

blueprint

A publication of the HBA of Greater Des Moines

November 2026 | Volume 66 | Issue 11

DESIGNED FOR LIFE: CREATING HOMES THAT GROW WITH YOU

BEYOND COMPLIANCE: PLANNING SENIOR LIVING SPACES THAT WORK FOR REAL LIFE

EMBRACING A NEW CHAPTER, YOUR WAY

INSIDE THIS ISSUE:

TOUR of REMODELED HOMES AWARD WINNERS



Your Vision **Our Passion**

As a building professional, your vision is to provide great design options for your customers.

At Windsor Windows & Doors, our passion is to bring you a versatile line of window and door products to exceed your expectations and inspire your customers. Windsor's product line provides vast design options, plus the quality craftsmanship for which we are known. Our easy-to-work-with professionals focus on providing you the right window and door product for your customers' needs, making Windsor Windows & Doors a true partner in your success. Call us today or visit us at Gilcrest Jewett Lumber to learn more about Windsor Windows & Doors.

WINDSOR WINDOWS & DOORS

GILCREST JEWETT
THE LUMBER COMPANY

DISTRIBUTED LOCALLY BY:

Gilcrest Jewett Lumber
1100 Alice's Road | Waukee, IA 50263 | 515.987.3600
5660 NE Hubbell Avenue | Altoona, IA 50009 | 515.957.0027

HBA IOWA
HOME BUILDERS ASSOCIATION

Trusted By HBA IOWA



REDEEM YOUR 2026 BPA

CLICK TO REDEEM

SMALL BUSINESS GROWTH PARTNERS™

Small Business Growth Partners (SBGP) is proud to offer active HBA Iowa members exclusive access to our Business Diagnostic and Plan of Actions (BPA), a $4,200 value included with your membership. This is a private, comprehensive review of your business, marketing, sales, team, and financial systems, plus DISC and motivational assessments for you and up to five key leaders. You receive a 30+ page, step-by-step 12-month plan built specifically for builders, remodelers, and trade companies.

- BUSINESS DIAGNOSTICS
- PROFIT OPTIMIZATION
- GROWTH ROADMAP
- TEAM ALIGNMENT
- SYSTEM IMPLEMENTATION
- MARKET POSITIONING

Eligibility is reserved exclusively for active members. SBGP services are only available through partnerships or direct client referrals.



Kohles & Bach

HEATING • COOLING • FIREPLACES • GEO-THERMAL

CONNECT WITH US!

Kohles & Bach Heating and Cooling

kohlesbach

kohlesandbach.com • 515-278-2900

TABLE OF CONTENTS

Cover photo provided by Shandri Photo & Media



DESIGNED FOR LIFE: CREATING HOMES THAT GROW WITH YOU
Provided by Showtime Homes



BEYOND COMPLIANCE: PLANNING SENIOR LIVING SPACES THAT WORK FOR REAL LIFE
Provided by Walk Your Plans Des Moines



EMBRACING A NEW CHAPTER, YOUR WAY
Provided by Epcon Communities and Clarity Construction

TOUR OF REMODELED HOMES AWARD WINNERS

34 VIEW THE WINNERS OF THE 2026 TOUR OF REMODELED HOMES AWARDS

6 EXECUTIVE MESSAGE *Dan Knoup*

11 CORE VALUES SPOTLIGHT *Jill Edler*

12 PRESIDENT'S MESSAGE *Mitch Johnson*

18 BOARD OF DIRECTORS BALLOT VOTE NOW

32 REGISTER FOR OSHA 10 TRAINING SIGN UP

42 ELEVATE YOUR BUSINESS WITH THE TOTAL RESOURCE CAMPAIGN

44 REGISTER FOR THE INTERNATIONAL BUILDERS SHOW SIGN UP

45 BUSINESS SPOTLIGHT *CLK Landscape Construction*

46 MEMBER NEWS

48 PROFESSIONAL WOMEN IN BUILDING MESSAGE *Jamie Elrod*

52 UPCOMING EVENTS

54 BUILDING PERMIT REPORT

60 RETENTION, RECRUITING, NEW MEMBERS

61 RENEWING MEMBERS & DSM HBA STAFF

62 LEADERSHIP & OFFICERS

EXECUTIVE OFFICER

MESSAGE FROM DAN KNOUP



Thank You Platinum Partners

BEISSER LUMBER COMPANY

Builders FirstSource

CSB COMMUNITY STATE BANK

FERGUSON HOME

GILCREST JEWETT THE LUMBER COMPANY A Division of U.S. LUMBER

Great CATERERS OF IOWA

Kohles & Bach HEATING • COOLING • FIREPLACES • GEO-THERMAL

Lake Lumber Co.

LEACHMAN LUMBER

MUNN LUMBER A MEAD LUMBER COMPANY

Pella Windows and Doors of Central Iowa

CHEVROLET | PREMIER CHEVY DEALERS

SIGNATURE SIGN & GRAPHICS STUDIO

WINDSOR WINDOWS & DOORS



FERGUSON HOME

Where It All Comes Together

Discover a new way to shop for your project.

Ferguson Home has the bath, kitchen and lighting products you need to bring your vision to life. Whether you're refreshing the look of a single room or building a new home, our experts are here to help every step of the way, from product selection through delivery.

Start your project or find your local showroom at **fergusonhome.com**.

GRIMES

©2025 Ferguson Enterprises, LLC 0925 8470310



LEACHMAN LUMBER

Where there is a material difference in service

Windows + Doors | ***Decks*** | ***Plans*** | 1921 Hubbell Ave | Des Moines | LeachmanLumber.com | 515.265.1621



Designed for Life: Creating Homes That Grow with You

By Showtime Homes

When people hear the term "aging in place" they often think of shower grab bars, wheelchair ramps, or other obvious accessibility features. However, the best aging-in-place, or universal designs, start long before any of those features become necessary and can often be incorporated seamlessly into a home's design without compromising its overall aesthetic and functionality. Designing a home that supports homeowners as their needs change over time is a consideration that should go into every floor plan concept. Being mindful of those needs or future needs is beneficial for homeowners with young families, visiting grandparents, and people recovering from injuries, not just seniors or homeowners with physical limitations.

In a recent project, we designed a custom home that happened to accommodate the needs of three generations. It wasn't designed to look like an accessible facility, but rather a beautiful and functional home with universal design as one of the highest priorities. The grandparents' living quarters were at the lower level, so a residential elevator provided the convenient access they needed to keep them connected throughout the home. We accomplished this by incorporating three stops within the elevator: main floor, halfway between (ground level), and lower level. The connection to the backyard was a key factor in the elevator design that needed significant planning as the lot only supported a daylight foundation. The stairs were designed with a large landing at the ground level, with a patio door exiting from there to the backyard. We planned for a third stop within the elevator with a side door opening to the landing so that the grandparents were not limited to accessing the yard from only the main level. The elevator was purely functional, but it also blended in with the aesthetics and didn't come at a sacrifice of the playful design seen throughout the balance of the home.

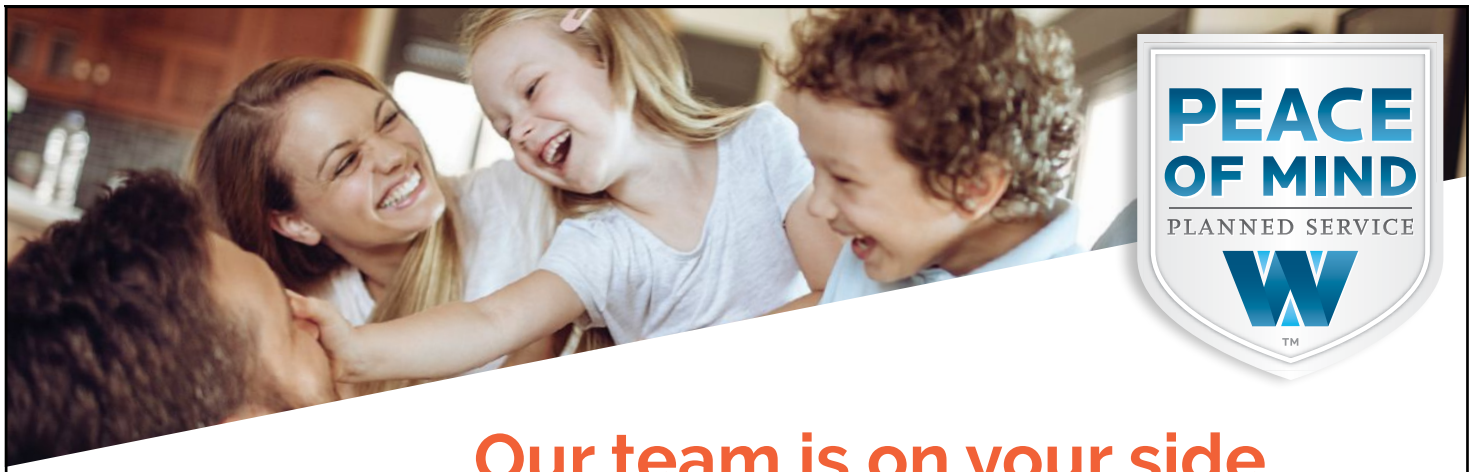






PREMIER
CHEVY DEALERS
MoreIowansDriveChevy.com

Proud sponsors of the Des Moines Home Builders Association



Our team is on your side.

Locally Owned and Family Operated for 75 Years and Counting

What started as a small HVAC company founded by Don Wyckoff Jr., has now grown into a trusted business led by its **third generation. Wyckoff employs over 100 people and services clients all over central Iowa.** We've taken our family business to the next level to serve the needs of our customers without sacrificing the **exceptional standards and family values** that Wyckoff Heating & Cooling was built on.

515-287-6000
www.WyckoffComfort.com

WYCKOFF
HEATING & COOLING





Independence within the shared home was another consideration when it came to creating a universal design for this specific project. We wanted each generation to enjoy living together while still maintaining their own spaces and daily routines. A fully equipped lower-level kitchen helped achieve this by providing the grandparents the privacy and convenience of having everything they may need within their own space and on the same level. Another focus of maintaining their privacy and accessibility came in the form of a zero-entry shower in their en-suite bathroom. Eliminating the need to step over a traditional shower curb creates a safer and more comfortable bathing experience while simultaneously accommodating any potential future wheelchair or walker access, giving longevity and value to the home itself.

Many of the custom homes we are designing today prioritize main-level living, which explains the popularity and desire for ranch-style homes. Main-level primary suites, laundry rooms, and access to the outdoors can be valuable long-term even for homeowners who are perfectly capable of navigating stairs today. Prioritizing house plans with all the essential living spaces on one level creates more flexibility in a home as lifestyles and mobility needs may change. Aging in place becomes simpler with fewer daily activities requiring several trips up and down stairs.

There are several practical and small architectural decisions that can be incorporated early on to increase the livability of a home without looking like an accessibility feature. A zero-step entrance into a home or garage requires a bit more pre-design planning in a new construction home but, can easily be achieved to make entering a home easier for everyone. This also adds a more minimal and clean look from a curb appeal standpoint. Using 36-inch-wide doors where practical, such as bedrooms, bathrooms, or walk-in closets, creates convenience and makes moving furniture, strollers, laundry baskets, walkers or wheelchairs easier to navigate and improves overall accessibility. Generous width in hallways and high-traffic areas is a small detail that can make a big impact in creating enough space to comfortably move through a home. Continuing the same flooring type from room to room is another popular trend we are seeing, eliminating tripping hazards and raised transitions.

Bathrooms become another area of focus when considering aging-in-place needs. While zero-entry showers are a highly desirable item to eliminate a common accessibility barrier, small features can also create a more practical set-up while adding to the overall look. Spacious showers with room for a bench seat, handheld showerheads with thoughtfully placed controls, and recessed shelves create a safer shower experience regardless of someone's age. Reinforcing walls during construction for future grab bars and selecting slip-resistant flooring materials can add needed function to a shower without affecting aesthetics.

Not every aging-in-place improvement requires an architectural change. Smaller updates to cabinetry, lighting, and hardware can improve everyday convenience now while becoming even more valuable years down the road. Adding pull-out cabinetry and

roll-out trays can minimize bending and reaching, while layering lighting can add ambience while also improving visibility throughout a home. Switching from doorknobs to lever-style handles is a simple change that can instantly make a home more accessible for someone with their hands full or someone with a physical limitation. Incorporating small design features you can enjoy today can make an even bigger impact 10, 20 or 30 years from now.

Aging in place and universal design shouldn't be terms reserved for seniors or someone with accessibility needs. We can design beautiful homes, with timeless layouts that seamlessly blend today's luxury 'nice to have' features with tomorrow's potential 'need to have' necessities. Thoughtful design allows both to coexist without compromise. The most successful homes aren't just designed for the way we live today. They're designed with flexibility to support the way we'll live tomorrow. After all, a home designed for life is a home built to last!

SHOWTIME HOMES BUILT TO LAST

Showtime Homes
www.showtimehomes.com
515-478-6163



CORE VALUE SPOTLIGHT

Jill Edler

ABSOLUTE GROUP



DRIVEN

Jill has shown incredible commitment to ELEVATE by consistently attending our Total Resource Campaign rally sessions each week. She continues to elevate herself through professional development while building valuable connections along the way. Her dedication to staying engaged and making the most of opportunities to learn and grow is a great example of what it means to be Driven.

Thank you, Jill, for your commitment!

PRESIDENT

MESSAGE FROM MITCH JOHNSON



Networking After Hours

NOVEMBER 5
4:30 – 6:30 PM

THE KITCHEN & BATH COMPANY

210 S ANKENY BLVD
ANKENY

DECEMBER 3
4:30 – 6:30 PM

COMMUNITY STATE BANK

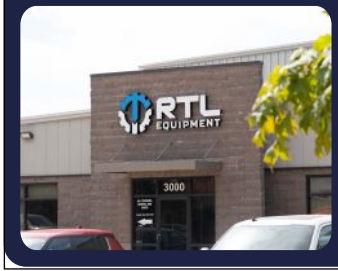
2750 NE 36TH ST
ANKENY













- Business Cards
- Vehicle Graphics
- Window Graphics
- Banners
- A.D.A Signage
- Interior/Exterior Signage
- Monument Signs
- Wall Graphics
- Trade Show Graphics
- & More

EST. 2015
SIGNATURE
SIGN & GRAPHICS STUDIO

515-402-7446
Brant@signaturedsm.com

3000 S.E. Grimes Blvd., Suite 700
Grimes, IA 50111

Mention this ad for 15% off

SignsDSM.com

COMING FALL 2026

WE'RE MOVING INTO DES MOINES!

MUNN LUMBER

Ankeny, IA

Des Moines, IA

WITH LOCATION UPGRADES LIKE:

- CUSTOM MILWORK
- MODERN SHOWROOM
- DOOR SHOP

(Keep up with us on Facebook to get all our latest news!)

www.munnlumber.com


Unlock
YOUR NEXT CHAPTER
Your needs may change.
Your home can
change with them.
Whether you need more
room, less maintenance
or a new place to call
home, an Iowa Realty
agent can help you
explore the options that
fit your next chapter.
CLICK TO GET STARTED
IOWA Realty
Iowa's Largest
Discover what comes next at
WWW.IOWAREALTY.COM
LICENSED TO SELL REAL ESTATE IN IOWA | (515) 453-4300 | 5901 MILLS CIVIC PKWY # 4300, WEST DES MOINES, IA

CITY STATE BANK

CONSTRUCTION LOAN RATE SPECIAL

AVAILABLE NOW!

CONTACT ANY OF OUR PROFESSIONAL LENDERS TODAY!



Chrissy Draper
Grimes
NMLS #815246



Steve Davis
Grimes
NMLS #478064



Ryan Williams
Indianola
NMLS #1471728



Nick Lang
Norwalk
NMLS #508602



Nicol Hoover
Norwalk
NMLS #478070

GRIMES • INDIANOLA • MADRID • MARTENSDALE • MOUNT AYR • NEW VIRGINIA • NORWALK

EQUAL HOUSING LENDER

citystatebank.com

FDIC

dsm HBA

Core Focus:

Empowering ***HBA champions*** to make Greater Des Moines the ***best place*** to live, work, and raise a family.



Must RSVP; Limited Space
Networking Every 3rd Monday

Build and strengthen relationships with fellow DSM HBA members!

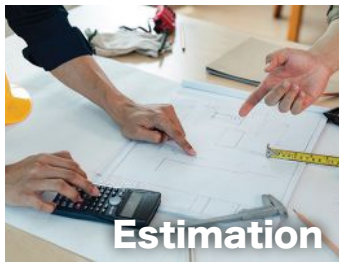
Must RSVP here for the next one.



FROM ESTIMATION TO EXECUTION.

BUILT ON FAMILY VALUES. DRIVEN BY PROFESSIONAL STANDARDS.









PROUD TO SERVE THE DES MOINES HOME BUILDING AND REMODELING COMMUNITY

BEISSER LUMBER COMPANY

Beisser Lumber is family- and employee-owned, serving Iowa communities since 1953.

FOR ALL YOUR BUILDING MATERIAL NEEDS

Doors | Decking | Installed Sales
Engineered Lumber | Windows | Design
Estimating | Hardware | Millwork | Siding

515-986-4422 | BeisserLumber.com | JOHNSTON | GRIMES | CORALVILLE | FORT DODGE



2027 BOARD OF DIRECTORS



MIKE NIGRO

PRESIDENT CANDIDATE
JERRY'S HOMES

Mike Nigro serves as the Director of Operations for Jerry's Homes and has more than 35 years of experience in the homebuilding and land development industry. Throughout his career, he has worked in community planning, land development, commercial and residential construction, giving him a broad perspective on the challenges and opportunities facing the industry.

Mike is a graduate of Iowa State University's Community and Regional Planning Department. He began his career in planning in Nebraska before moving into land development and eventually serving as the Director of Land Development for a national homebuilding company. His experience has provided him with a strong understanding of the multiple factors that shape residential development and the communities where we live and build.

Mike enjoys being involved in the industry and contributing to its continued growth and success in Central Iowa. Outside of work, he enjoys playing golf, biking, traveling, and spending time with his wife, Mindy, their ugly children, and spoiled dog Luke.



DEREK TEMPLE

1ST VICE PRESIDENT CANDIDATE
TEMPLE REAL ESTATE SERVICES

Derek Temple was raised in a family deeply rooted in the construction and development industry. He began working at the age of 14, maintaining residential developments in the Des Moines area for his father. Derek went on to attend Drake University, where he played football and earned a degree in marketing, graduating in 2014. Following college, he spent three years as a superintendent for local home builders, gaining hands-on experience and a thorough understanding of the building process.

In 2016, Derek transitioned into the development sector, where he took on a wide range of responsibilities including sales and leasing, land acquisition, project management, and job estimating. In 2023, he left his full-time role to co-found Temple Real Estate Services with his brother Dillon. Together, they now specialize in residential and commercial development, as well as commercial construction.

EXECUTIVE CANDIDATES



DEREK LINES

2ND VICE PRESIDENT CANDIDATE
SHOWTIME HOMES

I grew up as a farm kid in North Central Iowa, where I learned the values of hard work and maintaining a strong network. After high school, I started my career in the trades, initially swinging a hammer on a labor crew. It was during this time that I discovered my passion for the business side of construction.

I am particularly passionate about fostering positive interactions between contractors and clients, as well as among contractors within the community, always striving to maintain a high level of mutual respect. I am fortunate to be part of a highly talented team at Showtime Homes, and I am eager to contribute to the advancement of the trades industry in any way I can.



BEN RICHTER

SECRETARY CANDIDATE
BEISSER LUMBER CO

I would be proud to continue to serve on the Board of Directors. In my time on the board, I have served as a member and as the liaison to the executive committee. I enjoy working with the HBA team and councils to better serve our membership. I want to continue being active in the skilled trades and helping grow outreach in the schools to show that this is the industry to be in. Working at Beisser Lumber has allowed me to meet many people from the trades, builders, remodelers and other associates to help grow and support our membership since 2006. In 2020 I was honored to receive the member of the year award and in 2022 I was nominated and recognized as 40 under 40 in our industry on a national level. I will continue to be an active member in all of our HBA events and would appreciate your support.

SEE NEXT PAGE FOR VOTING INFORMATION

2027 BOARD OF DIRECTORS



DAN FITZGERALD

TREASURER CANDIDATE
FIRST INTERSTATE BANK

Hello, I am Daniel Fitzgerald and I am running for HBA Treasurer. I have been a member for eight years and have been part of various groups and committees, currently on the Ambassador Committee and board. I attend the monthly events on a regular basis and volunteer where I can to help the organization succeed. I work for First Interstate Bank as a Senior Commercial Relationship Manager. I have been employed there since May of 2026. I manage various relationships for the bank and enjoy meeting with customers both current and prospective. I graduated from St Ambrose with my MBA in 2011 and graduated from Iowa State in 2001 with a business management degree. Construction is in my blood. I had a great teacher, my dad, who was a shop teacher and still to this day does remodeling projects. He helped me out several times with various remodel projects over the years. I am also involved in the Johnston Chamber of Commerce and currently serve as President of the Board. I have lived in the Des Moines Metro for 13 years and currently live in Granger, have three kids, two dogs, love to hunt, and am conservative minded. I hope I get your vote.

VOTING IN PERSON AT THE ANNUAL ELECTION IS HIGHLY ENCOURAGED.

Each Associate and Builder Member in good standing with the HBA is entitled to one vote. This vote must be cast by the company principal or their duly designated representative.

Ballots must be submitted in one of the following ways:

Virtually — using the form below or on-site at the Hilton Garden Inn Des Moines/Urbandale.

By Mail — to the HBA offices (must be received no later than 12:00 PM on November 12, 2026.

In Person — deliver to the Annual Meeting on November 12, 2026, at the Hilton Garden Inn West Des Moines.

Mailing Address:
Home Builders Association of Greater Des Moines
6751 Corporate Dr, Johnston, IA 50131

Once the ballot is received by the Home Builders Association staff, the company name and signature will be removed to maintain a secret ballot.

VOTE NOW

Pella windows are rated #1 by homeowners as providing the highest value.*



Your local Pella® team is ready to show you the right window or door for your home and budget. Whether wood, vinyl or fiberglass, let our team find the right product that fits your vision. Pella can help support the completion of your project - from a new construction install to a remodel project. Your home is unique, so you shouldn't have to settle for an ordinary window or door.

Call today for your free in-home consultation and learn more.

Pella Window & Door Showroom

4740 121st Street, Urbandale, IA | 515.278.8781

Pella®

pellaofdesmoines.com

*Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.

©2024 Pella Corporation

2027 BOARD OF DIRECTORS



AZURE CHRISTENSEN

BUILDER CANDIDATE
SYNERGY HOMES

Azure is a partner in Synergy Homes, a residential construction and renovation company serving the greater Des Moines metro. Her role encompasses client relations, design and selections, marketing, operations, project coordination and real estate. She works closely with clients, trade partners and industry professionals to bring custom homes and renovations from vision to completion.

Azure also brings more than 20 years of nonprofit leadership experience, with a background in fundraising, strategy, partnerships and board governance. Her career includes leadership roles with the Greater Des Moines Botanical Garden, EveryStep, Blank Park Zoo and Iowa State University's Ivy College of Business. She continues to provide consulting to nonprofits, helping strengthen fundraising programs, leadership and long-term sustainability.

An active community volunteer, Azure currently serves as Board President of Hoyt Sherman Place and has served on numerous nonprofit boards.

Her combined experience in residential construction, small business ownership and nonprofit leadership provides a unique perspective on collaboration, growth and engagement. She is passionate about strengthening relationships and supporting the continued success of Central Iowa's homebuilding industry.



KIM HINKHOUSE

BUILDER CANDIDATE
DESIGN2BUILD

With over two decades of business strategy and project management expertise, Kim thrives on building seamless, efficient processes to make the building and remodeling experience an enjoyable one for clients. Driven by this insight, Kim cofounded D2B and has successfully guided the business for over a decade, assembling and growing a skilled team dedicated to integrated design with remodeling and construction. Kim's work ethic traces back to her roots growing up on her family farm, an environment that not only instilled a deep appreciation for hard work, but also sparked a lifelong love for staying active and spending time outdoors. She and her husband live north of Grimes and have 2 adult children. Kim and D2B have been active in the HBA for several years. Kim has served in many roles with the Remodeler's Council and multiple projects in the Tour of Remodeled Homes and HomeShowExpo.

BUILDER CANDIDATES



EMINA PAJAZETOVIC

BUILDER CANDIDATE
MAGNOLIA HOMES, LLC

I am a licensed real estate broker with 10 years of experience in the industry and the founder of Magnolia Real Estate Group. In 2021, my husband and I also founded Magnolia Homes, where our team builds approximately three to five homes each year, including custom homes. Working as both a Realtor and home builder has given me a unique perspective on the new construction industry. I work closely with buyers, Realtors, contractors, and other industry professionals, giving me firsthand insight into the ideas, challenges, and concerns affecting both consumers and those within our industry. I would bring that perspective, along with strong creativity, problem-solving skills, and a genuine desire to find better solutions, to the HBA Board. I am passionate about improving our industry, strengthening relationships between builders and Realtors, and contributing ideas that create value for HBA members and the communities we serve. I would be dedicated to helping the HBA continue to grow.



CHRIS PICKARD

BUILDER CANDIDATE
SAGE HOMES INC

My name is Chris Pickard, and I am the owner of Sage Homes. I am a lifelong resident of central Iowa, and have spent my entire professional life in the construction trades. Working as a foundation laborer and foreman, a residential construction superintendent, and now a home builder, I am proud to have had a small hand in the growth and improvement of the Des Moines area construction market. From representing us against the overreach of local building ordinances, to building interest in future careers in the trades, the work that the HBA does is crucial to those of us in the industry. I look forward to doing my part to help the HBA work towards their goals to better the industry both locally and nationally.

SEE NEXT PAGE FOR VOTING INFORMATION

2027 BOARD OF DIRECTORS



STEPHANIE HAFNER

ASSOCIATE CANDIDATE
LAKE LUMBER CO

In 2022, I transitioned into the building industry, joining my husband, Kelvin Hafner, at our family business, Lake Lumber Co. While my official title is Executive Assistant/HR, my role spans many areas, including managing the hardware store and marketing.

We joined the HBA in 2024, and since then, I've served on the HomeShowExpo and Uncoastal Social committees. I joined PWB and currently serve as the 2026 Education Co-Chair. I also assisted with the HBA Holiday Party and recently joined the TRC as a Team Captain in its inaugural year. At the heart of Lake Lumber is a simple core value: building relationships. I bring that same philosophy to my HBA involvement and believe collaboration, meaningful connections, and engaged membership strengthen our association and industry. I would be honored to serve as an Associate Board Member and continue contributing my time, expertise, and perspective to an organization and industry I'm proud to represent.



CODY KUEBLER

ASSOCIATE CANDIDATE
CLK LANDSCAPE CONSTRUCTION

I started CLK at 10 years old with a push mower and a drive to build something lasting. What began as a childhood lawn service officially became a full-scale operation in 2020. Today, CLK employs 33 dedicated professionals and operates exclusively as a specialized new construction landscaping contractor across the Des Moines metro. Our focused business model means we understand the exact timeline demands, schedules, and realities home builders face every day. Having grown a business ground-up in Central Iowa, I bring direct trade experience, operational discipline, and a deep investment in our local construction economy. Serving on the Des Moines Home Builders Association Board of Directors gives me the opportunity to support the builders, trade partners, and residential growth driving our region forward. I look forward to contributing a fresh contractor perspective to advance the Association's mission.

ASSOCIATE CANDIDATES



ANTHONY LYNE

ASSOCIATE CANDIDATE
RE/MAX CONCEPTS

Anthony Lyne has helped over 600 families buy and sell properties and has held various leadership roles in real estate, including Chairman of the Iowa Realtors Legislative Committee, HBA Executive Board Member, and National Association of Realtors Strategic Planning and Risk Management Committees. He founded ALL Investment Ventures, LLC which rehabs and sells properties as well as carries a portfolio of properties such as an apartment building, airbnb and single family homes. He has also founded Anthony Lyne Real Estate Group which empowered him to be awarded Iowa Realtor of the Year in 2022. Anthony is also a "Big Brother" with Big Brothers Big Sisters for 10+yrs. In his free time, he enjoys being outside, attending sporting events, and spending time with his wife, two kids, and Golden Retriever.

VOTING IN PERSON AT THE ANNUAL ELECTION IS HIGHLY ENCOURAGED.

Each Associate and Builder Member in good standing with the HBA is entitled to one vote. This vote must be cast by the company principal or their duly designated representative.

Ballots must be submitted in one of the following ways:

Virtually — using the form below or on-site at the Hilton Garden Inn Des Moines/Urbandale.

By Mail — to the HBA offices (must be received no later than 12:00 PM on November 12, 2026.

In Person — deliver to the Annual Meeting on November 12, 2026, at the Hilton Garden Inn West Des Moines.

Mailing Address:
Home Builders Association of Greater Des Moines
6751 Corporate Dr, Johnston, IA 50131

Once the ballot is received by the Home Builders Association staff, the company name and signature will be removed to maintain a secret ballot.

VOTE NOW



TOP-QUALITY PRODUCTS. EXPERT-LED GUIDANCE.

Visit your local Builders FirstSource to experience firsthand the latest and greatest products from the most sought-after brands in the industry. Our expert team is here to provide guidance on any project, regardless of scope and size. Products include:

- Doors, Windows & Millwork
- Lumber, Framing & Trusses
- Roofing, Siding & Decking
- Interior Building Materials
- Tools & Jobsite Supplies





BLDR.COM

Builders® FirstSource

5631 NE 17th St ▪ Des Moines, IA ▪ 515.635.6080

Builders FirstSource and the Builders FirstSource logo are trademarks of Builders FirstSource, Inc. and/or its subsidiaries.
© 2026 Builders FirstSource, Inc. All rights reserved. | 65859-26-BFS



Beyond Compliance: Planning Senior Living Spaces That Work for Real Life

By Walk Your Plans Des Moines

Senior living design is often discussed in terms of amenities, finishes and resident experience. Those elements matter, but the success of an addition or expansion often begins much earlier—with the practical decisions made during planning, design coordination and preconstruction.

A building can meet code, satisfy a program and look appealing in renderings, yet still create challenges for the people who use it every day. In senior living, the details are magnified. A few inches at a doorway, a turn around a furniture grouping, the location of a restroom or the route from a resident room to dining can affect a resident's independence, a caregiver's workflow and a family's confidence in the community.

For builders, architects, owners and operators, accessibility should not be treated as a final checklist. It should be an organizing principle throughout the building process.

ACCESSIBILITY STARTS EARLY

Accessibility is often associated with the Americans with Disabilities Act, or ADA. The ADA Standards for Accessible Design establish minimum accessibility requirements for newlyconstructed and altered public accommodations, commercial facilities, and state and local government facilities. In a senior-living setting, this can include areas such as entrances, lobbies, dining rooms, activity spaces, offices and other common or public-facing areas.[1, 2]

The Fair Housing Act also can be an important consideration, particularly for the residential portions of a senior-living community. Its design-and-construction requirements generally apply to covered multifamily dwellings first occupied after March 13, 1991. Covered dwellings may include units in buildings with four or more units and an elevator, as well as certain ground-floor units in non-elevator buildings with four or more units.[3, 4]

ADA and Fair Housing Act requirements are not interchangeable, and applicability depends on the project, occupancy type and scope of work. Project teams should involve qualified design professionals, code officials and legal advisers early to determine the requirements that apply to a particular community.

The larger lesson is simple: accessibility decisions should not be deferred until construction documents are nearly complete—or worse, until work is already underway.

DESIGNING FOR DAILY LIFE

The best senior-living environments do more than avoid barriers. They support independence, comfort, safety and dignity.

That starts at the site and entry sequence. Residents and visitors should be able to arrive, park, enter and find their destination along routes that are clear, usable and intuitive. Inside, corridors, doorways, room entrances and common spaces need to work for more than a single person moving independently. They must accommodate residents using walkers or wheelchairs, family members walking alongside them, staff assisting with mobility and the ordinary activity of a busy community.

The Fair Housing Act's design guidance includes accessible building entrances and routes, accessible public and common-use areas, usable doors, accessible routes into and through covered dwelling units, accessible controls, reinforced bathroom walls for potential future grabbars, and usable kitchens and bathrooms.[5, 3]

Those provisions are technical, but their value is practical. A bathroom with sufficient maneuvering space can help a resident maintain privacy. Reinforcement for future grab bars can make a later accommodation less disruptive. A functional kitchen or kitchenette can help preserve a resident's ability to take part in familiar daily routines.

Accessibility also extends beyond mobility. Senior-living residents may experience changes in balance, vision, hearing, strength, memory or endurance. Clear wayfinding, lighting that reduces glare, visual contrast, comfortable places to rest and easy-to-use controls can all make a space easier to understand and navigate.

COORDINATION IS ESSENTIAL

Accessibility does not live in one note on one drawing sheet. It affects civil design, architecture,interiors, furnishings, mechanical and electrical systems, and the way a community operatesafter opening day.

A route that looks clear on a plan can become constrained when furnishings, equipment or decorative elements are added. A bathroom may fit its fixtures on paper but still require careful coordination of door swing, clear floor space, controls, grab-bar backing and future adaptability. A dining room may meet its seating count but create uncomfortable pinch points when residents, staff and mobility devices are all using the space at once.

That is why senior-living planning works best when the owner, operator, architect, builder and key consultants review the project together. Owners bring long-term goals and community mission. Operators understand staffing patterns, resident routines and care delivery. Architects coordinate design intent, functionality







and applicable requirements. Builders bring constructability and field experience. Interior teams can help ensure that furniture and finishes reinforce the intended use of the spaces.

When these perspectives come together early, teams can resolve questions while the project still has flexibility. That can reduce late changes, protect schedules and help avoid unnecessary cost.

TURNING PLANS INTO EXPERIENCE

Plans, renderings and digital models are essential tools, but senior-living projects benefit from another question: What will the space feel like when it is occupied?

Several months ago, a local senior-living community conducted a full-scale walkthrough of plans for an addition to its campus. Stakeholders were able to walk the layout at actual size, review the scope of the planned spaces and discuss how residents, staff and visitors would move through them.

The purpose was not to replace the expertise of the design and construction team. It was to create a practical opportunity to test assumptions. Standing within the planned footprint madeit easier to discuss circulation, room relationships, furniture placement, access and the daily experience of the future community.

Walk Your Plans Des Moines assisted with the full-scale review, helping the team see the layout in a more tangible way before construction. The process allowed stakeholders to identify adjustments while considering the overall plan—not simply isolated rooms on a drawing.

That conversation also looked beyond the immediate addition. As the organization considers a major expansion at another campus, the team can carry forward what was learned: begin accessibility conversations early, coordinate across disciplines, examine the resident experience closely and make informed adjustments before construction begins.

Senior-living projects are ultimately measured by everyday moments—a resident moving confidently through a hallway, a family gathering comfortably for a visit or a caregiver having the space needed to provide support with dignity. Strong planning helps make those moments possible.

---

[1] https://www.ada.gov/law-and-regs/design-standards/2010-stds/

[2] https://www.ada.gov/law-and-regs/design-standards/

[3] https://www.huduser.gov/portal/publications/PDF/FAIRHOUSING/fairfull.pdf

[4] https://cds.coe.hawaii.edu/hvc/wp-content/uploads/sites/25/2017/08/Fair-Housing-Act-Design-Manual-for-Accessibility-HUD-1998.pdf

[5] https://www.corada.com/documents/hud-doj-req-cmd-fha/whole-document

Walk Your Plans
DES MOINES

James Machamer
james@walkyourplansdsm.com
www.walkyourplansdsm.com


PRESIDENTS' NIGHT
Join us as we roast our outgoing President, introduce our 2027 President, vote on our new Board of Directors and present yearly awards!
HILTON GARDEN INN WEST DES MOINES
205 S 64th St, West Des Moines
RSVP ON MEMBERZONE
$75 per person. No cancellations after October 28.
NOVEMBER 12, 5:30 PM
dsmHBA

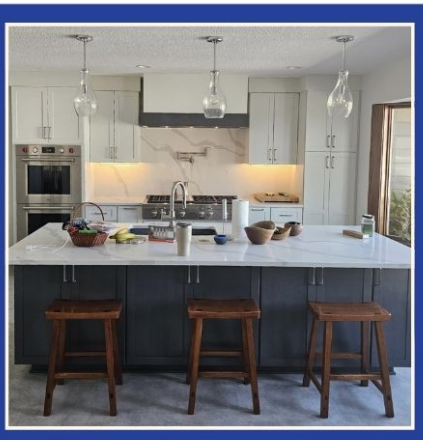

dsmHBA
Your Vote MATTERS
Keep housing in mind on Election Day



Proudly serving builders who value partnership as much as performance











Built on integrity, backed by experience



Lake Lumber Co.



OSHA 10 FOR CONSTRUCTION

Build safer. Work smarter. Know the standards.

Presented by **Construction Safety Specialists, Inc.**, this 10-hour course will cover key construction safety topics including fall protection, electrical hazards, PPE, scaffolds and ladders, excavation and trenching, hazard communication, housekeeping, and employer safety responsibilities.

January 28, 2027: 9 a.m.–5 p.m.
January 29, 2027: 9 a.m.–1 p.m.

4100 Westown Pkwy
West Des Moines, IA 50266

Refreshments provided. Lunch on your own.

$400/PERSON. SPACE IS LIMITED.

PROUDLY CO-SPONSORED BY:

dsmHBA

AHBA
AMES HOME BUILDERS ASSOCIATION

SCAN TO REGISTER!

HBA IOWA
HOME BUILDERS ASSOCIATION

HBA REBATES

dsm HBA
Home Builders Association of Des Moines

HBA Builders: Turn Your Brand Loyalty into HBA Rebates

Free Member Benefit of your State & Local HBA

EASY TO PARTICIPATE!

IF YOU USE ANY OF OUR PARTICIPATING MANUFACTURERS

1. Register
2. Submit a rebate claim
3. Receive a rebate check

The average rebate per builder/remodeler company who participated in 2025

$1,696.46

HBArebates.com
info@HBArebates.com
866.849.8400
@HBArebates

MANUFACTURERS

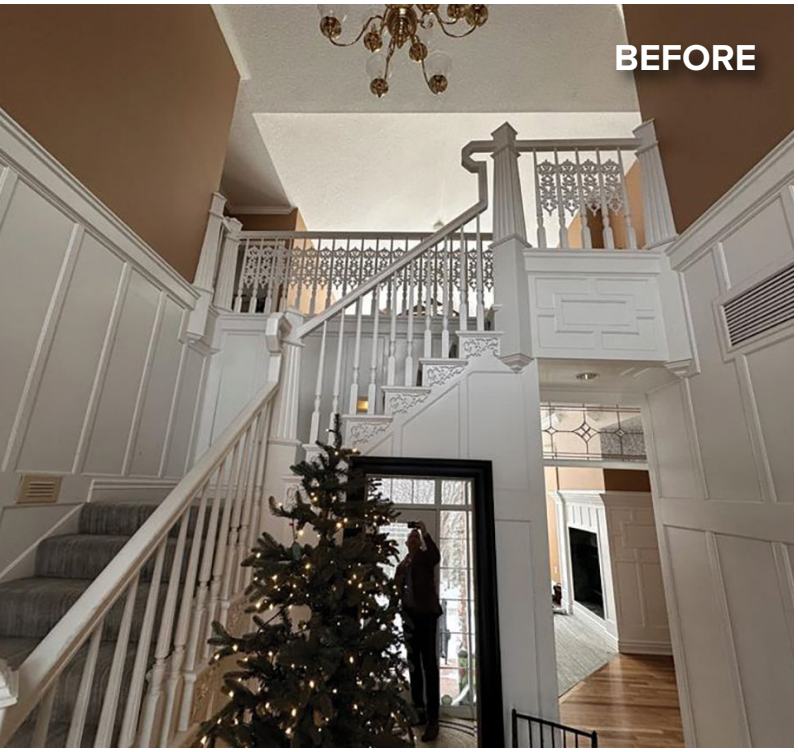
American Olean · Atlantic Premium Shutters · AZEK Exteriors · Blanco · Boise Cascade Engineered Wood Products · Bradford White · Brizo · BRK · Bryant · Carrier · CELECT · ClosetMaid Pro · Craneboard Solid Core Siding · daltile · Delta · Exterior Portfolio · First Alert · Foundry · Franklin Brass · Fypon · GAF · Generac · Genie · haven · Heat & Glo · heatilator · Honeywell Home · Huntsman Building Solutions · Infiniti Tankless · In-Sink-Erator · Jacuzzi · Kichler · Kidde · Kleer · Larson · Leviton · Liberty · Majestic · Mansfield · Marazzi · Mid-America · Noritz · Overhead Door · Panasonic · Peerless · Portsmouth · Progress Lighting · resideo · ring · Royal Siding · Royal SMV · Royal Trim & Mouldings · Schlage · Sherwin Williams · SimpliFire · Simpson Strong-Tie · Stone Works · SturdiMount · Swidget · Therma-Tru Doors · TimberTech · TruExterior · TruTeam · uponor · VELUX · Veris · Versetta Stone · Wayne Dalton · Westlake Royal Building Products · Xteriors

TOUR of REMODELED HOMES Awards

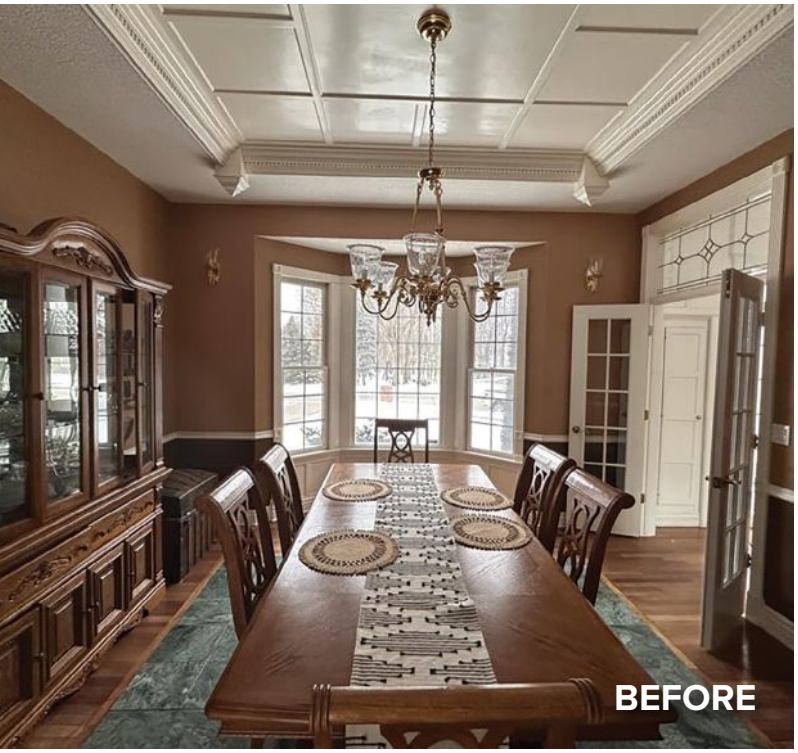


Pella Windows and Doors of Central Iowa

COMPELLING HOMES
Remodeling ~ Design
515-306-5893









TOUR of REMODELED HOMES Awards



AXIOM
DESIGN · BUILD





TOUR of REMODELED HOMES Awards



Silent Rivers
DESIGN + BUILD









TOUR of REMODELED HOMES Awards



WHITEY REMODELING & INTERIORS
A DIVISION OF WHITEY EXTERIORS









ELEVATE
TOTAL RESOURCE CAMPAIGN

ELEVATE YOUR BUSINESS IN 3 SIMPLE STEPS

STEP 1: EXPLORE
Browse marketing opportunities and find the options that fit your company and goals.

STEP 2: CONNECT
Connect with one of our volunteers to get started.

STEP 3: SECURE
Sign the contract provided by your volunteer to secure your options.

VIEW MARKETING OPPORTUNITIES

THESE VOLUNTEERS ARE READY TO HELP YOU ELEVATE YOUR BUSINESS!

Abigail Jennings
Adam Wiegert
Aisha Syed
Aliou Keita
Andy Ray
Ann Patterson
Araceli Guzman
Ben Gerdes
Blake Wyckoff
Bobby Burgett
Brendan Sullivan
Brett Kenyon
Brian Lee
Chris Pickard
Cody Kuebler
Cody Pasa
Dan Dempsey
Dan Fitzgerald
Derek Lines
Doug Heisterkamp
Dustin Lepley
Eileen Van Kooten-Schmitt
Eric Carpenter
Evan Combs
Jacob Wolf
Jake Becker
Jarrod Gray
Jason Heitz
Jason Kaiman
Jason Worth
Jeff Stanbrough
Jenna Marion
Jennifer Ellison
Jill Edler
Jim Young
Job Cooper
John Larson
John Murphy
Josie Hyatt
Justin James
Kalen Ludwig
Karli Cooper
Ken Payne
Kim Hinkhouse
Kimberly Hawn
Kris Klabunde
Krissane Colby
Kyler Bemis
Mandi Clark
Markayla Morris
Matt Gatchel
Megan Churchill
Miguel Rodriguez
Mike Pavon
Morgan Olivares
Naomi Starman
Nick Stephenson
Nick Swift
Rich Bales
Riley Kraus
Scott Steelman
Shane Langos
Stephanie Hafner
Steve Archer
Tom Plowman
Troy Bushnell
Tyler Schori
Zach Heisterkamp
Zach Little

VIEW ALL VOLUNTEERS

dsmHBA 101

FOR NEW, POTENTIAL, & EXISTING MEMBERS

LEARN ABOUT WHAT YOUR **MEMBERSHIP** CAN DO FOR **YOU**

11:30 AM
HBA OFFICE

11/18

RSVP BY 11/11

INFO@DSMHBA.COM

LUNCH PROVIDED

NAHB®

Members Save Millions

RAM PROFESSIONAL

$1,000

CASH ALLOWANCE
TOWARDS PARTICIPATING VEHICLES*

MEMBER DISCOUNTS

As a benefit of being a member, you have access to discounts and savings opportunities offered by many top companies. All programs, rates and prices are subject to change without notice.

Click Here for More Member Discounts and Rebates

Did you know the **NAHB International Builders' Show® (IBS)** is produced annually by the National Association of Home Builders (NAHB) — and it's the premier event for anyone in the residential construction industry? Whether you're just starting out or a seasoned pro, IBS is the ultimate destination to connect, learn and explore everything that's shaping the future of home building.

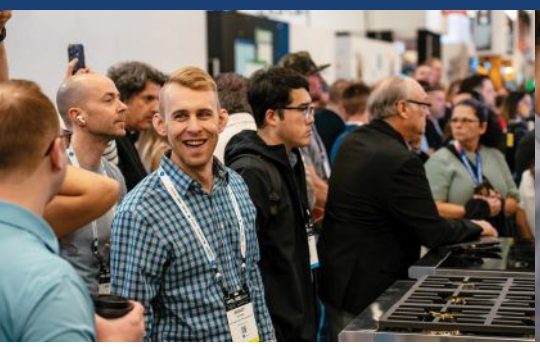
WHY ATTEND IBS?

MAKE CONNECTIONS THAT MATTER.
Meet future collaborators, suppliers and business partners.

EXPLORE NEW IDEAS AND REFINE YOUR SKILLS.
IBS Education sessions and IBS Centrals are perfect for learning and sharing with like-minded pros.

STAY AHEAD OF THE CURVE.
Discover the latest techniques and innovations with construction product and technique demos.

DISCOVER WHAT'S NEXT.
IBS Exhibit Halls are organized into six product categories, plus the Outdoor Exhibits, making it easy to find what you need.







Join us at IBS 2026 in Orlando, Feb 17-19. We're planning an amazing event for you!

Learn More & Register

BUILDERSSHOW.COM/FIRST

FL0326

BUSINESS Spotlight:

CLK Landscape Construction

TELL US A LITTLE ABOUT YOUR COMPANY AND WHAT YOU DO.

CLK Landscape Construction is a landscape installation company based in Grimes. We focus on new construction — residential developments and commercial projects across the Des Moines metro. From final grading, sod, and seeding to plantings, trees, irrigation, and erosion control, we're the crew that turns a finished building site into a finished property.

HOW LONG HAVE YOU BEEN SERVING THE COMMUNITY?

Over 13 years. What started as a small family operation has grown into a crew that builders, general contractors, schools, and cities across the metro count on — hundreds of homes and commercial sites completed and counting.

WHAT PRODUCTS OR SERVICES ARE YOU BEST KNOWN FOR?

New-construction landscaping done right and on schedule. Builders and GCs know us for final grade, sod, seeding, plantings, and trees — and for showing up when we say we will. Landscaping is the last thing a buyer or owner sees on a project, and we treat it that way.

WHAT ARE YOU MOST PROUD OF ABOUT YOUR TEAM?

We're family-run, and our crew punches above its weight. The same team that landscapes a subdivision can turn around and handle a municipal streetscape. They take ownership of the work — when something needs a warranty visit, we go back and make it right.

HOW HAS YOUR INVOLVEMENT IN THE INDUSTRY HELPED YOUR COMPANY GROW OR BUILD RELATIONSHIPS?

Being active in the DSM HBA has connected us with the builders, suppliers, and partners we work alongside every day. Those relationships turn into real work and real trust — and volunteering, like I'm doing with the Total Resource Campaign this fall, is one way we give back to the industry that's given us so much.

WHAT'S SOMETHING PEOPLE MIGHT BE SURPRISED TO LEARN ABOUT YOUR BUSINESS?

People hear our original name, CLK Lawn Care, and assume mowing is what we do. We still mow a little, but very little — our real work is landscape installation for new construction, everything from a single-family home to large commercial and municipal projects.

Want to Put Your Business in the Spotlight?

Purchase a Business Spotlight in Blueprint and showcase your company to fellow DSM HBA members. Connect with an ELEVATE volunteer to learn more and reserve your spot.

CONNECT WITH A VOLUNTEER

dsm HBA
Home Builders Association of Des Moines



JOIN THE DSM HBA

Making Greater Des Moines the best community to live, work and raise a family.

515.270.8500 | dsmhba.com | #dsmhba #dmhomeshow

MEMBER NEWS

INTRODUCING READY RESTROOMS

A King's Throne and Best Portable Toilets have officially joined forces under a new name, Ready Restrooms. The combined brand brings together two experienced teams, expanding their equipment, capabilities and capacity.

IOWA HOMES FOR HEROES

Congratulations to KRM Development and R&R Realty for helping make homeownership a reality for veteran Johnny Mellor through the Iowa Homes for Heroes program. After 16 years of military service, Mellor and his family were welcomed into a new home, marking the beginning of an exciting new chapter. The project brought together the efforts of many industry partners and supporters, demonstrating the power of collaboration and the lasting difference a home can make in the lives of deserving families.









WOULD YOU LIKE YOUR NEWS TO BE FEATURED?

Email molly@dsmhba.com with news/events and let us know you would like it in the Blueprint Member News!

Quantum FIBER

The future is yours
with tailored WiFi solutions.



Builders
and Residents

Limited availability. Service in select locations only.

Lumber | Siding | Cabinetry | Flooring | Tile | Hardware
Interior & Exterior Doors | Roofing | Windows
Decking & Railing | Moulding | Millwork | Plum Design






EXPLORE.
PLAN. BUILD.
Everything for Your Home Under One Roof






GILCREST JEWETT
THE LUMBER COMPANY
A Division of U.S. LBM

GILCRESTJEWETT.COM

VISIT A GILCREST/JEWETT SHOWROOM NEAR YOU
WAUKEE | CORALVILLE | MARION | WEBSTER CITY

PROFESSIONAL WOMEN IN BUILDING

MESSAGE FROM JAMIE ELROD



Upcoming Events

NOVEMBER 17
9:45 – 11:00 AM
COFFEE CLUB
SAGE HOMES INC
301 NE TRIELIN DR,
ANKENY

NOVEMBER 19
4:30 – 6:30 PM
HAPPY HOUR
IOWA COUNTERTOPS
3050 SE GATEWAY DR,
GRIMES

NOVEMBER 20
2:00 – 4:00 PM
PWB EXEC
LOCATED AT
MARY'S HOUSE

Exclusive

HBA Member's Pricing

You could give your people

Culligan Water™

For HBA Members water can be delivered to job sites for just ***$6.25/bottle*** and the use of any ***water cooler*** for ***$5/month***.



CALL US TODAY!

Office: 515-274-2573 • www.culligandesmoines.com

CO-BRANDING OPTIONS AVAILABLE ONLINE!







YOUR COMPANY LOGO + ONE OTHER LOGO: dsmHBA IOWA REMODEL DSM PWB

SEE MORE OPTIONS

THE Underground CO.

Carlisle, IA EST. 1986

With decades of experince installing underground utilities across central Iowa, we have tackled numerous projects that demand exceptional skill and coordination. We pride ourselves on being one of the fastest-working companies around, combining speed and precision in every job we do.
Our work spans from residential developments, public works projects, and sewer repairs.
Whether it's a one-day job or a multi-month project, our company has the skill and equipment to handle it.

What We Do:

- We specialize in sanitary sewer, water main, and storm sewer installation.
- We build concrete structures, storm intakes, and basins.
- Hydro Excavation for buried utilities.
- Directional boring for sanitary, water, and storm.

12245 Dakota St, Carlisle, IA 50047 (515) 282-8455 www.undergroundcoltd.com


DEDICATED TO SERVING YOU.
Ankeny Sanitation offers sanitation services that are both value-priced and tailored to you and your community.
LOCALLY OWNED & OPERATED
ASI
515.964.5229
ANKENY SANITATION INC.
CONTACT US
Juli Accola - Commercial Sales
Michelle Bowden - Commercial Sales
Kent Katch - Construction Sales & Safety Manager
kent@ankenysanitation.com
515-964-5229 • WWW.ANKENYSANITATION.COM


"We relied on advice from our trusted REALTOR® during our new home build."
DMAAR
Des Moines Area Association of Realtors®
DMAAR.COM/CONSUMER
REALTORS® are members of the National Association of REALTORS® and follow a strict code of ethics.

NOVEMBER EVENTS

ALL MEETINGS WILL BE HELD AT THE HBA OFFICE UNLESS NOTED

4 Wednesday

WORKFORCE DEVELOPMENT COMMITTEE
2:00-3:00 PM

5 Thursday

NETWORKING AFTER HOURS
4:30-6:30 PM
THE KITCHEN & BATH COMPANY
210 S ANKENY BLVD, ANKENY

6 Friday

EXECUTIVE COMMITTEE
11:30-1:00 PM

10 Tuesday

BOARD OF DIRECTORS
11:00-1:00 PM

12 Thursday

PRESIDENTS' NIGHT
5:30-10:00 PM
HILTON GARDEN INN WEST DES MOINES
205 S 64TH ST, WEST DES MOINES

16 Monday

LUNCH BUNCH
11:30-1:00 PM
1908 DRAUGHT HOUSE
9500 MARKET PL DR, NORWALK

17 Tuesday

PWB COFFEE CLUB
9:45-11:00 AM
SAGE HOMES INC
301 NE TRIELIN DR ANKENY

18 Wednesday

HBA 101
11:30-12:30 AM

AMBASSADOR COMMITTEE
12:30-1:30 PM

19 Thursday

DEVELOPERS COUNCIL
10:00-11:00 AM

PWB HAPPY HOUR
4:30-6:30 PM
IOWA COUNTERTOPS
3050 SE GATEWAY DR, GRIMES

20 Friday

PWB EXEC
2:00-4:00 PM
MARY'S HOUSE

26 Thursday

HBA OFFICE CLOSED

27 Friday

HBA OFFICE CLOSED

BEGINNING OF DECEMBER

2 Wednesday

WORKFORCE DEVELOPMENT COMMITTEE
2:00-3:00 PM

3 Thursday

NETWORKING AFTER HOURS
4:30-6:30 PM
COMMUNITY STATE BANK
2750 NE 36TH ST, ANKENY

7 Monday

EXECUTIVE COMMITTEE
8:00-9:30 PM

8 Tuesday

BOARD OF DIRECTORS
11:00-1:00 PM

10 Thursday

PWB HOLIDAY PARTY
6:00-8:00 PM
MIDDLEBROOK MERCANTILE
4125 CUMMING AVE, CUMMING

15 Tuesday

PWB EXEC
1:00-2:00 PM
VIRTUAL MEETING

Spend more time here.



Building or buying? Let our mortgage experts help with your place to call home - so you can spend time on what matters most.

50+ Years Of Experience. Reliable Advice. Stress Less Process.

Home equity loans for everything else!

SCAN ME TO LEARN MORE

LOCK IN A
60-MONTH FIXED RATE
HOME EQUITY LINE OF CREDIT

COMMUNITY STATE BANK

BankCSB.com | 515.331.3100

Member FDIC EQUAL HOUSING LENDER

SEPTEMBER

PERMIT TOTALS

2025			
CITY	SF	TH	MF
Adel	8	0	0
Altoona	14	0	0
Ames	3	0	0
Ankeny	45	4	21
Bondurant	9	0	0
Carlisle	0	0	0
Clive	1	0	0
Cumming	0	0	0
Dallas County	0	0	0
Des Moines	7	0	221
Grimes	6	0	12
Huxley	0	0	0
Indianola	8	0	0
Johnston	7	0	0
Newton	0	0	0
Norwalk	0	0	0
Pella	0	0	0
Pleasant Hill	8	0	0
Polk City	4	0	0
Polk County	8	0	0
Urbandale	22	11	0
Van Meter	0	0	0
Waukee	35	6	0
West Des Moines	11	0	0
TOTAL	**196**	**21**	**254**
471			

2026			
CITY	SF	TH	MF
Adel	0	0	0
Altoona	5	0	0
Ames	0	0	0
Ankeny	23	0	0
Bondurant	1	0	0
Carlisle	0	0	0
Clive	5	0	0
Cumming	0	0	0
Dallas County	3	0	0
Des Moines	26	0	0
Grimes	12	0	0
Huxley	3	0	0
Indianola	4	0	0
Johnston	7	0	0
Newton	0	0	0
Norwalk	31	12	0
Pella	0	0	0
Pleasant Hill	1	0	0
Polk City	15	0	0
Polk County	6	0	0
Urbandale	30	20	0
Van Meter	0	0	0
Waukee	22	23	0
West Des Moines	14	6	0
TOTAL	**208**	**61**	**0**
269			

CLICK BELOW TO SUBSCRIBE TO THE MONTHLY DETAILED BUILDING PERMIT REPORT:

DETAILED REPORT

BUILDER INFORMATION | SITE ADDRESSES | RESIDENTIAL CONSTRUCTION

YEAR TO DATE

PERMIT TOTALS

2025			
CITY	SF	TH	MF
Adel	58	0	0
Altoona	109	32	0
Ames	67	0	25
Ankeny	255	255	645
Bondurant	51	0	0
Carlisle	10	0	0
Clive	32	0	0
Cumming	0	0	0
Dallas County	0	0	0
Des Moines	139	49	1141
Grimes	36	53	92
Huxley	0	0	0
Indianola	59	0	0
Johnston	72	12	0
Newton	0	0	0
Norwalk	23	0	0
Pella	0	0	0
Pleasant Hill	32	0	0
Polk City	42	0	0
Polk County	58	0	0
Urbandale	249	61	0
Van Meter	0	0	0
Waukee	296	77	148
West Des Moines	125	57	16
TOTAL	**1713**	**596**	**2067**
4376			

2026			
CITY	SF	TH	MF
Adel	64	0	0
Altoona	132	0	0
Ames	46	61	0
Ankeny	243	74	240
Bondurant	68	0	0
Carlisle	0	0	0
Clive	30	0	0
Cumming	0	0	0
Dallas County	17	0	0
Des Moines	120	0	82
Grimes	96	0	258
Huxley	16	1	0
Indianola	36	0	0
Johnston	78	50	0
Newton	0	0	0
Norwalk	152	12	0
Pella	39	0	0
Pleasant Hill	36	50	0
Polk City	71	0	0
Polk County	51	0	0
Urbandale	203	103	0
Van Meter	5	0	0
Waukee	235	65	433
West Des Moines	115	46	56
TOTAL	**1817**	**462**	**1069**
3348			

NEED TO FIND SOMEONE FOR A PROJECT?

WE HAVE A MEMBERSHIP DIRECTORY! FIND OUR MEMBERS
BY CATEGORY IN THE BUYER'S GUIDE FOR EXPERTISE.

MEMBERSHIP DIRECTORY



Embracing a New Chapter, Your Way

Discover how the right home and community can create more opportunities to live well every day.

By Epcon Communities and Clarity Construction

What does senior living look like today? For many, it looks less like slowing down and more like making room for what matters most.

It may mean spending more time with family and friends, discovering a new hobby, traveling to places you have always wanted to see, or simply enjoying a home that feels comfortable, inviting, and easy to maintain. As life evolves, so can the way we think about home.

For adults approaching retirement or entering a new stage of life, finding the right home is about more than square footage. It is about finding a place that supports their lifestyle, reflects their priorities, and makes it easier to enjoy each day to the fullest.

REDEFINING WHAT HOME MEANS

Over the years, a home becomes the setting for countless memories. It is where holidays are celebrated, children grow up, friendships flourish, and everyday moments become cherished traditions. The thought of leaving that familiar space can feel bittersweet.

But choosing a new home does not mean leaving those memories behind. It can mean creating space for new ones.

Today's homebuyers are increasingly interested in homes that better fit their current needs and future aspirations. That may mean trading a larger home with multiple floors and extensive yardwork for a thoughtfully designed home with single-level living, open spaces, and less exterior maintenance.

Rather than downsizing, many are discovering the benefits of rightsizing: choosing a home that aligns with the way they want to live now and in the years ahead.

Rightsizing is not about giving up space or comfort. It is about making intentional choices that support a more fulfilling lifestyle, whether that means having room to entertain family, enjoy a quiet afternoon, or pursue interests that may have taken a back seat to a busy schedule.

MORE TIME FOR WHAT MATTERS

One of the greatest benefits of a low-maintenance lifestyle is the freedom it can provide. When weekends are no longer filled with lawn care, landscaping, and home maintenance, there is more opportunity to focus on the activities and people that bring joy.

Imagine enjoying a morning coffee in a private garden courtyard, meeting friends for an afternoon activity, or packing for a spontaneous getaway without worrying about extensive outdoor upkeep.

These everyday conveniences can make a meaningful difference. A well-designed home can simplify daily routines while providing comfortable spaces to relax, entertain, and pursue personal interests.

For those who enjoy traveling, a lock-and-leave lifestyle can also offer greater flexibility. With community-maintained exterior responsibilities, homeowners may find it easier to spend time away while leaving many routine outdoor maintenance tasks behind. Specific responsibilities vary by community, so understanding what is included is an important part of choosing the right home.

Ultimately, the goal is simple: spend less time managing a home and more time enjoying the life happening within and beyond it.

A COMMUNITY THAT BRINGS PEOPLE TOGETHER

Where we live can influence how we spend our time and connect with others. The right community offers more than a place to return home to at the end of the day. It can create opportunities for friendships, shared experiences, and a greater sense of belonging.

For some, that connection begins with a casual conversation with a neighbor. For others, it might be a community gathering, a shared interest, or an invitation to join an activity.

Thoughtfully planned communities can make these interactions feel natural while still allowing homeowners to enjoy their own privacy. Private outdoor spaces provide room to unwind or entertain guests, while shared amenities and social opportunities offer additional ways to connect.

Location matters, too. Living closer to children, grandchildren, longtime friends, or favorite destinations can make it easier to maintain the relationships that mean the most.

The ideal community balances independence with connection, giving homeowners the freedom to shape their days while offering opportunities to feel part of something larger. After all, a fulfilling lifestyle is about more than the home itself. It is also about the experiences, relationships, and everyday moments that happen around it.

A HOME DESIGNED FOR TODAY AND TOMORROW

A home should work for the life you are living today while offering flexibility for the years ahead.

Features such as first-floor owner suites, open floorplans, wide hallways, and zero-step entries can contribute to everyday comfort and accessibility. These thoughtful design elements can make moving through the home more convenient and help homeowners adapt as their needs change.

Private garden courtyards create inviting outdoor retreats, while open living areas offer space for family gatherings, entertaining, and everyday relaxation. Abundant storage and spacious garages can add practical convenience without sacrificing the feeling of a well-designed home.







The best homes bring these details together in a way that feels effortless. They offer comfort without compromise and allow homeowners to focus less on navigating their surroundings and more on enjoying them.

When exploring a new home, it helps to think beyond immediate needs. Consider how you spend your mornings, where you like to gather with loved ones, how often you travel, and what would make everyday life easier. These questions can help you identify the features and community setting that best fit your vision for the future.

YOUR NEXT CHAPTER STARTS WITH POSSIBILITY

There is no single definition of senior living, because there is no single way to enjoy this stage of life.

For some, the next chapter means traveling more often. For others, it means spending more time with loved ones, pursuing long-held interests, or finding a home that better reflects their priorities. For many, it means a combination of all these things.

The important part is having the freedom to choose.

The right home and community can help make that freedom possible by combining thoughtful design, low-maintenance living, and opportunities for meaningful connection.

At Epcon Communities, the philosophy is simple: It's not downsizing, it's rightsizing. With innovative courtyard home designs, single-level living, and a lifestyle designed around comfort and convenience, homeowners can look forward to what comes next with confidence.

Because the next chapter is not about giving things up. It is about making room for more of what makes life meaningful.

Senior living is not simply about where you live. It is about how you want to live.

EPCON® COMMUNITIES
AND CLARITY CONSTRUCTION

Epcon Communities and Clarity Construction
www.clarityconstruction.com
515-585-8505



MOEHL™
MILLWORK
EMPLOYEE OWNED. BUILDING PARTNERS.

The Midwest's Premier Millwork Supplier



Serving the Midwest's top builders, contractors and remodelers.

- Millwork
- Interior Doors
- Exterior Doors
- Windows
- Cabinets & Countertops
- Hardware & Security
- Pre-Finishing
- Installation Services - Window, Door, & Cabinetry
- Finish Carpentry

Tour our showroom and experience the latest innovations in cabinetry, windows, and doors—plus explore the bold new Marvin Vivid Collection.

Your Vision, Our Expertise.
Moehl Millwork Brings Your Projects to Life.

Discover our extensive line of products and services to help you build better at **MoehlMillwork.com.**

5150 SE RIO COURT, ANKENY, IA 50021 – 800-876-2486

RETENTION

BY THE NUMBERS

85%

RETENTION GOAL

85%

YEAR TO DATE

75%

MONTHLY

RECRUITING

TOP MONTHLY RECRUITERS

1. **Derek Lines**
   SHOWTIME HOMES
2. **Job Cooper**
   WYCKOFF HEATING & COOLING
3. **Zach Heisterkamp**
   ZJ DESIGN BUILD

NEW MEMBERS

DE DESIGNS INC
URBANDALE
JOSH FRYE

EMERALD LANDSCAPE MANAGEMENT
WEST DES MOINES
JASON VAN ENGEN

FORTRESS BANK
WEST DES MOINES
NICK SWIFT

HEARTLAND HEATING & COOLING
GRIMES
MIKE WALLACE

K & J FLOOR COVERINGS
JOHNSTON
KENT EFKAMP

LOCKGENIUSES INC
GRIMES
DAN SWIFT

PRIMETIME REMODELS
DES MOINES
ISAIAH MILTON

RE/MAX REAL ESTATE CENTER - JENNINGS REAL ESTATE TEAM
URBANDALE
ABIGAIL JENNINGS-BRANT

SAGE HOMES
ANKENY
JARROD GRAY

SHOWTIME HOMES
URBANDALE
BAILEY RANSOM

To view more information, click on their respective company logos.

RENEWING MEMBERS

ABSOLUTE GROUP
SONNY HALL

ACME TOOLS
ANDY BERGLUND

ALUMINUM DISTRIBUTORS INC
GEORGE VAN PATTEN

ATI GROUP
BJ STOKESBARY

B & L ELECTRIC LLC
JORDEN BORTS

BAM! BASEMENTS AND MASONS
MARK WILLIAMS

BARNUM FLOORS
GARY BARNUM

BEISSER LUMBER CO
EVAN COMBS

BRENNER BUILT
CODY BRENNER

CAMBRIA USA
LISA PSZYBYLSKI

CERTAPRO PAINTERS
STEVEN WEILAND

CHIM CHERIE'S HOUSE OF FIREPLACES
LARRY SIEGEL

COMMUNITY STATE BANK
NATHAN SNIEZEK

COMPELLING HOMES
DENISE SMITHSON GREEN

CULLIGAN WATER CONDITIONING
AARON GRAFT

CYCLE DESIGN STUDIO, PLLC
NEIL LEWARNE

EMBARQ SIGNATURE HOMES
SARAH EGGERS

GROUND BREAKER HOMES
KALEN LUDWIG

HAVEN HOMES DESIGN BUILD
ALLEN ROEN

HEARTLAND WATERPROOFING SOLUTIONS
TERESA VOSS

HOUSEWORKS DAYLIGHTING SOLUTIONS OF IOWA
LEE COLLINS

IFG INSURANCE
ERIC JOHNSON

IHEART RADIO
LESLEY GATES

IOWA REALTY
SAATCHI KALRA

J² AUDIO VIDEO & LIGHTING
JOSH WINGERT

JERRY'S HOMES, INC
ADAM GRUBB

KELLER WILLIAMS OF GREATER DES MOINES
AMANDA MICKELSEN

KIMBERLEY DEVELOPMENT CORP
JENNA KIMBERLEY

LANDMARK DEVELOPMENT SERVICES, INC.
WILLIAM SPENCER

LUKINS LLC
GARY LUKINS

MAINBUILT, LLC
JAMIE ELROD

MCGOWEN HURST CLARK SMITH
NICK FINKENAUER

MI-FIBER
HALEY ADAMSON

NORWALK READY-MIXED CONCRETE INC
JACK BOHLENDER

PERFORMANCE FINANCIAL, LLC
DRAKE VANT HUL

PROSOURCE OF DES MOINES
SAM ESSING

QXO
NATE SULLIVAN

REVIVED INTERIORS
MIKE HEILMAN

SIERRA PACIFIC WINDOWS
MARK WALLACE

SILENT RIVERS DESIGN+BUILD
CHADEN HALFHILL

STONEWORKS
ANDY HOFFMAN

TRICOR INSURANCE
LOGAN GALLOWAY

UNITS OF CENTRAL IOWA
JIM BECKER

VOSS CONCRETE INC
BRENT VOSS

WARNERS STELLIAN APPLIANCE
BRYON MOORE

WASTE CONNECTIONS
KARLA STESSMAN

WHITEY EXTERIORS
SARA HARSKAMP

WOODHARBOR OF DSM LLC
CHERYL ARGENBRIGHT

BECOME A MEMBER

STAFF

DSM HBA



DAN KNOUP
Executive Officer
dank@dsmhba.com



JESSICA VERWERS
Director of Membership
jessicav@dsmhba.com



BRANDON PATTERSON
Workforce Development
brandon@dsmhba.com



KATIE NEIBAUER
Director of Events
& Partnerships
katie@dsmhba.com



MOLLY NIEBERGALL
Graphic Designer
& Brand Manager
molly@dsmhba.com

FOLLOW US

@DSMHBA

#DSMHBA

2026 BOARD OF DIRECTORS



MITCH JOHNSON
PRESIDENT



MIKE NIGRO
1ST VICE PRESIDENT



DEREK TEMPLE
2ND VICE PRESIDENT



ANTHONY LYNE
SECRETARY



DAN FITZGERALD
TREASURER



BEN RICHTER
BOARD LIAISON



CHRIS PICKARD
IMMEDIATE PAST PRESIDENT



DAN KNOUP
EXECUTIVE OFFICER



STEVE ARCHER



KYLER BEMIS
AMBASSADOR CHAIR



CODY BRENNER



KEITH BUTZ
LIFE DIRECTOR



JAMIE ELROD
PROFESSIONAL WOMEN IN BUILDING PRESIDENT



RACHEL FLINT
LIFE DIRECTOR



LOGAN GALLOWAY



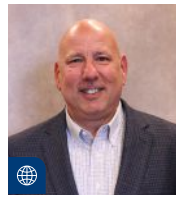
LADONNA GRATIAS
LIFE DIRECTOR



TOM GRATIAS
LIFE DIRECTOR



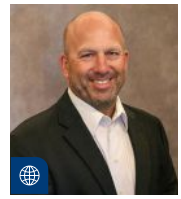
ERIC GRUBB
DEVCO LIAISON



LARRY HINGST



MORGAN JOHNSON
HOMESHOWEXPO CHAIR



COLIN KING



DEREK LINES



ANDREW LONG



JODIE MCDOUGAL
LEGAL COUNSEL



NICK MITCHELL



SCOTT STEELMAN



COLE STUEDEMANN
REMODELERS COUNCIL CHAIR



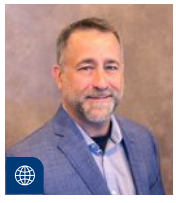
AMY M. ADAMS
UTILITY LIAISON



ERIC VANDERPLOEG



CALEB VORPAHL



JIM YOUNG

MISS THE LAST ISSUE?



VIEW LAST ISSUE