



HOME BUILDERS ASSOCIATION
of Dayton

The Spring Parade of Homes: Last Chance

By Marty Coates, President
Home Builders Association of Dayton

Looking for a great reason to enjoy the springtime this afternoon?

There are 56 of them at locations across the Dayton region. That's precisely the number of new homes included in the 2009 Spring Parade of Homes presented by the Home Builders Associations of Dayton and Miami County. The two local Home Builders Associations are teaming up to showcase the quality and craftsmanship of their nearly 650 HBA members. You better hurry, as today is the last day to see these beautiful homes on this tour.

Each of these new homes, fully decorated with some being fully furnished, is open from 1-6 pm today. The featured homes are scattered throughout many wonderful locations from Indian Lake to Germantown, with all points in between such as Troy, Tipp City, Clayton, Beavercreek, Bellbrook, Centerville and Springboro plus many more! We think you will be very pleased with the homes on display.

No matter what your budget, no matter where you work, no matter where you want the kids to go to school – you should be able to find a Parade home that makes good sense for you and your family.

Since so many homes are on display, it makes sense to plan carefully for your tour. The best approach is to refer to the Spring Parade of Homes information located in the Home Building Plus section in the May 16 issue of the *Dayton Daily News*. There is a photograph of each house, along with specific information on features, the community where each home is located, price range and other information.

If you misplaced the May 16 edition, use the Spring Parade locator map that is included in today's Real Estate Plus to plan your tour or go to www.daytondailynews.com and also find an expanded photo gallery of many of the homes.

All of the Parade Homes, of course, will provide you with great ideas for decorating, floor plans, fixtures and finishes.

But if you are seriously in the market for a new home – or soon will be – (and you should be, because as a long-term investment, homeownership is STILL one of the best investments for individual households) it makes best sense to arrange your tour based on location and price.

Builders and/or their representatives will be staffing Parade Homes during all Parade hours, so make certain you come prepared with the questions that are important to you.

Discuss in advance with your family the tradeoffs you are willing to make. For example, are you willing to “pay more for less house” if that enables your children to attend great public schools? Are you willing to forego a sunroom in order to purchase a series of flooring, fixture and cabinet upgrades for your kitchen and bathrooms?

Also remember that many of the Parade builders are building new homes throughout the Dayton region. If you see a model that you really like, but prefer a different location, ask the builder if he or she is building comparable product in locations more to your liking.

If you already own a building lot, bring your site plan with you (if you have one). Many builders are prepared to build on your lot and will be more than pleased to work with you.

Finally, don't let your eyes get bigger than your budget!

Preparation is the key to a successful Spring Parade tour. Plan carefully, and you will still be able to get home in time for to get the burgers on the grill for one of your first cookouts of the season.

2009 Spring Parade of Homes

Dates: TODAY – Final Day!

Location: All across the Dayton Area from Indian Lake to Germantown
(Use the Home Building Plus section in the May 16th edition of the Dayton Daily News to plan your Tour)

Cost: FREE

Hours: 1 pm to 6 pm

For more information got to: www.daytondailynews.com