

CONNECTIONS

WELCOME TO OUR NEW MEMBERS

Anne Lynch
West Branch Title Agency
Michael Orr
Metropolitan Appraisal Group
Susan Adams, Roy Lerma
Town & Country Realty
Troy Metiva
Olsen Independent Real Estate
Robin Brown
Real Estate One of Oscoda
Paula Nowak
Coldwell Banker Dunbar-Bell

2006 DATES TO REMEMBER

ROAD TO \$UCCESS MEETING DATES

June 8
September 14

SPECIAL MEETING DATES

August 10
Golf Outing
October 5
River Boat Ride
December 1
Christmas Party/
Installation of Officers

UPCOMING EVENTS

May 11, 2006
New Member Orientation
June 8, 2006
"Road to \$ucce\$\$"
September 29, 2006
Con-Ed Class

Website: www.ProHomeSellers.com



Road to \$ucce\$\$ Meeting Held at the Quality Inn of West Branch APRIL 13, 2006

Congratulations to Joe Karoub for winning the palm pilot and to the following door prize winners!!

Bill Battle
Tony Bucket
Trent Ferguson
Audrey Olsen
Liz Whitney

Ric Braun
Kelly Dehner
Nina Jordan
Nikki Short
Jennifer Yealey

Anne Giori won the 50/50 drawing of \$88.00 with Camp Fishtails for the physically challenged in Pinconning receiving the same amount! Non-perishable items were collected for area food banks.

"THANK YOU" for the food and cash donations to the Food Bank.... Again our members were very generous!!

Northeastern Michigan Board of REALTORS®
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2006 Board Officers & Directors

President

Elaine Schraudt
C.A. Hanes Realty, Inc.

President-Elect

Yvonne DeRoso
DeRoso & Associates GMAC

Secretary/Treasurer

Jennifer Yealey
Olsen Independent Real Estate

Vice-Presidents:

Arenac County -

Barb Hilborn
Coldwell Banker Pete Stanley & Assoc.

Iosco County -

Anne Giori
Perfect Landing Vacation Rentals & RE

Ogemaw County -

Ryan Munson
DeRoso & Associates GMAC

Past President

Greg Morris
Morris Richardson Real Estate

Directors

Ric Braun, Scofield Real Estate
Nina Jordan, Harry Pijut Real Estate
Karen Myers - American Eagle Appraisals
Mary Rockwell - C.A. Hanes Realty, Inc.

HABITAT FOR HUMANITY

Iosco Habitat for Humanity will be holding a meeting on May 2nd at 7:00 PM at the St Paul Lutheran Church in Hale. Everyone is invited to help plan the new year!

Congratulations to Robyn Walker of Coldwell Banker Pete Stanley & Associates on earning her GRI!

**Operation Hometown Support
"A Candle Light Tribute"**

In honor of our active duty service men and women will be held on Sunday, May 21st at 7:00 PM at the Ogemaw County Veterans Memorial, Houghton Avenue, West Branch

**NEW MEMBER
ORIENTATION**

An orientation class has been scheduled for May 11, 2006 at the Hale United Methodist Church. Registration begins at 8:30 a.m. with class starting at 9:00 a.m. and concluding at 5:00 p.m.

All members are required to attend the orientation class. A lot of useful information is disseminated during this class and it is especially important for new members to attend. Contact the Board Office to register.



WEBSITES TO VISIT...

Visit the following websites for important information and services provided by the National Association of REALTORS® and the Michigan Association of REALTORS®:

www.mirealtors.com (MAR)
www.realtor.org (NAR)

Other "Real Estate" information sites:

www.realtytimes.com
 Real Estate news items
www.inman.com

Real Estate news items

www.epronar.com
 Info on the e-PRO certification

www.toolbase.org
 Toolbase Services - The Home Building Industry's Technical Information Resource

www.mirealtors.com/members/legal.html

Information about MAR legal affairs

Factory-built homes:

Building Systems Council
www.buildingsystems.org

Manufactured Housing Institute
www.manufacturedhousing.org

DEQ Announces New General permit for Beach Grooming Community Forums to be held in Bay City and Traverse City (reprinted, in part, from www.michigan.gov, April 14, 2006)

The Department of Environmental Quality announced plans today to create a new general permit to allow limited vegetation removal activities along Michigan's Great Lakes coastline. The announcement follows the release of a report in March documenting the harmful effects of beach grooming activities on Michigan's ecology, and the DEQ's recommendation to allow provisions of the current law to expire as scheduled.

A provision under the current law allows shoreline property owners in two pilot areas (Saginaw Bay and Grand Traverse Bay) to apply for a Director's letter of authorization to clear vegetation from Great Lakes bottomlands in front of their properties. In view of the March 2006 report on the impacts of vegetation removal, the DEQ determined that the Director's letter process does not provide for adequate review of potential resource impacts and has recommended to the Legislature that this provision be allowed to expire on June 5, 2006, as scheduled in the law.

The new general permit would allow the establishment and maintenance of a six-foot wide pathway designed to provide recreational access from an upland property to the water's edge along the Great Lakes coast, where the growth of wetland vegetation may otherwise impede such access. Unlike the Director's letters of approval, this general permit would be applicable statewide. The draft general permit and the DEQ report on vegetation removal are available on the web at www.michigan.gov/deqwetlands.

"The DEQ is holding a meeting in Bay City on Tuesday, May 2 at the Doubletree Hotel, from 7 pm to 9 pm, and in Traverse City on Wednesday, May 17, from 7 pm to 9 pm at the Water Studies Institute Classroom, Northwestern Michigan College's Great Lakes Campus, to explain to you why the Beach grooming law should expire, and why you should be happy with their proposed six-foot paths in lieu of beachgrooming. I am urging each and every SOS member and their families to attend this important meeting to let the DEQ know what you think about their proposal. Warning: We cannot have a weak showing. Unless SOS members come out in force, beachgrooming may be a thing of the past. Please attend".....Ernie Krygier, President, SOS (www.saveourshore.com)

Our thoughts and prayers go out to Carol Landry of Heritage House Realty in Oscoda whose brother has been diagnosed with terminal cancer.

**LEGISLATIVE REPORT
BY HARRY PIJUT**



STATE

H.B. 5754 AND S.B. 1076

Sponsor(s): Rep Neal Nitz (R-Baroda) and Sen. Ron Jelinek (R-Three Oaks)

These bills would create a matching grant for the conversion of existing gas stations and to the ones designed to deliver E85 and biodiesel fuel blends. The bills would allow 50% of the cost, not to exceed \$2,000.00 per facility for the conversion of an existing station and up to 50% for the cost, but not to exceed \$20,000.00 for construction of a new station.

**NATIONAL
DEATH TAX**

Senate Majority Leader Bill Frist (R-TN) said that he will schedule a vote on the permanent death tax repeal this spring. President Bush included a call for permanent death tax repeal in his Fiscal Year 2007 budget. The temporary death tax repeal was passed as part of the Economic Growth and Tax Relief Reconciliation Act of 2001.

SPECIAL NOTE

The Arenac County Farm Bureau is offering a \$600.00 scholarship to students who meet certain guidelines:

1. The applicant must be from an Arenac County Farm Bureau member's family or have his or her own membership.
2. The amount of the scholarship will be sent directly to the recipient upon verification of paid tuition for the second semester and the student must carry a 2.0 grade point average or better.
3. The applicant must be pursuing a degree in an agricultural or a related field.
4. The application deadline is June 1, 2006.

MLS STATISTICS

MARCH 2006

RESIDENTIAL UNITS AVAILABLE
2006 #1197 2005 #1051

AVERAGE RESIDENTIAL SELLING PRICE
2006 - \$85,250 2005 - \$75,962

\$ VOLUME RESIDENTIAL SALES
2006 - \$5,285,488 2005 - \$4,557,704

RESIDENTIAL SOLDS
2006 # 62 2005 #60



*Condolences to the
family and friends of
Jim Curtis,
C.A. Hanes, Lupton
who recently passed away.*

MLS USERS

NOTICE REGARDING REACTIVATED, EXTENDED, AND BACK ON THE MARKET LISTINGS

In the past, listings that were expired for over 30 days were reassigned a new MLS number and reactivated upon receipt of a Change Form which had been signed by the seller. The Board of Directors has changed the time frame and procedure. Please see the new definitions below.

Reactivated: Listings that have expired over 60 days ago require a new listing agreement along with a Change Form in order to be reactivated in the MLS. (The Change Form tells us you want the listing reactivated). The listing will be assigned a new MLS number but the Days on the Market will remain unchanged. If you want the Days on the Market to revert to zero, a new data form along with a new listing agreement is required.

Extensions: Listings that have not expired. A Change Form, marked Extension, and signed by seller, or a Change Form, marked Extension, along with the form your office uses which has been signed by seller, extending the listing is required. The same MLS number will be used and the Days on the Market will remain unchanged.

Back on the Market: Listings that have been expired less than 60 days. A Change Form, marked Back on Market, and signed by seller, or a Change Form, marked Back on Market, along with the form your office uses which has been signed by seller, reactivating the listing is required. The same MLS number will be used and the Days on the Market will remain unchanged. If you want the Days on the Market to revert to zero, a new data form along with a new listing agreement is required.