

CONNECTIONS

WELCOME TO OUR NEW MEMBERS

Susan Fairbanks, Debbie Whitford
Best Choice Realty
Robert Metcalfe
DeRoso & Associates
Cindy Belanger
Century 21 Horizon
Penny Wojahn
Century 21 Tawas

2006 DATES TO REMEMBER

ROAD TO \$UCCE\$\$ 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

June 8, 2006
"Road to \$ucce\$\$"
August 8, 2006
New Member Orientation
September 29, 2006
Con-Ed Class
October 24, 2006
New Member Orientation

Website: www.ProHomeSellers.com



**Road to \$ucce\$\$ Meeting
June 8th, 2006**

MORTGAGE FRAUD & REALTOR SAFETY

PRESENTED BY: **Captain Chris Swanson**
**Genesee County Sheriff's Dept.,
Law Enforcement Division**

6:30 Cocktails * 7:00 Dinner

\$5.00 for Board Members - Includes Dinner
RSVP: Board Office no later than Friday, MAY 26TH

**We will be collecting items/cash
for the area Animal Shelters.
Wish list for the shelters on page 5**

Northeastern Michigan Board of REALTORS®
106 E Main Street
PO Box 332
Hale, MI 48739

Phone (989) 728-5165
Fax (989) 728-5873
E-mail: NEBoard@m33access.com



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.

ELECTRONIC VOTING

The Board Office will start using Electronic Voting in the near future. Make sure we have your current email address!! (Hint...if this newsletter didn't show up in your email and you're reading a hard copy of this, we don't have your current email address)

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

**CONTINUING EDUCATION
TIME FRAMES**

Licenses must complete their annual 2006 requirement from January 1-October 31, 2006 to be able to renew their licenses for the licensure period beginning November 1, 2006 and ending October 31, 2009.

**VERIFY YOUR CONTINUING EDUCATION
CREDITS ONLINE**

You can look up the hours the state has recorded for you by visiting:
www.cis.state.mi.us/bcsc/coned
Bookmark this site on your computer for future reference!



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

PRESIDENT'S REPORT

Elaine Schraudt

We are now into the full swing of our listing and selling season. I expect we will be very busy in the next several months. I would like to again remind you to check your RediSafe (lock box) inventory. The Board Office will be sending members of the Board to check each office's inventory. RediSafes that are lost or missing will cost \$85 a piece. That is the cost to the Board to replace the RediSafes.

I want to thank all the Brokers and/or Office Managers that took the time to attend the recent Brokers Meeting. The topic of the new MLS system and the required fields caused a good discussion with input by many different offices. I want to take this opportunity to inform all those in attendance and those missing that the discussion continued at the NEBOR of Directors meeting on May 4, 2006.

The Board discussed the issue of incomplete or incorrect data being entered into active and sold listings. If you know that there was a seller's concession, the amount of the seller's concession needs to be put in the appropriate MLS provided space. If your office is not given credit for the sale of a closed property you need to notify the Board Office. The NEBOR will make every effort to keep the data in the MLS a valid and correct reflection of the market. Working toward this goal, the NEBOR has voted to form a task force to review the amount and enforcement of MLS fines for incorrect or late filing of information.

Let's talk about having **FUN!** It has been decided to raise funds for RPAC at the Golf Outing planned for August 10, 2006. For anyone that has not heard me rant for the past several years...this is the **Realtor's Political Action Committee**. To date we have collected close to \$600 with the 2006 goal being \$6,388.47. We are planning a cake or dessert auction. Those with the family secret recipes will have a much greater value. Plan to bring your special cake and/or dessert to be auctioned. We are also planning a special RPAC challenge to the skilled (and not so skilled) golfers. So come prepared to have fun and help raise money for RPAC.

**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.

**DEQ'S Proposed General Permit for Limited Removal of Vegetation on
Specified Great Lakes Bottomlands.....**

A Public Notice was issued by the DEQ concerning the proposed general permit for limited removal of vegetation specified Great Lakes bottomlands. The purpose of the Public Notice is to provide and opportunity for public review and comment on the proposal to issue a General Permit by the DEQ to authorize limited removal of vegetation on specified areas of Great Lakes bottomlands.

Description of Proposed General Permit - The DEQ's Land and Water Management Division proposes to issue a General Permit under both Parts 303 and 325 to authorize limited vegetation removal on exposed Great Lakes bottomlands between the ordinary high water mark and the water's edge. Landowners seeking authorization under this General Permit would be required to provide information to the DEQ certifying that they meet the requirements of the General Permit, and would not be allowed to proceed until the DEQ provides written authorization under the General Permit.

The proposed General Permit would be used to authorize the limited *removal of vegetation* between the ordinary high water mark and the water's edge, subject to the conditions and limitations described in the DEQ's draft General Permit (www.michigan.gov).

COMMENTS: Comments regarding the proposed General Permit may be submitted, in writing, to:

Mr. Wil Cwikiel,
Department of Environmental Quality Land &
Water Management Division
PO Box 30458,
Lansing, MI 48909-7958
Fax: 517-241-8098 E-Mail cwikielw@michigan.gov

**ALL COMMENTS MUST
BE RECEIVED NOT
LATER THAN THE
CLOSE OF BUSINESS,
MAY 19, 2006**

**LEGISLATIVE REPORT
BY HARRY PIJUT**



CLIENT PRIVILEGE

An attorney witnessed the signing of a will which he did not prepare. His testimony was later sought on the question of whether the testatrix was subjected to undue influence. The personal representative to the estate objected to the testimony, citing attorney-client privilege.

It was held that where an attorney serves as a witness to a will, he may be called upon to prove the will. Disclosures made by the testatrix to a person acting as a witness are necessarily intended to be disclosed to third parties and are not confidential communications protected by attorney client privilege.

NEW MEMBER ORIENTATION

An orientation class has been scheduled for August 8, 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.



**MLS STATISTICS
APRIL 2006**

RESIDENTIAL UNITS AVAILABLE
2006 #1261 2005 #1155

AVERAGE RESIDENTIAL SELLING PRICE
2006 - \$90,860 2005 - \$90,037

\$ VOLUME RESIDENTIAL SALES
2006 - \$5,088,150 2005 - \$7,112,925

RESIDENTIAL SOLD
2006 #1261 2005 #1155



**WISH LIST FOR
ANIMAL SHELTERS.....**

Dry Dog/Cat Food, Puppy/Kitten Show, Kitty Litter, Dog/Cat Treats (no rawhides), Liquid Hand Soap, Laundry Soap, Dish Soap (Joy only please), Used Towels, Rugs, Blankets, Garbage Bags (XL & Kitchen), Washable Toys, Paper Towels.

Ogemaw County Animal Shelter is in need of cash for their building project for those interested.

2006 REALTOR® OF THE YEAR NOMINATIONS

Now is the time to be thinking about nominations for someone you feel deserves to be recognized as the REALTOR® of the Year for the Northeastern Board. The purpose of the award is to recognize and award REALTORS® of our state for their efforts in the interest fo their professions, their customers and clients, and their community. To foster and acknowledge the leadership qualities of those REALTORS® who do the real productive work of our Local, State, and National Associations.

The recipient of the REALTORS® of the Year award will be recognized at the MAR Annual Convention & Expo. The convention will be September 25-27, 2006, at the Amway Grand Plaza Hotel, Grand Rapids.

**2006 REALTOR®-OF-THE-YEAR
Official Nomination Form**

The purpose of the REALTOR®-of-the-Year award is to recognize and award REALTORS® of our state for efforts expended in the interest of their profession, their customers and clients, and their community.

To foster and acknowledge the leadership qualities of those REALTORS® who do the real productive work of our Local, State and National Associations.

Nominee's Name _____

Primary Local Association _____

Office Name (of Nominee): _____

Office Address: _____

City: _____ State: _____ Zip: _____

What do you believe the nominee has done in the last year to qualify for REALTOR®-of-the-Year? List accomplishments below.

(Attach additional sheets if necessary)

PLEASE RETURN FORM TO BOARD OFFICE NO LATER THAN JULY 13, 2006