

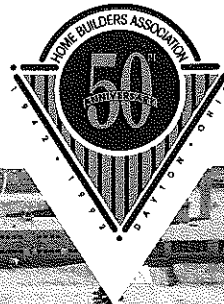
FIFTY YEARS

*The Home Builders Association of
Dayton and the Miami Valley's
50th Anniversary Celebration.*

*The Home Builders Association, now
over 1000 members strong representing
almost 20,000 local employees, is
an organization that came from
humble beginnings.*

AMERICA'S DREAM

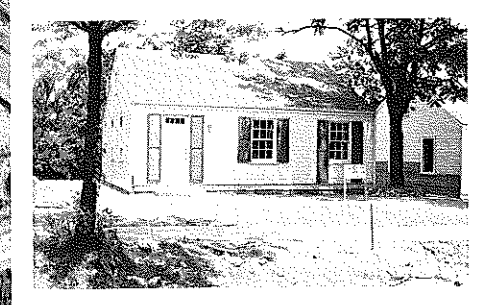




A Look at the 40's

Prior to World War II, real estate companies were continually developing plats for future home sites, complete with utilities, streets, trees, and landscaping. At that time, the lots were sold to individuals, however, a poor economic climate forced most developers out of business and the county treasurer took possession of all the plats.

"I remember I paid just \$150 per lot with utilities and no assessment in 1939 and 1940," said Joe Haverstick, one of the founders of the Association.





Then, in 1941, the United States entered the war, and the country saw shortages of almost everything, including building materials. In 1942, nine area builders realized the need for a united effort to lobby Congress to secure their fair share of building materials for Montgomery County. On June 3, 1942, the Home Builders Association of Montgomery County was formed. The original members were Joe Haverstick, Quentin Brenner, Paul Brunner, Tom Haines, Russell Edy, Glenn Smith, C.W. Sharp, Kenneth Dover, and George Hemeyer. In the election of officers, there was a tie for President between Paul Brunner and Joe Haverstick. They drew straws, and Joe became the first President of the Home Builders Association. And to this day, Joe has been the only local President to serve as Local, State, and National President.

During the war years, the Home Builders Association helped allocate building materials which had previously been halted by the government. Little to moderate building occurred at this time and the maximum price for any newly built home in the nation was \$6,000. Restrictions on the amount of lumber one could buy lasted until several

years after the war had ended. By 1949 all restrictions had been lifted and the building industry began to excel. Due to the post-war recession the feeling of prosperity soon ended and new home sales came to a halt.

