



**TUOLUMNE REALTOR®**  
"The Voice of Real Estate for Tuolumne County"



**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



*The Tuolumne County Association of Realtors  
invites you to the*

# *Annual Installation of Officers & Directors*

*Friday, November 6, 2015  
Five-Thirty to ten in the evening*

*Black Oak Casino Resort & Hotel  
19400 Tuolumne Road  
Tuolumne, Ca 95379*

*No Host Bar~ Buffet Dinner  
Business~ Evening Attire*

*Tickets \$50 Per Person~ To purchase tickets please call (209) 532-3432*



**TOC**





**TUOLUMNE REALTOR®**  
"The Voice of Real Estate for Tuolumne County"

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



**A Message From  
Your Association  
Executive**

**Table of Contents**

Hot Topics: Board Installation .....	<a href="#">1</a>
AE Message: CABRE Warning, Realtor 2016 Dues.....	<a href="#">2</a>
Event: General Membership Meeting.....	<a href="#">3</a>
GAD Corner with Karen Burkhardt .....	<a href="#">4</a>
Event: MLS Breakfast.....	<a href="#">5</a>
MLS Corner: Agent Transfers & DRE E-Licensing .....	<a href="#">6</a>
Call to Action: Fight the Mortgage Tax!.....	<a href="#">7</a>
TCAR Contact Info .....	<a href="#">8</a>
Event Photos: Golf Tournament.....	<a href="#">9</a>
Frequently Asked Questions (Help Resources) .....	<a href="#">10</a>
Event Photos: Butte Fire Fund Raiser.....	<a href="#">11</a>
TCAR Calendar of Events.....	<a href="#">12</a>
New CAR FREE Member Benefit & More Event Photos .....	<a href="#">13</a>
CAR RAF & HAF Info.....	<a href="#">14</a>
TCAR 2016 Committee Sign Ups (2 pages) .....	<a href="#">15</a>

**TCAR 2016 Board of Directors & Officers Installation**  
**Friday November 6 - 5:30 p.m. at Black Oak Casino Resort**

**MUST READ - IMPORTANT - CalBRE ALERT - MUST READ**

The California Bureau of Real Estate (CalBRE) has recently issued an alert advising that they are taking notice of salespersons who may be acting as or advertising themselves as "independent" real estate licensees. Under California's licensing system, salespersons must always "hang" their license with and work under the supervision of a licensed real estate broker. It is unlawful for a salesperson to conduct licensed real estate activity of their own. Further, a real estate broker is required to supervise all salespersons licensed under them.

CalBRE is primarily concerned with two activities. First - Property Management. A question that is often heard on the C.A.R. Hot Line is can a salesperson operate a property management business on their own? The answer is NO! A property management business must always be operated under the supervision of a licensed real estate broker.

Second - Branding as Independent Licensees. Beginning this year, salespersons have been able to use "Team Names" and to obtain and use "Salesperson-owned Fictitious Business Names." Perhaps due to this change in the law, CalBRE is noticing an upsurge in salespersons branding themselves as independent real estate professionals and acting as such, which is a real estate law violation. CalBRE is also alerting brokers that facilitating such activity by a salesperson is likewise a real estate violation.

Salespersons can use team names and own and use fictitious business names but only when following the legal requirements and when affiliated with and operating under the supervision of a broker.

C.A.R.'s Legal Q&A "Fictitious Business Names and Team Names", will help you make sure that you are following the law. CalBRE has also issued guidance on this.

**2016 REALTOR® DUES TIME**

All REALTOR® dues for 2016 must be paid ONLINE via the National Association of REALTORS® website  
( [www.realtor.org](http://www.realtor.org) )

The invoices will be available after  
November 20, 2015

**WELCOME  
NEW MEMBERS!**

**New REALTOR® Member(s):**  
None this month

**New Affiliate Member(s):**  
None this month



**TUOLUMNE REALTOR®**  
“The Voice of Real Estate for Tuolumne County”



**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



The Tuolumne County Association of Realtors®  
Presents the **FINAL 2015**  
**GENERAL MEMBERSHIP MEETING**

Join us at *The Grill at Pine Mountain Lake*  
12765 Mueller Dr, Groveland, CA  
Thursday, November 12, 2015  
11 a.m.

Special lunch menu will be available. RSVP to Ofelia Ontiveros.

**Featured speakers:**

**Matthew Bunch, Government Affairs Field Representative**  
**CALIFORNIA ASSOCIATION OF REALTORS®**

Overview of the C.A.R. 2015 legislative program-- wins for the year, plans for next year

**June Lopez, AVP Store Manager**  
Umpqua Bank, Sonora  
Green Street Lending program

**Patty McGowan, Mortgage Loan Officer**  
Umpqua Bank, Sonora  
TRID & home mortgage products

**Anthony Blackburn, Apple Appraisals**  
New FHA appraisal requirements & general appraisal issues



**TUOLUMNE REALTOR®**  
“The Voice of Real Estate for Tuolumne County”

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



## NOVEMBER 2015 GAD CORNER

**Government Affairs Update - Karen Burkhardt, Government Affairs Director**

Contact [karenmburkhardt@gmail.com](mailto:karenmburkhardt@gmail.com) 772-8097 (cell – 916/947-0563)

for more information or to share information on the topics below or on other governmental topics.

### **TUD Improvement Plan: Decision path**

After the last of the four “Get Water Wise” Community meetings on 10/26, TUD staff begins to collect written protests from customers who do not approve of the proposed rate increases. TUD staff will count written protests received by the close of a public hearing scheduled for Tuesday, November 17, 2015, at 5:30 PM.

According to Lisa Westbrook, TUD Customer/Public Relations Coordinator, any property owner or any customer of record who is not a property owner but receives water or sewer service from TUD may submit a written protest. Only one written protest per parcel will be counted. If the number of written protests against proposed water or sewer rates does not represent a majority of recorded property owners and/or customers of record, the TUD Board may adopt the proposed rates.

In describing the decision process, Lisa said, “If anyone wants to issue a letter of support, it would be very welcome...It would be supportive for our Board. There is a lot of work that needs to be done.” Letters of support for the TUD Improvement Plan should be sent to the attention of the ***TUD Board of Directors – Support for Rate Increase, Tuolumne Utilities District, 18885 Nugget Blvd., Sonora, CA 95370.***

### **No new action on PACE at the county**

October and November Housing Policy Committee (HPC) meetings were cancelled. Official guidelines from the FHA for PACE programs may be issued late this year or early next year. An August FHA Memo stated the guidelines will address Property Assessed Clean Energy lien Position; payment structure, and term; eligible properties; equity requirement; record keeping; and additional consumer protections.

Review this “Yahoo Finance” 10/19 story, sent to me by Riverside County AOR government affairs staff, which describes current experiences with PACE program financing:

[http://finance.yahoo.com/news/green-financing-hobbled-home-sales-095148523.html?soc\\_src=mediacontentsharebuttons&soc\\_trk=fb](http://finance.yahoo.com/news/green-financing-hobbled-home-sales-095148523.html?soc_src=mediacontentsharebuttons&soc_trk=fb)

### **County to receive funding for Drought Housing Relocation Assistance**

On 10/20, the Board of Supervisors approved participation in the State Drought Housing Relocation Assistance (DHRA) program. The State Department of Housing and Community Development will award the county \$450k for the DHRA program. Sheila Shanahan, Housing Program Coordinator, stated the amount of funding was based on the approximately 329 households with dry wells in the county.

The program is available to families with no reasonable access to potable water resulting from the drought emergency, and who have income up to 120% of county median income.

Sheila explained the program can help with moving expenses and rental assistance for 12 months. For each referral, county staff will determine income level; calculate assistance amount; inspect the new unit for basic health and safety needs; and enter into a rental assistance agreement directly with the landlord.

Renters and homeowners affected by the drought will be able to apply for DHRA program assistance after the county executes an agreement with the state. Sheila expects the program to begin in mid-November. Contact Sheila Shanahan at 533-6904 for more information.

### **Meeting of note:**

The LGR Committee will meet with Supervisor Rodefer on 11/4.

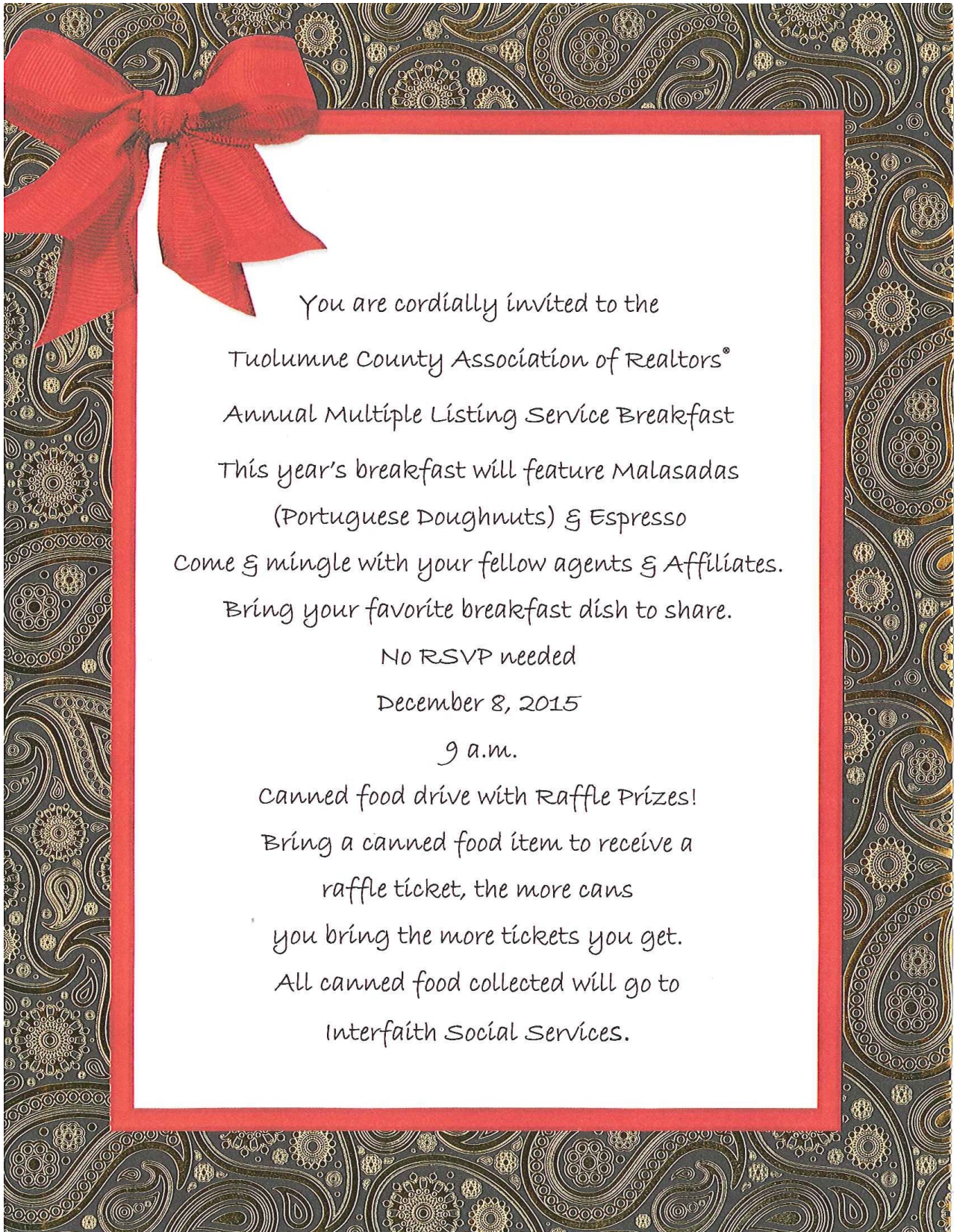




**TUOLUMNE REALTOR®**  
"The Voice of Real Estate for Tuolumne County"

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)







# TUOLUMNE REALTOR®

## "The Voice of Real Estate for Tuolumne County"

### TUOLUMNE COUNTY ASSOCIATION of REALTORS®

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 – [www.TCRealtors.org](http://www.TCRealtors.org)



## From the MLS Director's Desk: Ofelia Ontiveros MLS Director

- ♦ When transferring offices, make sure you also update your information with the Bureau of Real Estate. Use form RE204 at <http://bre.ca.gov/files/pdf/forms/re204.pdf>
- ♦ Complete the TCAR transfer form (pay close attention to the disposition of listings), pay the transfer fee. When transferring offices it could take up to 7 business days to complete the process.
- ♦ Use eLicensing for expedited processing of your change. Licensees can perform the following transactions using the eLicensing system at [www.calbre.ca.gov](http://www.calbre.ca.gov): Broker and salesperson renewals License certificate requests (broker, salesperson, officer and branch) Salesperson additions/changes of employing broker Broker discontinuation of salesperson employment Mailing address, telephone and email address changes Broker main office address addition/changes Automated fee payment and processing.

STATE OF CALIFORNIA  
BUREAU OF REAL ESTATE

### BROKER CHANGE APPLICATION (For Broker Licensees)

RE 204 (Rev. 5/15)

➤ This form is to be used by brokers only (including those working as broker-salespersons). Licensed salespersons must use RE 214; corporations and corporation officers must use RE 204A.

➤ Read instructions on reverse side before completing.

➤ Note: License changes with an asterisk may be completed online by using eLicensing. (Refer to information on page 2.)

BROKER INFORMATION			
1. LICENSE IDENTIFICATION NUMBER			
2. BROKER NAME (LAST)			
3. BROKER NEW PERSONAL NAME (LAST)			
4. DO YOU RESIDE IN CALIFORNIA?			
5. BROKER MAILING ADDRESS (STREET ADDRESS OR POST OFFICE BOX)			
6. BROKER MAIN OFFICE ADDRESS (STREET ADDRESS) — ENTER MAIN ADDRESS OR "NO BUSINESS ADDRESS"; DO NOT LEAVE BLANK.			
7. CURRENT TELEPHONE NUMBER (required)			
8. CURRENT EMAIL ADDRESS (required)			
9. BUSINESS CELL PHONE NUMBER			
10. BUSINESS TELEPHONE NUMBER			
11A. FICTITIOUS BUSINESS NAME (DBA) — PRINT AS IT APPEARS ON FILING FROM COUNTY CLERK.			
11B. ADDITIONAL FICTITIOUS BUSINESS NAME, IF ANY			
12. ORIGINAL SIGNATURE OF BROKER (IF NAME CHANGE HAS OCCURRED, USE NEW LEGAL NAME.)			
DATE			
COMMENTS			
DATE PROCESSED			

RE 204

### INSTRUCTIONS

Page 2 of 2

#### Try eLicensing

- Use eLicensing for expedited processing of your change. Licensees can perform the following transactions using the eLicensing system at [www.calbre.ca.gov](http://www.calbre.ca.gov):
  - Broker and salesperson renewals
  - License certificate requests (broker, salesperson, officer and branch)
  - Salesperson additions/changes of employing broker
  - Broker discontinuation of salesperson employment
  - Mailing address, telephone and email address changes
  - Broker main office address addition/changes
  - Automated fee payment and processing

#### General Information

- Type or print clearly in ink (black or blue; do not use red).
- Business and license mailing addresses are public information and as such are posted on the Internet and available from CalBRE via telephone and written requests. Please consider this when identifying a license mailing address.
- If you electronically re-create this form to facilitate completion on a computer, the form should not be altered in any manner. To do so, could result in disciplinary action. Also, please make certain you do not delete any preprinted information and are using the latest version of the form.

#### Broker-Salesperson

Many real estate brokers elect to work for other brokers in a capacity similar to the relationship existing between a licensed real estate salesperson and an employing broker.

However, such **broker-salespersons** are still licensed by the Bureau of Real Estate (CalBRE) as real estate brokers. Only by written agreement with another broker are they acting as **broker-salespersons**. Section 2726 of the Commissioner's Regulations requires that "... every real estate broker shall have a written agreement with each of his salesmen, whether licensed as a salesperson or as a broker under a broker-salesman arrangement."

Even though a broker may act as a **broker-salesperson** in a relationship with another broker, for Bureau of Real Estate licensing and record-keeping purposes the licensee is still a broker. This means that a **broker-salesperson** should still communicate with CalBRE using only appropriate broker forms and applications.

When using the proper broker forms no reference should be made to the name (or fictitious name) of the broker for whom the **broker-salesperson** works. That type of information is irrelevant as there is no reference in the CalBRE records that such a working relationship exists. It is also imperative that a **broker-salesperson** speak for himself or herself, meaning that any requests for record changes be made by the **broker-salesperson** and not by anyone else on his or her behalf.

A **broker-salesperson** should never use salesperson forms or applications when renewing or making changes to a broker record. Doing so will cause delays in processing whatever is requested. **Remember — a broker is always a broker regardless of any working relationship that may exist with another broker.**

**PRIVACY INFORMATION:** Section 1798.17 of the Civil Code requires that notice be provided when collecting personal or confidential information from individuals. Each individual has the right to review personal information maintained by this Agency, access to be exempted by law. Bureau of Real Estate — Managing Deputy Commissioner, IV 1651 Exposition Blvd., Sacramento, CA 95833 Telephone: 916-227-4542 General powers of the Commissioner, Sections 10590, 10591, and 10592 of the Business and Professions Code authorize the maintenance of this information. Business and Professions Code Sections 30, 31(a) and 494.5(a) require each real estate licensee to initially provide to the Bureau of Real Estate his or her social security number which will be furnished to the Franchise Tax Board. The Franchise Tax Board will use your number

to establish identification exclusively for tax purposes. These code sections also require that each application for a new license or renewal provide notification on the application, that the Board of Equalization and the Franchise Tax Board will share taxpayer information with the Bureau of Real Estate, and that failure to pay tax obligations may result in a suspension or denial of a license. The Board of Equalization and Franchise Tax Board require the Bureau to collect social security numbers and federal taxpayer identification numbers for the purpose of matching the names of the 500 largest tax delinquency pursuant to Section 7803 or 10195 of the Revenue and Taxation Code. Your social security number and federal taxpayer identification number shall not be deemed public records and shall not be open to the public for inspection. The Real Estate Law and the Regulations of the Commissioner require applicants to provide the Bureau with specific information. If all or any part of the required information is not provided, processing may

be delayed. In addition, the Commissioner may suspend or revoke a license, or in the case of a license applicant, may deny the license for noncompliance of facts (including a failure to disclose a material fact) in an application for a license. The information requested in this form is primarily used to furnish license status information to the Bureau's Enforcement Section, and to answer inquiries and give information to the public on license status, mailing and business addresses and actions taken to deny, revoke, restrict or suspend licenses for cause. This information may be transferred to real estate licensing agencies at other states, law enforcement agencies (CPI, Police, Sheriff's Departments, District Attorney, Attorney General, D.B.S.), and any other regulatory agencies (e.g., Department of Business Oversight, Department of Insurance, Department of Consumer Affairs, California the Association).



**TUOLUMNE REALTOR®**  
"The Voice of Real Estate for Tuolumne County"

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



## legislative call for action

LEADING THE WAY...IN LEGISLATIVE ALERTS.

### Help C.A.R. Fight the Mortgage Tax: Engage Your Clients!

C.A.R. continues to fight a proposal to create a mortgage tax to pay for highways. Many of you have asked how to encourage your clients to get involved and help oppose this mortgage tax. There are a few easy ways to help spread the word.

1. Share this new website for consumers – [www.nomortgagetax.org](http://www.nomortgagetax.org) with your clients, friends and family. Use it in your regular marketing, share it on Facebook and on LinkedIn. If you have an e-newsletter, blog or website, you can use the content on the website for a quick update for your readers and followers. **PLEASE URGE THEM TO CONTACT CONGRESS USING THE "TAKE ACTION" PAGE ON THE SITE.**
2. Share the link on Twitter. For those of you using Twitter, please share the link in a Tweet and ask your followers to help spread the word. Be sure to include #nomortgagetax in your tweet.
3. Like and follow us on social networking. You can "like" the effort on **Facebook** and follow us on Twitter: @NoMortgTax.

At [www.nomortgagetax.org](http://www.nomortgagetax.org), people can learn more about the issue, calculate their own mortgage tax and send their own message to their congressional representative. And this site isn't just for people who live in California. It's for anyone across the country who may be impacted by the tax.

By sharing this information with your clients, you not only help fight the tax but provide your clients with valuable information they may not see otherwise.

IF YOU HAVEN'T ALREADY CALLED YOUR MEMBER OF CONGRESS, PLEASE DO SO TODAY. Click [here](#) to see C.A.R.'s online Call-for-Action. Please note, only California REALTORS® can use the toll-free number to get connected to Congress since it requires that you enter your NRDS ID.

For more information, please contact DeAnn Kerr at [deannk@car.org](mailto:deannk@car.org) or Rian Barrett at [rianb@car.org](mailto:rianb@car.org).



**CLICK ON THE  
CALL TO ACTION  
FIGURE TO TAKE  
ACTION TODAY!**



**CLICK ON THE  
C.A.R. INFO  
SHEET TO  
LEARN MORE!**

**N.A.R. EXPO is in San Diego this year... so you can be there for sure!**  
**The REALTORS® Conference & Expo is the largest annual event just for real estate professionals. Four days are packed with 100 education sessions and dozens of special networking events.**

**The trade show is the largest in the industry, with 400 exhibitors.**

**This year's event is November 13-16 in San Diego, CA.**

**[CLICK HERE FOR DETAILS & TO REGISTER](#)**



**TUOLUMNE REALTOR®**  
“The Voice of Real Estate for Tuolumne County”



**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



**General Information**

**2015 Officers**

Kathie Burby — President  
Val Ogletree — President Elect  
Paul Wild — Treasurer

**2015 Board of Directors**

Berit Brown — Director  
Steve Campbell Sr. — Director  
Veronica Hemphill — Director  
Stella Sauls — Director  
Adam Wilson — Director

Director (Open position until 2016 term)

The Board of Directors meet at 9:00AM  
on the third Wednesday  
of each month at TCAR

**TCAR Staff**

Shauna Love—Executive Officer

[Shauna@TCRealtors.org](mailto:Shauna@TCRealtors.org)

Ofelia Ontiveros—MLS Director

[Ofelia@TCRealtors.org](mailto:Ofelia@TCRealtors.org)

Karen Burkhardt—Government Affairs Dir.

[Karenmburkhardt@gmail.com](mailto:Karenmburkhardt@gmail.com)

Carolyn Botell—RETS/IDX Administrator

[Carolyn@TCRealtors.org](mailto:Carolyn@TCRealtors.org)

T.C.A.R.

14195 Tuolumne Rd, Sonora, CA 95370

PH (209) 532-3432

FAX (209) 533-9418



Have you seen TCAR's Facebook page?

<https://www.facebook.com/home.php#!/pages/Tuolumne-County-Association-of-Realtors/125779880796966?fref=ts>

Log in, search Tuolumne County Association of REALTORS® , and “like” us  
To get your Association news via facebook.

**TCAR Newsletter Advertising Rates**

Times Per	12X	5-11X	1-4X
Full Page	150	190	225
Half Page	80	100	120
Quarter Page	45	55	65
Business Card	25	30	35
Inside Front or Back Cover	200	240	275





**TUOLUMNE REALTOR®**  
"The Voice of Real Estate for Tuolumne County"

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



**TCAR  
GOLFS  
FOR  
LOCAL  
SCHOOLS**





**TUOLUMNE REALTOR®**  
"The Voice of Real Estate for Tuolumne County"

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



Insurance for Members of the  
California Association of  
REALTORS®  
Call Toll Free (800) 939-8088

HOME ERRORS & OMISSIONS PERSONAL COVERAGE COMMERCIAL COVERAGE MEDICAL COVERAGE DENTAL & VISION PLANS LIFE INSURANCE COVERED CALIFORNIA ABOUT REALCARE

***FREQUENTLY USED CONTACT INFORMATION***

**BLACK KNIGHT FINANCIAL SERVICES: MLS SOLUTIONS**

TECH SUPPORT HELP DESK: 1-877-MLS-HELP (1-877-657-4357) [paragonsupport@lpsvcs.com](mailto:paragonsupport@lpsvcs.com)

**CALIFORNIA ASSOCIATION OF REALTORS® (CAR)**

CAR LEGAL HOTLINE SALESPERSON 1-213-739-8282

CAR LEGAL HOTLINE BROKER/OFFICE MANAGER 1-213-739-8350

CAR CUSTOMER CONTACT CENTER (HELP DESK): 1-213-739-8272 [cs@car.org](mailto:cs@car.org)

**ZIPFORMS & RELAY PRODUCT HELP**

zipForms® Technical Support 1-213-739-8227 [support@zipform.com](mailto:support@zipform.com)

RELAY™ Products 1-586-840-1168

**NATIONAL ASSOCIATION OF REALTORS® (NAR)**

NAR CUSTOMER SUPPORT: 1-800-874-6500

NAR INFORMATION CENTRAL: [infocentral@realtors.org](mailto:infocentral@realtors.org)

**REALTOR.COM LISTING SERVICES**

AGENT SUPPORT: 1-800-874-6500 FAX: 1-805-557-2332

**SUPRA (GE) LOCK BOX & KEY SYSTEM**

AGENT SUPPORT LINE (All Help Options)

1-877-699-6787 Option 1 Tech Support—Option 2 Billing—Option 3 Services [suprasupport@fs.utc.com](mailto:suprasupport@fs.utc.com)

KIM VOICE FOR AGENTS (for emergency key update code) 1-800-844-7560

**COUNTY HOUSE NUMBER INFORMATION**

Mariposa County House Numbering, Assessor/Records Office, 4982 10th St., Mariposa (209) 966-2332

Tuolumne County House Numbering, Public Works, 48 W. Yaney Ave. Sonora (209) 533-5628





**TUOLUMNE REALTOR®**  
"The Voice of Real Estate for Tuolumne County"

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



## BUTTE FIRE FUND RAISER







**TUOLUMNE REALTOR®**  
“The Voice of Real Estate for Tuolumne County”

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



Advertise with TCAR  
Call (209) 532-3432

 **CONIFER**  
communications

**High Speed Internet / Unlimited Data**  
**Make the switch today!**

***CALL OR GO ONLINE***

**866-378-8393 / Conifercom.Net**

**TCAR Calendar of Events:**

**November**

- 4th LGR Committee meeting Noon-Umpqua Bank-Downtown Sonora
- 5th MLS Committee meeting 1 p.m.
- 6th Installation 5:30 p.m. at Black Oak Casino Resort
- 12th General Membership meeting-The Grill at Pine Mountain Lake 11 a.m.
- 18th Board of Directors meeting 9 a.m.
- 26th & 27th Closed for Thanksgiving

**December**

- 8th MLS Breakfast 9 a.m.
- 9th LGR Meeting Noon-Umpqua Bank-downtown Sonora
- 18th POP Hudson Sing-Courthouse Park - Noon (TCAR Members to sing) - Wear your Santa hats!!!
- 24th & 25th Closed for Christmas
- 31st & 1st Closed for New Years

**Tuolumne REALTOR®**

**“The Voice of Real Estate for Tuolumne County”**

Our mission is to contribute to the elevation of our professional Realtor® image and to support our members commitment to success.



**TUOLUMNE REALTOR®**  
“The Voice of Real Estate for Tuolumne County”

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



## **NEW C.A.R. FREE MEMBER BENEFIT**

BEING INTRODUCED BY C.A.R. FOR YOU: C.A.R. Legal Hotline App will connect members to C.A.R. Legal and give them a quicker, more user friendly experience while in the field. The Legal Hotline App will include information from the C.A.R. website such as the “What’s New” articles, Recent Laws and News from the current and previous year, all of the legal articles, information on new and revised Standard Forms, webinar videos, quick access to zipForm® mobile, direct dialing capabilities: to the Legal Hotline, Customer Service, the Finance Helpline, the Ombudsman Hotline, Outreach Request, and RPA Class Request, as well as quick links to the social media pages.

*Download the app now and stay on top of important legal issues, red alerts, and calls-to-action. Just [Click here](#) for more information.*







# TUOLUMNE REALTOR®

## "The Voice of Real Estate for Tuolumne County"

### TUOLUMNE COUNTY ASSOCIATION of REALTORS®


14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



#### HOMEOWNERSHIP MATTERS

### HELP PROTECT YOUR LIVELIHOOD

**C.A.R.'s REALTOR® Action Fund:**  
Fighting For Our Profession!



**WE VALUE**  
Homeownership, Private Property Rights,  
Free Enterprise and  
a Responsible Government

**Why Support RAF?**

**THE GOOD:**  
**AVOIDED:** \$225 Per-Transaction Recording Fee (Transfer Tax): C.A.R. stands ready to fight any future proposals!  
**AVOIDED:** 3% independent contractor withholding: 3 times within the last 5 years the legislature has proposed an acceleration of income tax payment in the form of 3% withholding.  
**AVOIDED:** Service Tax: Sales tax on services including ALL real estate related services.

**THE BAD:**  
**GSE & MORTGAGE REFORM:** This could significantly increase down payment requirements, limit the amount of mortgage money available, and raise interest rates!  
**POINT-OF-SALE:** Point-of-sale mandates are always a threat... stayed tuned!  
**INCREASED RECORDING FEES:** This will return as the state struggles to find revenues to replace expended one time housing bond monies with an ongoing revenue stream.

**THE UGLY:**  
What will your business look like if these threats become a reality?

**MAKE A DIFFERENCE**

## Contribute Today

The REALTOR® Action Fund (RAF) raises money to promote the values, attitudes, and beliefs of organized real estate; every dollar is used to protect and advance REALTORS' interests in government.

<http://raf.car.org>

☒ Yes, I will contribute to the voluntary REALTOR® ACTION FUND in 2015, because it is needed to protect my livelihood.

**Dual Agency**  
**Point of Sale Retrofits**  
**Mortgage Interest Deductibility**

**REALTOR ACTION FUND**  
Fighting For Our Profession

(916) 492-5211  
<http://raf.car.org>



#### WHY CONTRIBUTE TO H.A.F.?

- ✓ **What is the CAR Housing Affordability Fund (H.A.F.)?**  
The HAF was established in 2002 as a charitable non-profit fund, whose purpose is to provide direct assistance to address the housing crisis in California. The state suffers from both a chronic long-term housing shortfall and a chronic housing affordability problem.
- ✓ **What is the H.A.F. Mission Statement?**  
The CALIFORNIA ASSOCIATION OF REALTORS® Housing Affordability Fund plays an active role in addressing the ongoing housing affordability crisis facing our state. The fund will raise and distribute funds and partner with other groups to promote housing and homeownership and address all housing opportunities locally and statewide.
- ✓ **Are contributions to the H.A.F. tax-deductible?**  
Yes. This is a charitable fund so your contributions as an individual/business are tax-deductible to the extent provided by law. H.A.F. is exempt under Section 501(c)(3) of IRS Code.
- ✓ **Where can I send my contribution?**  
We are happy to announce that our new H.A.F. Online Donation Payment Service is now available. No matter where you are, you can make a (FREE) online payment anytime of the day. It provides a fast, secure, and convenient way to donate online, not only is this online bill payment system easy to use, but you can also sign up for a payment plan directly here, plus you'll receive an automatic e-mail alert when your payment is made to your account.

#### IT'S SIMPLE, MAKE YOUR DONATION HERE TODAY!

Or you can always mail your contributions to the address below:

- Make checks payable to:**  
C.A.R. Housing Affordability Fund (or C.A.R.H.A.F.)  
CALIFORNIA ASSOCIATION OF REALTORS®  
Attn: Alma Menchaca  
Member Information Department  
525 S. Virgil Avenue  
Los Angeles, CA 90020
- ✓ **What types of contributions can the H.A.F. accept?**  
The H.A.F. can accept contributions in the form of cash, checks, and credit card payments. For more information on the types of contributions H.A.F. accepts, please contact Julissa Gómez at (213) 739-8380 or [julissag@car.org](mailto:julissag@car.org)
  - ✓ **Who may contribute to the H.A.F.?**  
The H.A.F. accepts tax-deductible charitable contributions from REALTORS®, other individuals as well as business and other organizations.
  - ✓ **How will the HAF address housing affordability problems? What types of projects will H.A.F. support?**  
H.A.F. supports a wide variety of programs based on the stated need and participation of the local REALTOR® association. Some efforts have included:
    - Down payment or closing cost assistance.
    - Employer assisted housing program.
    - These are just examples. Each local association is free to choose solutions that fit the needs of its community.

## Realtor Action Fund

The Realtor Action fund raises money to promote the values, attitudes, and beliefs of organized real estate, every dollar is used to protect and advance REALTORS interest in government. It helps the LOCAL association fight for our profession!

## Make a difference contribute TODAY

**HELP PROTECT YOUR LIVELIHOOD**

### CONTRIBUTE TO THE REALTOR® ACTION FUND TODAY!

<b>CONTRIBUTOR INFORMATION</b>	NAME (please print): _____													
	NRDS #: _____	ASSOCIATION: _____	REGION: _____											
<b>COMMITMENT LEVEL</b>	BILLING ADDRESS: _____													
	CITY: _____ STATE: _____ ZIP: _____													
	PHONE NUMBER: _____													
	EMAIL: _____													
	<b>REALTOR® ACTION FUND VOLUNTARY CONTRIBUTION</b> <input type="radio"/> \$20 <input type="radio"/> \$49 <input type="radio"/> \$148 INTRODUCTORY LEVEL    "THE MINIMUM COST OF DOING BUSINESS"    "THE TRUE COST OF DOING BUSINESS" <b>CALIFORNIA MAJOR DONOR VOLUNTARY CONTRIBUTION</b> <input type="radio"/> \$449  CALIFORNIA SILVER BEAR <b>NAR MAJOR DONOR VOLUNTARY CONTRIBUTION</b> <table border="0"> <tr> <td><b>NAR Sterling "R"</b></td> <td><b>NAR Crystal "R"</b></td> <td><b>NAR Golden "R"</b></td> </tr> <tr> <td><input type="radio"/> \$1000 ANNUAL</td> <td><input type="radio"/> \$2500 INITIAL</td> <td><input type="radio"/> \$5000 INITIAL</td> </tr> <tr> <td><input type="radio"/> \$449 SUSTAINING</td> <td><input type="radio"/> \$1500 SUSTAINING</td> <td><input type="radio"/> \$2000 SUSTAINING</td> </tr> <tr> <td colspan="3"><input type="radio"/> \$449 SUSTAINING</td> </tr> </table> Chartered NAR Sterling "R" (formerly known as the California Golden "R", prior to 12/31/2011) Chartered NAR Golden "R" (prior to 1/01/02)			<b>NAR Sterling "R"</b>	<b>NAR Crystal "R"</b>	<b>NAR Golden "R"</b>	<input type="radio"/> \$1000 ANNUAL	<input type="radio"/> \$2500 INITIAL	<input type="radio"/> \$5000 INITIAL	<input type="radio"/> \$449 SUSTAINING	<input type="radio"/> \$1500 SUSTAINING	<input type="radio"/> \$2000 SUSTAINING	<input type="radio"/> \$449 SUSTAINING	
<b>NAR Sterling "R"</b>	<b>NAR Crystal "R"</b>	<b>NAR Golden "R"</b>												
<input type="radio"/> \$1000 ANNUAL	<input type="radio"/> \$2500 INITIAL	<input type="radio"/> \$5000 INITIAL												
<input type="radio"/> \$449 SUSTAINING	<input type="radio"/> \$1500 SUSTAINING	<input type="radio"/> \$2000 SUSTAINING												
<input type="radio"/> \$449 SUSTAINING														
<b>PAYMENT &amp; SUBMISSION</b>	Payment plan available for all levels (for specific details visit our website listed below) PAYMENT METHOD: <input type="radio"/> VISA <input type="radio"/> MASTERCARD <input type="radio"/> AMERICAN EXPRESS <input type="radio"/> DISCOVER CREDIT CARD #: _____ EXP DATE: _____ SECURITY CODE: _____ CARD TYPE: <input type="radio"/> PERSONAL <input type="radio"/> CORPORATE *Most cards have 3 digits on the back of the credit card, AMEX cards use 4 digits located on the front of the card. FAX this completed form to 916.492.5290 or; CONTACT Lisa Edwards: 916.492.5211 or <a href="mailto:liae@car.org">liae@car.org</a> MAIL CHECK Attention: Lisa Edwards C.A.R. 525 South Virgil Avenue, Los Angeles, CA 90020    ONLINE go to <a href="http://www.car-raf.org">www.car-raf.org</a>													

Political contributions are not tax deductible as charitable contributions for federal and state income tax purposes. Contributions to the REALTOR® Action Fund are voluntary, and the amounts above are only guidelines; you may give more, less or nothing at all. Failure to contribute will not affect an individual's membership status in the California Association of REALTORS® (C.A.R.). Contributions will be allocated among three of C.A.R.'s political action committees (PACs), according to different formulas approved by C.A.R. for personal and corporate contributions. These PACs are: CREPC (supports state and local candidates); CREPC (supports federal candidates); and CREPC (supports independent expenditures in support of or opposition to candidates). C.A.R. also sponsors IMPAC, which supports local and state ballot measures and other issues that impact real property in California. The allocation formula may change including redesignating a portion to IMPAC.



### 3 Reasons Why You Should Consider Contributing to the Voluntary REALTOR® Action Fund

#### 1. The Good:

- **AVOIDED: \$225 Per-Transaction Recording Fee (Transfer Tax):** C.A.R. stands ready to fight any future proposals!
- **AVOIDED: 3% Independent Contractor Withholding:** 3 times within the past 2 years! Politicians proposed an acceleration of income tax payment in the form of 3% withholding.
- **AVOIDED: Point-of-Sale Bills:** Multiple bills were introduced, which if passed, could have resulted in, as much as, \$20,000 of costs per home to close escrow.
- **AVOIDED: Service Tax:** Sales tax on services including ALL real estate related services.

#### 2. The Bad:

- **MORTGAGE INTEREST DEDUCTION:** Could be eliminated or severely reduced!
- **GSE & MORTGAGE REFORM:** This could significantly increase down payment requirements, limit the amount of mortgage money available, and raise interest rates!
- **POINT-OF-SALE:** Always more to come!
- **INCREASED RECORDING FEES:** This will return as the state struggles to find revenues to replace expended one time housing bond monies with an ongoing revenue stream.

#### 3. The Ugly:

WHAT WILL YOUR BUSINESS LOOK LIKE IF THESE THREATS BECOME A REALITY?

The REALTOR® Action Fund (RAF) raises money to promote the values, attitudes, and beliefs of organized real estate; on the local, state, and federal levels. Every dollar is used to protect and advance REALTORS' interests in government.  
**Please note: The \$49 REALTOR® Action Assessment cannot be used for federal issues.**





**TUOLUMNE REALTOR®**  
"The Voice of Real Estate for Tuolumne County"



**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)

*Tuolumne County Association of REALTORS®*  
**2016 COMMITTEE  
ASSIGNMENT REQUEST**

The following is a list of T.C.A.R. Committees.  
(A brief description of all the Committees is attached.)

<b>PUBLIC RELATIONS</b> <small>One-year term</small>	<b>MULTIPLE LISTING SERVICE</b> <small>One-year term</small>	<b>GRIEVANCE</b> <small>Three-year term</small>
<b>PROFESSIONAL STANDARDS</b> <small>Three-year term</small>	<b>EDUCATION</b> <small>One-year term</small>	<b>SPECIAL EVENTS</b> <small>One-year term</small>
<b>LOCAL GOVERNMENT RELATIONS</b> <small>One-year term</small>		

Get involved and become a Committee member.  
Your Association needs new ideas and input from members to remain progressive.

After reading the Committee descriptions please indicate your preference in order of interest below. Every attempt will be made by the President and Committee Chairperson to give you your first choice.

-----  
I would like to be on the following Committee(s):  
List in order of preference

1. \_\_\_\_\_

2. \_\_\_\_\_

Please circle whether your #2 choice is: in addition to or an alternate choice

NAME: \_\_\_\_\_

OFFICE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

Bring, Fax or E-mail completed form to T.C.A.R. at: 533-9418 or [Shauna@TCRealtors.org](mailto:Shauna@TCRealtors.org) by November 13, 2015



**TUOLUMNE REALTOR®**  
“The Voice of Real Estate for Tuolumne County”

**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

14195 Tuolumne Road, Sonora, California 95370  
Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



*Tuolumne County Association of REALTORS®*  
**COMMITTEE DESCRIPTIONS**

**EDUCATION:** Plans and provides education seminars for membership's Educational needs. Responsible for holding REALTOR® Discussion Groups, Brown Bag Education Classes and other education as needed. *Members serve one-year term. Meets second Monday of the month, noon.*

**PUBLIC RELATIONS:** Promotes the term REALTOR® and works to improve the image of the Tuolumne County Association of REALTORS® and its members. *Members serve one-year term.*

**LOCAL GOVERNMENT RELATIONS:** Responsible for staying informed on local political issues. Meets regularly with the Board of Supervisors to establish and maintain good working relations. Members rotate attendance at Board of Supervisors and other county meetings and reports back to the membership. Brings candidates to be heard by membership. Stays on top of and reports to membership on statewide legislative issues. *Serve one-year terms. Meets second Wednesday of the month, noon, Umpqua bank, downtown Sonora.*

**SPECIAL EVENTS/COMMUNITY SERVICE:** Responsible for activities for Scholarships, Interfaith fundraiser, Christmas canned food collection and other projects of the Association. *Members serve one-year term.*

**MULTIPLE LISTING SERVICE:** Responsible for recommending policy changes to the Board of Directors and enforcing the MLS Rules and Regulations, and Policies to the membership. Investigates current and future MLS vendor and lockbox services. All members must be T.C.A.R. members and Participants or Subscribers in the MLS. *Members serve one-year term. Committee is chosen from volunteers by chair, confirmed by Board of Directors. Meets second Thursday of the month, 11:30 p.m. Chair Val Ogletree*

**GRIEVANCE:** Investigates all written ethics complaints received by the Association Office to determine whether it warrants consideration by a Hearing Panel of the Professional Standards Committee. May refer to a Board Mediator, if applicable. **MUST** attend C.A.R. Professional Standards Training Session every two years serve on this committee (paid for by the Association). Stays current on changes in the Code of Ethics and works with the Professional Standards Committee in keeping the membership informed on ethics. *Must be on this Committee before sitting on the Professional Standards Committee. Committee members serve a three-year term. Best for agents with a couple of years experience.*

**PROFESSIONAL STANDARDS:** Holds formal hearings when an Arbitration complaint is filed; also holds formal hearings when recommended by the Grievance Committee involving alleged ethical and MLS Rules & Regulations violations. Sits on a hearing Panel when requested. Recommends to the Board of Directors policies in the areas of Ethics and Arbitration. Works with the Grievance Committee in keeping the membership informed on Ethics and Standards of Practice. **MUST** attend C.A.R. Professional Standards Training Sessions (paid for by the Association) to be on this committee. Stays current on all Code of Ethics and Standards of Practice changes. The Chairperson speaks at the new Members Orientation Program. *Members of this Committee serve a three-year terms. Prerequisite: Membership on the Grievance Committee.*

**LONG RANGE PLANNING:** The steering committee for the Association. Meets when necessary. *Consists of President, President-Elect, Past President and Treasurer.*