

# REALTOR® REVIEW

DOUGLAS COUNTY ASSOCIATION OF REALTORS®

November 2010

November 2, 2010

Fall is here! I love fall weather (only when it's like this week)! The air feels crisp and clean and the leaves dance in the wind. And, yes! The political ads that we have been bombarded with will be over soon!



OAR has been active educating us about the Protect Oregon Homes Campaign. The legislature has attempted 10 times to pass a transfer tax (any exchange of property ownership, including wills). Thus, OAR was prompted to take action before any type of transfer tax was imposed on real estate transactions. *Great job to those who helped in getting signatures on the petitions for the Protect Oregon Homes Campaign.*

OAR was pleased to announce at their meeting on October 13<sup>th</sup> that over 20,000 signatures had been collected thus far of the 180,000 needed for the November 2012 election. We will be able to collect more signatures in helping get this on the ballot in 2012. Joan Parker at the Board office has more petitions for signatures. The ballot title has also been approved by the Secretary of State.

NAR most likely will also help contribute towards this cause as they have in other states. But, more money is needed in at the state level to be successful with this campaign. If you didn't already know, the OAR Board of Directors on October 13<sup>th</sup> approved a \$75 member assessment that will be collected from all Realtors® **annually over the next 3 years**. The funds will be placed into the Issues Mobilization Fund to support the Protect Oregon Homes Campaign. Each local association was represented at the meeting and the issue was thoroughly debated and it was decided that although it is a tough time to expect more money from Realtors®, **the real estate business would be far worse if transfer taxes begin to appear.**

Locally, we are getting ready for the Annual Realtor Installation Banquet! If you haven't been to one yet, now is the time to go and see what it's all about! "Come Fly with Us" is this year's theme to install Roger Snyder as our 2011 President. (That means this is my last newsletter)!! This year's event is next Friday, November 12<sup>th</sup> at the Fairgrounds. Look for the sign ups for this year's event! Start buying those raffle tickets! You do not need to be present to win! The PR committee has rounded up some great raffle prizes this year! For all you Duck Fans, a really cool Duck Basket was put together by Lou Ann Osborn for the silent auction at the event. For you Beaver Believers, well sorry! If someone puts together a Beaver Basket, we will gladly auction that too. So, calling all Beaver Fans!! Drop your donations off to Joan at the Board office or call 541-672-0563.

Hope to see you all next Friday at the Realtor Banquet!

Mary Gilbert, 2010 President

## Event Calendar

Nov 4-8	National Association of REALTORS® Convention
Nov 9	Board of Directors Meeting 12:00 pm @ Association Office
Nov 25	Happy Thanksgiving

## 2010 Tour Schedule for November & December

### NOVEMBER 2010

11/4:	251, 252, 253 & 255
11/11:	257, 258, 259
11/18:	254, 256 & 265
11/25:	NO TOUR

### DECEMBER 2010

12/2:	251, 252, 253 & 255
12/9:	257, 258, 259
12/16:	254, 256 & 265
12/23:	NO TOUR
12/30:	NO TOUR

**Douglas County Association of REALTORS®**

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[WWW.DouglasCountyRealtors.org](http://WWW.DouglasCountyRealtors.org)

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Joan Parker

**2010 Board of Directors**

President.....Mary Gilbert  
President-Elect.....Roger Snyder  
Vice-President.....Patrice Glasscock  
Secretary.....Kathryn Tapie  
Treasurer.....Victoria Hawks  
Past-President.....Tim Jones  
Local Directors.....Joan Smith  
.....Bertha Egbert  
State Directors.....Tim Jones  
.....Mary Gilbert

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Political Affairs.....Linda Swift  
Education/Program.....Jeanne Meador  
Public Relations.....Linda Jacobson  
.....Kathy Collins  
RPAC.....Diana Woodward  
Membership.....Roger Snyder  
RMLS Advisory.....Kathy Collins  
Affiliate.....Diana Fletcher  
.....Veronica Gillespie  
Professional Standards.....Joan Parker  
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*Gail Phillips*  
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[kim@opbc.com](mailto:kim@opbc.com)



## WHAT'S NEW

### Missing NARdiGras? Visit Conference Live

(Nov. 1) If you can't make it to the 2010 REALTORS® Conference & Expo, be sure to visit [www.REALTOR.org/ConferenceLive](http://www.REALTOR.org/ConferenceLive) Nov. 5-8 for live broadcasts, blogs, Tweets and more. [Get a sneak peak and read pre-conference news >](#)

### REALTOR® Good Neighbor Award Winners Announced

(Oct. 27) This year's REALTOR® Magazine Good Neighbor Award winners are examples of our commitment to communities. [Read more >](#)

### Eight in 10 Say Buying a Home Makes Sense

(Oct. 14) NAR's 2010 National Housing Pulse Survey measures how affordable housing issues affect consumers. [Read more >](#)

### Foreclosure Freeze Will Hurt Families

(Oct. 13) Valid foreclosures should not be lumped in with mortgages that are suspect—that would cause problems in an already fragile market. [Read more >](#)

### Existing Home Sales Show Strong Gain

(Oct. 25) Existing-home sales rose again in September, affirming that a sales recovery has begun. [Read more >](#)

### HouseLogic Offers Help to Military Families

(Oct. 11) A new campaign raises funding for USA Cares, a nonprofit organization that provides counseling and financial foreclosure assistance to military personnel and their loved ones. [Read more >](#)

### Attainable, Sustainable Home Ownership

(Sept. 27) NAR provides recommendations to restructure the secondary mortgage market at Regional Conference on Housing Finance Reform. [Read more >](#)

## Home Ownership Matters



Research: See how owning a home creates unique opportunities for parents to engage their kids. Get links you can share to the latest articles and blog posts about the value of home ownership. [See all >](#)

In Case You Missed It...



Hear the truth behind media claims about home ownership; playback the [Standing Up for Home Ownership](#) webinar.



Commercial real estate remains soft but favors business expansion.

## Housing Statistics



### Pending Home Sales

Aug. index: 82.3  
Monthly: Up 4.3%  
Yearly: Down 20.1%

### Existing-Home Sales

Sept. index: 4.53 million  
Monthly: Up 10.0%  
Yearly: Down 19.1%

[See all >](#)

REALTOR®  
Content Resource

New upgrades to REALTOR® Content Resource make it easy to share consumer tips on Facebook and Twitter.



Log in daily to REALTOR® Content Resource and enter the Build-Your-Business Sweepstakes.

[Read more >](#)

### ***NAR: Online Real Estate Course & Education: Ethics Training & NAR***

There are two online ethics training courses available on REALTOR.org. Each course meets the specific criteria and learning objectives required for either new REALTORS® or existing REALTORS® as established in the Statements of Professional Standards Policy #47 - New Member Orientation Program, and #48 - Quadrennial REALTOR® Ethics Training found in the NAR [Code of Ethics and Arbitration Manual](#).

For more information and access to each course, use the links below.

[New Member Code of Ethics Orientation](#): Course for new REALTORS®.

[Quadrennial REALTOR® Ethics Training](#): Course for existing REALTORS®.

### ***Quadrennial REALTOR® Ethics Training - Online Course***

**Second and Third Training Cycles:** REALTORS® who have been terminated from membership for not completing training during the second cycle (2005-2008), must reapply for membership as required by their local board. This may include a requirement to take training for the second cycle. If your board requires you to take training for the second cycle, when registering for this on-line course, be sure to check the box "Second Training Cycle (2005-2008)" to receive credit for the second cycle. Otherwise, the course will default credit towards the third cycle. Members can take the course for either the second or third training cycles, and the appropriate codes will be automatically uploaded to NRDS. The course meets all learning objectives and criteria for the Quadrennial Ethics Training Policy ([Policy Statement 48](#), NAR *Code of Ethics and Arbitration Manual*).

**Residential and Commercial Practitioners:** The course offers the ability to customize the content for members working in either residential or commercial real estate. When registering you'll be asked to choose the appropriate course track,

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**Oregon Association  
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Blazer Night**

This spring, The Trail Blazers would like to welcome back the Oregon Association of REALTORS. All Oregon REALTORS, their families and friends, are invited to the Rose Garden on March 25th to watch your Portland Trail Blazers take on the San Antonio Spurs. There will be a private pre-game all-you-can-eat buffet dinner including a fajita bar (dinner is optional).

[Click here](#) for event information

~

**Oregon REALTORS®  
Law & Rule Required  
Course**

[Sheraton Hotel/Portland Airport](#)  
9:00 a.m. – 12:00 noon

The Oregon Real Estate Board approved the outline and learning objectives for this three-hour course on recent changes in rule and law (ORS 696.174 and OAR 863-022-0055). The course is part of the new education requirements that become effective January 1, 2011.

If your license renews after December 31, 2010, you must complete this new course by the time of your renewal!

[Online Registration](#)

[Event Flyer/Registration](#)

# American Home Lending, LLC



*Rita Barrett*  
Loan Processor



*Sandy Bratton*  
Broker/Owner



*Christy Melvin*  
Loan Processor/Officer



*Gail Phillips*  
Office Manager

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**Oregon GRI (REALTOR® Institute)**  
Nov 29 - Dec 2

[Sheraton Hotel Portland Airport](#)

Earn Oregon continuing education credit whether you renew your license in 2010 or 2011!

[Event flyer/registration](#)

**Register Online**

[Course 100](#) - [Course 200](#) - [Course 300](#)



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### REALTOR.org Headlines

#### Podcasts

[Legal Affairs Podcast](#)

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[President's Podcast](#)

[RCA Technology and Intelligence Briefings](#)

#### Blogs

[Appraisal Insight Blog](#)

[Center for REALTOR® Technology Blog](#)

[InfoCentral Blog](#)

[The Leadership LAB](#) (Leadership Academy blog)

[REALTOR® Magazine Weekly Book Scan](#)

[Resort Life Blog](#)

[Speaking of Real Estate](#) (REALTOR® Magazine Editor's blog)

[Styled, Staged, Sold](#) (REALTOR® Magazine's home and design trends blog)

[This Month in Real Estate History](#)

[Voices of Real Estate Blog](#) (NAR Leadership Team blog)

[YPN Lounge](#) (REALTOR® Magazine's Young Professionals Network)

## Research

### **Commentary: Media Coverage and Housing Data**

(Oct. 26) EHS media coverage can be perplexing, especially when there are "apples to oranges" comparisons.

[Read more>](#)

### **Did You Know**

(Nov. 2) Did you know that the share of federally-insured mortgages jumped to 48% in 2009? [Read more >](#)

### **Forecast Updates: New Every Friday**

(Oct. 29) The Research staff analyzes the week's key data releases and tell you what they mean for you and your business. [Read this week's update >](#)

### **Commentary: Consumer Confidence and Elections**

(Oct. 25) Find out how election cycles, presidential and midterm, affect consumer confidence. [Read more >](#)

### **Existing-Home Sales Show Another Strong Gain**

(Oct. 25) In September existing-home sales rose, affirming that a sales recovery has begun. [Read more >](#) [View data>](#)

### **Social Media Use Explodes**

(Oct. 26) Listen to a brief overview of social media trends from the upcoming Profile of Home Buyers and Sellers and the 2010 Member Profile. [Listen to webinar >](#) [View slides >](#) [More on Social Media: Read 2010 Technology Survey >](#)

### **Get Connected with NAR Research**

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Come Fly With Us!

# Douglas County Association Of REALTORS®



**November 12, 2010**  
6:00 pm - Social Hour  
7:00 pm - Dinner  
No Host Bar

## Installation & Awards Banquet

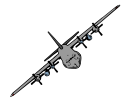
Join us in an aeronautical theme celebration of the installing of Roger Snyder as our 2011 President, David Stribling II - Pres. Elect, Kathryn Tapie- Vice Pres., Mabelle Mayfield - Treasurer, Tracy Grubbs - Secretary, and Bertha Egbert, Ollie Cerborne, Victoria Hawks as our Local Directors.

We will be honoring our volunteers for 2010 as well. They have done a great job in tough times and want to reward them for the efforts that they have put forth.

Dress is business, casual or aeronautical.

We just want everyone to be comfortable and have fun.

**At The Douglas County Fairgrounds**



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## REAL ESTATE LAW REPORT

### GLOBAL WARMING – CLIMATE CHANGE: REAL OR FAKE?

By Dan G. McKinney

As my undergraduate degree is in science, I have closely followed the debate over global warming and climate change. Many others in our professions have wondered if this is real or if this is just a bunch of bureaucrats looking for things to “harrumph” about. I recently attended a presentation by the Oregon Department of Transportation and the Metropolitan Planning Taskforce and have concluded that whether global warming and climate change is real or not doesn’t matter because politicians are convinced that global warming is occurring and they have taken drastic measures that will certainly impact on our livelihoods.

I was presented with the usual concerns that there has been a five-fold increase in wild fires over the last decade and the sea level has risen 4 – 8 inches over the last 100 years. Interestingly enough, this is not affecting the Oregon coast line because the tectonic plates are still rising faster than the sea level.

Your legislature has become concerned that swift and aggressive action is necessary to avoid future climate change and to prepare for the climate change that will occur. Agencies implementing these rules have also predicted that Arizona, California, New Mexico and Nevada will become largely inhospitable due to high temperature and water shortages over the next fifty years and that millions of “climate refugees” will flock to Oregon and Washington.

Thus, whether you agree with these predictions or not, your legislature does and is determined to stay ahead of the power curve in addressing these environmental issues. In 2007 the assembly adopted House Bill 3543 which codified ORS 468A.205 and declared that it is a policy of the state to reduce greenhouse gas emissions in Oregon as follows: By 2020, GHG levels must be 10% below 1990 levels, and by 2050, GHG levels must be 75% below 1990 levels.

According to the Oregon Department of Transportation, in order to meet the 2050 legislative mandate, each resident will be required to reduce his or her petroleum use from 567 gallons of fuel per year to 60 gallons of fuel per year. While the largest impact will be on transportation, you should expect considerable changes in the way developments are created, the way houses are constructed and designed as well as the impact for marketability of property which is not “energy efficient,” within a transportation corridor or a reasonable biking distance from job centers.

In 2009 the legislative assembly took an additional step in the adoption of House Bill 2186 which created a 16 person statewide GHG taskforce to implement the vehicle emissions reductions, and to implement land use and transportation scenarios necessary to accomplish these goals.

In conclusion, whether you agree with the climate change scenarios or not, we must realize that change is coming because the legislatures are implementing change. Next month’s article will discuss how these changes will affect realtors.



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## Looking for a Contact Person, Check out our Affiliate List

AFFILIATE	Contact	Phone	Fax
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<b>AmeriTitle</b>	Sandi Justis	672-6651	672-5793
<b>Cooper's Termite &amp; Pest Control, Inc.</b>	Mark Conklin	673-0363	440-8212
<b>Diversified Mortgage Lending, LLC</b>	Kathleen Lane	957-7775	957-7778
<b>Douglas County Law</b>	Dan G. McKinney	673-4451	673-1202
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<b>Gearhart Mortgage</b>	Bill & Stephanie Gearhart	584-2408	1- 866-323-5903
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<b>Premier Insurance Group</b>	Allan Painter	672-9414	672-1291
<b>PremierWest Bank</b>	Barb Johnson	677-7815	677-7814
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<b>Wells Fargo Home Mortgage</b>	Jay Couron	541-492-5038	866-969-1296
<b>Western Title &amp; Escrow</b>	Candy Thompson	672-3388	672-8110

The Douglas County Association of REALTORS® THANKS all ***Affiliates***, that join us in support of what we stand for, which is Home Ownership, Private Property Rights, Free Enterprise, Community Service and Good Government.



**Sandi Justis, Marketing Representative**

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