



## President's Message



Despite record federal budget deficits, 73% of likely voters believe that it's "appropriate" and "reasonable" for the federal government to provide tax incentives for homeownership.

Moreover, despite the unprecedented decline in home values during the last three years, three quarters of American voters still believe that owning a home is the best investment they can make.

These are the major findings of a landmark National Association of Home Builders (NAHB) phone survey of 2,000 likely voters released to the mainstream media this week. The survey, conducted May 3-5, is an attempt to counter attempts in Congress to roll back federal housing benefits, including the mortgage interest deduction, low down-payment mortgages, and a government backstop for the secondary mortgage market.

"Housing is under attack," Bob Nielsen, the NAHB's chairman, told builders last month at the organization's Spring Board of Directors Meeting in the nation's capital, explaining the impetus for the survey. "What we have done is a national poll on the attitudes of homeownership, housing policy, and housing choice."

The survey was jointly conducted by Public Opinion Strategies, a Republican Party-leaning polling firm, and Lake Research Partners, which largely works for Democratic candidates. Speaking at the NAHB board meeting, Neil Newhouse, a partner with Public Opinion Strategies, presented some early impressions of the research findings.

"As much as anything else, homeownership is an anchor of middle-class values across country," he said. "And you see in the data—that the current housing crisis, the fluctuation in housing, the problem with homeowners being underwater with their mortgage, doesn't make a damn bit of difference to people."

Even 65% of voters who were underwater on their mortgages agreed with the statement that "owning a home is the best long-term investment they can make and is worth the risk of ups and downs in the housing market." Seventy-five percent of total vot-

ers in the survey agreed with the statement.

"What's powerful here is the intensity with which people are feeling this," said Celinda Lake, president of Lake Research Partners, speaking at the board meeting. "I think the press and the politicians will be stunned by the intensity of this data."

The survey will provide the NAHB with strong ammunition for federal housing policy debates, especially the results pertaining to housing tax benefits. Voters were asked whether they thought it was "appropriate" and "reasonable" for the federal government to provide tax incentives to promote homeownership, or whether it was not a good idea. A full 73% of voters thought these incentives should be provided. The sentiment was highest among Democrats (79%), but the opinion was shared across party lines—71% of Republicans, 68% of Independents, and 68% of Tea Party supporters answered "yes."

Even more to the point, a large majority of voters (71%) opposed limiting the mortgage interest deduction, and 63% opposed lowering it. More than half of voters said they would be less likely to support a Congressional candidate who wanted to eliminate the mortgage interest deduction. Only a quarter said they would be more likely to support a candidate who ran on this plank.

In media talking points sent to suppliers last week, the NAHB says that Washington policymakers are "threatening to eliminate our nation's long-standing commitment to housing, which would have major repercussions for generations to come."

Specifically, the association takes issue with the new standard for a Qualified Residential Mortgage that would require a minimum 20% down payment. "Requiring 20 percent down would keep homeownership out of reach for most first-time home buyers and middle-class households," the organization states.

Warm Regards,

Chad J. Whitcomb, BAEC President  
 President / BPI Building Analyst I / CGP  
 The Greensulators, Inc.

## 2011 House of the Year Update



The association membership and construction community have come out in force to support this project. Chris Nardone donated the foundation labor and Aiudi Concrete donated the foundation materials. Huber Engineered Wood LLC

stepped up big time by donating the zip wall, subfloor and roof sheathing and Boise Engineered Wood is donating a large portion of the trusses and floor systems. Tewksbury Electric and Ploughman Plumbing and Heating are donating their labor and The Greensulators will donate labor for insulation installation. Paul Stone of Lombardi Realty LLC is waiving his commission for listing the property. The Kitchen Guy is providing soft close Kraftmaid Kitchen Cabinetry and Bathroom Vanities with a handsome oak door style finished with a rich peppercorn color, coupled with laminate counter tops in the kitchen and marble tops in the baths.

Andy and the Erik's Design Build crew met with members of the Killingly High School student chapter to walk through the NAHB green certification process for the house on June 6.



We'll be hosting an Energy Star hands-on checklist training on Wednesday, July 6 and Friday July 8 from 5-7 at the house, located at 623 Voluntown Road in Griswold. Members and their staff are invited!!

### HOY Contributors

Aiudi Concrete  
 Boise Engineered Wood  
 Boundaries, LLC  
 Chelsea Groton Bank  
 Coastal Home Inspection  
 Conway, Londregan, Sheehan & Monaco, P.C.  
 Cyclone Home Systems  
 Erik's Design/Build Associates, Inc.  
 John C. George Co. Inc.  
 The Granite Group  
 The Greensulators, Inc.  
 Home Designs By Bruno  
 Huber Engineered Wood, LLC  
 The Kitchen Guy  
 Lombardi Realty, LLC  
 Mystic River Building Co. LLC  
 Nardone Construction  
 New London County Landscaping LLC  
 TB Framing  
 The Norwich Lumber Co.  
*And the list is growing!*

## We have a winner !

The Builders Association of Eastern Connecticut was pleased to offer a \$10,000 kitchen makeover as the grand prize at its 11<sup>th</sup> annual Better Homes and Living Show at the Mohegan Sun this past January. Sponsored by "The Kitchen Guy" of Uncasville, the kitchen was installed in Groton and features Kraftmaid cabinets and granite counter-tops by Ferazzoli Imports in Middletown, CT.



Kraftmaid cabinets are manufactured in the United States by quality craftsmen and carry a limited lifetime warranty. Kraftmaid has it all..... oak, maple, cherry, hickory, birch, thermofoil, self closing-full extension drawers and soft close doors..... as well as a variety of styles, colors and accessories.

Ferazzoli (dba Galleria Stone) is a leading importer, distributor and fabricator of a full line of the very best quality ceramic, glass, mosaics, porcelain and natural stone tiles and slabs. They are a member of the Marble and Granite Institute and their manufacturing plant is regarded as world class.



John MacPherson, owner of The Kitchen Guy, is a certified green professional with over 20 years of experience in construction and over 15 years of experience in kitchen and bath remodeling. John carefully removed the existing cabinetry to donate to a Southeastern Council on Alcoholism and Drug Dependence renovation project. An active member of the community, John's team also installed the cabinets for the 2008 "Extreme Home Makeover" house in Voluntown, CT

"The Kitchen Guy"  
 860 Norwich New London Turnpike  
 Uncasville, CT 06382  
 Phone:860.367.0209 Fax: 860.367.0219



## Education and Training



### OSHA Announces 90-Day Phase-In for Fall Protection Regulations

In a June 8 letter to NAHB, Dr. David Michaels, Assistant Secretary of Labor for OSHA, announced a **three month phase-in period** to allow residential construction companies additional time to come into compliance with the Agency's new directive *Compliance Guidance for Residential Construction* (STD 03-11-002). This decision is in response to a meeting between NAHB and OSHA's leadership on May 26, during which NAHB First Vice Chairman Barry Rutenberg and Dean Mon, Chairman of NAHB's Construction Safety and Health Committee, argued that builders need additional time to fully understand the steps that must be taken and to properly plan for the fall protection change. NAHB also stressed there is a continued need for more fall protection training and compliance assistance for residential construction employers.



OSHA's field staff have now been instructed that for the first three months in which the new directive is in effect, the agency will not issue fall protection citations to home builders who are using the protective measures in the old residential construction fall protection directive (STD 03-00-001). Instead, where necessary, OSHA will issue a hazard alert letter informing the builder of the feasible methods that can be used to comply with OSHA's fall protection standard or the need for a written fall protection plan to be implemented. If the builder's practices do not meet the minimum requirements set in the old directive — or if a company fails to implement the fall protection measures outlined in a hazard alert letter and during a subsequent inspection OSHA should find violations involving the same hazards — the agency will at that time issue a citation. The three month phase-in period runs from June 16 to September 15, 2011.



### LIHTC Application Due Diligence

June 22

Hosted by NAHB's Housing Credit Certified Professional (HCCP) and Housing Credit Group (HCG), this one-hour webinar will cover key aspects of putting together and submitting a successful Low Income Housing Tax Credit (LIHTC) application, including what the State Allocating Agency is looking for in the application, the process a developer undergoes when determining a proposed project's feasibility and the criteria a syndicator reviews in determining the project's fit within an investor fund.

### Social Marketing: Engage and Converse

June 29

With consumers, Realtors and other influencers flocking to social networks, targeting them as Friends, Fans and Followers will ensure that you succeed at social networking. Find out more about the four basic sites and how to include them into your marketing program. Get tips for blogging, Twitter, Facebook and YouTube from social media expert Carol Flammer, MIRM. Learn how to engage and converse with various audiences and ways to expand your social sphere.

#### Learning Outcomes:

- Discover why you need to use social media
- Gain knowledge about the different types of social media available
- Learn which media to choose for your audience and how to best reach your target market

### 2011 Emerging Trends in 50+ Design & Amenities.

July 6

In this session, you will learn the hottest design trends and amenities that buyers demand and won't do without. Hear market data and research that supports these trends and see visual examples from the design teams of successful projects.

#### Learning Objectives

- Get an overview of current and emerging design trends for 50+ lifestyle communities across the country;
- Review examples of successful communities that meet the needs of changing 50+ consumers;
- Hear market research that illustrates what design features and community amenities that 50+ consumers prefer and will pay for;



### City of New London to Offer Lead Certification Training

Thursday, July 14th PROMPTLY at 8:30am - 5:00pm. The City of New London is currently offering a **FREE** 1-day EPA-RRP Training for a \$25.00 registration fee per person. (*The \$25.00 will be returned to you on the end of the day of class.*)

Training includes breakfast and lunch. Questions about the training or to register, please call Judi Cox at 860-447-5245.

## Five Tips for Managing a Green-Built Project

### **Provide a practical and pragmatic management approach for an efficient green building process.**

*By John Freer, CGP, CGB, LEED AP*

Architects, builders and homeowners are going to great lengths to look for the most sustainable materials and the most efficient building envelopes and heating systems. From bamboo floors and pervious pavement to ground source heating and cooling, green products and building science are being integrated into almost every custom home plan. Without a practical and pragmatic approach to managing the green building process, however, even the best designed and most thought out green homes can fall short. Efficiency in the building process is as equally important as the efficiencies in energy, water and materials so inherent to green design. Below are five tips for building green.

**Practice True Integrated Design and Plan Review:** A clear project objective and goals need to be established to aid in the design and decision making process. Understanding the energy goals, carbon footprint concerns and budgetary constraints of a project or client are key. While aiming towards a zero-energy, carbon-neutral home is a great goal, if the client's budget and desire aren't aligned with this goal, it won't work.

With clear, attainable goals, a successful green-built project needs to have input not only from the architect or builder but also from the many trade professionals that will be working with the products and practices designed into the project. Utilizing this team approach during design allows not only for initial value engineering but also for a great time to catch mistakes before they happen.

**Provide Complete Scopes of Work:** The scope of work is the document that outlines exactly what you want done, who will do it and how it will get done. It is a critical component to a successful project and provides a basis for accurate bids, on-time scheduling and quality work. It becomes even more important in the green-built project, especially when new products, techniques or systems are being utilized. Utilize your scopes of work to clearly define all of the work to be performed and set a clear understanding of expectations.

The scopes of work should include each trade-specific requirements, all of your normal universal requirements — including payment and site conduct

— and any additional green requirements, such as any recycling programs, green certifications, performance testing, VOC content or documentation required for your green project.

**Provide Pre-construction Education:** Even with an integrated design process and providing detailed scopes, it is important to make sure that you reinforce the objective and goals of the project before you get started. Have a pre-construction meeting, and reinforce the team concept and as well as the universal scope requirements. Everything from parking areas to material delivery areas to what will be recycled should be reviewed at the pre-construction meeting. Make your pre-construction meeting organized, fun and not too long, and be sure to allow for suggestion and interaction between trades.

**Constantly Monitor and Evaluate:** A good set of project field checklists is a must for any project, especially a green-built project. Using your detailed scopes of work is a good place to start in creating field checklists that will allow you to constantly check for missing or incomplete work, deficiencies or items that may be impacting the schedule. It's important to check for adherence to any green certification guidelines, site conditions, air sealing, insulation or any work that will impact overall performance.

**Communicate with Clear and Concise Feedback:** Even with great design, detailed scopes and good pre-construction education, even the most well-managed project will inevitably have items that are missed, specifications not met or green guidelines that are not adhered to. Having a specific mechanism for reporting these items and a pathway for completion of corrections will help protect against schedule delays, cost overruns or damage to the overall project efficiency. Any system of deficiency reporting should include a clear and concise description of the deficiency, the recommended correction and a specific time frame for completion.

Managing a green-built project isn't much different than managing any other successful building project. With some extra attention to detail and a systematic approach, the green construction process can be just as efficient and cost effective as the buildings we strive to build.

*John Freer, CGP, CGB, LEED AP, is president, owner and founder of Missoula, Mont.-based custom homebuilding company Riverworks Inc. and is an NAHB-certified green building educator, regional speaker, author and expert panelist.*

## Does “Smaller” Always Have to Mean “Lesser”?

This is a question a lot of builders that have been coming up with more compact house plans are probably asking themselves. It's also something downsizing buyers must wonder about. Two leading designers are convinced that with some relatively minor tweaks to those plans, builders can create the perception of size in smaller spaces without sacrificing quality or blowing up their costs.

Sarah Susanka, the best-selling author of “The Not So Big House” and other books, has long insisted that size has very little to do with the “sense” of a home that many buyers are seeking. She also thinks that the market for smaller houses with personalized touches might be significantly larger than some builders think.

During BUILDER's recent Housing Leadership Summit in Chicago, Susanka showed examples of six new house designs she and her architect-partner, Joseph Stein, have come up with specifically for production builders. The designs—named after six famous poets such as The Whitman and The Emerson—aim at creating a house that “lives larger than its square footage.”

These designs, which range from 1,500 to 2,400 square feet, follow four “not-so-big” principles, says Susanka. The first is that while “we live in a 3-D world,” too many builders are building houses on a two-dimensional plane. What's lacking, she says, is “character,” which can be attained simply by varying the ceiling heights in different rooms.

Susanka made her point with an animation of one of her designs, The Nin, which showed the interior of the house with and without soffits, trim bands and trellises. The inclusion or exclusion of each element noticeably altered the spatial feeling of the rooms. (Susanka also notes that the soffits can be “free-floating components” that don't affect the trimming out of doors and windows.)

The second principle is “light to walk towards,” which, for example, is achieved by placing a window at the end of a vista or hallway to give the impression of greater depth.

Light also plays a role in the third principle, “reflecting surfaces,” which advocates positioning outside light sources such as windows adjacent or near surfaces like countertops so that the light itself reflects off the surface.

Susanka also talked about lending “visual weight” to the appearance of the house by, for example, using different colors for exterior siding.

Based on conversations she had with builders at the last IBS convention, Susanka said that more builders seem to be coming around to the idea that smaller doesn't have to reduce house plans to their lowest common design denominators. “I think the downturn is going to dramatically improve the American home.” During the same session at the Summit, designer Michael Woodley tried to impress

on his audience how home buyers (at least in the United States) are demanding a “new aesthetic” that breaks away from conventional house designs that have become too static, nostalgic, or predictable. “There's still a market for McMansions and Old World and Tuscan and Spanish. But it's also time to look forward,” he said.

Woodley was instrumental in helping Shea Homes devise its Spaces series of affordable, energy-efficient homes. This concept works for a number of reasons, he explained, starting with standardization: Spaces only has two window types, two kitchen designs, all of the bathrooms are the same, and they only have stalled showers.

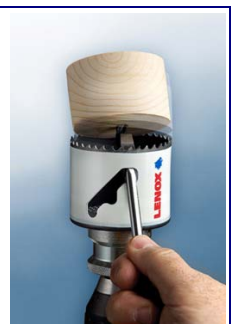
In coming up with Spaces, Woodley said he talked with lots of people about how they live. Using that input, a key element of Spaces became its flexible living areas, which Woodley dubbed “Watch,” “Work,” “Eat” and “Play,” for the activities they can accommodate. (Indeed, this is what gave Spaces—which was originally called the Shea Smart Series—its name, he said.)

Woodley and his team thought of Spaces as “if you were living in a nice hotel.” And the concept has certainly attracted attention: the opening of a model in Arizona drew 1,500 people on the first day. Another 350 turned out—and 19 bought a house—when Spaces debuted in the Denver market on April 15, 2009.

While Woodley conceded that Spaces isn't for everyone, he reinforced Susanka's main point that more builders should be exploiting the sizable market for smaller, well-designed and well-built homes. To illustrate his point about this trend, he ended his presentation with images of an 800-square-foot house in Oregon that his firm had designed for D.R. Horton.

*John Caulfield is senior editor for BUILDER magazine.*

We are excited to tell you about a great new promotional offer that benefits NAHB members. LENOX® is offering to give a revolutionary new hole saw\* to any NAHB builder, remodeler or contractor who wants one. All you have to do is visit [www.nahb.org/lenox](http://www.nahb.org/lenox). [Note: you must be logged into NAHB's website with your username and password to access this page.] "There's no downside to this offer — so find out what a LENOX Speed Slot® Hole Saw can do by signing up for your free one today!



\*Offer is limited to one per address. For US and CAN residents only. Please allow 4-6 weeks for delivery. You must be actively employed as a professional contractor or skilled trade worker in the construction industry to qualify for a free hole saw. Supplies are limited. Must be over 18. NAHB will not share your email with LENOX unless you indicate otherwise.



## HBA of Connecticut News

### A winning legislative session in 2011: 3 HBA bills passed, many bills killed

The 2011 Legislative session ended June 8 and while everyone will continue to debate budget and taxes, when it comes to bills directly related to the home building industry it was a good session.

Three important regulatory reform bills will become law:

- HB 6540 changes the residential threshold requirement for a State Traffic Commission permit to 100 homes and makes other positive changes to the STC permit process
- SB 860 reforms the local performance bond process for site plans and subdivisions
- SB 859 grants an automatic 4-year extension on all site plan, subdivision and wetland approvals in place as of May 9 and on any new approvals up to July 1, 2011.

The HBA's proposed bill to reform the DEP's stormwater permit process died due to lack of legislative action. However, DEP has contacted Bill Ethier, HBACT CEO and in-house lobbyist, to continue negotiations on the issue, a

positive sign. This and several other HBA bills will be resurrected in future sessions.

Four bills that would have been harmful to the industry, and the subject of a lot of controversy, were successfully defeated:

- 100 foot wetlands buffer bill was killed again this year
- A bill that would have changed licensing requirements for hoisting equipment
- A bill that would have required fire sprinklers in all new homes.
- A new 1% conveyance tax on all real estate transfers

*Actually, there were many bills harmful to the industry killed by HBA testimony and extensive lobbying efforts.* To read the full update on this legislative session, go to [www.hbact.org](http://www.hbact.org), click on "Government Affairs," then "State Government Affairs News & Updates."

### Have coffee with your legislator

Building strong relationships with local legislators is critical to continued success at the State Capitol. HBACT has launched a grassroots effort to help members get to know their state senators and representatives with informal meetings over coffee in your area. Now is a great time to start talking about how the decisions legislators make at the Capitol impact your business.

If you know your legislator(s) and would like to host an informal coffee shop meeting to introduce him or her to other HBA members, please contact Lisa Kidder at 860-216-5858. Or, if you don't know your legislator yet, but would like to get to know them, we will work with you to set up a meeting in your area.

To find out what's happening at the Capitol, add your name to the distribution list for Government Affairs e-mail alerts by sending a note to [jhoerrner@hbact.org](mailto:jhoerrner@hbact.org). You'll receive regular e-mails, and some alerts that may ask for a quick response by providing information or expertise to help Bill Ethier react to a rapidly changing situation at the Capitol.

### Support the HBACT Government Action Fund

HBACT is raising money to fund legal action on the Stormwater Permit Process. You will be receiving a request for a donation to the HBACT Government Action Fund in the next few days, along with details on the legal challenge.



Coffee meeting with State Senator Steve Cassano: Richard Hayes, Sen. Cassano, Ken Boynton, Brian Liistro, Jaime Prior, Eric Person, Larry Fiano.

### The Annual BuildPAC Tournament at the TPC River Highlands, Cromwell Monday, July 11, 2011

Get your foursomes ready for the annual NAHB BuildPAC Tournament! This tournament supports NAHB lobbying efforts in Washington, D.C.. Connecticut's tournament is #1 in the country for fundraising, and once HBACT meets its goal; additional funds are split 50/50 with HBACT to support lobbying efforts at the state capitol.



For more information, contact Larry Fiano, 860-649-5371.

## BUILDING BRIEFS

### Congress Urged to Focus on Energy Efficiency Incentives for Existing Housing Stock

As the Senate Energy and Natural Resources Committee hears testimony on a suite of energy efficiency bills, including legislation to make residential housing more energy-efficient, the National Association of Home Builders (NAHB) today urged lawmakers to take into account the differences in energy savings between the newest, highest-performing homes and older, less-efficient homes that comprise the vast majority of the nation's housing stock.

"With substantial amounts of energy lost in the nearly 130 million existing homes in the current stock, it is extremely important to develop an effective national energy policy that is not punitive to consumers who benefit from the most efficient new homes," Tony Crasi, a custom home

builder from Akron, Ohio, told members of the Senate Energy and Natural Resources Committee. "Rather, the policy must promote an effective retrofit plan for older, less-efficient housing that allows builders and remodelers to create the benefits of energy efficiency for all housing."

"The introduction of modern energy codes in the early 1990s has significantly improved the efficiency of new construction," he said. "In fact, the Energy Information Administration reports that homes built between 1991 and 2001 consumed 2.5 percent of total energy output in the U.S. By contrast, the 94.5 million older, existing homes consumed 18.4 percent of U.S. energy consumption, meaning the most inefficient housing is the most plentiful."

### Expiring Loan Limits Mean Weaker Housing Demand in the Fall

New research from NAHB examines the scope of impact on housing markets from the scheduled October 1, 2011 decrease in the GSE and FHA loan limits. These loan limits determine what types of mortgages may be securitized by the GSEs, Fannie Mae and Freddie Mac, or insured by the Federal Housing Administration. Loans that fall outside of these limits would be subject to tighter credit conditions, including higher interest rates and larger downpayments.

This increase in the cost of credit for such loans means weaker demand for homes in the affected price ranges, which will result in downward price pressure in many areas of the country, particularly high cost markets. As home

sales are inter-related (for example, starter homes are sold to first-time homebuyers by move-up buyers), this pressure on prices could spill over on other homes in the affected areas.



### Value of Green Home Features to Be Included in Appraisal Reports



The continuing effort to provide recognition for the added value of energy-saving and other green features in homes will

take another step forward around mid-summer when the Appraisal Institute is expected to add a green and energy addendum to its appraisal report form.

Green builders have been waging an uphill battle in recent years to convince the lending community to recognize the difference between homes that are just built to code and those that incorporate techniques, systems and products that can dramatically reduce monthly utility costs, which represent a significant expense for home owners. Sandra Adomatis, whose firm, Adomatis Appraisal Ser-

vice, is located in Punta Gorda, Fla., announced the new Appraisal Institute addendum on May 3 during NAHB's National Green Building Conference & Expo in Salt Lake City.

Adomatis said she hopes the addendum will be adopted by the Federal Housing Administration, Fannie Mae and Freddie Mac.

"Builders can fill it out ahead of time and give it to the appraiser," she said, who "can't always see what's behind your walls."

Adomatis confessed that she herself knew little about the attributes of green homes until she ran into a green builder whose home she was appraising who was kind enough to point out that she didn't know what she was doing.

**WE'RE ON THE WEB!  
WWW.BAEC.NET**



Builders Association of Eastern Connecticut Inc.  
20 Hartford Road, Suite 18, Salem, CT 06420  
Phone: 860.859.3518 / Fax: 860.859.1713  
BAEC@aol.com

**Bulk Mail  
Permit No. 9  
Bozrah, CT**

"Duct tape is like the force.  
It has a light side, a dark side,  
and it holds the universe  
together."

*-Anonymous*

 **Copies PLUS...more**  
has brought color to the BAEC world of news!

*BAEC is the recognized source of quality building services and information.  
We build neighborhoods and improve the communities in which we live and work.*

## **JUNE 29 GENERAL MEMBERSHIP MEETING**

**ENERGY STAR Homes Program 3  
Comes Into Effect January 1, 2012!  
Are You Ready?**



**Peter Harding of Home Energy Technologies  
will bring you up-to-date on the latest  
guidelines.**



**Bill Ethier, EVP, HBA of Connecticut, will tell  
us what to expect from the state energy code.**

The ENERGY STAR new homes program is changing - big time! As a home energy rater, builder, trade contractor, HERS provider, or other stakeholder involved in qualifying homes, you need to understand these changes. Because Version 3 of the program is more rigorous and complex, all stakeholders must work together as a team to ensure that all the details are handled properly. If one member of the team overlooks a critical requirement, it could mean that that house misses out on getting the



**Wednesday, June 29, 2011  
5:30 PM Holiday Inn, Norwich**

\$20 BAEC members / \$25 Billings / \$30 non-members

## **CALENDAR OF EVENTS**

### **JUNE 2011**

Wed. 29th 5:30 PM General Membership Mtg.  
Holiday Inn, Norwich, CT

### **JULY 2011**

Tues. 5th 6:00 PM BAEC Board Mtg.  
Wed. 6th 5:00 PM Energy Star Training  
House of the Year  
Fri 8th 5:00 PM Energy Star Training  
House of the Year  
Mon. 11th 6:00 PM Membership Comm. Mtg.  
Wed. 27th 5:30 PM General Membership Mtg.



**First Day of Summer—June 21st**

**Call 860.859.3518 for more  
information or to register!**

**For more information visit our  
calendar at [www.BAEC.net](http://www.BAEC.net)**