



Realty Notes



CCBR Volume No. XXVI Issue No. 4

April 30, 2011

May

- 5 MLS/Computer Committee Meeting, Board Office 8:30 AM
- 5 Broker's Preview Day 11-1:00
Check Message Board for list
- 6 Public Relations 9:00 Board Office
- 8 Happy Mothers Day!
- 10 Board of Directors, 8:30 AM Board Office
- 10 NAR Midyear Meeting – Washington DC
- 12 Public Relations Committee Meeting 9:00 Board Office
- 19 ChautauquaGIS Training – Board Office – 9:00 AM
- 30 Memorial Day – Board Office Closed



June

- 2 MLS/Computer Committee Meeting, Board Office 8:30 AM
- 9 Public Relations Committee Meeting 9:00 Board Office
- 10 NYSAR Regional Meeting, Amherst, NY
- 14 Board of Directors, 8:30 AM Board Office
- 19 Happy Father's Day!
- 21 Summer Begins 

Pathways to Professionalism

*Follow the "Golden Rule"
Do unto others as you would
have them do unto you.*



TELL ALBANY TO — CAP...THAT...TAX!

Get involved and let your elected representatives know you support a property tax cap in New York State. By simply entering your name and address in the form at <http://www.taxcap.com> a letter will be sent to your State Senator and State Assembly representative letting them know you support a 2% cap on property taxes.

To send this letter, go to <http://www.taxcap.com> and enter your contact information in the convenient form and click submit.

- New York has the highest local property tax burden in the nation. According to the New York State Commission on Property Tax Relief, New York's local and school taxes are 78 percent above the national average.
- According to the New York State Business Council, 43 other states already cap local property taxes. If New York doesn't cap levies that are unaffordable today, taxes will be unsustainable tomorrow.

Learn More Property Tax Cap Facts @
<http://www.taxcap.com>

A 2% Property Tax Cap
can save homes, jobs and businesses in New York State.



This ad was paid for by the REALTORS' Advocacy Committee.



Lory Anderson of Real Living Avista missed out on \$10.00! She didn't catch her license registration number in last month's newsletter.

Don't forget to look for your license registration number in the newsletter each month. Call the board Office when you find it and receive \$10.00 (ten dollars) cash if you call before the next newsletter comes.

May Birthdays

1 st	Patti Crist	16 th	Dan Molfino
2 nd	Harold Whitford	17 th	Denise Doane
2 nd	Ginger Johnson	18 th	Dorothy Klinginsmith
2 nd	Sheryl Davis	18 th	Nick Holt
4 th	Kristin George	19 th	Tonya Studley
4 th	Paula Levandoski	21 st	Sandy Calalesina
5 th	Valerie Foster	25 th	Bonny Milliner
5 th	Wayne Weaver	25 th	Don Hauck
6 th	Craig Butler	27 th	Scott Kelemen
11 th	Jean Holton	27 th	Susan Bauer
11 th	Joseph Quinn, Jr.	29 th	Mindy Parinella
11 th	Penny Siragusa	29 th	Chad Laska
11 th	Richard Bronstein	30 th	Mary Jane Rutkowski
16 th	Sue Walters	31 st	Cathy Pritchard

MLS/COMPUTER COMMITTEE REPORT

The MLS/Computer Committees met on Thursday, April 7, 2011.

Present were: Rick McMahon, MLS Chair; Craig Gleason, Computer Chair; Sandy Haines; David Garofalo; Donna Breen, Chuck Ludwig; Lynn Weaver, MLS Coordinator and Jan Murray, Executive Officer

VORSTAR, SoftMLS Changes: 1) Average Acreage is now on CMA's and Prospect Sheets 2) RETS Server is up and running correctly. **Requested Changes** 1) Send autoresponder notifications to Seller once a week on how many hits they've had on their listed property. 2) Drawing a section on map where it would pull up homes in selected section. 3) Set the input so that an agent can't get out of the listing until they choose at least one coded feature 4) Ability to sort listings for print in the order that the agent is showing them 5) Request Average Lakefront Footage

VIRTUAL TOURS According to MLS Rules and Regs Section 1.2 (a) : Agent names, Firms, Phone numbers and any other personal promotion or contact information are not to be placed in the Description of the home, or within any graphic image including Virtual Tours on listings displayed within the Association MLS database.

Many members are using free virtual tours which have contact information, or tabs for contact. After much discussion, rather than have all free tours removed, it was tabled until next meeting giving the committee time to look into other ways for members to get virtual tours on listings while adhering to DOS rules and MLS rules.

RPR – Update SoftMLS will be getting back to us with a price to get closed data for RPR. It was suggested that 5 years is enough to go back as it will keep the costs down. A quote for both 5 and 10 years will be gotten.

RETS is up and running so far without errors as of yesterday.

LISTING CONTRACT REVISION REQUEST as the old listing contracts said "Rent, Sell or Lease" and the new one states "Sell" it was voted to revise the contract to include "Rent" and "Lease".

The meeting adjourned at approximately 10:25 AM.

Need Help Searching www.chautauquaGIS????

Christine Kinn will be holding a GIS training session at the board office on May 19th, 9:00 AM. She will do a Parcel Viewer Demo and answer any questions you might have. Call or Email the Board office to sign up. (40GA) 484-9426 or cbr@windstream.net

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bev.williams@harmonhomes.com

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MEMBERSHIP COMMITTEE REPORT

The Membership Committee will meet on an as-needed basis.

New Members (as of 1-1-2011) - Cynthia Koelbl, Hartung Real Estate; William Burley, CENTURY 21 Turner Brokers; Kirk Price, Beckman Realty; Scott Akdogan, Keller Williams; Tonya Studley, Real Living Avista; Robert Wise, Howard Hanna Holt; Rajendra Hansraj (Roger Hans), Hans On Real Estate.

Terminated Members (as of 1-1-2011) – Dexter Hinton, Linda Hall, Marygrace Guarino, and Melanie Pritchard of ERA Team VP Real Estate; Patricia Thomason and Ben Peters of Coldwell Banker Phil Mathyer; Jed Carrol and William Kitson of 2.5% Real Estate Direct; John Franks, Real Living Avista; Laurie Ennis, Maple Group Real Estate; Debra Sanders and Lisa Matteson of Howard Hanna Holt; Chris Olejniczak of American Advantage; Steve Rinaldo, CENTURY 21 Turner Brokers; Roxanne Torres, ERA Larson Real Estate; Matthew Caldwell, Real Estate Advantage; Mark Zimmerman, Howard Hanna; Benjamin Ross, Midtown Realty Company.

Member Count for April: 65 REALTORS®, 213 REALTOR-ASSOCIATES®, 12 Affiliates, 2 Life Members totaling 292.

2011 Meetings dates and locations are:

*August (Picnic) is planned for Wed., August 17th on the Floating Stage in Bemus Point. Michelle Turner is checking into prices and menu. A \$25 donation request will be made from each office - Michelle will make up gift baskets with Bemus Point Gift Cards and donations from where we buy the gift cards.

* September (Voting Meeting) will be Tuesday, September 27th at Wing City Grill, Lakewood, NY. Cindy McNallie was quoted a price of \$9.95 (tax & tip included). Community Bank and Richard Sotir will sponsor the meeting.

* Installation Banquet is being looked into for Thursday, November 10th at LaScala's. Cindy McNallie provided a menu from LaScala for hors 'd oeuvres and buffet. For the price, the menu for the buffet was more appealing. Selection of choices will be made at the next membership committee meeting.

The next committee meeting to be determined.

The Public Relations Committee met on Thursday, April 28th at 9:00 AM.

Present were Chair, Ron Littlejohn, Starr Ryder, Judy Weilacher, Ginger Johnson, Sandy Calalesina, Brenda Rissel, Catherine Brooks and Executive Officer, Jan Murray.

Public Relations Committee Members are Ron Littlejohn, Vicki Lee Little, Cindy McNallie, Lisa Barber, Starr Ryder, Judy Weilacher, Brenda Rissel, Sandy Calalesina, Ginger Johnson and Catherine Brooks.

Purpose and Goals of the committee were brought up by the Chair. The Committee is to promote REALTOR® awareness and improve their image in the community. There is a mistrust and self serving image of (1157045) REALTORS® which the committee would like to help overcome.

Suggested Projects

A. **Coupons for Soldiers** – It was decided to place a box to collect coupons for soldiers in each real estate office for the months of May and June. Soldiers can use manufacturer coupons even if they are expired up to six months. The boxes will be put together & distributed on Friday, May 6th. Sandy will make labels. Brenda and Starr will get the boxes.

B. **Toiletries for Safehouse** – It was decided to place a box to collect unopened hotel toiletries or samples of soaps, etc. for the months of July and August.

C. **Blood Drive** – It was decided to have the blood mobile at the Board Office for members to donate blood. Ginger will arrange it with the Red Cross.

D. **Habitat for Humanity** – Catherine will check into projects coming up in the fall & we will have to be ready to make a commitment as a board to follow through – or not do it at all.

E. **Food Drive for St. Susan's Kitchen** – would be a good project for fall.

F. **American Cancer Society** - can use drivers to transport cancer patients to Roswell.

G. **Salvation Army Angel Tags** – has been done every year @ Christmas time with great participation of members.

The meeting was adjourned at approximately 10:00 AM. The next meeting will be Friday, May 6th, 9:00 AM at the Board Office.

Manfred On-line Salesperson 75 Hr. Course

On-Line 75 Hour Salesperson's Qualifying Course and the 30 Hour Gap Course. Study On-line and take the test at the Board Office.

Go to: <http://www.manfred.fastclass.com>

Questions? Email Manfred RE Learning Center: info@manfredrelc.com with "75 hr Online Question" in subject line.

WESTERN NY SCHOOL OF REAL ESTATE
(courses taken at the Board Office)

1. Fair Housing in New York 3½ hrs \$35/\$55
2. Green Building Certificate 7½ hrs \$75/\$95
3. Architectural Initiatives, Interior Decorating & ...Historic Landmarks in New York State 22½ hrs ...\$159/\$179
4. Home Inspection: Theory & Practices 22½ hrs ...\$159/\$179
5. Keeping Out of Trouble: Understanding New York Laws 22.5 hrs \$159/\$179
6. Real Estate Topics for the Decade 7½ hrs \$75/\$95
7. Mold, Lead & Radon in the Home 4¼ hrs \$40/\$60
8. Understanding Covenants & Surveys 3¾ hr \$40/\$60
9. Assessments, Taxes & Exemptions 3 hrs \$30/\$50
10. Wall Street vs. Main Street 22½ hrs. \$159./\$179

Call the Board Office - 484-9426

CompuTaught On Line Courses

<http://affiliate.careerwebschool.com/new-york/real-estate/618/>

New York Home Page

<http://affiliate.careerwebschool.com/new-york/real-estate/sales-pre-license/618/> NY Sales Qualifying 75 hour

<http://affiliate.careerwebschool.com/new-york/real-estate/broker-pre-license/618/> Broker Qualifying

<http://affiliate.careerwebschool.com/new-york/real-estate/remedial/618/> NY Remedial "Gap" Course

<http://affiliate.careerwebschool.com/new-york/real-estate/continuing-education/618/> NY CE

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**WNY School of Real Estate**

- May 5 **Residential Home Construction & Inspection**  
 5/5, 12, 19 22½ Hrs CE 9:30-5:30 \$ 89
- May 10 **NYS 30 Hr Gap Program** 5:30 – 10:45 T, W  
 30 Hr \$229
- May 18 **Fair Housing in NY** 9:30 – 1:00 W 3½ \$ 35
- May 24 **Property Management** Certificate Program  
 Call for details 22½ Hr \$289

[www.wnyschoolofrealestate.org](http://www.wnyschoolofrealestate.org)

633-9009 for info.  
 or to Register

**Cusack Real Estate & Sales Training Center** 4

NYS Licensing Courses:

- May 10 **RE-1 Intro to Residential Income Properties**  
 5/10,11,17 8:30-4:30 20 hrs \$299
- May 10 **7 Hr Nat'l Uniform Standards of Professional Appraisal Practice Update (NUSPAP)** \$195
- May 14 **NYS Real Estate 30 HR Gap Course**  
 M,W,S 5:30-10:30 PM Sat 8:30-5:00 \$249
- May 18 **SMF Statistics, Modeling & Finance**  
 5/18, 19 8:30-4:30 PM 15 Hr \$229
- May 31 **HI-1 The House as a System: Site, Structure, Exterior & Roof** 25 Hrs 5/31,6/2,7  
 Tue, Thur 8:30 AM – 5:00 PM \$450

NYS Continuing Education Courses:

- May 6 **How Land Use Regulations Affect Use & Transfer of Property** 7½ Hr 9-4:30 \$ 75
- May 13 **Vacant Land Valuation** 7½ Hr 9-4:30 \$ 75
- May 20 **Evaluating Country Property: A Checklist for Marketing, Appraising & Home Inspection** 7½ Hr 9-4:30 \$75

[www.virtualclassrooms.com](http://www.virtualclassrooms.com)  
 Call 683-4080 for info. or to Register

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SUNY College at Fredonia
 Call 673-3177 for info or to Register

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**JCC- Jamestown**  
 665-5220 ext 2409 For Info. or to Register

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JCC- North County
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