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**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

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Tel. (209) 532-3432 – FAX (209) 533-9418 - [www.TCRealtors.org](http://www.TCRealtors.org)



**CALIFORNIA  
ASSOCIATION  
OF REALTORS®**



**Leslie Appleton-Young, Chief Economist**  
**10am May 20, 2016**  
**Tuolumne County Association of REALTORS®**

# 2016 CALIFORNIA ECONOMIC & MARKET OUTLOOK

Please RSVP for this event in advance, using the TCAR MLS LAMPS portal, Thank You!



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**\*\*\*\*  
THANK  
YOU  
\*\*\*\*  
TCAR  
Affiliate  
Member**

**Rick  
Daniel  
Home  
Inspections**

**For  
Being  
the  
Sponsor  
for this  
TCAR  
Event**

TOC



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**A Message From  
Your Association  
Executive**

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**SEE PAGE 14 FOR A MESSAGE FROM YOUR PRESIDENT VAL O !!!**

All of TCAR's Board of Directors, Members and Staff would like to extend a heartfelt **THANK YOU** to **Karen Burkhardt** for being the TCAR GAD (Government Affairs Director) since March of 2006.

And a hearty **WELCOME** to **Ron Kopf**, TCAR's new Government Affairs Director as of June 2016.

Read more on this topic on page 4 of this newsletter.

**See page 15 for important event flyer—TCAR is hosting the Tuolumne County Chamber of Commerce Mixer on May 19th**

**WELCOME  
NEW MEMBERS**

**New REALTOR® Member(s):**

Jenny Lane - Agent  
Frontier Realty Group

**New Affiliate Member(s):**

Monica Soeller  
Property Id

**Shauna says...**  
**Take me out to the Ball Game**  
**Take me out to the Park**  
**Buy me some peanuts and Cracker Jacks**  
**The bus will insure that I DO get back**  
**See Page 13 for TCAR Giants Game info!**



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**TUOLUMNE COUNTY ASSOCIATION of REALTORS®**

**SUPERVISOR CANDIDATE FORUM**

**T.C.A.R. Conference Room**

**Friday -- May 13, 2016**

**9 AM – 11 AM**

**District 1:**            Sherri Brennan (incumbent)  
                         Jerry Fuccillo (Civil Engineer)  
                         Chuck Kiel (Businessman)

**District 4:**            John Gray (incumbent)  
                         Don Matter (Contractor/Business Owner)

**District 5:**            Karl Rodefer (incumbent)  
                         Sara Shier (College Instructor)

The link below takes you to information about local candidates on the Tuolumne County Website.

[CANDIDATE LIST.](#)



Please R.S.V.P. to 209-532-3432

Refreshments provided by: Umpqua Bank

\*\*\*\*

**THANK  
YOU  
TCAR  
Affiliate  
Member**

\*\*\*\*

**Umpqua  
Bank**

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**For  
Being  
the  
Sponsor  
for  
this  
TCAR  
Event**

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## MAY 2016 GAD CORNER

### Government Affairs Update

**Karen Burkhardt** [KarenBurkhardt@gmail.com](mailto:KarenBurkhardt@gmail.com) (916) 947-0563

**Ron D. Kopf** [RonDKopf@aol.com](mailto: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.



### Time to say farewell

As you may have heard, my time as your GAD is at an end. To use an overused and enduring cliché, time flies. Ten years ago this March, I started as your first Government Affairs Director.

Ten years ago, the T.C.A.R. Board decided to end its GADless ways. “GADless” is the term C.A.R. staff uses to describe local associations with no GAD. This reference never fails to make people laugh. I will say this -- once county government and staff understood that T.C.A.R. was solid in its commitment to get involved in local government, by hiring me as your first GAD, it has made all the difference. As my old friend, Chris Garnin, was fond of saying, “make sure they know we are paying attention”.

So here we are. Onward and upward as they say. My husband is retiring after many years as a superintendent with East Bay Municipal Utility District. We are headed up to the Northcoast to our intended retirement location.

I am leaving you in good hands. Ron Kopf, who many of you know as an active and involved member of the community, has agreed to work as your new GAD. I suggested he would be a good choice to take right over, and your GAD candidate committee concurred.

Ron and I have been working together for 2 months. I have inundated him with background, contact lists, and files, poured through and culled. Transitions of all kinds are a great opportunity to clean house. In the end, Ron will find his own way. I think your local government affairs are in good hands.

Here is my parting message to association members – get involved in your local government. Apply to those commissions and committees. Go on your county government Website, surf around, look into what is going on. Review the Board of Supervisors Agenda, posted the Thursday before the next Tuesday’s Board meeting. Dip into the Board meetings live every first and third Tuesday, starting at 9 AM.

Kathie Burby, who has chaired your Local Government Relations Committee for more years than we can remember, and who has been my great partner in local government work, would welcome fresh, interested new faces on that committee!

I thank the association for a good run. It has been rewarding to be involved, and I appreciate the confidence you placed in me to start up and manage your local government affairs!

### T.C.A.R. Local Candidate Recommendation Committee will hold Supervisor Candidate Interviews

Voting members of the LCRC, Kathie Burby, Chair; Val Ogletree; Jody Federigi; Laura Jennings; Steve Campbell; and Alison Daniels, will interview supervisor candidates on 5/4. Each candidate will be asked a set of questions focused on real estate industry issues, and scored on their responses.

According to LCRC policies and procedures, set by C.A.R., the LCRC recommends contributions to local candidates and, after approval by State CREPAC Trustees, contributions can be made from the LCRC funds. Policies and procedures also state, “Decisions on which local candidates to fund should always be based on who will best represent REALTOR® interests, not on membership in one political party or the other.” N.A.R. and C.A.R. stress the importance of supporting the REALTOR® Party.

### Meetings of Note:

The LGR Committee will meet at Umpqua Bank in the upstairs conference room at noon on 5/11. Larry Cope, Executive Director of the Tuolumne County Economic Development Authority, is scheduled to give an overview of economic development plans and progress at 12:30. All are welcome. Contact Ron Kopf at [rondkopf@aol.com](mailto:rondkopf@aol.com) to RSVP.



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## 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.

**PLEASE  
RSVP  
NOW**

**MINIMUM  
SIGN UPS  
REQUIRED  
FOR  
THIS  
C.A.R.  
EDU  
EVENT  
AT  
TCAR**

### 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. 9991.*

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>***

**Affiliate  
Member(s)  
needed to  
provide  
refreshments  
for this TCAR  
event!**



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

**You can resolve differences  
and save your working  
relationships by utilizing the  
C.A.R. Ombudsman resource**  
<http://www.car.org/members/ombudsman>

**NEW C.A.R.  
PRODUCT**  
Just Listed  
Just Sold  
**FACEBOOK**  
AD info at  
[http://  
www.justlisted.s  
ocial/car/](http://www.justlisted.social/car/)

## **MLS Heads Up About Agent Transfers!**

### **1. Plan Ahead!**

**Get your Transfer Application/Form to TCAR in ADVANCE of your planned effective date of transfer! And remember that the Broker has up to 7 days to release listings (if applicable) which could delay the agent transfer to a new office if sufficient planning is not done up front.**

### **2. Signs! Signs! Signs!**

**Agents, please remember that you MUST update any signage in a timely manner, when transferring to a new office!**

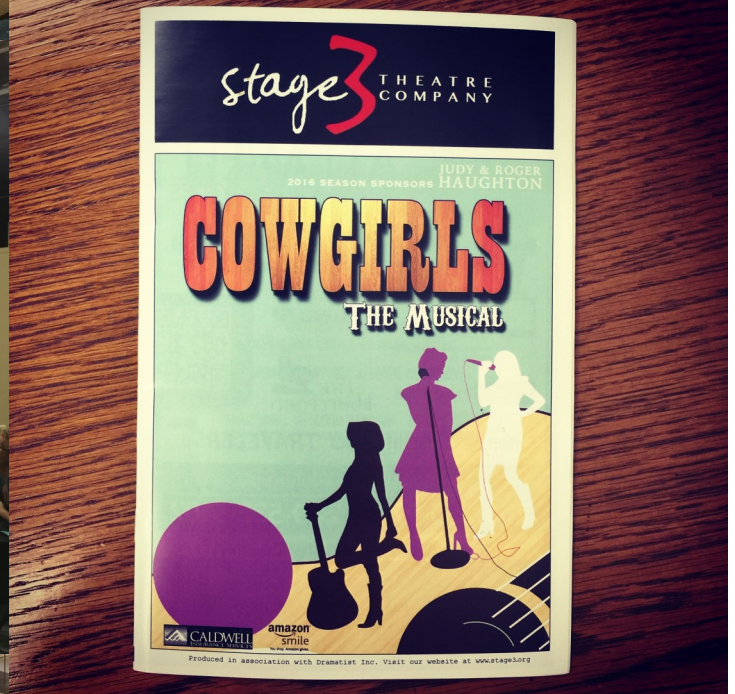




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**General Information**

**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](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>

**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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ERRORS &  
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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





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## 2016 HOUSEHOLD HAZARDOUS WASTE COLLECTION DAYS

**Sonora**

**Saturday May 21**

**Groveland**

**Saturday August 20**

**For Appointment Call**

**1-800-811-2435**

**For Appointment Call**

**1-800-811-2435**

Events end at 2:00 pm sharp



### **TUOLUMNE COUNTY RESIDENTS**

Now is the time to dispose of the hazardous materials hanging around your house and garage.

Weed  
killers,  
Insect sprays,  
Pesticides,  
Fungicides,  
Pool chemicals

Brake  
fluid,  
Waxes,  
Rust preventatives,  
Contaminated oil,  
Engine/brake part  
cleaners,

Glues,  
Polishes,  
Solvents,  
Oil-based paint,  
Gasoline, Thinners,  
Wood preservatives,  
Photo chemicals,  
Art supplies

Oven/  
drain  
cleaners,  
Mothballs,  
Non-empty aerosol  
cans,  
Deodorizers,  
Household cleaners,  
Nail polish remover,  
Shoe polish

#### Follow these simple steps:

1. Keep waste in original container
2. Do not mix material
3. Prevent leakage or spills  
*(Place container in tub or box and surround with paper or kitty litter)*
4. Transport wastes in trunk or secured in bed of truck

#### Restrictions:

- No containers larger than 5 gallons
- Limit toxic items to 15 gals. or 125 lbs. per trip (California State Law)

#### We do not accept:

- Ammunition or explosives
- Asbestos, tires, or medical waste
- Radioactive waste
- Marine flares
- Non-hazardous regular trash

**For Small Business Hazardous Waste** or any other questions please contact  
Tuolumne County Solid Waste Division (209) 533-5588 or visit  
[www.tuolumnecounty.ca.gov/swd](http://www.tuolumnecounty.ca.gov/swd)





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**Rick Daniel CMI® (209) 795-1400**



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13775-C Mono Way  
Sonora, CA 95370



office 209-588-2646  
cell 209-352-6764

fax 530-672-5805  
[umpquabank.com/ckrawchuk](http://umpquabank.com/ckrawchuk)

### **TCAR Calendar of Events:**

- May 7 TCAR Community Event: Local Mother Lode Parade
- May 13 Meet the Candidates Forum at TCAR 9am to 11am Friday May 13th - See page 3 of this newsletter for event details - Be informed on your local election details, attend this FREE event - Thank you TCAR Affiliate Umpqua Bank for sponsoring this TCAR event.
- May 19 Tuolumne County Chamber of Commerce Mixer hosted by TCAR from 5pm to 7pm on Thursday May 19th at the TCAR Conference Center with Old Skool Pie tossing pizzas for attendees!
- May 20 **C.A.R. Economic Update with Leslie Appleton-Young 10am at TCAR - FREE event - Thank You Rick Daniel Home Inspections for providing refreshments for this event - RSVP using LAMPS**
- May 30 TCAR Closed for Holiday
- June 1 **Education: Live C.A.R. Disclosures Class 10am-2pm at TCAR - \$65 w/CE credit, C.A.R. Instructor Howard Fallman - MUST HAVE MINIMUM HEADCOUNT for this class!**
- 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.
- June 25 Free Public Event - Green Home Ownership Expo - 10am-4pm at Sonora Opera Hall - Flyer on page 16
- July 6 **TCAR General Membership Meeting: 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 25 TCAR Community Event: Local Christmas Holiday Parade
- December 6 Annual MLS Breakfast

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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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**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 <sup>th</sup> – 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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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, TODAY. 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 we want to win the race!



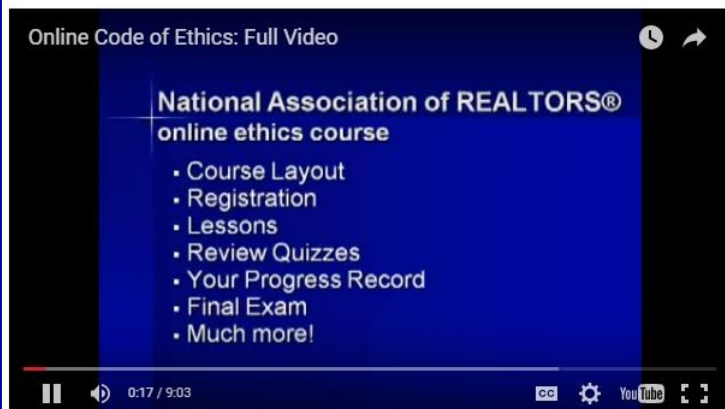
All Realtor members must be certified on the Code of Ethics at least once every 4 years. NAR's online training class is free. The deadline is coming: December 31, 2016 so don't delay!

Ready to contribute on your own direct to C.A.R. now? You can use a credit card or send a check. Click here for the RAF contribution form.

**CLICK HERE FOR  
MORE INFO ON  
C.A.R. REALTOR  
ACTION FUND**

#### Video: How to Complete the Training

JANUARY 12, 2012



This tour will help make your online training experience as productive and enjoyable as possible by familiarizing you with the course layout and answering frequently asked questions before you begin. You can watch the full video tour or specific segments. Please note that the tour is optional; to bypass it and go directly to the course, click "Skip the Tour/Start the Course" below.

Watch a video about your Member Benefits here:

MAKE THE MOST  
OF YOUR MEMBER  
BENEFITS





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*You are invited...*

**Tuolumne County**  
**Chamber Mixer**



**TUOLUMNE  
COUNTY  
CHAMBER of  
COMMERCE**

**BUSINESS AFTER HOURS**

**Thursday, May 19, 2016**  
**5 - 7:00 pm**



**Tuolumne County  
Association of Realtors**  
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***Tasty appetizers, no-host bar &  
social networking with our business leaders  
Bring your business cards and be ready to network!***

**Members: please forward this invitation to your business mailing list.**

***Members and guests are welcome to bring  
a raffle prize to showcase their business or products.***



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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](mailto:jandyer2@gmail.com)

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