership.

Oct. 20 | 9am

Dallas Builders Association
5816 W. Plano Pkwy. Plano, TX

REGISTER

Meeting Partners:

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Dallas BA Multifamily Builders Council

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OCTOBER 23, 2026
10:00 AM SHOTGUN START

Bear Creek Golf Club
3500 Bear Creek Ct. Dallas, TX 75261

DENTON DIVISION



The Greater Denton County Builders Division gathered on August 5 for a Builder & Realtor Panel featuring Victor Myers with Victor Myers Custom Homes, Matt Bullard with DR Horton, Lisa McEntire with AmbitionX Real Estate, and Derek Barham with Briggs Freeman Sotheby's International Realty.

Pictured left to right are: Derek Barham, Lisa McEntire, Cody Lewis, Chris Clay, Jeanice Wheelock, Matt Bullard, Donny Mack, RayLee Edgington, Victor Myers, and Justin Waggoner



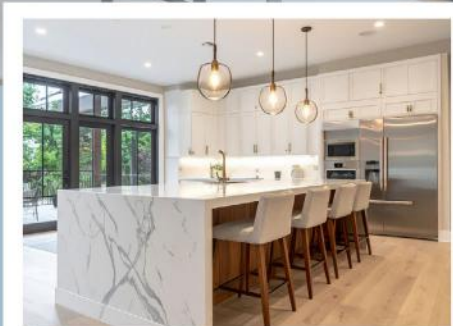
REMODELERS COUNCIL



September 9, 2026
10:00 AM - 11:30 AM

In-Person Location:
Dallas Builders Association Office
5816 W. Plano Parkway Plano, TX 75093
*Zoom Available

**GET INVOLVED.
BUILD YOUR FUTURE!**



The Remodelers Council is a part of the National Association of Home Builders (NAHB) and provides a range of resources, education, and networking opportunities designed to help home remodelers succeed.



For more information contact:



214-615-3881



wendy.cook@dallasbuilders.com

MULTIFAMILY BUILDERS COUNCIL



What a conversation! Thank you to everyone who joined us on August 4 to hear straight from the people building the multifamily market's future. Our panelists shared sharp insights on development strategies, market trends, and where the sector is headed next. A big thank you to everyone who came out to learn, connect, and network

Pictured left to right are panelists Todd Fereday, Fairfield Residential; Adam Sumrow, Republic Elite; Dustin Mayers, Elite Construction; Daniel Stewart, Fairfield Residential; and MFBC Chairman Lee Thomas, Billingsley Company.



DALLAS DIVISION

AUGUST HAPPY HOUR FUN! • • •

(L to R): Michael Turner, Classic Urban Homes; Bob Hansen, Garvey Homes; Alan Hoffmann, Hofmann Homes; Phil Smith, Facets Appliances, Kitchens & Baths; Preston Johns, Axiom Builders; and Rudy Chacon, The Sherwin Williams Company.

PROFESSIONAL WOMEN IN BUILDING • • • • •

LEADING LIKE A LEGEND!

You don't have to be a Swiftie to walk away inspired! Thank you to everyone who joined us on August 19 for a fun and engaging Professional Women in Building program with NAHB's Donna Franza. Between friendship bracelet making, Taylor-inspired tunes, and leadership lessons drawn from one of pop culture's biggest success stories, this was a networking event unlike any other!

A big thank you to Donna Franza for bringing energy and insight to the leadership conversation, and to all the members who came out to connect, learn, and have some fun. Here's to leading like a legend!

Pictured left to right: Xanica Skuza, J&S Mechanical; Donna Franza, NAHB Senior Consultant Advisory Services; and Teresa Williams, KJ Custom Screens.



THAT'S A WRAP ON SPEED NETWORKING!

Connections Made, Business Done.



Thank you to all the Volume Builders, Custom Builders, and Remodelers who joined us on August 13 for Speed Networking. Over the course of two hours, Builder members rotated through 10-minute, one-on-one sessions with 10 Associate members, learning about new products and services to support their businesses.

We appreciate our Associate members for their participation and our Builder members for taking the time to engage and build new relationships. We look forward to seeing the partnerships that grow from this event.



YOUNG PROFESSIONALS COUNCIL

Thank you to everyone who joined the Young Professionals Council on August 5 for a fireside chat with Don Dykstra, author of *Bloomfield Homes: The Plan Comes Together*, hosted by Ted Wilson.

Don shared the story behind Bloomfield Homes' growth into one of North Texas' leading homebuilding companies, offering insight into leadership, lessons learned, and where he sees the housing industry headed next. A book signing followed the discussion, giving attendees the opportunity to meet Don and take home a signed copy. We appreciate Don Dykstra for sharing his time and expertise, and Ted Wilson for hosting an engaging conversation.

Pictured left to right: YP Chairman-Zech Hampton, Bridgetower Homes; Ted Wilson, Residential Strategies Inc.; Don Dykstra, Bloomfield Homes; and YP Vice Chair-Emilie Thalacker, USI Insurance Services.



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WHY AGING-IN-PLACE EXPERTISE MATTERS

Homeowners want to stay in their homes as they age. Your expertise can make it possible — and grow your business.



EXPANDING MARKET

The 60+ population is growing — so is the need for accessible homes.



BETTER SOLUTIONS

Learn practical design strategies that improve safety and independence.



INDUSTRY CREDENTIAL

Earn the nationally recognized CAPS designation.



BUSINESS GROWTH

Differentiate your business and increase opportunities in remodeling and new construction.



**Wednesday,
September 23**

**CAPS I - Marketing &
Communicating with the Aging
In Place Client**

**Thursday,
September 24**

**CAPS II - Design Concepts and
Methods for Livable Homes
and Aging In Place**

**Wednesday,
September 30**

**CAPS III - Details & Solutions
for Livable Homes and Aging In
Place**

Bundle of 3

Member: \$400/ Non-Member: \$700

Individual Class

Member: \$159 / Non-Member: \$259

ABOUT THE CERTIFICATION

The CAPS credential signifies advanced knowledge of universal design, aging-in-place construction, and remodeling best practices. It demonstrates your commitment to professionalism and client satisfaction.



9:00 AM - 4:00 PM
*Lunch Included.



In-person location:
Dallas Builders Association Office
5816 W. Plano Parkway
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*Zoom Available



Tim Lansford, CGB, GMB, CGR, CGP,
CAPS, CGA, CSP, CMP, MASTER
CSP, MASTER CGP, MIRM

Donny Mack, CAPS, CGP, CGR, GMB

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EDUCATION

UPCOMING COURSES

SEPTEMBER 23

Marketing & Communicating with the Aging-in-Place Client (CAPS I) - NAHB Credential Course

Learn how to effectively market and deliver services for the aging-in-place (AIP) market. This course covers key AIP concepts, target customer segments, business opportunities, common challenges, and legal considerations, while highlighting strategies for collaboration with allied professionals.

REGISTER

SEPTEMBER 24

Design Concepts and Methods for Livable Homes and Aging-in-Place (CAPS II) - NAHB Credential Course

Prepare to serve the aging-in-place (AIP) market with practical design strategies for livable homes. This course focuses on modifying occupied homes, selecting appropriate products and solutions, and applying key design concepts to support daily living across AIP client segments.

REGISTER

SEPTEMBER 30

Details and Solutions for Livable Homes and Aging-in-Place (CAPS III) - NAHB Credential Course

Take the final step in mastering aging-in-place (AIP) design by focusing on the application and integration of solutions within the home. This course covers comprehensive project design, installation best practices, budgeting strategies, and common pitfalls, with real-world scenarios including single-room modifications and whole-home, multi-generational planning.

REGISTER

EDUCATION TITLE
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WE LOVE OUR SPIKES!



We want to take a moment to congratulate and thank two members who recently hit Spike milestones!

- **Franklin Murphy of Wynne/Jackson Inc. — 100.5 Spikes**
- **Matt Walls of Winston Custom Homes LLC — 150 Spikes**

Please join us in recognizing these members for their meaningful contributions to our association's growth through recruitment. A big thank you also goes to our yearlong membership partner, StrucSure Home Warranty, for their continued support.

Recruiting new members remains one of the most valuable things you can do for our industry and our community. We encourage all members to keep the conversation going and continue welcoming new connections into the Dallas BA family.

Questions about membership? Contact Alyssa Morales at 214-615-5004 or alyssa.morales@dallasbuilders.com.



Congrats to our Spike honorees! (L to R) Gena Godinez, Dallas BA Executive Officer; 2026 Dallas BA President Matt Walls, Winston Custom Homes LLC (with 150 Spikes); Membership Committee Chair Pat Nagler, Edge Home Finance Corporation; and Franklin Murphy, Wynne/Jackson Inc. (with 100.5 Spikes).

MILESTONE ANNIVERSARIES

Congratulations to these companies and individuals, recognized for continuous membership in the Dallas Builders Association.

60 YEARS

The Shaddock Companies

30 YEARS

Hennessey Engineering Inc.

10 YEARS

Chris Harp Construction, LLC

Divino Homes

Drain Right Seamless Gutters

Integrated Mechanical and

Electrical Services, LLC

Koonsman & Co.

Main Street Lumber/

Main Street Millwork

RoyOMartin Lumber Company

5 YEARS

Casa Verde Stainless Refinishing

Cedar Creek Municipal Advisors

Jim Benson Custom Homes Inc.

Kirlin Custom Homes

Landmark Structural Builders

Landmark Structural Builders -

Ricardo Adams

N3 Luxury Living

Splash Pad Pool Builder

Transom Remodeling LLC

Zeus Demolition and Haul

MILESTONES PRESENTED BY:



NEW MEMBER WELCOME BREAKFAST



Congratulations to the New Member Welcome Breakfast door prize winners! The New Member Welcome Breakfast is hosted on the second Tuesday of every other month. Open to guests and members (new and old!), this breakfast is an opportunity to learn how the Dallas Builders Association can benefit your business. Event is free to attend, but advance reservations are requested.

We would like to give a special thank you to our Yearlong Membership Partner, Strucsure Home Warranty, and New Member Welcome Breakfast partners: Alphagraphics #114, Tom Sadler & Associates, Hotchkiss Insurance, and Credit Union of Texas.



◀ Paul Konadu of Baruko Law (right) won a Credit Union of Texas swag bag. Pictured with NMWB partners, Richard Whitman and Chris Gaston of Credit Union of Texas.



◀ Several lucky new members won an Alphagraphics goody box, courtesy of NMWB partner Sam Reed of Alphagraphics #114 (left). With Taylor Caton of Bonadio & Co. LLP; Marcelo Cantu of EIC Concrete Construction LLC; and Stetson Elliott of Moore Supply Co. Denton.

NEW MEMBERS

BUILDERS MULTIFAMILY

S. Clements Homes - Valor
Allen Owen
5249 Novak St - Suite A
Caddo Mills, TX, 75135
(903) 357-2909

Savoy General Contractors

Gary Daily
6060 North Central Expressway
Suite 770, Dallas, TX, 75206
(214) 432-5322

BUILDER MULTIFAMILY AFFILIATE

Fairfield Residential
Kerry Evans
7301 SH-161, Suite 260
Irving, TX, 75039
(214) 927-9891

BUILDERS

AXIAL
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(979) 676-8812

FXPro Construction

JD Fuller
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Frisco, TX, 75036
(866) 313-1776

Oak & Acre Signature Homes + Pools

Roy Homfeld
111 Farmersville Pkwy, Ste 300
Farmersville, TX, 75442
(972) 837-8944

Taris Investments

Giri Sripathi
5735 Edmonton Avenue
Frisco, TX, 75034-8393
(214) 680-7555

BUILDER REMODELER

The Gold Standard Contracting, LLC
Shahin Davallu
3845 Rolling Hills Dr
Plano, TX, 75025-2059
(469) 855-2036

BUILDER LAND DEVELOPERS Knight Development Group LLC

Rob Knight
201 Knights Crest
Knights Crest, TX, 76226
(469) 774-8172

Mycoskie & Associates, Inc (DBA MMA, Inc)
Nikki Moore
519 E. Border Street
Arlington, TX, 76010
(817) 469-1671

BUILDER LAND DEVELOPER AFFILIATE

Hillwood Communities
Patrick Cowden
3000 Turtle Creek Blvd.
Dallas, TX, 75219
(214) 458-5474

ASSOCIATE SUSTAINING MEMBERS

AR Glass Distribution
Felisha Fuller
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Alvarado, TX, 76009
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BATH

Flagmobile
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