

# THE METRO



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- A quick look at what's been going on with your Association in 2020.
- Message from your HBAJ President
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- 2020 Permit Report Totals
- NAHB Housing Market Index

**PARADE**  
OF HOMES  
BEST IN SHOW WINNER

**119 HERON'S LANDING**  
HERON'S LANDING OF BRIDGEWATER  
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#### HBAJ STAFF

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Director of Marketing   Finance   Events .....	Brandy Martin
Membership Coordinator .....	Lauren Odom
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## HOME BUILDERS ASSOCIATION OF JACKSON

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**PARADE  
OF HOMES**  
BEST IN SHOW WINNER

**119 HERON'S LANDING**  
HERON'S LANDING OF BRIDGEWATER  
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# A STRONG ASSOCIATION

*"Through difficult times the Home Builders Association of Jackson has remained strong for the Construction Industry thanks to the members that care to make a difference."*

If you had told me 6 months ago all of the chain of events that were going to happen in 2020, I wouldn't have believed you, of course. This year has already proven to be the most challenging in the history of the Association – my first 6 months as President. And even though this is an unprecedented year, I have realized

“The fundamental **importance** of the existence of the Association”

is the ability of the HBAJ office and members to adapt to unforeseen circumstances and the overall benefit that the Association serves for the industry.

The first week after the announcement from President Trump regarding gatherings of no more than 10 people was prohibited, our HBAJ Officers immediately went to work to protect the industry. Our Association used our voice to communicate to all city and county offices in keeping the construction industry working. Many building departments reached out to us to confirm that construction would be allowed to continue but that they appreciated our office reaching out to them with concern. Many offices continued to do inspections even though their offices were closed to the general public. Home builders continued to pull permits and supply building departments with applications and plats for approval, even though it meant doing business in a different way.

The second week after the announcement from President Trump, Home Builders Association of Mississippi, Mississippi Realtors, Mississippi Manufactured Housing Association and ABC Mississippi, joined together and reached out to Governor Tate Reeves and asked that real estate services be deemed essential to continue construction and home sales.

Our contacts at the city, county and state level of government provided us with information of continued progress in building. Many HBAJ members called with concern and asked what our office knew about the plans for the future. Our officers and staff answered many concerned calls and reached out to individual offices to figure out creative ways to continue to keep construction going.

At this point in time, I hope we have been through the worst. Construction has continued and so has new home sales. I'm grateful to say that my closings were not cancelled and I have received contracts to begin new custom home projects. I've reached out to many other members and have found out that our industry never stopped building and selling.

The Association works to promote new construction 24/7/365. The Association promotes new construction for all. Encourage those that you know in the business to reach out to HBAJ Officers and staff if you need the Association to be involved in an issue.

Although I'm preaching to the choir (if you're reading this, you are most likely a member), I need you to take a look at who you are doing business with - your vendors and supplier companies – the companies that you pay every week and month. Make sure you are doing business with those that support your career in this industry so that you can continue. And if they are not a member of the organization, ask them to join today.



**JOHN MICHAEL**  
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# OUR MEMBERS AMAZE ME.

*"Our members are the lifeblood that keeps us going. They are strong and resilient. That's why we fight so hard for you during tough times."*

EO'S MESSAGE

**Y**ou're not complainers. You really just are a bunch of workaholics. Maybe COVID 19 will be a time in our history that we will look back on as a time that we were able to put everything into perspective.

I'm amazed at the power of new construction. We always talk about how it's the lifeblood of the American economy and

“during these times you see that **construction** is the only industry that can continue to work to **keep the economy rolling**”

– medical industry being the one exception.

Hopefully, when we are able to physically move around a bit more, we will see mortgage rates at an all-time low making the inventory of homes now ready for move-in – such a great low rate – that it would be crazy not to buy new.

I'm amazed that in the months during shelter-in-place, HBAJ continued to see renewals, new members and checks for outstanding balances for events that have been postponed.

I'm amazed that it's not as easy as we thought to “work at home.” Zoom/Skype visual conferences haven't worked as well as I thought they would. I'm still better set up to work at the office but will work to improve that for the future.

I'm amazed at how much we all appreciate social gatherings. When they are taken away, you, all of a sudden, realize how important they are in building relationships and creating new ones. The HBAJ staff has received many, many calls regarding members eager to gather with their HBAJ peers/friends/family.

I'm amazed that the timing of this virus and shelter-in-place can be possible to open the market back up to reschedule events in summer months. We should be able to reschedule most every event.

I'm amazed at the phone calls that the HBAJ staff has received from our members that want to make sure we are safe and healthy.

I'm amazed that most city and county offices have continued to work with our construction industry even if it means “visual” remote inspections from a builder's cell phone and other flexible ways to do jobs remotely and continuing to adhere to safety standards.

I'm amazed at the support from our industry to help other industries, businesses, people and members.

They say that you can learn a lot about a person in times of crisis – HBAJ members have proven their strength, once again.



**VICKY  
BRATTON**  
EXECUTIVE OFFICER OF HOME BUILDERS ASSOCIATION OF JACKSON





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## JULY

- 20 ..... Nominating Committee – 3:30pm – HBAJ Office
- 21 ..... Executive Committee – 3:30pm – HBAJ Office
- 23 ..... Board of Directors – 12pm – HBAJ Office
- TBA ..... 2021 Home Show Committee Meeting

## AUGUST

- 04 ..... Construction Round Table – 4–5:30pm – Renfrow Decorative Center
- 18 ..... Executive Committee – 3:30pm – HBAJ Office
- 20 ..... Board of Directors – 12pm – HBAJ Office
- 27 ..... Reeves/Thomas Draw Down & BBQ – 6pm – HBAJ Office
- TBA ..... 2021 Home Show Committee Meeting

## SEPTEMBER

- 10 ..... Sporting Clay – Scheduled Times – Turcotte Shooting Range
- 15 ..... Exec. Committee/Leadership Planning – 3:30pm – HBAJ Office
- 15 ..... After Hours – 5pm – TBA
- 17 ..... Board of Directors – 12pm – HBAJ Office
- TBA ..... 2021 Home Show Committee Meeting
- TBA ..... Fall Parade of Homes Committee Meeting

## OCTOBER

- 06 ..... Construction Round Table – 12–1:30pm – Contractor's Millwork
- 07 ..... Wade Quin Skeet Shoot – Scheduled Times – Capitol Gun Club
- 20-22 ..... NAHB Fall Leadership – Kansas City, MO
- 27 ..... Executive Committee – 3:30pm – HBAJ Office
- 29 ..... Board of Directors – Emailed
- TBA ..... 2021 Home Show Committee Meeting

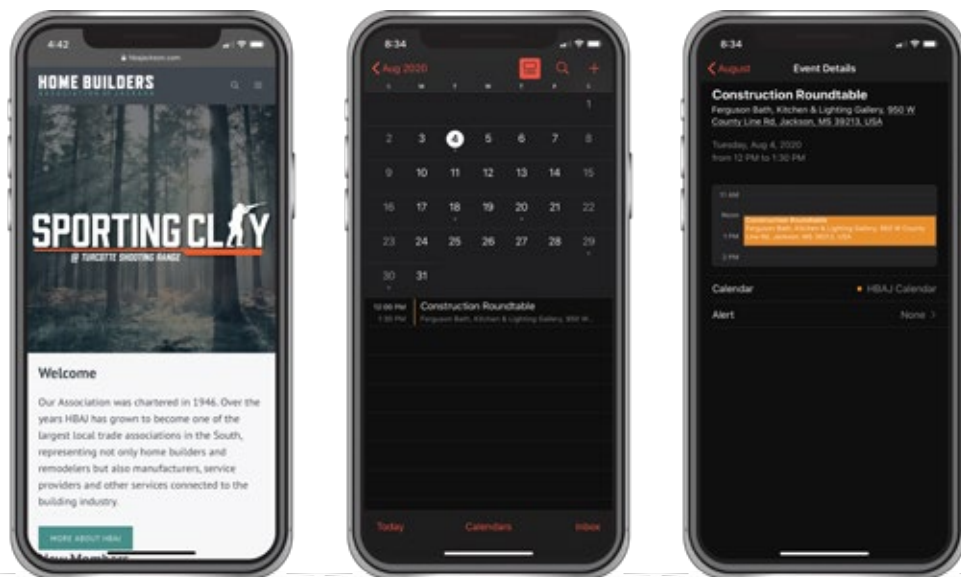
## NOVEMBER

- 06 ..... Fall Parade of Homes Awards Lunch – 11am – HBAJ Office
- 07-08 ..... Fall Parade of Homes – 1–5pm
- 12 ..... Chili Cook Off – 6pm – HBAJ Office
- 14-15 ..... Fall Parade of Homes – 1–5pm
- 17 ..... Executive Committee – 3:30pm – HBAJ Office
- 19 ..... Board of Directors (Nov/Dec) – 12pm – HBAJ Office

## DECEMBER

- 03 ..... Foundation Sponsor Lunch – 11:30am – HBAJ Office
- 08 ..... Construction Round Table – 12–1:30pm – Earthscape Supply
- 08 ..... Christmas Party After Hours – 5pm – Kathryn's
- 10 ..... Installation of Officers/Awards– 11:30am – HBAJ Office
- TBA ..... The Metro Magazine Publishes

*\* All dates are subject to change based on State of Mississippi COVID-19 Guidelines.*



## SUBSCRIBE TO THE CALENDAR

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# PARADE OF HOMES

## AWARD WINNERS

The Spring Parade of Homes, which was held June 6, 7, 13 & 14, was a great success. Even though we had to push it back a month, we still had 61 beautiful homes entered in the Spring Parade of Homes. Congratulations to all of the winners.

Our judges were Katherine Shelton of Halo Home + Design in Flowood, MS and Lauren Harris of LRH Design Co. Lauren, a veteran to judging the Parade, has returned again after judging in the 2019 Fall Parade of Homes. Katherine returned to be our Spring judge after last judging the 2017 Fall Parade of Homes. Each said that the homes in this Parade were beautifully crafted and designed. We look forward to having them judge future Parade of Homes. We also want to thank them for their time and participation over the two days of judging. For more info about them and their companies, visit [paradeofhomesjackson.com](http://paradeofhomesjackson.com).

The Spring Parade of Homes Award lunch was a little bit different this time. In order to keep with social distancing we presented the awards virtually on Facebook and lunch was provided June 6th for the builders as they came to pick up their signs. We would like to thank Andy Barksdale (BancorpSouth) and Ken Allen (Simply Realty) for being our awards sponsors and presenting the awards in the Facebook video. We crowned a new Best In Show winner this Spring. Congratulations to Kayce Saik (Southern Grace Homes) on winning this Parade of Homes' Best In Show with your home, 119 Heron's Landing in Heron's Landing of Bridgewater! Thank you to our lunch sponsors BankPlus, Capitol Building Products, Constress, L&W Supply and Trustmark & our sign pick-up sponsors MMC Materials and Community Bank.

This Spring we launched our newly designed Parade of Homes website. We went to great lengths to make our site more user friendly and up to date with all its features. Every step was designed to make sure that each home and advertiser was best presented to the public. If you haven't visited the new site we encourage you to do so! Thanks to HBAJ member Addison Hall for creating our site.

Special thanks to the members of the Parade of Homes committee: Neal Mashburn (Atmos Energy), Mildred Nelson (Atmos Energy), James Worthy (PriorityOne Bank), and Kevin Kinkade (Trustmark).

Home Builders Association of Jackson would like to thank all the participants and advertisers in the Spring Parade of Homes. Special thanks to our 2020 Parade Chair, Chris Bond (Bond Properties) and to our Corporate Sponsor, Atmos Energy, for all your support. We hope to see even more beautiful homes this Fall!





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1<sup>ST</sup>

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3<sup>RD</sup>

## 309 BUTTONWOOD LANE

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## 640 WILD HORSE LANE

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## 233 TERRAPIN CREEK ROAD

SPEER'S CROSSING

Chandler May • C&M Homes

# \$326,000 – \$375,000



1<sup>ST</sup>

## 118 COVENTRY LANE

COVENTRY

Jade Reese • Luxe Homes



2<sup>ND</sup>

## 192 CATHERINE BOULEVARD

WINDSOR PLANTATION

Carey Pennebaker • Kirkland Development



3<sup>RD</sup>

## 304 DRIFTWOOD LANE

DRIFTWOOD ESTATES

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**1<sup>ST</sup>**

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**218 KINGSWOOD PLACE**  
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Arthur Noble, CPB • Noble Properties



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**1<sup>ST</sup>**

**305 DRIFTWOOD LANE**  
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**2<sup>ND</sup>**

**210 LOST OAK LANE**  
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LOST RABBIT

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**1<sup>ST</sup>**

**119 HERON'S LANDING**

HERON'S LANDING OF BRIDGEWATER

Kayce Saik • Southern Grace Homes



**2<sup>ND</sup>**

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SILVER LEAF

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# Naturally... The Best In Show

There's a natural elegance to this stunning, open floor plan, four bedroom, four and one half bathroom home. This 4,082 square foot home is located in Bridgewater subdivision. The front exterior sets the stage with a stately presence - traditional, timeless, architectural style with other hints of more modern elements. A spacious three car garage with windows and geometric transoms, driveway with parking pad for guests and freshly designed landscaping compliment every aspect of this curated exterior design. Soft, crisp, white brick and earthy, natural tones envelope the impressive facade. A simple, prominently centered round window on the second level serves as a focal point for the exterior. Just below, a custom copper lantern perfectly embellishes the ashy toned custom cypress front door that's framed with white custom louvered shutters. Tumbled brick pavers add subtle texture and interest to the entry. We couldn't wait to see the interior!

The first impression of the interior does not disappoint. The foyer sets the stage with white oak floors throughout the home. Strategically placed, built-in, custom marble-top cabinets are paired with floating oak shelves and mirror the foyer entrance. The solid brass art lamps accent the shelving and appear to be the perfect place to showcase unique artistic relics, books and art. As you move through the wide cased opening to the family room, a wall of windows, doors and transoms allow you a magnificent view of the outdoor kitchen, outdoor living area, and yard. A spacious living room features a modern cast mantle with solid marble surround. The living room is directly adjacent to the large, open kitchen.

The kitchen in this home has an unquestionable standard of quality. Beginning with the huge island with solid marble countertop and seating

sufficient for four guests. This multi-purpose island houses a granite sink, Café dishwasher, and custom built cabinets specifically for kitchen utensils, other kitchen accessories and gadgets, and a pull-out trash receptacle. For convenience, you'll find a separated serving/coffee bar area with custom cabinets, drawers and marble counter and backsplash. Matte gold plumbing fixtures coordinate with brushed gold upgraded knobs and handles on the appliances (all Café brand - The Matte Collection from GE). The perfect compliments to the large island are the lantern style wooden pendants with gold accents. A beautiful modern vent-a-hood creates the perfect backdrop for this space and adorns the 48" Café dual fuel gas range with griddle. Pull-out spice racks flank the range to make it convenient to prepare any meal in this rich and comfortable kitchen. Custom inset cabinetry displays the talents of a professional craftsman not only in the kitchen but throughout the home.

Hidden around the corner from the kitchen you'll find an amazingly large butler's pantry, which houses the microwave, ice maker and bar sink. Open and enclosed cabinets and drawers provide ample storage for food items, as well as storage and display for fine china and dinnerware, or wine and wet bar accessories. Linear, brushed marble tiles are in a herringbone pattern for the backsplash, continuing the earth-tones that are predominant throughout this home.

Off this same hallway, you'll find lockers with coat hooks and shoe drawers, a signature powder room with marble herringbone patterned floor design, a custom Louis style mirror, wall mounted matte gold plumbing fixtures, a floating marble vanity with decorative backsplash, and brass sconce lighting. The laundry room is tucked away in the perfect

place away from guests but also strategically and conveniently flows into the master closet. The laundry has two separate counters where one could be used for folding clothes and the other has a sink with pull-down faucet, laundry hanging rod, three pullout hamper drawers for whites, colors, and towels- a broom closet and linen closet.

The impressive closet in the master suite area houses incredibly large open shelving everywhere, shoe shelves, as well as tall and short hanging areas, and too many drawers to count. The master bath has an elegant feel with solid marble at every glance, with a calming, symmetrical layout. The focal point is the oval freestanding bathtub with wall mounted gold spout. A further look reveals an enormous, double-headed shower enclosed in glass. There's a doorless entry with a warming area into the huge shower that is also finished with marble walls, floors, and ceiling, as well as a custom built marble seat and product/shampoo and soap inset. The master bedroom has a tapered tray ceiling and large windows with a view of the landscaped backyard. A special touch to mention are the crystal glass door knobs with gold trim. Just outside the bedroom door, you'll find a stunning antique mirrored scone with linen shade – a unique piece of art.

Open to the kitchen and around the corner from the master suite and adjacent to the kitchen is the dining room, with antique wooden beams and a gracefully beaded iron and wood chandelier. The natural light and soft finishes create an "airy" and comfortable place to gather with large window views of the landscaped backyard and a double door entry to the covered patio. The outdoor living area with cypress beams bring you a full Blaze grilling area with prepping area, sink and 6" painted brick backsplash. This house was designed with an exceptional flow for entertaining.

There's one guest bedroom downstairs with a full bathroom in white and gold finishes – leathered granite counters that are white with a slight shimmer. These accents in the white marble tile extend the cohesiveness with the earth tone accents throughout the home.

Steps upstairs lead to two other guest rooms with full baths and the unexpected second laundry room with enough storage cabinets and display shelves to utilize as an art/crafting area. The counters are pure white and the vaulted ceiling adds architectural aesthetics. Centrally located between bedrooms is a theatre/game/exercise room with super sleek, white twin barn doors on a brass track. This room is unquestionably larger than any bedroom and has the round window positioned in the peak which provides natural light to such a large multi-functional room. There is dual access from this room to the second bedroom's vanity area, complete with two separated sinks with an expansive wall of cabinets between them. Another door off this room provides access to a private shower/bath combination.

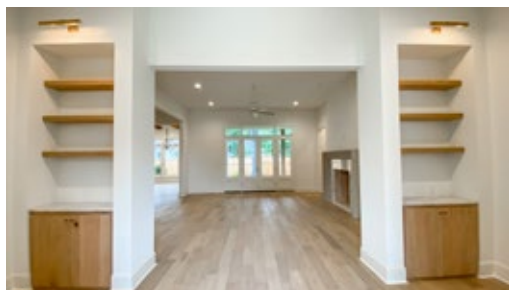
Southern Grace Homes is proud to work with many HBAJ members with exceptional products and services including Cowboys's Kitchens (appliances), Old South Brick, 84 Lumber (building materials), MS Roofing (GAF Camelot #), who are advertising in this Metro issue.

At our recent Parade of Homes, Southern Grace Homes took the show with 7 total awards for this home including Best in Show, 1st place in its price category, best in architectural design, best in craftsmanship, best interior design and decor, best in kitchen, best in baths, and best in lighting categories. Congratulations on this beautiful home to our own fellow HBAJ member – Kayce Saik.



**PARADE  
OF HOMES**  
BEST IN SHOW WINNER

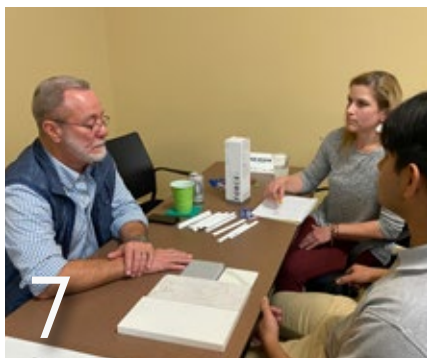
**119 HERON'S LANDING**  
**HERON'S LANDING OF BRIDGEWATER**  
*Kayce Saik • Southern Grace Homes*





# KEY CONNECTIONS

On February 25, 2020 the Home Builders Association of Jackson hosted a number of Builders and Associates for Key Connections. This event allows suppliers and associates an opportunity to sit down with 15 builders and pitch their new products. This event was a success and many connections were made. Thanks to 84 Lumber, Atmos Energy, AmFed, BancorpSouth, BankPlus, Community Bank and Trustmark for sponsoring this event. Thanks to everyone who participated and we hope to see everyone again next time.



1. Thanks to everyone who participated in Key Connections
2. Chris Allen, Robert Pitts and Todd Therrell
3. Preston Byers and Jade Reese
4. Jim Harris, Ryan Roper and Les Battles
5. Bruce Kirkland, Carey Pennebaker, Jon Deroun and Landry Holloway
6. Mitch Stentiford and Steve Roth
7. Tim Weaver and Kim Cole
8. Jeff Salmons, Shari Kelly and Lynn Herrington



# AFTERHOURS

On February 25, 2020 the Home Builders Association of Jackson held After Hours at the HBAJ office following Key Connections. The theme for the event was Mardi Gras since the event fell on that day. Everyone had a good time and we were able to see many members that we had not seen since Christmas. We hope to have another After Hours soon.



1. Tara Salmons, Jeff Salmons and Matt McDonald
2. Adam Woods, Brantley Woods, John Michael Rainey and Currie Rainey
3. Kim Cole and Breanne McLendon
4. Neal Mashburn, David Boackle, Martha Hill and Willie Alexander
5. Shane McLendon and Jade Reese
6. Michael Bishop and Chase Frazier
7. Brandy Martin mixing drinks
8. Lauren Odom and Lauren Smith



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# THE JUDICIARY AND COVID-19

Article by: Clyde "Trey" Copeland, III, ESQ

## *What happens if the Courthouse is closed on the day I have to file?*

There is a saying in the law that "the Courthouse is never closed." However, while that is a great saying for law students and lawyers, it is incredibly impractical. Nothing demonstrates this more than a natural disaster.

So what does one do if a lien needs to be filed, a bond claim made or suit filed, and governmental functions are shuttered because of a natural disaster, or in the case of COVID-19, a world wide pandemic or act of GOD has occurred.

The Mississippi Supreme Court has issued a number of Emergency Administrative Orders relating to COVID-19 and the operation of the State's judiciary, to include the following:

1. In compliance with the Constitution, all state courts – municipal, justice, county, chancery, circuit, and appellate courts – will remain open for business to ensure courts fulfill their constitutional and statutory duties. *See Miss. Const. Art. 3, §§ 24, 25, 26, and 26A.* Courts should continue normal business matters as much as possible. Any orders from trial courts contrary to this Order are vacated to that extent....
2. Individual judges have discretion to control their general dockets and are authorized to instruct their clerks that jury summonses may not be sent to jurors which would be returnable to any date prior to April 13, 2020. Electronic Document Mar 13 2020 17:40:33 2020-AD-00001-SCT Pages: 3 2
3. Individual judges have the discretion to postpone any trials on their own docket scheduled through April 10, 2020....

### **Miss.S.Ct. Emergency Admn. Ord. 1.**

1. To comply with the CDC's Interim Guidance of March 15, 2020, courts shall not permit gatherings of more than 50 people beyond the persons involved in the day-to-day operations of the courts. Courts shall not conduct any proceedings that require witnesses or parties to travel from an infected area or that involve vulnerable persons, increasing the chances of transmission of the disease.
2. Individual judges have discretion to control their general dockets and are authorized to instruct their clerks that jury summonses may not be sent to jurors which would be returnable to any date prior to May 18, 2020.
3. Individual judges have the discretion to postpone any trials on their own docket scheduled through May 15, 2020....

### **Miss.S.Ct. Emergency Admn. Ord. 2.**

Section 24 of our State's Constitution could not be any clearer.. "All courts shall be open ... and justice shall be administered without sale, . . . . denial, or delay." *Miss. Const. Art. . 3, §24.*

However, due to the national and state emergencies caused by Coronavirus (COVID-19), certain steps and measures must be taken to protect the health and safety of the citizens of this State.

1. The office of the Clerk of the Supreme Court in the Carroll Gartin Justice Building, ... , is and shall remain open for business during this national emergency...



2. Local courts shall remain open. The Court authorizes local courts to take steps and measures consistent with this Order.

### **Miss.S.Ct. Emergency Admn. Ord. 3.**

1. All courts are urged to limit in-person, courthouse contact as much as possible by utilizing available technologies, including electronic filing, teleconferencing, and videoconferencing. See, e.g., MRCrP 1.8(c) (outlining permissible proceedings for “[a]pppearance by interactive audiovisual equipment, including video conferencing”).
2. Judges’ offices or court clerks’ offices shall remain accessible by telephone and email, to the extent possible, during regular business hours. If available, drop boxes should be used for conventionally-filed documents....
3. Each judge is authorized to determine the manner in which necessary in-person proceedings are to be conducted. Any such in-person proceedings shall be limited to attorneys, parties, witnesses, security officers, members of the press, and other necessary persons, as determined by the trial judge.
4. All other in-person proceedings beyond those mandated under Paragraph 3., in all local and state courts, are subject to the Court’s prior Emergency Administrative Orders.

### **Miss.S.Ct. Emergency Admn. Ord. 5.**

Thus far, as of the writing of this article, there has been no statewide closure of the Courts in Mississippi. If individual Courthouses have closed, they have done so by order of the local officials, outside of a proclamation of the Governor or Supreme Court.

So what happens if you try to file a lien or suit and the Courthouse in the County where you need to file the lien or suit is closed, regardless as to what has been proclaimed or ordered.

Generally speaking, when time deadlines are prescribed by rule or statute, when the last day of such time deadline expires on a weekend, holiday or day that the Courthouse is physically closed, the deadline is extended to the next business day that the Courthouse is physically open.

In accordance with the general rule, if the first day of a period of limitation for commencing an action falls on a Sunday or on a legal holiday, the period is extended and the action may be commenced on the following secular or business day, and in at least one jurisdiction, if the last day for the commencement of an action falls on a Saturday during the months of July and August when public offices are legally closed to the transaction of business, the action may be commenced on the following business or secular day. The rule also applies whether the statute limits the commencement of a civil action or a criminal prosecution, and if the last day on the period in which an indictment may be found falls on a Sunday the indictment may be found on the following day. The rule of excluding terminal Sundays and holidays is applied in computing the accrual of a right of action from which a statute of limitations begins to run, so that, if the day on which the cause of action would have accrued falls on a Sunday, that day will be excluded, and the statute will begin to run from the following day.

The rule that terminal Sundays and holidays are not to be counted has been applied in determining the time for bringing suit to enforce a mechanic’s lien, suit on a negotiable instrument, a garnishment action, an action to rescind a policy of insurance, an action of tort to recover for damages sustained by reason of negligence, and an action to contest a will. (*Emphasis supplied*)

### **Nelson v. James, 435 So. 2d 1189, 119091 (Miss. 1983)**

Further, Rule 6(a) of the Mississippi Rules of Civil Procedure provides, Computation. In computing any period of time prescribed or allowed by these rules, by the local rules of any court, by order of court, or by any applicable statute, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included. The last day of the period so computed shall be included, unless it is a Saturday, a Sunday, or a legal holiday, or any other day when the courthouse or the clerk’s office is in fact closed, whether with or without legal authority, in which event the period runs until the end of the next day which is not a Saturday, a Sunday, a legal holiday, or any other day when the courthouse or the clerk’s office is closed. When the period of time prescribed or allowed is less than seven days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation.

### **Miss.R.Civ. P.6(a) (*emphasis added*).**

This Rule applies to statutes of limitation, statutes of repose, and special statutes of limitations, such as those found in Mississippi’s Little Miller Act, Mississippi’s Private Bond statute and Mississippi’s Revise Lien Statute.

Therefore, in Mississippi, if a supplier must file a lien by April 1, 2020, and on that day, the Courthouse in the County where the lien must be filed is closed, whether it be by order of the Governor, Supreme Court, County Board of Supervisors or the local judges or clerks, or it is simply physically closed because all of the clerks are “quarantined” or “sheltering in place”, under this rule, and the case law interpreting this rule, the deadline is extended to the next business day that the Courthouse, or more specifically, the Clerk’s office is actually open.

This Rule gives practitioners and suppliers, alike, practical flexibility in being able to file their papers in the face of natural disaster or act of GOD, in a time and manner that fairly avoids their losing their rights because of events outside of their control.

The question, from a practical standpoint, is what do you do or how do you document the fact that a particular Courthouse is closed. If the closure is mandated by the Governor or Supreme Court, that is easy, there will be either a Proclamation or an Order made available to the public. But what if the closure is caused by a County Board of Supervisors, or the local Judge or Clerk. That is a bit more of a challenge. If the closure is caused by an order of the Board of Supervisors, the order should be able to be found on the Board’s minutes and potentially a stand alone order signed by the Board President. What if the closure is by order of the presiding Judge? One would expect to find an order setting forth the closure. The real trick is what to do if the closure is caused by the direction of the Clerk or simply by the fact that all of the Clerk’s personnel are in quarantine. In that case, you hope that there is some notice posted by the Clerk on the front door of either the Courthouse or Clerk’s office advising of such closing. If none of these is available, we have actually contacted clerks directly and gotten email confirmation from Clerks or Deputy Clerks that the Clerk’s office is closed and when it is expected to be open.

The key is not to put yourself in this position and plan ahead. If you do find yourself in this position, if necessary, do what you can to prove that the Clerk’s office was physically closed on the day that your filing was due. If you can, then you can rely upon the Rule 6(a) to give you relief.



This year we decided to do a little something different with our Remodeler's Forum. With the help from our new Committee Chair, Chris Allen with CA Construction, we decided to change the name to Construction Roundtable to include our Builder and Associate members and we also decided to hold our meetings offsite. We did this to bring everyone to our members' showrooms to drive more business to them.

Our first one was held at ProSource in June and was a huge success! We had double the number of people, great food, and a pretty awesome demonstration from Schluter Systems about moisture control. Thank you, Mike Gray and everyone at ProSource for hosting such a great event!



Eddie Martin, Chris Allen, John Michael Rainey, Lauren Odom, Bobby Linam and Mike Gray



Mike Gray of ProSource



Chris Allen of CA Construction  
2020 Construction Roundtable Chair



## UPCOMING EVENTS

**AUGUST 4**

Renfrow Decorative Center  
4-5:30 pm

**OCTOBER 6**

Contractors Millwork  
12-1:30 pm

**DECEMBER 8**

Earthscape Supply, LLC  
12-1:30 pm



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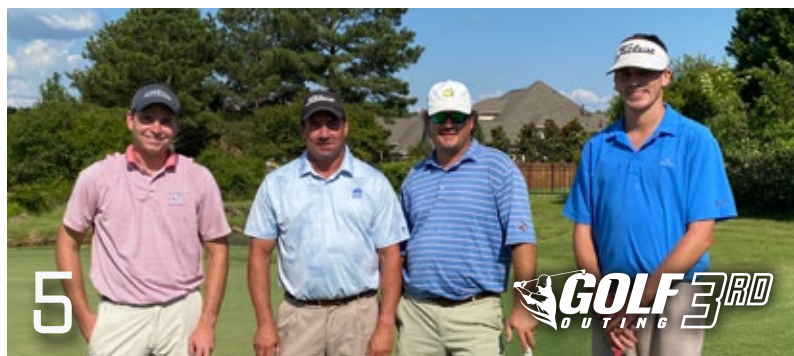


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Home Builders Association of Jackson held its Annual Golf Outing at Lake Caroline Golf Club on June 18. The event went very well with everyone from our players, sponsors and volunteers having a good time. Our winners this year: 1st place – 911 Restoration – Bo Long, Chad Hartzog, Kevin Jones and Richard Lee Sims, 2nd place – Builder's Specialties – Irvin Ellard, Jeff Jenkins, Bill Singletary and Todd Seymour, 3rd place – Renfrow Decorative Center - Cole Stacy, Hubie Renfrow, Brett Murray and Justin Renfrow, Closest to Pin – Mickey Parker (Hole 13) and Nick Bradshaw (Hole 4), Longest Drive – Allen Smith (Hole 16). Thanks to 84 Lumber, Acme Brick, AmFed, Atmos Energy, BancorpSouth, BankPlus, Capitol Building Products, CenterPoint Energy, Constress, Cowboy's Kitchens, Ferguson Bath, Kitchen & Lighting Gallery, First Bank, L&W Supply, MMC Materials, Old South Brick & Supply Co., ProSource, Pyron Group Insurance, Service Partners, Sherwin Williams, Strength Roofing & Siding, Sunbelt Lighting, The Blind Lady, Top Tier Iron Doors and Trustmark.



1. Bo Long, Chad Hartzog, Kevin Jones and Richard Lee Sims
2. Irvin Ellard, Jeff Jenkins, Bill Singletary and Todd Seymour
3. Martha Dunlap
4. Allison Seymour and John Michael Rainey
5. Cole Stacy, Hubie Renfrow, Brett Murray and Justin Renfrow
6. Spence Milton, Sara Jones, Michael Bishop, Chris Corley, Robert Richard, Jim Jones and Trip Jones
7. Sarah Freeman, Lauren Smith, James Swanner, Greg McLemore and David Pyron
8. Trey Corbett, Zach Rogel, Gregory Ketchings and Stevan Ridley
9. Lauren Odom and Candace Broussard





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# THE BIG MOVE



## HOW TO GET MILLENNIALS OUT OF RENTALS AND INTO THE HOME BUYING MARKET.

*By Allison Paul, AIA, LEED AP, NCARB*

It's no secret the millennial generation is changing the home buying process. The key to persuading millennials to cross the threshold from being comfortable renters to first-time home buyers is two-fold; understand the millennial buyer and innovate through design to create product that targets program and budget preferences.

Millennials, also known as Generation Y, are defined as the generation born between 1981 and 1996 (ages 23 to 38 in 2019). They have the largest population of all generations at approximately 79 million and are expected to grow to 81 million over the next 20 years because of migration, according to the US Census Bureau.

Various groupings of millennials must be considered when analyzing their trends of buying homes, including geographical location, whether they are single and living at home, unemployed, married and living at home, or single with children and living at home. Twenty percent of millennials are living at home and 12 percent of those are married.

Consider this statistic: 24 percent of millennial mothers have two or more kids. With rentals offering very few three-bedroom options, an attainable for-sale product is begging to be solved. Despite being the generation with the largest presence, they are slow to enter the home buying market overall. Why? Here are three reasons:

- **Millennials are battling student debt.** According to the USA Student Loan Solution Center, the average amount of student debt in 2005 was \$17,233 per individual. In 2016, the

average amount increased to \$37,172.

- **Millennials are getting married later in life.** Compared to the other generations, millennials are tying the knot at an older age, 27 for the average woman and 29 for the average man.

- **Millennials are living at home.** The percentage of millennials living at home is approximately 22.5 percent, up 9 percent from 2005. Living at home allows millennials to save, despite accruing student debt. According to Bank of America, 16 percent of millennials have \$100,000 or more in savings. Nearly 50 percent have \$15,000 saved.



Keeping these factors in mind, buying a home might not be a millennial's top priority. However, a few insights may help builders appeal to this generation.



- **Private outdoor spaces** – 70 percent of millennials say this feature is extremely important to them in a home.
- **Spare bedroom** – 59 percent of millennials rate a spare bedroom as important.
- **Pet-friendly** – 79 percent of pet-owning home buyers who closed on a property this year said they would pass up an otherwise perfect home if it didn't meet the needs of their pets.
- **Proximity** – 66 percent of millennials want a home in a preferred school district. They also want proximity to public transportation.
- **Convenient parking** – 70 percent of millennials want off-street or garage parking.
- **Budget-friendly** – 83 percent of millennials want a home that is within their budget. Renters appreciate homes that meet their size, layout, and storage preferences, but the absence of any of these characteristics isn't likely to be a dealbreaker.

So, how do you push millennials out of rentals and into the home buying market? Adopt their mindset and meet their expectations. The most popular home features are centered around being smart, safe, and secure.

Innovate with design and smart features. Rethink living spaces with flexibility in mind: open floor plans, natural light, flex spaces, storage, and bedrooms for the kids. Communal spaces and context-relevant landscapes – those that are landscaped appropriately, based on the geography and proximity to the urban core – and appeal to today's lifestyle preferences. For millennial buyers who want to be closer to the city and its amenities, shared open space can replace the private yard. Smart-home features are also popular and include devices such as motion sensors, smoke and CO2 detectors, doorbells, locks, and intercoms.



Utilize virtual reality as a tool, whether you are a buyer or builder. Virtual reality saves time for buyers and allows them to attend "open houses" without stepping foot into the home. If you are a builder, virtually "stage" the home and save cost.

Take advantage of attainable housing with hybrid solutions. Develop attainable housing solutions that meet the program requirements, providing parking solutions while keeping square footage low to target a price point desirable for a millennial buyer. Attached living configurations that are four-story, builder-friendly with integrated parking, pushing densities of over 40 due to the acre, are the solution and allow millennials the opportunity to purchase in more desirable locations.



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BRANDON	4	29	1	1	4	16
BYRAM	0	0	0	3	0	0
CLINTON	0	0	0	0	3	0
FLORENCE	1	0	0	0	0	9
FLOWOOD	4	1	1	14	3	7
HINDS CO.	2	1	0	3	2	16
MADISON	0	3	6	7	1	5
MADISON CO.	26	25	62	51	29	59
PEARL	4	2	7	3	4	10
RANKIN CO.	26	24	37	43	23	40
RESERVOIR	3	2	2	2	4	0
RICHLAND	6	0	0	2	2	0
RIDGELAND	1	5	0	2	2	0
FLORA	0	0	0	0	2	0
<b>TOTALS</b>	<b>77</b>	<b>92</b>	<b>116</b>	<b>131</b>	<b>77</b>	<b>164</b>
<b>657</b>						

\* Totals as of June 30, 2020

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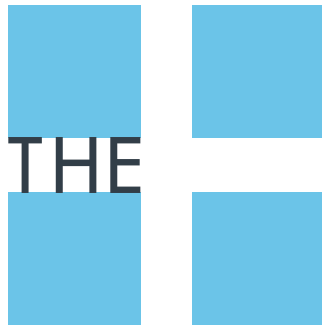


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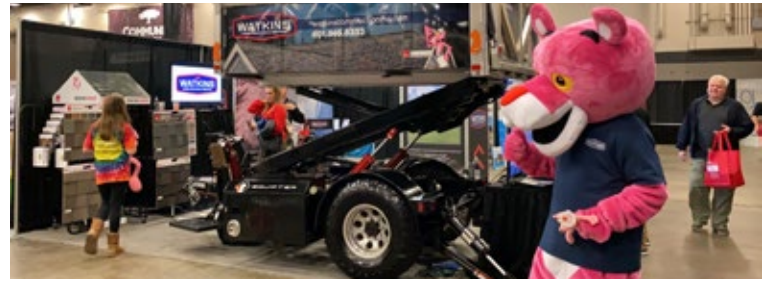
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### 2020 HOME SHOW EXHIBITORS









# HOUSING REBOUND IS UNDERWAY

## Builder Confidence Surges In June

From NAHBNow

In a sign that housing stands poised to lead a post-pandemic economic recovery, builder confidence in the market for newly-built single-family homes jumped 21 points to 58 in June, according to the latest NAHB/Wells Fargo Housing Market Index (HMI) released June 16, 2020. Any reading above 50 indicates a positive market.

“As the nation reopens, housing is well-positioned to lead the economy forward,” said NAHB Chairman Dean Mon. “Inventory is tight, mortgage applications are increasing, interest rates are low and confidence is rising. And buyer traffic more than doubled in one month even as builders report growing online and phone inquiries stemming from the outbreak.”

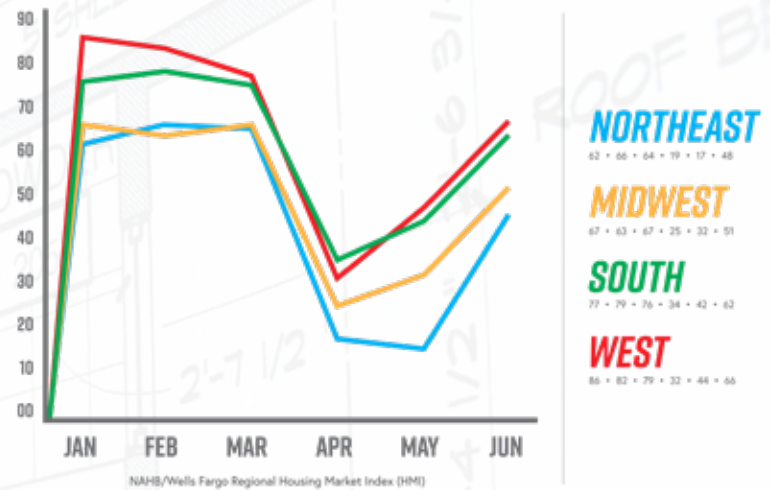
“Housing clearly shows signs of momentum as challenges and opportunities exist in the single-family market,” said NAHB Chief Economist Robert Dietz. “Builders report increasing demand for families seeking single-family homes in inner and outer suburbs that feature lower density neighborhoods. At the same time, elevated unemployment and the risk of new, local virus outbreaks remain a risk to the housing market.”

Derived from a monthly survey that NAHB has been conducting for 30 years, the NAHB/Wells Fargo HMI gauges builder perceptions of current single-family home sales and sales expectations for the next six months as “good,” “fair” or “poor.” The survey also asks builders to rate traffic of prospective buyers as “high to very high,” “average” or “low to very low.” Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

All the HMI indices posted gains in June. The HMI index gauging current sales conditions jumped 21 points to 63, the component measuring sales expectations in the next six months surged 22 points to 68 and the measure charting traffic of prospective buyers vaulted 22 points to 43.

Looking at the monthly average regional HMI scores, the Northeast surged 31 points to 48, the South jumped 20 points to 62, the Midwest posted a 19-point gain to 51 and the West catapulted 22 points to 66.

HMI tables can be found at [nabh.org/hmi](http://nabh.org/hmi). More information on housing statistics is also available at [housingeconomics.com](http://housingeconomics.com).







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- The top two (2) members who bring in the most new members by the end of the drive will win

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