

O
B O A R D
N

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PUBLISHED MONTHLY
BY

WEST CENTRAL
ASSOCIATION OF REALTORS®
400 SOUTH CABLE ROAD
LIMA, OHIO 45805-3112
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WEST CENTRAL ASSOCIATION OF REALTORS®

Is Proud to announce that we can now offer you on-line CE classes. We have partnered with the CE Shop to offer you these classes as another service to our members.

By taking these through the Board you will be helping to earn some “non-dues” income which helps to keep your dues from being increased.

All you have to do is click on the “Ad” and you will be connected to the CE Shop.

You can also access this by going to the Board Website – www.wcare.net. Classes must be taken using this link for the Board to get credit. Please, check this out, as there are a lot of useful links on the Board Website to help you.



NEW OFFICE

ADVANCED REALTY, LLC

608 N. Main Street
Lima, Ohio 45801
419 234-5581

Brian DePalma

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MLS Tidbit

When you have a listing put on the MLS, it is a good idea to take the time to look it over to see if everything is spelled correctly and reads the way you want it too.

Listings are sent to REALTOR.com every fifteen minutes and if something is misspelled you may be missing out when someone is looking in that area and your listing doesn't show up.

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YOUR ASSISTANCE IS NEEDED

In order for the Board Office to better serve you, our members, we need for you to let us know when you change your e-mail, address or phone number. If you don't tell us – we cannot change them and you may not be getting your billings, notifications, etc. Please email changes to: secy@wcare.net.

West Central Association Membership Statistics

	Year to Date thru 1/15/2012	Year to Date thru 1/15/2011	Year Ending 12/31/2011
# Offices	58	62	62
# Primary Members	306	314	332
# Secondary Members	5	5	4
# Affiliates	27	25	25

West Central Association MLS Statistics

	Year to Date thru 1/15/2012	Year to Date thru 1/15/2011	Year Ending 12/31/2011
# Offices	78	82	82
Total Membership in Multiple	318	333	350
New Listings (R, C, T)	83	88	2639
Closings	46	46	1397



The Third Quadrennial Period for the NAR Professional Standards Requirement Code of Ethics Course began January 1, 2009. **THIS COURSE MUST BE COMPLETED BY DECEMBER 31, 2012.** Fax your certificate to the Board upon completion of your Ethics Course as your Certificate Number is needed to meet this requirement.

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DECEMBER MLS VIOLATIONS & WARNINGS

VIOLATION	Amount of Fine	Warnings	Fines
Bulletins over the 7 day limit	\$5/day	0	0
Unallowable Data in Public Remarks	\$50.00	0	0
Blank, Incorrect or Fictitious Information in Required Fields	\$50.00	0	0
No Photo	\$50.00	2	0
Non-Reported Closings (Solds)	\$50.00	0	0
Non-Reported Status Change	\$50.00	0	0
Non-Reported Dual or Variable Rate Commission	\$50.00	0	0
Listing Not Submitted to MLS within 48 hours	\$50.00	0	0
Entry of Branded Virtual Tour on Listing	\$50.00	0	0
Non-Existent Listing	\$500.00	0	0
Providing Login Name/Password to Non-Member	\$500.00	0	0



BOARD OF DIRECTORS

Due to a light agenda the Board of Directors meeting was conducted via email

Minutes of December meeting approved

Financial statement accepted for filing.

Approved new office: Advanced Realty, LLC, Brian J DePalma, Broker.

Approved list of additions to:

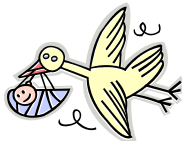
RPAC Committee members: Dawn Arheit, Veronica Fox, Dino Guagenti, Ralph Haggard, Linda Painter-Stemen, Kris Stevely, Pam Vickers.

Golf Committee Members: Mary Ann George, Ralph Haggard, Lisa Harding.

Approved Policy and Procedure change from: Checks require two (2) signatures on amounts over \$550.00 and one (1) signature on amounts under \$550.00. (09/09/09) To: Checks require two (2) signatures on amounts over \$600.00 and one (1) signature on amounts under \$600.00.

The next meeting is scheduled for February 8, 2012

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CONGRATULATIONS

To Tony Delph, Westwood Real Estate, on the birth of his daughter, Presley Jane, on December 22. Congratulations also to the proud Grandfather, George Delph, Westwood Real Estate.

To Gary Weaver, Westwood Real Estate, on becoming a Grandfather for the first time to, William Henry Weaver on October 24th.



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IN MEMORIAM OF JOHN T. SWITZER

John Switzer first started selling real estate in 1956 with Roy Roeder. He joined the Lima Board of REALTORS® (nka West Central Association of REALTORS®) in 1957. John had been a broker with Switzer Real Estate since April, 1983. He died December 16, 2011. Our sincere condolences go to his wife, Vonda, and their family and friends.

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OUR DEEPEST SYMPATHY

Goes to Carol Bice, CCR, REALTORS®, and Bethany Bice, CCR, REALTORS®, for the death of Carol's daughter and Beth's sister, Karen S. Bice, on December 21st. Karen was also the niece of Barb Curtis, Cowan, REALTORS® and sister-in-law of Carrie Bice, Cowan, REALTORS®.

Goes to Lynn Culver, Cowan, REALTORS® for the death of her brother, David Kreitzer, on December 31st.

Goes to Lisa Quaintance, Prudential One, REALTORS®, on the death of her Mother-in-law, Dorothy Quaintance, on January 1.

Goes to Michael Raines, Busy B Realty, on the death of his Father-in-law, Robert Zimmerly, on January 6th.

* * * * *



DO YOU HAVE A QUESTION OR A CONCERN REGARDING THE BOARD????

Officers



President	Linda Painter-Stemen	419-222-1212
President-Elect	Joe Guagenti	419-991-3322
Vice President	Tammy Breneman	419-222-3040
Past President	Neal Obringer	419-222-2560

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joebikeshop@earthlink.net
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nealobringer@yahoo.com

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Veronica Fox	419-222-3040
Dino Guagenti	419-222-0555
Tim Heinz	419-222-3040
Lisa Quaintance	419-331-7653
Tim Stanford	419-222-3040

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Email Addresses for Board

Roxann ceo@wcare.net Kathy secy@wcare.net



THANK YOU, THANK YOU, THANK YOU

To those that took the CE that was offered here January 13-16 with Alec Hagerty. Thank you to Sandy Truesdale, Beth Hawk, Christine Hines and Rex Whetstone – Chase; Michelle Snyder – Superior Federal Credit Union; Chrisa McGhee – State Bank and Pam Jennings – First Lima Title Agency for providing the lunches for the students. They were very much appreciated. As always, Alec did a fantastic job of making the classes enjoyable as well as educating.

If you took the Ethics course, you have been given credit for your NAR requirement.

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MEMBERSHIP MEETINGS

Pam Vickers and her Membership/Program committee are trying to get more members to attend these meetings by trying something NEW!

also find out what is going on at the Board. Show the committee your appreciation for all of their efforts.

This year, the meetings will be held quarterly instead of monthly. The meetings will be held at Westgate Lanes from 5:30 – 7:30 pm.

The first meeting will be held on Thursday, March 29th.

Mark your calendar now and plan on attending this fun evening. It is a good chance to network and

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REAL ESTATE DISCIPLINARY ACTIONS

SUSPENSIONS, FINES, EDUCATION

Ellen E. Radatz, salesperson, Kings Mills, Ohio, was ordered to pay a \$900.00 penalty, complete and submit proof of completion of 3 hours education in core law and 3 hours education in agency as a result of 3 violations of Revised Code 4735.18(A)(6), misconduct as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee, when she signed as the broker, a Salesperson Transfer/Reactivation while only licensed as a real estate salesperson.

Robert S. Riehle, salesperson, Morrow, Ohio, as the result of an investigation of a formal complaint, was required to complete and submit to the Division proof of completion of 3 hours of education in core law for violation of Revised Code 4735.18(A)(20), when he offered the subject property for sale without the knowledge and consent of the owners. Mr. Riehle was also required to submit a \$500.00 fine and complete 3 hours of education in agency for violating Revised Code 4735.18(A)(25), when he failed to provide a signed copy of the sales contract and/or the home inspection report to the seller of the subject property at the time the document was signed or in a timely manner. For violations of Revised Code 4735.18(A)(21), having published advertising, which was misleading or inaccurate in any material particular, as that section incorporates Ohio Administrative Code Rule 1301:5-1-02(B), when he advertised as "Steve Riehle" on a business card when Division records indicate he is licensed as Robert S. Riehle, he was fined \$200.00. Further, Mr. Riehle was ordered to submit a \$300.00 fine for violations of Revised Code 4735.18(A)(9) as that section incorporates Revised Code 4735.62(A), or in the alternative, Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section 1 Article 1 of the Canons of Ethics for the Real Estate Industry, when during the inspection period, failed to keep the subject property's sellers informed regarding the subject property's home inspection.

Kenneth Roberts, broker, Massillon, Ohio, as the result of an investigation into a formal complaint, was required to pay a \$500.00 fine, complete a 7 day suspension of his license which commenced on August 31, 2011, and complete and submit proof of completion to the Division of 10 hours of education in broker post-licensure for violations of Revised Code 4753.18(A)(6), misconduct as that section incorporates Section 2, Article 9 of the Canons of Ethics for the Real Estate Industry, when he failed to put into writing in the purchase contract the amount of his fee or the timing of when the parties were to submit payment of that fee to him, Revised Code 4753.18(A)(6), misconduct as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee, when he failed to advise the buyers to initial the change to the deposit provision in the purchase contract. Further, Mr. Roberts violated Revised Code Section 4735.18(A)(6) or 4735.18(A)(26) as that section incorporates Ohio Administrative Code 1301:5-5-08(B), when he maintained a "special or trust" bank account which failed to bear the words "special account" or "trust account" on the account, Revised Code 4735.18(A)(9) as that section incorporates Revised Code 4735.56(C), when he failed to note the sellers refused to sign the consumer guide to agency, or in alternative, failed to obtain seller's signature on the consumer guide to agency prior to marketing the property, Revised Code 4735.18(A)(9) as that section incorporates Revised Code 4735.55(A)(2), when he maintained an Exclusive Right to Sell Agreement that did not contain the correct fair housing language. Finally, in violation of Revised Code 4753.18(A)(6), misconduct as that section incorporates Section 1, Article 3 of the Canons of Ethics for the Real Estate Industry, when during the course of the Division's investigation, he failed to provide the Division, when requested, a copy of your brokerage trust account ledger.

Dawn Faye Ronski, salesperson, Swanton, Ohio, as the result of an investigation into a formal complaint, was required to complete 3 hours of continuing education in ethics and 3 hours of education in core law, as well as pay a \$200.00 fine for violations of Revised Code 4735.18(A)(6), misconduct, when prior to the filing of the confirmation of the sheriff sale for a

property, she provided buyers a "Knowing Your Options" Notice, which stated Fannie Mae was the owner of the subject property.

Ronald N. Russell, broker, Strongsville, Ohio, was ordered a public reprimand for violating Revised Code 4735.18(A)(6), misconduct as that section incorporates Section 1 Article 1 of the Canons of Ethics which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee, when he provided misleading and/or inaccurate information to members of the public concerning representation by a real estate agent..

(Continued in the March Issue)

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THANK YOU TO OUR GREAT AFFILIATES

American Budget Company

925 N. Cable Road
Lima, Ohio 45805
P: 419 – 227-5764 F: 419 - 227-0064
Chuck Bowen

Farm Credit Svc of Mid-America

1120 Elida Avenue
Delphos, Ohio 45833
P: 419 695-6000 F: 419 – 695-6007
Jennifer Riethman

Huntington National Bank

850 Shawnee Road
Lima, Ohio 45805
P: 419 226-6020 F: 877 258-9005
Gary Hollenbacher

Ask Amy Staging, LLC

17291 Heiland Kies
Botkins, Ohio 45306
P: 937-726-3341
Amy Zumberger

Fifth Third Bank

225 N. West Street
Lima, Ohio 45801
P: 419 229-4450/F 227-5638
Doug Swinehart

Kilco Title Agency

119 N. West St, Ste 101
Lima, Ohio 45801
P: 419 228-8989 F: 419 228-9111
Ed Pedlow

Beacon Mutual Federal Credit Union

2301 Allentown Road
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P: 419 228-4321 F: 419 228-2140
Heather O'Connor

Fifth Third Bank

2120 Harding Highway
Lima, Ohio 45804
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Kelly Ruen

Lawyers Title Agency

234 N. Main Street
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P: 419 228-3300 F: 419 228-3304
Shaunna Covault

Chase

121 W. High Street
Lima, Ohio 45801
P: 419 221-6988 F: 419 221-5991
*Beth Hawk, Christine Hines,
Rex Whetstone*

First Federal Bank

2565 Shawnee Road
Lima, Ohio 45805
P:419 221-1312 F:419 222-7434
Marlene Yant

The Lima News

3515 Elida Road
Lima, Ohio 45807
P: 419 223-1010

Curtis Gas Service

114 Candy Lane
Lima, Ohio 45805
Phone 419 234-2524
Larry Curtis

First Federal Bank

2600 Allentown Road
Lima, Ohio 45805
P: 419 224-2265 F: 419 221-3142
Lisa Harding

Midwest Appraisal

400 W. Sandusky Street
Findlay, Ohio 45840
P: 419 423-4787 F: 419 423-4276
Judy Lamberjack

Citizens National Bank

201 N. Main Street
Lima, Ohio 45801
P: 419 224-0400 F: 419 229-2095
Mary Ann George

First Federal Bank

230 E. Second Street
Delphos, Ohio 45833
P: 419 695-1055 F: 419 695-5749
Elaine Evans

Northwest Title Services

101 N. Elizabeth Street
Lima, Ohio 45801
P:419 222-1122 F: 419 224-6181
Chris DuBois

Invested Title Agency

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William "Sam" Kendall

First Lima Title Agency

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Pam Jennings

Rhodes State College

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Chris Cross

540 Title Agency, LLC

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P: 419 227-3423
Blaine Brock

First National Bank

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P: 419 384-9112 F:419 384-7507
B. J. Burden

Royal Cellular

1115 W. Robb Avenue
Lima, Ohio 45801
P: 419 225-6337 F: 419 225-6351
Don Alsept

ServPro of Lima

1930 Findlay Road
 Lima, Ohio 45801
 P: 419 516-4990 F: 419 516-4991
Cindy Nelson

Superior Federal Credit Union

1205 E. Kibby Street
 Lima, Ohio 45804
 P: 419 223-9746 F: 419 222-2945
Michelle Snyder

TopMark Federal Credit Union

3800 S. Dixie Highway
 Lima, Ohio 45806
 P: 419 879-1500 F: 419 879-2223
Michelle Modica

The State Bank

930 W. Market Street
 Lima, Ohio 45801
 P: 419-3361 F: 416 99746
Chrisa McGhee


Swartz Contracting

2262 Baty Road
 Lima, Ohio 45805
 P: 419 331-1024 F: 419 331-9524
Dan Maciejewski

The Union Bank Company

1410 Bellefontaine Avenue
 Lima, Ohio 45804
 P: 419 229-6500 F: 419 229-6502
Nanci Carrol

FEBRUARY 2012

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1	2	3	4
5	6	7	8 8:30 Meeting Board of Directors	9	10	11
12	13	14 	15	16	17	18
19	20 	21	22	23	24	25
26	27	28	29			



DID YOU KNOW?? That you can find all sorts of helpful information on the Board Website.

www.wcare.net

There is a list of all agents with their email addresses, a roster of all agents with phone numbers, a list of all affiliates with their information, upcoming continuing education classes that are scheduled, links to other useful websites that are very helpful to you. Check it out! You will be glad you did!