



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



RSVP via LAMPS for LIVE WEBCAST C.A.R. Disclosure CLASS
(C.A.R. Attorney Howard Fallman will be the instructor)



Are You Prepared for California's Disclosure Requirements?



Disclosures are one of the most important areas to understand in real estate today.

All sellers are required to disclose material facts and as a real estate agent you have to have thorough knowledge of the California real estate disclosures.

This course will review approximately 30 disclosure requirements that are typically seen in a residential 1-4 transaction item by item. Take this course to help better serve your buyers and sellers along with protecting yourself from personal liability.

All About Disclosures

How you will benefit from taking this course:

- Understand how to complete disclosures
- Learn how to read and use the various disclosure charts
- Review some important and recent cases affecting disclosures
- Discover local ordinance disclosure rules
- Review miscellaneous issues such as disclosure of repairs, death on the property, and illegal and contractual disclosures
- Understand the reasons behind the disclosures.
- Learn when the disclosures must be made
- Understand when they might be exempt

This course is Bureau of Real Estate (BRE) accredited for 2 hours of Continuing Education (CE) in Consumer Protection. BRE Sponsor No. 9993.

SPONSORING EDUCATION
 BRE EDUCATION
www.car.org/education | education@car.org

Space is limited!

Class: Disclosures
C.A.R. Instructor: Howard Fallman

Wednesday June 1, 2016
10am to 2pm

TCAR Conference Center
14195 Tuolumne Road
Sonora, CA 95370

\$65 per person includes 2 hours CE Credit
To Register & Pay:

<https://tcar.getlamps.net/DefaultN.aspx>

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YOU

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TOC





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A Message From
Your Association
Executive

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IMPORTANT MESSAGE PAGE 14 FROM YOUR PRESIDENT VAL O !!!

NOTE FOLLOWING CHANGE TO C.A.R. FORMS:

The Foreign forms library has been removed by C.A.R. Attorneys.
There is now a new form, Interpreter/translator agreement, form ITA.

**The Chamber Mixer was a HUGE success!!!
Thank you to the members who attended!**

**The Association gave two
\$500 scholarship to local
seniors: Trey Peterson
Woods & Ross Irwin**

ELECTRONIC VOTING FOR TCAR

This year, TCAR will use electronic voting
for the annual election process for your 2017
Board of Directors & Officers election.
**PLEASE BE SURE YOU UNDERSTAND
HOW TO VOTE BEFORE DEADLINE
TO CAST YOUR BALLOT, THANKS!**
Stay tuned for more details on this news.

WELCOME NEW MEMBERS

New REALTOR® Member(s):

Elaine North - Agent
Yosemite Region Resorts

New Affiliate Member(s):

None this Month



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Meet Your Tuolumne County
Association of Realtors® Board
Of Director Candidates

Friday, June 3, 2016

11 am

You will hear from the candidates and
have the opportunity to ask them WHY
you should vote for them!

Refreshments will be provided by:

Core Inspection Services

Jason Rivera



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JUNE 2016 GAD CORNER

Government Affairs Update

Ron D. Kopf RonDKopf@aol.com (209) 743-6193

Contact your TCAR Government Affairs Director for more information or to share information on the topics below or on other governmental topics.

CAR Legislative Day Hot Topics

Pace Loans - CAR is sponsoring legislation to change the super-priority status of so-called "PACE" loans and to require disclosures to consumers before they obtain such a loan. PACE loans are for energy efficiency, water conservation and seismic strengthening improvements make financing and refinancing difficult, if not impossible, and consumers are not adequately informed on the consequences of borrowing using PACE loans. This program is being aggressively promoted in Tuolumne and Calaveras Counties.

Companion and Support Animals - CAR is sponsoring legislation to statutorily distinguish between a medically necessary companion or support animal and other animals kept as pets to allow property owners to avoid unnecessary litigation.

(CRA) Director Bev Shane announces plan to retire

Bev Shane has submitted a letter to the Board of Supervisors and County Administrator announcing her plan to retire in January 2017. Ms. Shane has served the County and its residents for over 35 years in a variety of positions ranging from her first position as a County Planner to her current position as CRA Director. The January time frame will allow the Board of Supervisors and County Administrator time to thoughtfully plan and conduct the recruitment of her successor and ensure a smooth transition.

Drought-Induced tree mortality continues to increase for County, TUD, PG&E and Homeowners

Drought conditions and resulting bark beetle infestations have caused pervasive tree mortality across the Central and Southern Sierra Nevada Mountains. It is estimated that there are over 29 million dead trees and this number continues to grow on a daily basis. Tuolumne County is not immune to this epidemic as there are thousands of dead and dying trees threatening public safety and infrastructure.

On October 30, 2015 Governor Brown issued a State of Emergency proclamation that recognizes and addresses the need for the removal of dead and dying trees throughout the State and authorized California Disaster Assistant Act (CDAA) funding which provides 75% reimbursement for all eligible County and TUD costs related to removal of hazard trees that threaten public infrastructure. Unfortunately at this time there is not any funding for homeowners to remove trees that do not threaten public infrastructure. The County and TUD are working on programs to increase the Govt reimbursement and find some assistance for homeowners.

Cal FIRE has created a 4 minute long video on the bark beetle/tree mortality epidemic in California. https://www.youtube.com/watch?v=xts0efS_XB4

California State Association of Counties (CSAC) has created a video that details how devastating the tree mortality issue is becoming. [https://](https://www.youtube.com/watch?v=g5KXjG4bcwQ&feature=youtu.be)

www.youtube.com/watch?v=g5KXjG4bcwQ&feature=youtu.be

Additionally, CSAC President Richard Forster has written a blog that accompanies the video and can be read here. <https://www.youtube.com/watch?v=g5KXjG4bcwQ&feature=youtu.be>

County and TUD get funding for well issues in Quartz/Stent Area

State Water Resources approve funding from the state's designated Clean-up and Abatement Account (CAA) and the Public Water System Emergency Response Program (PWSDER) as well as from emergency drought funds for a nearly two-mile residential potable water connection from the Quartz/Stent area of Jamestown into the Tuolumne Utilities District (TUD) system. TUD is anticipating that the project will allow 70 new connections to tap into TUD services, with a capacity for adding more, as residents express interest. The neighborhood was among the county's hardest hit by the drought, as dozens of wells went dry or declined, forcing residents to rely on water tanks and deliveries of potable water.

Plans are next to have TUD engineering staff commence with survey and design of the pipeline extension, finalize its alignment and acquire the necessary easements. Local residents interested in connecting to the TUD system through the new project may contact the TUD Engineering Department at 209 532-5536, extension 526.

Secondary Homes - Through HPC we are working to increase the availability of affordable and secondary housing with changes in the General Plan. Next HPC meeting is June 8th at 9:30

Remember to Vote on or before June 7th 2016 - In addition to nation elections we have important local Supervisor and City Council elections on the ballot. Your vote does count!



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Roy Navarro
Yosemite Region Resorts
Position: President Elect

Marc Fossum
Pine Mountain Lake Realty
Position: Director (South County)



Maiya Morrison
Realty World Wilson
Position: Treasurer

Stella Sauls
Coldwell Banker Mother Lode
Position: Treasurer





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

As of June, the TCAR MLS will have in the features under laundry an option for:
Washer-Included (check box) and Dryer-Included(check box)

IMPORTANT MESSAGE FOR ALL MLS USERS FROM YOUR TCAR BOARD PRESIDENT
PLEASE SEE PAGE 14 OF THIS NEWSLETTER FOR DETAILS - BE SURE TO READ THIS INFO!

Reminder the MLS Rules and Regulations state the following when it comes to DOCUMENTATION; PERMISSION; ACCURACY OF INFORMATION:

8.1 Listing Agreement and Seller's Permission. Prior to inputting a listing to the service, the listing broker shall obtain the written agreement of the seller expressly granting the listing broker authority to: (1) file the listing with the service for publication and dissemination to those authorized by the MLS; (2) act as an agent for the seller; (3) abide by the rules of the service; (4) provide timely notice of status changes of the listing to the service; (5) provide sales information including selling price to the service upon sale of the property for publication and dissemination to those authorized by the MLS and (6) publish sales information after the final closing of a sales transaction in accordance with these MLS rules (See Section 10.1).

8.2 Written Documentation. Listing brokers filing listings with the service shall have a written listing agreement with all necessary signatures in their possession. Only listings that create an agency relationship between the seller and the Broker Participant are eligible for submission to the service. By inputting a listing to the service, Broker Participants and R.E. Subscribers represent that they have in their possession such written agreements establishing agency and the represented type of listing agreement. The service shall have the right to demand a copy of such written listing agreements and verify the listing's existence and adequacy at any time. The service shall also have the right to demand a copy of seller's written authorization required under these rules. If the Broker Participant or R.E. Subscriber fails to provide documentation requested by the service within 1 day after the service's request, the service shall have the right to immediately withdraw any listings from the data base in addition to disciplining the Participant and Subscriber for a violation of MLS rules

8.3 Accuracy of Information; Responsibility for Accuracy. By inputting information into the MLS computer database, the listing broker represents that the information input is accurate to the best of the listing broker's knowledge. The listing broker shall use good faith efforts to determine the accuracy of the information and shall not submit or input information which the listing broker knows to be inaccurate. Upon receipt of the first publication or electronic transfer by the MLS of such information the listing broker shall make all necessary corrections. The MLS merely publishes the MLS information and has no affirmative responsibility to verify the accuracy of the MLS information. The MLS, however, reserves the right to require Participants and Subscribers to change their MLS information if the MLS is made aware of alleged inaccuracies in the MLS information and the MLS determines that such inaccuracies do in fact exist. The MLS also reserves the right to remove a listing that contains said inaccurate information from the MLS compilation of current listings should Participant or Subscriber refuse or fail to timely correct. A Participant or Subscriber is required to correct inaccurate information within 2 days after being notified of the inaccuracies by the MLS. If a Participant or Subscriber fails to make necessary or required corrections to their MLS information, the Participant and Subscriber shall indemnify and hold harmless the service for any claims, costs, damage or losses, including reasonable attorney fees and court costs, incurred by the MLS as a result of such failure. In no event will the MLS be liable to any MLS Participant, Subscriber or any other party for any indirect, special or consequential damages arising out of any information published in the MLS and all other damages shall be limited to an amount not to exceed the MLS fees paid by the listing broker.



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Judith Austin
Keller Williams Realty East County
Position: Director



Jody Federigi
Coldwell Banker Twain Harte Realty
Position: Director

Susan Paris
Susan Paris Broker & Associates
Position: Director



Mark Pradenas
Century 21 Wildwood
Position: Director



Ed Rector
Coldwell Banker Segerstrom
Position: Director



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General Information

2016 Officers

Val Ogletree — President
Adam Wilson — President Elect
Paul Wild — Treasurer

2016 Board of Directors

Kathie Burby — Past President
Veronica Hemphill — Director
Melissa Oliver — Director
Judith Austin — Director
Roy Navarro — Director
Sam Segerstrom — Director

The Board of Directors meet at 9:00AM
on the third Wednesday
of each month at TCAR
(unless otherwise announced)

TCAR Staff

Shauna Love—Executive Officer

Shauna@TCRealtors.org

Ofelia Ontiveros—MLS Director

Ofelia@TCRealtors.org

Karen Burkhardt—Government Affairs Dir.

Karenmburkhardt@gmail.com

Carolyn Botell—RETS/IDX Administrator

Carolyn@TCRealtors.org

T.C.A.R.

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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>

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



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PRODUCTS**

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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

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

ZIPFORMS & RELAY PRODUCT HELP

zipForms® Technical Support 1-213-739-8227 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

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

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



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HOME OWNERSHIP EXPO

Buy a Home or Green Your Home



SATURDAY, JUNE 25, 2016

10:00 A.M. TO 4:00 P.M.

SONORA OPERA HALL

250 S. WASHINGTON STREET

SONORA, CA 95370

The Home Ownership Expo is **FREE TO THE PUBLIC** and features a variety of exhibitors, including:

- Lenders and Real Estate Agents
- Contractors specializing in greening your home
- Housing Loan and Grant Programs
- City, & County Agencies

Learn from experts about:

- Green Home Retrofits & Financing
- Energy Efficiency & Water Conservation
- Home Rehabilitation
- Solar Energy Upgrades
- How to Buy a Home
- How to finance a home and pay for green upgrades

FOR MORE INFORMATION CONTACT: Tuolumne County Association of Realtors at (209) 532-3432 or
Email Shauna@tcrealtors.org.





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Jamie Trimeloni
Home Mortgage Consultant



NMLS ID: 226528

A0815-010
13761B MONO WAY
Sonora, CA 95370
Tel: 209-627-5742
eFax: 877-803-3019

jamie.r.trimeloni@wellsfargo.com
www.wfhm.com/jamie-trimeloni



• Jason Rivera •

16419 Acorn Dr.
Sonora, CA 95370

Phone: 209-743-2754
coreinspect1@gmail.com
sonorahomeinspector.com

TCAR Calendar of Events:

- June 1** Education: **LIVE WEBCAST 10am - 1pm C.A.R. Disclosures - \$65 w/CE credit, C.A.R. Instructor Howard Fallman - RSVP using LAMPS for this event!**
- June 3** TCAR Board of Directors Candidate Forum at TCAR 11am to 1pm on Friday June 3rd - Come meet the candidates for YOUR local Association of Realtors' Board of Directors, ask questions, etc.
Thank you Jason Rivera, Core Inspection Services for sponsoring this TCAR event!
- June 5 - 9** Limited services at TCAR Offices on these dates due to staff absence - Call first before dropping in please!
- June 25** Free Public Event - Green Home Ownership Expo - 10am-4pm at Sonora Opera Hall - See Flyer
- July 4** TCAR office closed for the holiday
- July 6** **TCAR General Membership Meeting - 1pm at TCAR: Election 2017 Board & Officers**
- August 12** TCAR Event: Fun Bus to S.F. Giants Game
- September 28 - October 1** CAR Expo & Business Meetings in Long Beach
- October 21** Board of Directors & Officers TCAR Installation Event at Black Oak Casino Resort
- November 9** Education: **Live C.A.R. RPA Class 10am-2pm at TCAR - \$65 w/CE credit, C.A.R. Instructor Howard Fallman - MUST HAVE MINIMUM HEADCOUNT - (Sponsor(s) needed)**
- November 24 - 25** TCAR Closed for the holiday
- November 25** TCAR Community Event:: Local Christmas Holiday Parade (Your PR Committee is on the float!)
- December 6** Annual MLS Breakfast—What's in your Omelet?

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



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YOU'RE INVITED!!

Green Home Ownership Expo: Buy a Home or Green your Home

Program Description:

The Green Home Ownership Expo is produced jointly by the Tuolumne County Association of Realtors, the County, and the City of Sonora, with help also from Lemke Homes, Area 12 Agency on Aging and the Tuolumne County Building Industry Association.

The expo will be held at the Sonora Opera Hall on Saturday, 6/25 from 10 AM to 4 PM. The event will be free to the public.

Representatives of these organizations and companies are invited to be sponsors and/or vendors: USDA home buyer and housing rehab programs, Golden State Homebuyer Fund -- home buyer and energy efficiency loans, the area's housing related non-profits, lenders, real estate companies, businesses who specialize in green home rehab and services such as Banks Glass, green home contractors, residential solar companies, master gardeners and other experts on water conservation.

Vendor cost is \$100 per table, or \$50 to share a table. Corporate sponsors cost is \$250 (which includes a table). Corporate sponsors will be listed in marketing and communications materials.

Please contact Shauna or Ofelia at TCAR to reserve your table 209-532-3432

For more information contact Jan Dyer
209-988-9075 or jandyer2@gmail.com

Program Description

The Green Home Ownership Expo is produced jointly by the Tuolumne County Association of Realtors, the County, and the City of Sonora, with help also from Lemke Homes, Area 12 Agency on Aging and the Tuolumne County Building Industry Association. The expo will be held at the Sonora Opera Hall on Saturday, 6/25 from 10 AM to 4 PM. The event will be free to the public.

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As your Board President, I would like to request that each and every one of our REALTOR members make a \$20 voluntary contribution to the Realtor Action Fund (RAF) right now, **TO-DAY**. The TCAR office staff would be glad to help you make this contribution, just call them. The C.A.R. RAF program makes a HUGE difference in protecting YOU and your clients, by promoting home ownership as well as by preventing legislation that threatens our industry, and so much more. **PLUS**, right now TCAR is in a fundraising contest with Calaveras AOR and

The Association has been fielding a number of complaints concerning, #SneakPeak Listings, #24hourPreview, and others. The Association verified with C.A.R. Legal this type of advertising. Although it might sound like a great marketing tool, this type of marketing doesn't conform to the Code of Ethics nor the MLS Rules and Regulations & agents **MUST ALWAYS** Paint a TRUE picture!

"Sneak peak", 24Hour Preview if happening without either MLS submission or a waiver, would be a violation of the MLS Rules. If an SELM is submitted, agent can market off the MLS if he/she chooses, although there are certain legal and ethical considerations that the agent needs to keep in mind. And as always, per the COE and MLS Rules, representations made by the agent must meet the true picture standard.

T.C.A.R. MLS Rules and Regulations:

7.5 Mandatory Submission. Broker Participants shall input exclusive right to sell or exclusive agency listings on one to four unit residential property and vacant lots located within the service area of the MLS within 2 days after all necessary signatures of the seller(s) have been obtained on the listing or at the start date of the listing, whichever is later. Only those listings that are within the service area of the MLS must be input. Open listings or listings of property located outside the MLS's service area (see section 7.7) are not required by the service, but may be input at the Broker Participant's option.

7.6 Exempted Listings. If the seller refuses to permit the listing to be disseminated by the service, the listing broker shall submit to the service a certification signed by the seller that the seller does not authorize the listing to be disseminated by the service.

Below are links to the CAR Pocket Listing Q&A as well as a paper addressing "sharp" listing practices (including coming soon) and certain duties and behaviors that go along with them, what can or should be done, etc.

[Pocket Listings](#), April 4, 2013

[This article discusses the various legal issues and risks of pocket listings.](#)

[IBP - Confronting Sharp Listing Practices](#), September 25, 2013



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Join Us!
Orange Friday
AT&T Park



What?	Road Trip to the Giants Game at AT&T Park Orange Friday versus Baltimore Orioles
When?	Friday August 12 th – Game Time 7:15pm Bus pick up 3pm with estimated drop off at Midnight
Where?	Seats in Bleachers Section 137 Meet the Bus at Sonora Junction Shopping Center
Who?	TCAR Realtors, Affiliates, Friends & Neighbors
Why?	Network & Connect with your fellow members and... Have Bunches of Fun doing it!
Cost?	\$70 per person
And?	It's Orange Friday, so wear your Orange & Black, and bring a blanket, pillow, jacket, hat, etc. for comfort.
More?	Raffle Prizes, Snacks & Beverages, Photos & More!

RSVP REQUIRED via [TCAR MLS LAMPS Portal](#) – First Come First Served
Maximum Headcount 48 Persons – Note: NO Alcohol is allowed on the bus!



Do you need to renew your real estate license this year? Do you prefer a "live review" class for study?

Those types of education do still exist. Duane Gomer school has sessions at various places & dates in California.

First you buy the course materials, and study them online or on paper. Then you attend a Live Review class. Finally you take the exam online via their website. (There are no paper exams anymore.)

Find a Duane Gomer CE Live Review class at:
<https://duanegomer.biz/live/schedule ce.asp>



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Join us at CALIFORNIA REALTOR® EXPO 2016, taking place Sept. 27-29 at the Long Beach Convention Center. Register online beginning on May 18 by visiting <http://expo.car.org> or calling toll-free (800) 242-2732. To access the online registration page, follow the simple instructions below:

Log on to <http://expo.car.org/>

Click on Registration under the Sessions tab, or the Register Button on the home page.

Enter your NRDS member ID number.

What should you expect this year at EXPO? Find out what new technology is on the horizon at Tech Tuesday! Register for hands-on technology training, tech infused sessions and a dynamic lunch event. Choose from over 30 free sessions offered over all three days and wander the exhibit hall starting at 2pm on Tuesday to visit over 200 vendors all waiting to talk to REALTORS®.

Don't miss this opportunity to register for the most valuable networking and informational experience this year. Join your fellow REALTORS® at CALIFORNIA REALTOR® EXPO 2016! Register online beginning May 18 at <http://expo.car.org/> or by calling toll-free (800) 242-2732. Please note that the registration deadline to receive badges in the mail is Sept. 9. All additions made after the Sept. 9 registration deadline must be picked up on-site. Registration will continue through Sept. 29, but don't wait. Register today, we look forward to seeing you in Long Beach! For questions regarding EXPO registration, please contact CDS Customer Care Center at (800) 242-2732 or email at car@xpressreg.net.

On-site Registration Hours:

Tuesday, September 27, 2016 7:30am – 5:00pm
Wednesday, September 28, 2016 7:30am – 5:00pm
Thursday, September 29, 2016 7:30am – 3:00pm

EXPO Seminars:

Tuesday, September 27, 2016 9:00am – 5:00pm
Wednesday, September 28, 2016 9:00am – 5:00pm
Thursday, September 29, 2016 9:00am – 3:00pm

Exhibit Hall Hours:

Tuesday, September 27, 2016 2:00pm – 6:00pm
Wednesday, September 28, 2016 9:00am – 5:00pm
Thursday, September 29, 2016 9:00am – 3:00pm