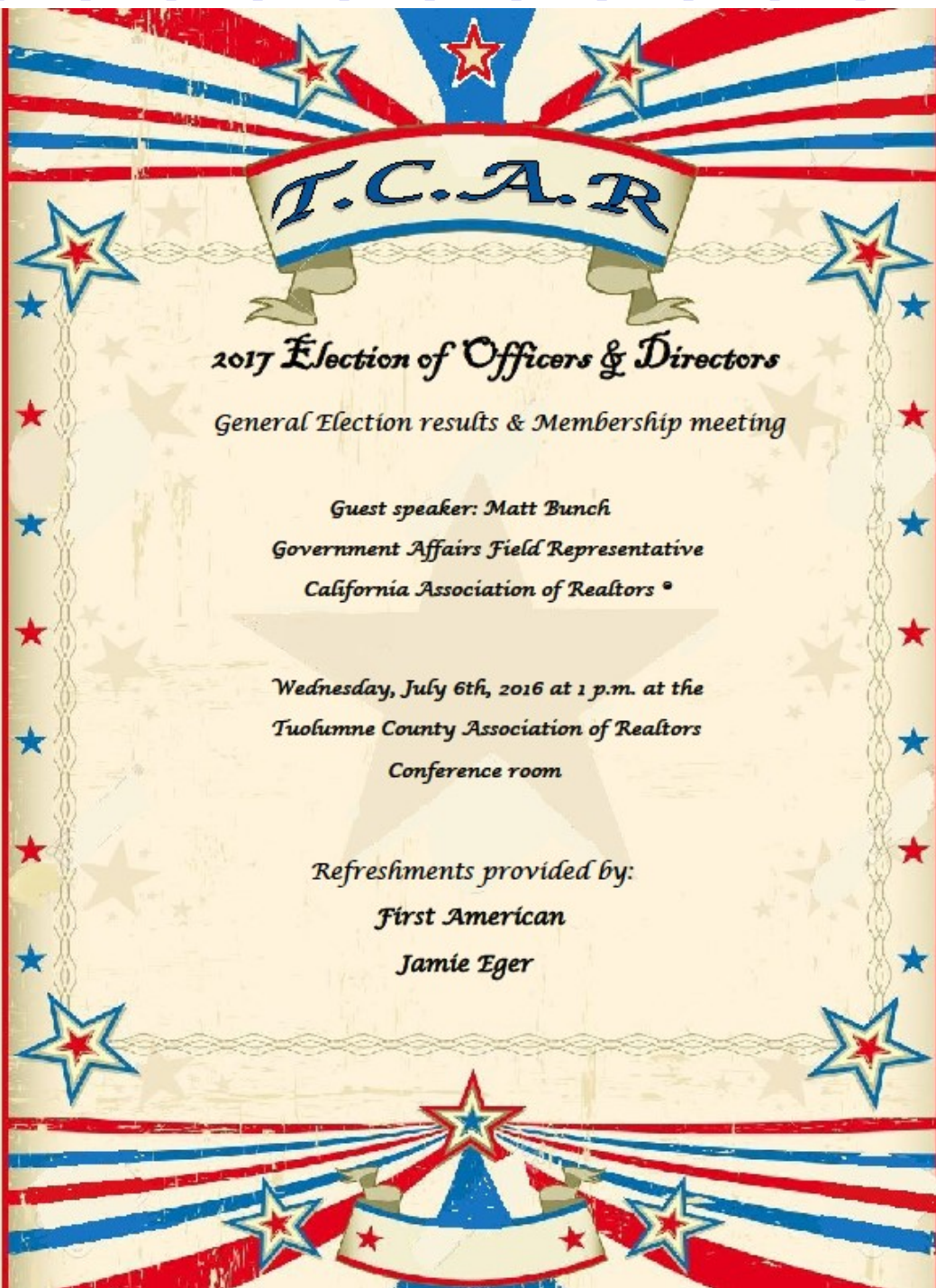




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**THANK
YOU
TCAR
Affiliate
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Home
Buyer
-
Jamie
Sardella
Eger**

**For
Being
the
Sponsor
for this
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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 !!!

ELECTRONIC VOTING "HOW TO"

- Once in the online ballot system, enter your first and last name (combined - EXAMPLE: Johnsmith) and NRDS ID# into the boxes below before voting
- To vote, check the box to the left of the candidate in which you wish to vote for.
- For your vote to count you MUST scroll to the bottom of the page and click "Cast Your Ballot" AFTER you have selected your candidates!

If you do not know your NRDS ID # or need help please call
TCAR staff at (209) 532-3432 for assistance

CLICK HERE FOR LINK TO VOTING BALLOT
**Ballots must be submitted no later than the close of
business (4:30 p.m.) on Tuesday July 5, 2016**

Election of TCAR 2017 Officers & Directors
General Membership Meeting
1pm on July 6, 2016 at T.C.A.R. Conference Center

**WELCOME
NEW MEMBERS**

New REALTOR® Member(s):

Sheri Steel - Agent
Berkshire Hathaway HomeServices
CA Sonora

Nathan Morales - Broker
Coldwell Banker Mother Lode

New Affiliate Member(s):

None
(Do you know an affiliate business that
would benefit from TCAR membership?)



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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!



**THANK
YOU
TCAR
Affiliate
Member(S)**

*Bendix
Electric
Thilo
Bendix*

-

*Sonora
Insurance
Kristina
Eaton
& Donna
Ledwick*

-

*Pillar to Post
Home
Inspection
Kent
Schillerstrom*

**For Being
Sponsors
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Event



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JULY 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.

I have almost completed my fourth month of being your Government Affairs Director or "GAD" (which seems to be the preferred term). I am finding a lot of parallels and cross benefits with other community boards, committees and organizations however, I still have a lot to learn and appreciate all your questions and input. Last week I was fortunate to attend the 2016 AE/GAD Institute which is held every two years. The theme was "Building New Bridges" to Professionalism, Advocacy and Innovation and I found the two and a half days provided a great deal of useful information and insight about our California Association of Realtors Industry and our housing market and issues. A brief summary of the topics covered include the State of the Association, housing prices, workforce housing inventory, Bay area and high Tec areas, government regulation that continues to restrict housing, State and National Politics, rent control continues to be a BIG issue in areas with lack of available inventory, ongoing changes in consumer access to housing information and how realtors and brokers stay relevant, CAR SB push for PACE regulations, availability of CAR impact funds for community benefits and if Association members know what Association Executives and Govt Affairs Directors actually do. Outlined below are some of the key points:

CAR Membership - Joel Singer CEO, California Assoc of Realtors (power point will be available) - CAR encourages new ideas, change, innovation, an open door policy and the American dream of real property ownership. Membership is up with the following demographic across California (51 is the average age, has a diverse ethnic range, full time realtors 77%, women are the majority, 10 years time in industry is 74%, residential market is 86% of the business). Majority of buyers are using Realtors for their sale/purchase, with sales and prices up many members and areas are reporting a record year. For trends to watch our industry still has a small percentage of the realtors doing the majority of the business (the old 80/20 factor), homeowners are staying in their home much longer which reduces turnover (impacted by Prop 13, kids staying home longer or moving back and lack of viable options to downsize to) and reduces productivity with more agents chasing fewer sales. On the Broker front competition for agents, regulations, liability, and rising overhead cost is making viable profitability from core services more difficult.

Housing Prices and Work Force Housing Inventory - It is no secret that a lack of housing inventory (especially in the workforce housing range) is the main reason for rapidly escalating housing prices in many areas of California. There are many reasons for the lack of inventory which include government regulation and environmental regulation made more complex with the California Environmental Quality Act (CEQA), NIMBY attitudes, litigation, referendums, etc. CAR actively promotes and works to implement smart growth principals and helps our Govt representatives understand theses principals while running for office and after being elected. There are a number of programs supported by Realtor Party Grants that provide the ability to access data, marketing, speakers. etc. to help educate stakeholders and our local politicians to understand these emotional concepts.

Pace Loans - CAR is still pushing sponsored legislation to change the super-priority status of "PACE" loans and to require disclosures to consumers before they obtain such a loan. CAR is also sitting down with PACE loan providers to try and work out and mandate the required disclosures. Some progress has been made however, the PACE Loan providers are still objecting to the legislation and would like their portion of the industry to be "self regulated" which is not acceptable to CAR

Changes in consumers access to housing information and how realtors and brokers stay relevant - Potential homebuyers now have access to a great deal of housing information, from a number of sources, that in the past was only available from Realtors. In that the sale/purchase process has continued to become more regulated, complex and overall a less pleasant experience; the vast majority of home sellers and purchasers use realtors to help analyze and refine information and guide the process. This puts the onus on Realtors to better understand their client and to be completely knowledgeable of the process and changes. Taking advantage of the ongoing programs provided by CAR and TCAR should be a key part of your business plan.

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

The tree mortality continues to expand and the County, PG&E and TUD have started work to clear hazard trees away from roads and infrastructure. The County and TUD have applied to get some partial funding assistance for homeowners. I will keep you updated on the status.

Congratulations to Supervisors Brennan, Rodefer and Gray on their reelection

If you have an interest in any specific item I would be glad to discuss or provide more detail. I can be reached on my cell at 209 743-6193 or email at rondkopf@aol.com.



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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

A NEW FIELD IN THE MLS

A new field has been added to Residential Listing data screen/form, to help improve the accuracy of your listing information when there are two buildings included in a Residential property listing. The field is called Accessory Dwelling Type, and there is a drop down menu where you specify the type of building. Also, beneath is a field for Total Square Feet, in this field you include the TOTAL square footage for BOTH buildings for the listing.

(32)	Number of Units	<input type="text"/>
(33)	Other Sleeping Areas	<input type="text"/>
(1)	Accessory Dwelling Type	<input type="text"/>
	Total Sq feet	<input type="text"/>

Accessory Dwelling Type

Save Cancel

Search

Contains ▼

Data	Description ▲
Attached	Attached
Cottage	Cottage
Detached	Detached
Kitchen	Kitchen
Laundry	Laundry
Studio	Studio

Page 1 of 1 50 View 1 - 6 of 6

**Professional
Courtesy**

**Real
estate
is a
reputation
business!**

**CLICK HERE
FOR MORE
INFO FROM
N.A.R. ON
THIS TOPIC**



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Judith Austin
Keller Williams Realty East County
Position: Director



Jody Federigi
Coldwell Banker Twain Harte Realty
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

Ron Kopf—Government Affairs Director

RonDKopf@aol.com

Carolyn Botell—RETS/IDX Administrator

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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Friday, July 29th, 2016

New REALTOR Member Orientation

9 a.m. to Noon

All new **REALTOR®** members are **REQUIRED** to attend orientation training. If you have joined the ranks of **TCAR REALTOR®** members in recent months, or have not taken this class before. **MARK YOUR CALENDARS** now and set aside time to attend this orientation session at the **TCAR** offices. This is a very full half day agenda, so please be on time. **RSVP** to **TCAR** at (209) 532-3432





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OMISSIONS

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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

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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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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800.698.0422 Ext. 6046
Email: jege@firstam.com
Mobile: 209.300.4384

Phone Applications: 800.444.9030
Fax Applications: 800.772.1151
Service Department: 800.992.3400
www.firstam.com/warranty



Jamie Eger
AREA MANAGER



TCAR Calendar of Events:

July 4	Closed for Holiday
July 6	General Membership and Election results 1 p.m. at T.C.A.R
July 13	Local Government Relations Committee Meeting
July 14	MLS Committee Meeting
July 20	Board of Directors Meeting
July 29	New Realtor Member Orientation at TCAR 9am to Noon
August 10	Local Government Relations Committee Meeting
August 11	MLS Committee Meeting
August 12	Giants Bus Trip
August 17	Board of Directors Meeting
September 8	MLS Committee Meeting
September 14	Local Government Relations Committee Meeting
September 21	Board of Directors Meeting
September 27 to September 1	C.A.R. Meetings and EXPO
October 12	Local Government Relations Committee Meeting
October 13	MLS Committee Meeting
October 19	Board of Directors Meeting
October 21	Installation Event at Black Oak Resort & Hotel
November 3	MLS Committee Meeting
November 9	RPA Course at TCAR Conference Center - Live C.A.R. Instructor led Class!
November 16	Board of Directors Meeting
November 24 & 25	Closed for Thanksgiving Holidays
November 25	T.C.A.R. float in the Downtown Sonora Christmas Parade
December 6	MLS Breakfast "What's in YOUR omelet?"
December 14	Local Government Relations Committee
December 21	Board of Directors Meeting
December 26 th	T.C.A.R. CLOSED

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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 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



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As your Board President, I would like to ask each of you, our REALTOR members, to 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!

Don't miss out on the C.A.R. Expo which is FREE for all REALTOR members offering information that is VITAL for your business plus SKILLS training and even EDUCATION classes for FREE... and this year TECH TUESDAY IS BACK - Register now to attend!

REALTOR® EXPO

A TEXT SIZE v EMAIL PRINT SHARE

CALIFORNIA REALTOR® EXPO is the premier trade show for California's real estate industry. This year's event will take place Sept. 27-29, 2016, in Long Beach, CA. Our annual event features over 30 free educational sessions across three days, a full day of technology with the return of Tech Tuesday, interactive and hands-on training, 200-plus exhibitors with hot new products and services for your business, and networking opportunities to build business connections with your colleagues.



[CLICK HERE for info & to register for CAR Expo](#)

[CLICK HERE for info on EDU & Skills Sessions](#)

[CLICK HERE for info on Tech Tuesday](#)

EXPO is a FREE member benefit for C.A.R. members. We hope you will join us in Long Beach this fall and let's get people asking, "WHO'S YOUR REALTOR®?"

To register or for more information, please visit expo.car.org.

If you'd like to find out how you can become a sponsor or exhibitor for CALIFORNIA REALTOR® EXPO 2016, contact us at (213) 739-8301 or email C.A.R. Expositions & Special Events Director, Betty Thomas at bettyt@car.org.



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on Real Estate Transactions!

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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.

raf.car.org



Yes, I will contribute to the
voluntary REALTOR®
ACTION FUND in 2016,
because it is needed to
protect my livelihood.

Savings due to C.A.R.'s
Government Affairs Successes:

\$9,905

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(916) 492-5211
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HELP PROTECT YOUR LIVELIHOOD
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**CONTRIBUTOR
INFORMATION**

NAME (please print): _____

NRDS #: _____ ASSOCIATION: _____ REGION: _____

BILLING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____


EMAIL: _____

**COMMITMENT
LEVEL**

**REALTOR® ACTION FUND
VOLUNTARY CONTRIBUTION***

- ☐ \$20 ☐ \$49 ☐ \$148
- INTRODUCTORY "THE MINIMUM "THE TRUE
LEVEL COST of DOING COST of DOING
BUSINESS" BUSINESS"

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- ☐ \$1000 ANNUAL
☐ \$449 SUSTAINING
Chartered NAR Sterling
"R" (formerly known as the
California Golden "R", prior
to 12/31/2011)

NAR Crystal "R"

- ☐ \$2500 INITIAL
☐ \$1500 SUSTAINING
☐ \$1000 SUSTAINING
For NAR President Circle
Members

NAR Golden "R"

- ☐ \$5000 INITIAL
☐ \$2000 SUSTAINING
☐ \$1000 SUSTAINING
For NAR President Circle Members
☐ \$449 SUSTAINING
Chartered NAR Golden "R" (prior to 1/01/02)

**PAYMENT &
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(for specific details visit our website listed below)

PAYMENT PLAN? ☐ YES ☐ NO

PAYMENT METHOD: ☐ VISA ☐ MASTERCARD ☐ AMERICAN EXPRESS ☐ DISCOVER

CREDIT CARD #: _____ EXP DATE: _____

CARD TYPE: ☐ PERSONAL ☐ CORPORATE



FAX this completed form to 916.492.5290 or;



CONTACT Lisa Edwards: 916.492.5211 or lisae@car.org



MAIL CHECK Attention: Lisa Edwards C.A.R.
525 South Virgil Avenue, Los Angeles, CA 90020
Please make check payable to: C.A.R. RAF



ONLINE go to raf.car.org

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: CREPAC (supports state and local candidates); CREPAC/Federal (supports federal candidates); and CREIEC (makes 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 re-designating a portion to IMPAC.

