

SRCAR At A Glance

July 25, 2006



News from SRCAR

And the Winners Are: Congratulations to the newly elected Directors (starting January 1, 2007) for the Southwest Riverside County Association of REALTORS®. As announced at the SRCAR Annual Meeting held early today, the winners are:

Chris Francis of Tarbell, REALTORS®

Wes Ives of Tarbell, REALTORS®

John R. Johnson of Tarbell, REALTORS®

Marsha Swanson of CBRB – Wildomar/Murrieta

David Lynch of Lynch and Associates

A complete report on the elections will be available later today through the Election Portion of the SRCAR Website at www.srcar.org. Congratulations to everyone who participated in the election. The Association received almost 21% participation which is up 6% over last year. In the history of the Association, this marks the best participation yet in the voting process.

Joining the new members of the 2007 Board of Directors will be: Tom Plant of Prudential Canyon Lake Realty; Steve Lamberson of Century 21, Wright; Karen Nelson of CBRB – Vail Ranch; Marjo Wood of Park Place Realty/GMAC; Gene Wunderlich of CBRB – Wildomar/Murrieta; Frank Galante of Century 21, Wright and Paula Clark of Prudential Canyon Lake.

Volunteering and serving your Association of REALTORS® is a commitment of yourself to the industry. Next time you see any of these outstanding volunteers and any member of an SRCAR Committee, please thank them for their efforts on behalf of everyone in the industry. All SRCAR Volunteers do a great job for the Association and we can not function without them. Thank you.

Matrix System is Coming – In early fourth quarter 2006, MRMLS will transition from IMRMLS to MRMLS Matrix. All entry of listings will occur in our new Matrix program at that time. As a result, MRMLS would like to officially reintroduce MRMLS Matrix, the new state-of-the-art Web-based MLS system. Overview classes are available, but space is limited, so sign up now!

Go to <http://www.imrmls.com/centsite/training.html> to sign up for training.

Tuesday MLS Marketing Meeting Has Moved – As a reminder, the Tuesday MLS Marketing Meeting has moved to the Temeku Theatres in Temecula (near K-Mart). The meeting begins at 8:30 a.m. with Beverages & Breakfast provided by one of our Great SRCAR Affiliates and their company. The meeting is hosted by a member of the Board of Directors and Bernie Thomas.

Any listings Members wish to be included on the caravan for the Tuesday Marketing Meeting preview must have the listing in the "Agent Open House" section of the MLS by 7:30 a.m. the Tuesday of the caravan. Any listings received after the stated time may not be included in the printed caravan sheet that is distributed at the Tuesday meeting. Copies of the printed caravan sheet will be made available either at the Tuesday Marketing Meeting or at the Association office.

Members who have properties on the weekly tour and who are attending the Marketing Meeting are asked to sit in the first few rows at the Theatre so that promoting your listings during the meeting will be easier to pass the microphone.

Members are urged to place photos of their properties on their listings so that they maybe highlighted at the tour meeting when the properties are scheduled for tour. Any questions about placing properties on tour can be directed to the SRCAR Staff at the Association office at 951-84-2571. Thank you.

A Reminder Please – The Staff at the Association office is receiving numerous calls each day regarding legal questions, the use of specific forms in a real estate transaction as well as how to complete the forms. As a reminder, the Staff at SRCAR are not licensed in real estate nor are they attorneys and can not provide this type of information. Please seek the guidance of your Broker or Office Manager and when necessary, please use the CAR Legal Hotline at 213-739-8282. Thank you.

Chaplin Services Available – REALTOR® Jim Tracy has volunteered his services as Chaplin (non-denominational) for Southwest Riverside County Association of REALTORS® members. Should you need these services, please contact Jim Tracy at Pacific Pride Property at 951-699-3199 or by cell at 949-212-7026. Thank you.

SRCAR Annual Meeting on Tuesday, July 25, 2006 – Thank you to everyone who attended. Over 300 Members participated in the event for the Southwest Riverside County Association of REALTORS®. Special thank you to the following Affiliate Title Sponsors for this event:

First American Title	Stewart Title of California
Old Republic Title	Bank of America
Chicago Title/Ranch & Coast Escrow	Countrywide Home Loans
Home Loans Experts/Team Temecula	American Home Mortgage
USA Federal Credit Union	Hallmark Escrow Company, Inc.
Doc Pros, Inc.	American Real Estate Inspection

We could not have done this event without you.

Please note: A member has asked the Association why we charge a fee for the Annual Event? Over the years the Association has learned that if an event is FREE to the members, participation is usually very low. The ticket cost of \$5.00 is so that the Association has an accurate count as to how many members will attend so that adequate breakfast can be provided to all that attend. For anyone who plans an event, the cost of food is always more than \$5.00. The Association felt that \$5.00 wasn't an unreasonable amount to charge for this worthwhile event. Since SRCAR implemented the \$5.00 charge and provided a full breakfast, this event has sold out.

MLS at SRCAR New Fax/E Number Established - A new fax/e number has been established for the MLS area within SRCAR. Please use it when sending new listings and changes to existing listings within the MLS at SRCAR. This fax/e number will go directly to mls@srcar.org within the Association. The new fax number is: 951/572-3721.

This new fax/e number was established to assist members when submitting new listings and changes to existing listings directly to the MLS Department rather than through the central fax at the Association office. We hope that you will take advantage of this new service. Should you have any questions, please contact Jennifer Lipscomb at SRCAR at 951/894-2571, ext. 134 or email mls@srcar.org. Thank you.

New Email Address for the Supra/Lockbox Department at SRCAR – A new email address has been established at the Association office for questions, comments and concerns regarding the Supra Keys & Lockbox Department. The email address is: suprakeys@srcar.org. Michele Medley from the Association office is currently the staff administrator in this area. Michele can be reached at 951-894-2571. Thank you.

New Membership Signups –New members should plan to join the Association during the following hours: **8:30 a.m. to 11:30 a.m. and 1:30 p.m. to 4:00 p.m.** This time period will provide adequate assistance in joining and avoid any unnecessary delays. Please make sure that the application is completed with the MLS Participant/Designation REALTORS® signature. This will enable the staff to complete the process in a more timely and efficiently manner. Your assistance is greatly appreciated. Thank you.

A new fax/e number has been established for this department. Please use it when submitting new membership applications and changes to existing members to the Association. This fax/e number will go directly to the membership@srcar.org address within the Association. The new fax number is: 951/253-4795. We hope that you will take advantage of this new service.

Important Numbers:

- Supra Technical Support @ 800/545-9601 or 877/699-6787
- MRMLS Tech Support @ 800/925-1525 (from 909/951 area codes); 626/574-3830 (from all others)
- WINForms Support Center – 586/840-0140 (<http://support.zipform.com/>)
- CAR Legal Hotline: 213/739-8282
- SRCAR General Office Fax Number: 951/894-2572
- MLS Citations & Fine Policy Department Fax Number at SRCAR @ 951/572-3700 or mlsviolations@srcar.org
- MLS Citations & Fine Policy Department Toll Free Number @ 800/919-1008
- Membership Department Fax Number at SRCAR @ 951/253-4795 or membership@srcar.org
- MLS Department Fax Number at SRCAR @ 951/572-3721 or mls@srcar.org
- Grievance & Professional Standards (aka Complaint) Department Toll Free Number @ 800-446-3646
- Supra/Lockbox Department at SRCAR @ 951-894-2571 or suprakeys@srcar.org

News from MRMLS

MRMLS Computer Training – Join the training staff from MRMLS for Computer Training on Thursday, August 17, 2006 for the following classes:

- Listing Upload & Digital Photo (10-12)
- Matrix/SmartMap & Realist (1-4)

Reservations are strongly suggested. Please call SRCAR to reserve your seat today at 951/894-2571. These classes will be offered each month on the 3rd Thursday in the large meeting room at the Association. Please see the calendar for exact dates on the Association's website at www.srcar.org.

News from CAR

California REALTOR® EXPO 2006, the state's largest real estate trade show, draws thousands of California's key franchise execs, top producers, and movers and shakers every year for educational, networking and professional development opportunities.

In addition, hundreds of top industry vendors and service providers showcase their latest products and information in the Exhibit Hall. And, a special pre-EXPO event, Tech Tuesday, features a full day of comprehensive training geared toward assisting today's REALTOR® to stay on the cutting edge of real estate technology.

Don't miss your chance to hone your professional knowledge and network with peers at the California REALTOR® EXPO 2006 at the Long Beach Convention Center. **October 17 - 19, 2006 at the Long Beach Convention Center.**

Member Legal Services has published a revised legal chart, [Sales Disclosure Chart for REALTORS®](#), (July 20, 2006). It is available on Legal's [What's New](#) and the [Legal Articles](#) pages on *C.A.R. Online*.

This chart groups disclosures by category such as residential 1-4, REO, probate, residential 5 or more, commercial/industrial/vacant land, and mobile homes. Although there have been no substantive changes to the law, this revised chart now includes links from each topic name to a more detailed discussion of the disclosure requirements found on the [Summary Disclosure Chart for REALTORS®](#).

Member Legal Services has published a revised legal article, [Condominium or Other Common Interest Development Disclosures](#), (July 20, 2006). It is available on Legal's [What's New](#) and the [Legal Articles](#) pages on *C.A.R. Online*.

This article has been revised again to clarify the answer to Question 5 which deals with the resale of condos and units in other common interest developments.

Member Legal Services has published a revised legal article, [Property Transaction Booklet](#), (July 19, 2006). It is available on Legal's [What's New](#) and the [Legal Articles](#) pages on *C.A.R. Online*.

This article has been revised again to clarify the answer to Question 4 regarding the file retention law and the agency disclosure form.

News from NAR

Former Presidents Bush, Clinton to Speak at NAR Conference -Joining REALTORS® at the site of the most destructive hurricane ever on U.S. soil will be former presidents George H.W. Bush and William Clinton. They'll take the stage during the General Session at the 2006 REALTORS® Conference & Expo in New Orleans. Presidents Bush and Clinton -- who worked together on relief efforts after the 2004 South Asian tsunami and again after Hurricane Katrina in 2005 -- will talk about their Katrina relief efforts. The Bush-Clinton Katrina Fund has raised more than \$100 million to date and has so far announced \$40 million in grants to the affected states and \$30 million in grants to higher education institutions that were devastated by Katrina, the presidents' foundation Web site says. REALTORS® and others in the real estate community have stepped up to the plate, too, contributing some \$18 million to the REALTOR® Relief Foundation, American Red Cross, United Way, and other charities to help storm victims. Also at the General Session, NAR 2006 President Thomas M. Stevens will give his industry address and recognize the outstanding achievements of REALTORS®. The General Session is Saturday, Nov. 11, 4-6 p.m. For more on the conference, [click here](#). To register online, [click here](#).

EPA Reconsidering Proposed Lead Paint Regulations - In what would be a victory for NAR, the U.S. Environmental Protection Agency is considering conducting additional studies to supplement the scientific information in its proposed lead-paint regulations. EPA's rule, should it take effect as written, would increase the lead-safety steps in home renovation, remodeling, and repair activities. In its comments on the rules, NAR has highlighted what it believes are flaws in EPA's cost-benefit analysis and the science it uses to show that remodeling activities cause lead hazards. If EPA conducts additional studies, implementation of the rule will be delayed by a year or more, say NAR analysts. EPA's plans for possibly conducting additional studies was reported in a weekly trade publication, *Suprefund Report*.

House Judiciary Committee Passes Property Rights Bill - The U.S. House Judiciary Committee has passed legislation to ease access to the federal courts for property owners who believe their Fifth Amendment property rights have been violated. NAR wrote a letter in support of the bill, which goes to the floor of the House. There is no companion bill in the Senate, although Sen. Arlen Specter (R-Pa.) has circulated a draft of legislation for review and input by stakeholders. The bill is the Private Property Rights Implementation Act of 2005 (H.R. 4772), sponsored by Rep. Steve Chabot (R-Ohio).

Treasury Secretary Silent on Tax Reform - Former Goldman Sachs Chairman Henry Paulson was sworn in as Treasury Secretary on July 10. At that ceremony, neither he nor President George W. Bush mentioned tax reform or efforts to make the Bush tax cuts permanent. NAR is opposed to tax reform proposals included in a federal advisory task force report released about a year ago that could harm homeownership by making the mortgage interest deduction less valuable, among other things. The remarks at the swearing-in focused principally on global and financial matters.

Guide on Dealing with Meth Labs Updated - Methamphetamine is a derivative of amphetamine which gives the user a euphoric high. Due to increased demand, meth labs have been created in rural and urban areas across the U. S. These labs can be easily created by the purchase of over-the-counter items available at grocery stores. According to the U. S. Office of National Drug Policy, the production of one pound of methamphetamine creates 5 to 7 pounds of toxic waste and releases poisonous gas into the atmosphere. Lab operators tend to dump this toxic waste in household drains or yards. Learn about the warning signs, disclosure laws, and hazardous effects of meth and meth labs in an updated field guide from Information Central. To access, [click here](#).

At A Glance will be silent on August 1st. At A Glance will return on August 8th. Thank you.