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Publisher's Note

I hope that this New Year finds you filled with all of the good things in life and ready to embark on the new adventures that lie before us in 2015. We have much to be thankful for as we reflect back on our past and look forward with the expectancy that comes with a new year. A time for new beginnings when it's perfect to make those changes that make us better individuals. With life's hectic pace, it is sometimes difficult to find the time to reflect

back on our lives and gain insight for the future. When we do, our relationships become richer, our lives more meaningful and prosperous and those around us are ultimately blessed.

This month's feature is Doug and Kim Trahan of TMR Construction. As the builder for 2014's Home for the Holidays, Doug has given so much to this project and to our community. This issue takes us from the Bayou Teche to The Village at Broussard and to the heart of the city of Lafayette. TMR Construction is no stranger to this industry and Doug's quality homes have earned him the respect of his peers as well as his customers.

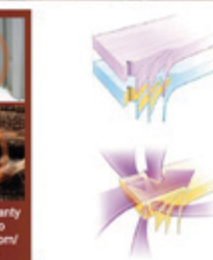
AHBA held its 2014 Installation Banquet in November and the incoming 2015 AHBA President

is Mac Gibson (M & K Gibson Construction). Jeff Wood (Jeff Wood Construction) was voted our 2014 AHBA Builder of the Year, Michael Cottam, (Home Bank) 2014 AHBA Associate of the Year and the Randolph Trappey Distinguished Service Award was bestowed on Greg Manuel (Manuel Builders). The outgoing 2014 AHBA President, Phil Melancon, honored Kevin Andrus (Precision Stone) and Doug Trahan (TMR Construction) with the Presidential Award for their repeated generosity to AHBA, especially through the Home for the Holidays project. It is great to be a part of such a worthwhile organization!

Enjoy!
April Becquet



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TMR Construction Built on Quality and Workmanship

By Kathy Bowen Stolz

Quality and workmanship. Those two values are near and dear to the heart of Doug Trahan, president of TMR Construction in Lafayette.

Not only does Trahan build every house as if his reputation depends on it, but he also builds every house as if he's going to live in it. He prides himself on his work and personally oversees the construction of every home, from staking out the foundation to the final inspections.

Known for his eye for detail, Trahan said, "I like the quality to be right. I treat each project like I'm building my personal house." When he thinks about the future, he said, "I wouldn't want my company to get so big that I couldn't control the quality."

A third generation builder, Doug grew up on construction sites working for his father, the late L.J. Trahan, after school and during summer breaks. After graduating from high

school, he attended the University of Southwestern Louisiana to study architecture, but he soon realized he wanted to be in the field building instead of sitting behind a desk.

He joined his father's company full-time, learning framing, roofing and trim carpentry among other skills before becoming a superintendent. The two generations of Trahans worked together, building top quality homes in the Lafayette area, for many years, with Doug eventually becoming

Continued on Page 12



Private Works Act Part II Article

By Randy Olson

Last month, I wrote an article about the Louisiana's Private Works Act ("PWA"). Most of that article discussed how the PWA affected general contractors and what general contractors needed to know in order to protect their interests. This month, I want to emphasize how the PWA affects sub-contractors and sellers of movables also known as material providers. The rules are somewhat different for these categories of protected persons.

The PWA provides for several categories of "persons" that are protected by the PWA. These include (1) the general contractor; (2) laborers or employees of the owner or contractor; (3) subcontractors; (4) sellers of movables; (5) lessors of movables used at the site; and (6) "professional sub-consultants" like surveyors, engineers, or architects. Special rules apply to lessors and professional sub-consultants which I will discuss later in this article.

In my previous article, I discussed how important it is for a general contractor to file the contract or notice of contract to protect their ability to file a lien. However, whether the contract or notice of contract is filed also affects the time frame in which a subcontractor or seller of movables has to file a lien. The rule under the PWA is that if the contract or notice is filed, the lien period for these categories is 30 days after the filing of a notice of termination or substantial completion. If the contract or notice is not filed, then the lien period is 60 days for subcontractors and 70

days for sellers of movables from the filing of the notice of termination of the work or from the date of actual substantial completion or abandonment of the work.

Like general contractors, it is critical that the subcontractors and sellers of movables file their lien timely, and, if necessary, file a lawsuit within one year of filing the lien to enforce your lien. Failure to do either of these acts will result in you losing the benefits of the PWA. Should that happen, then your only recourse is against the party who hired you or ordered the movables on an open account basis. The leverage provided by the PWA would be lost.

I find that subcontractors and sellers of movables are reluctant to file their liens because they don't want to upset either the owner of the property or the contractor that hired

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them. They may be fearful that by doing so may negatively impact future business from them. That is a valid issue and one that must be weighed carefully.

Some owners and contractors would understand that you are only doing it to protect your business and would not take offense to the filing. The best practice may be to be up front and let them know that you are filing, and assure the owner or contractor that upon payment you will promptly cancel the lien. But on the other hand, I am not naïve to think that there will be some owners and contractors who will not understand and will take offense no matter what you say. I have seen some subs and sellers who quietly file their liens and when paid, cancel them without anyone knowing, but that is risky. Should the owner or contractor discover this through third parties they will almost always be

upset with the sneakiness of handling it in this manner.

As stated earlier, there are special rules that apply to professionals like surveyors, engineers, and architects that perform work on a project. In addition to the other requirements already discussed, they are required to give the owner written notice within 30 days after they have entered into a written contract of employment. The notice must include the name and address of the professional, the name and address of his employer, and the general nature of the work to be performed. Failure to do the above will result in their losing the right to file a lien under the PWA.

Additionally, lessors who rent movables to be used at the site must deliver notice to the owner and to the contractor not more than 10 days after the movables are first placed at the site. The notice must contain

the name and mailing address of the lessor and lessee and a description of the movable placed at the site, and shall state the term of the rentals and the terms of payment, and must be signed by both the lessor and lessee. Failure to do the above will likewise result in lessors losing their rights under the PWA.

Protecting your rights under the PWA can sometimes be the difference in getting paid or not getting paid. It can also help avoid getting into lengthy and protracted litigation since the owner may need to get the liens removed in order to sell the property or to finance the property, and therefore, are motivated to negotiate for their cancellation. As you can see from the two articles that I have written, the PWA is a complicated statute. Should you see a need to protect your interests in the future, I would highly recommend you consult with an attorney who has a good understanding of the PWA.

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JELD-WEN IBS 2015 News: Product Showstoppers

Charlotte, N.C. -- JELD-WEN Windows and Doors will be at the International Builders' Show, January 20 to 22, 2015 (booth # C6131 & C6137), to showcase their marquee openings — the Custom Wood Folding Window and the Premium Wood Swinging Patio Door – and their full array of innovative products. JELD-WEN experts will be available for booth tours and appointments.

“We engage our customers – the builders, the architects, the designers and the remodelers - and develop products to help them realize their vision. At IBS, we have a unique opportunity to not only show customers our latest products – but talk to them about how those products could be a part of their solutions for homeowners,” said Bob Merrill, Executive VP of Sales and Marketing. “Demand for wood windows and doors is coming back strong thanks to the housing recovery.”

JELD-WEN's Custom Wood Folding window and Premium Wood swinging patio door offer the industry more design flexibility and personalization and a simplified transition from indoor living to outdoor entertaining.

JELD-WEN's innovative Folding Window provides a breath of fresh air:

The open design concept and accordion style of JELD-WEN's new Custom Wood Folding window makes any room feel and look larger.

This unique window system folds conveniently to the side to connect the kitchen or another room to the backyard or patio. The product could also be used as an interior window between a kitchen and family room.

Consider JELD-WEN Folding Window and Folding Door Systems, as excellent ways to highlight indoor-outdoor living spaces. When

combined in the same opening, there is no better transition from the inside to the outdoors.

Available in the following wood species: AuraLast® Pine, Knotty Alder, Mahogany, Vertical Grain Douglas Fir, Reclaimed Fir, Red Oak, Walnut, Cherry. The maximum width is two, 24' systems combined creating a 48' opening.



which allow fresh air in without opening the entire door.

About JELD-WEN
JELD-WEN - a leading global manufacturer of windows, doors, and treated composite trim and panels – operates in more than 20 countries with \$3.5 billion in revenues; half of which comes from outside the United States. The company provides products that enhance the beauty and functionality of homes and commercial buildings. JELD-WEN's full breadth of

products has earned numerous awards and endorsements for dependability, innovation and excellence. With a strong commitment to sustainability, JELD-WEN is a recognized leader in manufacturing energy efficient products – providing solutions that deliver exceptional value for builders, architects and homeowners around the world. JELD-WEN has been an ENERGY STAR® Partner since 1998. For more information about JELD-WEN, or to find a dealer, visit www.jeld-wen.com or call 800-877-9482.

Transform your space with JELD-WEN's Premium Wood Swinging Patio Doors:

There are plenty of options when it comes to choosing a patio door. Patio doors are available in many configurations including a sliding or a swinging door, commonly referred to as a French door.

JELD-WEN's new Premium Wood Swinging Patio Doors, with hundreds of design configurations, can fit a wide variety of styles while adding beauty and functionality to the home.

This new system offers updated technology and stands up to some of Mother Nature's harshest elements.

The Premium Wood Swinging Patio Door comes standard with pine AuraLast® Wood. AuraLast has a Lifetime Limited Warranty against wood rot, giving homeowners the beauty of wood with the reassurance of reliable performance.

The AuraLast® pine wood exterior on this new inswing and outswing door are offered in 21 exterior clad colors, seven anodized exterior clad options and nine interior finish choices.

Homeowners can select from unique options such as European-inspired operable, venting sidelites






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Continued from Page 7
a licensed residential and commercial contractor.

Doug's wife, Kim, also worked for his father, doing bookkeeping and interior design for 14 years. She now handles the bookkeeping and interior design for TMR.

Five years ago Doug left his father's company to start TMR Construction, which is named for the Trahans' three kids, Tyler, Madeline and Raven.

In addition to the occasional commercial project, each year TMR Construction typically builds four custom speculative homes in the \$400,000 price range, plus several custom homes. All are in Lafayette or the surrounding area.

Trahan works with local architects to create a design that is specific to each lot. Because he seldom uses the same house plan twice, each home is one of a kind.

A lot of people choose a spec house because they don't want to deal with the process of building from the ground up, Kim said. Most of the spec homes sell long before they are completed. "We've learned what people seem to want."

Our spec houses are 2,500 to 3,200 square feet. Buyers want large Master Bathrooms and a decent size back yard. "Everything in a home has to flow with no empty spaces and lots of storage."

Current trends, according to Kim, are neutral colors (especially gray), hardwood floors and three-car garages. Outdoor living spaces are also popular now. Trahan typically puts a fireplace, a beaded cypress ceiling and ceiling fan, a barbeque pit and refrigerator in the outdoor living space. "After you've been in building for so long, you kinda know what people like," Kim said.

Now 46 years old, Doug has 30 years of experience in building and

is seeing some second-generation clients. Although he no longer pounds nails, he uses his intimate knowledge of building to supervise each house he builds. Doug believes in top quality workmanship and uses only professional subcontractors who are well established in the construction industry. "A lot of my subcontractors have worked with me for years, but I'm on the job site daily. I make sure things are done right."

Two of the best changes he's seen during his building career are the state-wide requirements that all contractors must be licensed and that all new homes must be built to code and inspected.

Looking back, Doug said he finds



Photos by Chimaera Photography

building to be a satisfying career. "I really like the process of designing new projects, especially seeing projects through to the end. I like to see a house standing where it was dirt before."

He also enjoys the relationships that develop with his clients. Many of TMR's clients stay in touch long after their homes are completed. "Our clients often become friends," Kim noted.

A Lafayette native, Doug Trahan enjoys giving back to his community and to his profession. A long-time member, he currently is secretary of the Acadiana Home Builders Association (ABHA). "It's a way to meet people, to help out and to keep updated about what's going on in the industry at the same time," Doug said.

He was asked to serve as the builder for the 10th annual Home for the Holidays project. Home for the Holidays is a non-profit organization



Photos by Chimaera Photography

and an annual project of the AHBA and KATC-TV 3. Each year, the builder and associate members of AHBA build a brand new, state-of-the-art home which is given away in a raffle drawing right before Christmas. This year's home was built in the Village of Broussard.

Proceeds from raffle ticket sales are dedicated to local, shelter-related charities, including Lafayette Habitat for Humanity, Faith House, Healing House and St. Michael's Center for Veterans. So far, AHBA and KATC have been able to donate over \$1.2 million to these charities since the project's conception in 2005, according to the AHBA web site.

"The project was very successful. A lot of people were very generous with their donations of materials and time to help build the house," Kim Trahan said.

Right now he's refocusing his attention from the Home for the

Holidays to Mardi Gras. Doug is also on the board of directors of the local Krewe of Carnivale en Rio. He serves as bead chairman, which makes him responsible for obtaining the trinkets to be thrown to the thousands of spectators from the 24 floats that will be part of the parade on Feb. 7.

Despite his busy professional and



community life, Doug still finds time to hunt deer during day trips to Mississippi. No doubt his eye for detail comes in handy there, too!

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Photos by Chimaera Photography

Lafayette Habitat Celebrates Completion of 100th Home in Acadiana!

Lafayette Habitat celebrated the building of its 100th home since the organization's founding in 1992 on Tuesday, December 9, 2014, as well as four others recently completed.

The organization is now engaged in a long-term neighborhood revitalization initiative in partnership with area residents and other community stakeholders.

4 new Habitat homeowners, Habitat staff, volunteers and supporters, members of the

McComb/Veazey Planning Coterie, Lafayette City-Parish Council Member Kenneth

Boudreaux, LCG Chief Development Officer Kevin Blanchard,

UL Architecture Professor Geoff Gjertson, Bishop Alton Gatlin of Gethsemane Church of God in Christ and others were present to celebrate this momentous achievement.

Since its founding in 1992, Lafayette Habitat has offered over 100 local families a "hand-up" through its partnership housing program. Qualifying low-income families who are living in substandard housing but are prepared to make the transition from renting to ownership commit to work with Habitat to build homes and purchase them via no-interest mortgages, which are then reinvested to build more homes. Thousands of volunteers, donors, and





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partnerships have enabled LHFH to reach the 100 home milestone, and at this event will celebrate past accomplishments as well as look to the future of revitalization in Lafayette's core neighborhoods.

LHFH has made a long-term commitment to focused work in Lafayette's urban core and is currently engaged in a partnership with the McComb/Veazey Neighborhood. The McComb/Veazey Planning Coterie, comprised of residents who have spent the last several years developing and implementing a plan to revitalize their neighborhood, has been working on several fronts, including street beautification, historical markers to highlight their rich history and traditions, and development of community gardens. Over the last 18 months Habitat has completed 11 new homes in McComb/Veazey, and will soon begin construction of a "pocket neighborhood" subdivision near Pinhook and S. Magnolia Street. Habitat will continue to build new in-fill homes in the area and partner with other community development organizations working to bring about positive change.




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AHBA & PWB Hold Annual Awards Luncheon



The Acadian Home Builders Association (AHBA) and the Professional Women in Building (PWB) held their Annual Awards & Installation Luncheon on Friday, November 21st where several exceptional members were recognized with the organizations' most distinguished awards. Also at the event, the 2015 Board of Directors and Executive Committee members were installed.

During the awards portion of the program, the Professional Women in Building, a supporting organization of AHBA, granted their 2014 Woman

of the Year Award to Julie Chaisson of Bradley & Moreau Real Title Co. Julie joined PWB a few years ago and immediately became involved in many aspects of the organization, and she soon accepted a position on the Board of Directors as Public Relations Chair.

Glen Robison of Quality Plus Insurance, Inc. received the AHBA Big SPIKE Award for recruiting the most new members during 2014. Glen has been a member of AHBA for decades and has always been committed to growing the organization and promoting the

building industry in Acadiana.

The AHBA Associate of the Year Award was bestowed upon Mike Cottam of Home Bank who has been highly involved in AHBA for many years. This year, Mike will sit on AHBA's Executive Committee as Associate Vice-President, the highest position an Associate Member can achieve within the organization.

AHBA's coveted Builder of the Year Award was given to Jeff Wood of Jeff Wood Construction, LLC. Jeff is a long-time builder and member of AHBA who has served on the



Doug Trahan of TMR Construction receives AHBA's Presidential Award from Phil Melancon, Outgoing AHBA President.



Kevin Andrus of Precision Stone receives AHBA's Presidential Award from Phil Melancon, Outgoing AHBA President.



Greg Manuel (right) of Manuel Builders receives AHBA's Randolph Trappey Distinguished Service Award from 2011 recipient Brian Blanchard.



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Mike Cottam of Home Bank receives the AHBA Associate of the Year Award from 2013 recipient April Becquet.



Jeff Wood (left) of Jeff Wood Construction receives the AHBA Builder of the Year Award from 2013 recipient David Anderson.



Julie Chaisson (left) of Bradley & Moreau Real Title receives the Professional Women in Building Woman of the Year Award from 2013 winner Angie Hollier.



Glen Robison of Quality Plus Insurance receives the Big SPIKE Award from AHBA Membership Chair April Becquet.

Board of Directors for over seven years. He also serves on the Louisiana Home Builders Association Board of Directors, and has always been involved with AHBA, attending many events throughout the year and regularly participating in the Annual Parade of Homes.

Finally, AHBA awarded its highest honor, the Randolph Trappey Distinguished Service Award, to Greg Manuel of Manuel Builders, LLC. This award is not given every year and is reserved for those members who have gone above and beyond the call of duty both within the organization and in the community. Greg has served on AHBA's Board of Directors for many years and was AHBA President in 2010.

Advocating for the building industry in Acadiana is one of Greg's passions, and he has served on the Lafayette Comprehensive Plan Citizens Advisory Committee, Lafayette Charter Commission, Lafayette Chamber of Commerce Board of Directors, and the Louisiana Home Builders Association Board of Directors, among others.


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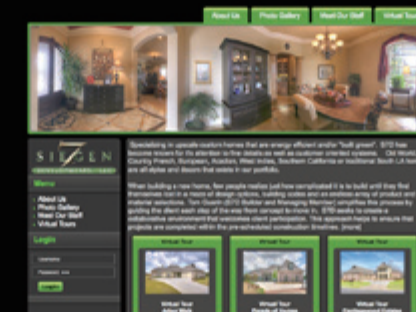


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