



TUOLUMNE COUNTY ASSOCIATION of REALTORS®
“The Voice of Real Estate for Tuolumne County”

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



January 2017

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 TCAR Closed	3	4 Orientation Board & Chairs 10:30am	5	6	7
8	9	10	11 LGR Meeting Noon	12 MLS Meeting 11:30	13 Tech Class	14
15	16 TCAR Closed	17	18	19	20 Orientation New Members 9am - Noon	21 WM - Polystyrene Collection 9-4
22 WM - Polystyrene Collection 9-4	23	24 CAR Meeting -	25 Indian Wells ...	26	27	28
29	30	31				

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.



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Drop Off Your Tree.....For Free

January Special

Do you use a real tree to decorate for the Holidays? Real, non-flocked trees can be recycled after the holidays for free. Here's how:

- ✦ Take the tree to the Earth Resource Facility (! **Free Mulch !** see below)
- ✦ Take the tree to the Groveland Transfer Station
- ✦ Call your local franchise hauler to make arrangements to have it picked up. This is a limited service and certain conditions apply.
- ✦ Or better yet, chip your tree at home and use the mulch on your property

Please make sure that no tinsel, decorations or nails remain on the tree.

Drop Off Locations

- ✦ Earth Resource Facility 14909 Camage Ave, Sonora CA 95370
Open: Tuesday - Saturday 8:00 am – 3:30 pm
- ✦ Groveland Transfer Station 10700 Merrell Rd, Groveland CA 95321
Open: Wednesday and Saturday 8:00 am – 3:45 pm

Trees dropped off at the Earth Resource Facility will be ground into mulch and:

- ✦ Taken to a biomass plant to be burned to generate electricity or
- ✦ Used as an additive for compost at a local facility or
- ✦ Used as a mulch at local farms and ranches or
- ✦ Offered for sale at the Earth Resource Facility

Benefits of Mulch

Helps to conserve water in your landscape
Cools soil temperature
Helps to prevent the growth of weeds
Reduces dust on pathways
Add nutrients to your compost pile

Extra Special - Free Mulch!

Drop off a Christmas tree at the Earth Resource Facility during the month of January and take a load of mulch home for **free!**



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SAVE OUR POLYSTYRENE!
(S.P.S.)



**UCCE Tuolumne County
Master Gardeners
Polystyrene Collection Day**

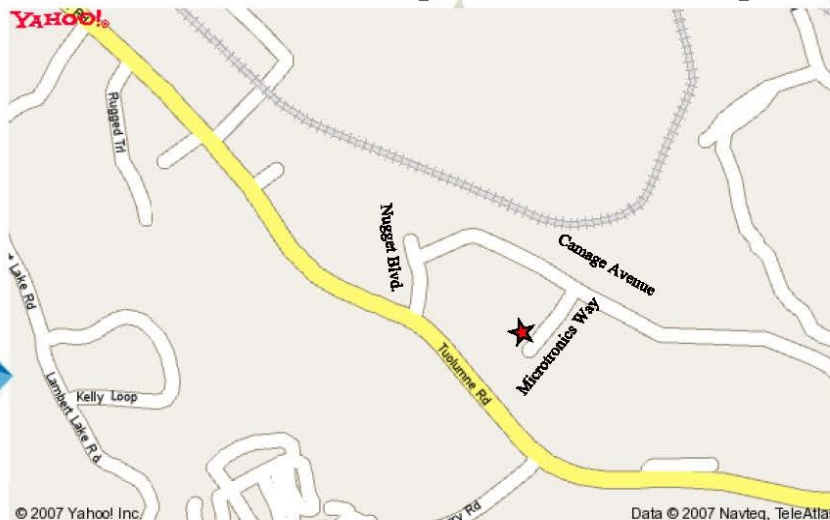
Drop off your clean, #6 Polystyrene

Remove tape, tags, labels, etc. Clean, colored polystyrene food containers are also accepted.

When: January 21, 2017
Time: 9:00 a.m. — 4:00 p.m.

When: January 22, 2017
Time: 10:00 a.m. — 2:00 p.m.

Where: Waste Management, Inc.
Microtronics Way
Turn onto Camage & follow the signs





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**Wishing everyone a very happy, healthy and safe
New Year!**

Let's start the New Year off with a little review....

**How much do you know about the REALTOR® trademarks and
how to use them correctly?**

1. REALTOR® = Member of NAR

A REALTOR® is a member of the National Association of REALTORS®. The term REALTOR® should never be used as a substitute for "real estate agent."

The REALTOR® trademarks include:

- **REALTOR®**
- **REALTORS®**
- **REALTOR-ASSOCIATE®**
- **the REALTOR® block "R" logo**

The REALTOR® marks let people know that you are more than just a real estate practitioner: you adhere to a strict Code of Ethics that protects clients, the public, and other real estate agents. The term REALTOR® is not only a trademark owned by NAR and protected by federal law, it's a valuable membership benefit that distinguishes members from other real estate licensees.

2. Members can use the REALTOR® trademarks, with limitations

Members may use the REALTOR® marks only in the context of identifying themselves as members of NAR. To maintain the value of the marks, it's important that they be recognized by the public as identifiers of NAR members, and never used generically to denote a vocation or a business.

Members are licensed to use the marks only in connection with their real estate business and in connection with the place of business with which their membership is associated.

[Bark Beetle & Tree Mortality Info CLICK HERE](#)



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**The 2017 Realtor Member statements
are available.**

You can access your invoice by going to
www.realtor.org
or click below.



**Realtor dues are due on or before January
31st. A \$50 late fee will be assessed after
January 31st and MLS service will be shut
off February 15th if dues have not been paid.**

*Need someplace to
host your next event
or know someone who
does??*

*We have the perfect
place for you!*



**TCAR - No longer bills or accepts
cash or checks for in-store purchases.
Purchases must be paid for at the
time of purchase via credit card.**

We Accept:

- Visa
- Master Card
- American Express
- Discover

Attn: Ladies
Start 2017 off with some Realtor®
BLING!!!



Now only \$20



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ActiveKEY Exchange

- ⇒ Due to changes that AT&T is making to discontinue supporting the 2G frequency level the ActiveKEY communicates on, the keys will no longer update themselves. This has caused stability issues with the hardware and the association has discussed with Supra options for its membership.
- ⇒ The new XpressKEY from Supra would represent the replacement of the ActiveKEY. The XpressKEY has many enhanced features to the ActiveKEY including GPS capability and "End of Showing" notification to alert the listing agent, and/ or seller, when the showing has ended. The GPS capability also will allow for members to assign lockboxes to listings more easily, "Find My Key" feature to pinpoint where a key may have been left, and "Agent Alert" which will send a distress message with the push of a button, including the keyholders location. The XpressKEY updates automatically, so no cradle is necessary, has a much-improved battery life over the ActiveKEY, and is easier to use with the touch screen interface.

The membership has 4 options available:

- XpressKEY - \$19.99 mo.
(\$239.88 before taxes and \$264.88 with optional insurance & before taxes)
- eKEY Basic - \$15.06 mo.
- eKEY Professional - \$24.29 mo.
- DisplayKEY - \$18.84 mo.

The cheapest option may be the best as it requires no additional hardware. Some have expressed concern about the ability to use this format in an area of limited cell coverage. However, as long as the key is updated at some point, it will work in any area regardless of cell coverage.

The association is working hard to minimize any disruption in service for ActiveKEY users. However, AT&T has indicated that 2G frequency may be completely removed by the end of January so will be implementing an exchange mid-January. We apologize in advance for any inconvenience.

On Thursday, January 4, 2017 starting at 10 a.m. the association will be offering a training on the eKEY services, at that time members can swap out their ActiveKeys (bring your ActiveKey, charger and case) for eKEY service. We do ask that you verify that your Smartphone is compatible with the Supra eKEY services.

Please call 532-3432 to secure your time.



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January 2017 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 hope you had a wonderful holiday sharing good times with friends and family. I look forward to a productive 2017 and appreciate your input on issues impacting your business and TCAR.

PACE Update - You are probably as tired of reading a monthly update about PACE Energy Loans as I am with writing about it. In that these are very lucrative and secure "first position" loans for the PACE providers they are relentless in their efforts to secure County approval to implement in our area. Their approval by the County is required and is strongly lobbied for, using a litany of well rehearsed arguments which have been noted in previous GAD Corners. A summary of a Closing document from a Riverside PACE Loan is as follows (let me know if you would agree to the terms of this loan): **PACE Loan Example** - Ollie and Mario-Yep Vaugahn - Improvements - Doors and Windows *Disbursed amount for improvements - \$9,745.00 *Admin Fee for loan - \$708.05 *Total Loan Amount (inc. cap interest) - \$11,584.23 *APR with fees (in first lien position) - 9.43% *Pre Payment Fee - \$2,500 for life of loan (20 years) plus an additional interest fee to second business day of second month following pay-off of loan. Based on the above you would think this was a high-risk loan that is not billed in the first position on a County tax bill. We are tracking three law suites filed against the PACE providers (LA, Riverside, San Diego) which we would like to have resolved with public disclosure of issues and settlements prior to again reviewing at the Housing Policy Committee.

General Plan EIR Update - On Dec. 20th, the Board of Supervisors discussed an agenda item to present "work to date" of the General Plan Ad Hoc Committee. Supervisor Rodefer, in his role as Board Chair, had appointed himself and Supervisor Brennan to review objectives for the Draft General Plan Update with support from County and Tiffany Wright of Remy Moose and Manley. Based on my review, I feel the objectives are a step in the right direction but a lot of work still to be done. Next step is to have the new CRA director (David Gonzalves) review in January and then reconvene the Ad Hoc committee at the end of January. Your input would be appreciated on the document that can be found on County web site: http://tuolumneco.granicus.com/MetaViewer.php?view_id=&event_id=201&meta_id=35868

GAD Fly in Summary of Key issues discussed - I attended a GAD "Fly-Up" on Dec 6th in Sacramento with our C.A.R. Legislative staff. A summary of some of the key issues discussed are as follows:

New CAR Website - In Development for sometime in 2017. Will provide updates as they are released.

Prop 90 Bill - Prop 90 has been approved in Tuolumne County and nine other Counties in CA. This allows a homeowner over 55, a one-time transfer of their home's existing tax base, to a home purchase in an area that has approved Prop 90. C.A.R. has indicated that an expanded version of this program for all areas is a top priority request of many realtors. In that efforts to get a Bill approved for statewide implementation has not been successful, C.A.R. is forming a committee to determine the effort and costs required to place on a ballot. If placed on a ballot would like to expand parameters to include all areas in CA, drop the age limit, drop the one-time restriction and add other measures. C.A.R feels this would increase real estate transactions and have a positive impact on County tax income however, this view is not shared by CSAC. This can be a very expensive undertaking and would require partners and buy in from C.A.R membership.

CAR support of a Recording Tax fee - Car would support a recording tax fee of \$75 dollars per document with a \$225 cap per transaction if funds are specifically earmarked for housing programs to make housing more affordable.

LEG Day is May 3rd in Sacramento - Some funds available for Realtors who have not attended to offset their initial cost to attend.

White Papers - These are studies for committees to decide if further action by C.A.R is warranted. Issues under consideration are - Landlord protection for renters listing unit on Air B&B, Accessory Units by Right, Home Inspector ability to do repairs (similar to pest inspectors), Number of times and frequency a prospective agent can take the licensing exam (currently no restrictions), build by right (tie in with Gov. Brown desired program that was not approved by legislature and resulted in 400 million earmarked for housing affordability being withheld by Gov. Brown), Recording tax (noted above).

Space in the GAD corner does not enable me to provide a lot of detail on individual issues however, if you have questions or want additional information I can be contacted by email or phone.



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ANTHEM OPEN ENROLLMENT
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Anthem Blue Cross HMO & PPO Plans Available NOW!

Anthem Blue Cross offers:

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- Including “Blue Card” access to PPO Network of Physicians & Hospitals Nationwide & Internationally
 - *The Largest Formulary list of RX*
- Includes discount Dental Benefits w/14,000 dentists statewide
 - *Includes \$10,000 Life Insurance + AD&D coverage*

Plans are categorized into 4 easy to understand groups

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Please call 800-446-2663, or visit us at www.benefitsstore.com or send an email to info@benefitsstore.com

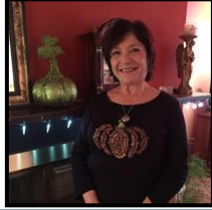
CA Insurance License No. 0680704

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From the MLS Director's Desk:
Ofelia Ontiveros

Happy New Year friends,

Looking forward to a good year ahead. Change is always inevitable, so be sure to stay connected with your Association. Please be notify the MLS as soon as possible if a correction needs to be made or something else requires our attention.

**[Click Here](#) to view MLS RULES & Regulations
&
MLS Status Summary**

The MLS Committee is a vital & intricate part of your Association, and we value those members that choose to volunteer and be a part of it, thank you.

“What you do today can improve all your tomorrows.”
~ Ralph Marston

**Don't wait till the
last minute to
renew your
license!!!
Click below to
check the
DRE/BRE's
Current
Processing times...**

**[Click
Here](#)**

Please make sure that the following information is on **ALL** 1st point of contact solicitation materials, **including emails...**

- ♦ **Name and License # of the licensee**
- ♦ **Name of the Broker (Broker's License # is *optional*)**



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I am excited for another great year in Real Estate. We have a great board in place for 2017. The calendar of events has been set and we are ready to start 2017 off and running! We hope that everyone is an active participant in the education classes that we have planned as well as in local activities throughout Tuolumne County.

Current C.A.R. President Pat “Ziggy” Zicarelli gave a great outlook for 2017... “Next year, California’s housing market will be driven by tight housing supplies and the lowest housing affordability in six years.”

Low-Flow Toilets to Become Law

On Jan. 1, 2017 homeowners of single family properties across the state will be required to install water-conserving plumbing fixtures if the property was built before 1994. This is not a point-of-sale requirement. It is simply required by virtue of owning a home.

**For more information on this law
And what you as a Realtor® need to
know!**

[Click Here](#)



Before 1980
5–7 gallons/flush



1980–1994
3.5 gallons/flush



1994 to present
1.6 gallons/flush

When paying your dues contribute to the Realtor® Action Fund!

By contributing to the REALTOR® Action Fund, you are helping to protect private property rights thru C.A.R.’s lobbying efforts, and creating the opportunity to help someone achieve the American Dream!

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

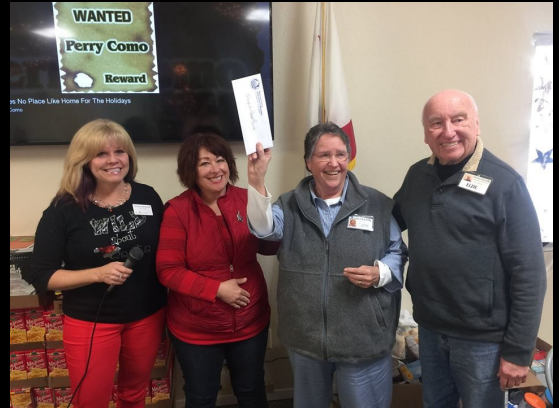


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Thank you to everyone who attended the MLS Breakfast and a special thank you, to everyone that collected nonperishable goods and donated money to a good cause. TCAR presented Interfaith with a check for \$15,040.00 and 1,709 nonperishable goods!





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TCAR had a great time supporting local holiday events & getting in the Christmas Spirit!

1st stop was the 29th Annual Mutz Bean Feed and then we headed over to Coffill Park for the 37th Annual Pop Hudson Christmas Sing!



Click [Here](#) for TCAR's rendition of Frosty the Snowman



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2017 Officers

Adam Wilson - **President**
Roy Navarro - **President Elect**
Stella Sauls - **Treasurer**
Val Ogletree - **Past President**

2017 Board of Directors

Sam Segerstrom
Melissa Oliver
Judith Austin
Marc Fossum
Jody Federigi

The Board of Directors meet
at 9:00AM
on the first 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

Jennifer Curro - RETS/IDX Administrator
TCARStaff@TCRealtors.org

Ron Kopf—Government Affairs Director
RonDKopf@aol.com

T.C.A.R.
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Phone: 209.532.3432
Fax: 209.533.9418

<http://tcrealtors.org/>
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Be sure to follow TCAR and like us on Facebook!

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

TCAR Newsletter Ad Rates	12 Times Per Year	5-11 Times Per Year	1-4 Times Per Year
Full Page	\$150	\$190	\$225
Half Page	\$80	\$100	\$120
Quarter Page	\$45	\$55	\$65
Business Card	\$25	\$30	\$35
Front/Back Cover	\$200	\$240	\$275



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REALTORS®**
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CALIFORNIA

ABOUT
REALCARE

Frequently Used Contact Information:

Paragon - LPS MLS Solutions (LPS) - 877.657.4357

California Association of Realtors®

CAR Legal Hotline (Salesperson) - 213.739.8282

CAR Legal Hotline - 213.739.8350

CAR Customer Contact Center - 213.739.8722 or email - cs@car.org

ZipForms® & Relay Product Help

ZipForms® Technical Support - 213.739.8227 or email - support@zipforms.com

Relay™ Products - 586.840.1168

National Association of Realtors® (NAR)

NAR Customer Support - 800.874.6500 or email - infocentral@realtors.org

Realtor.com Listing Services

Agent Support - 800.874.6500 or Fax - 805.557.2332

Supra (GE) Lock Box & Key System

Agent Support Line - 877.699.6787

(Option 1 - Tech Support, Option 2 - Billing, Option 3 - Services) or email suprasupport@fs.utc.com

Kim Voice for agents - Emergency Update Code - 800.844.7560

County House Number Information

Mariposa County - (House Numbering, Assessor/Records Office) 209.966.2332

Tuolumne County - (House Numbering, Public Works) 209.533.5628