

OCTOBER 2011

O
B O A R D
N

NEAL OBRINGER
PRESIDENT

LINDA PAINTER-STEMEN
PRESIDENT-ELECT

JOE GUAGENTI
VICE PRESIDENT

ROXANN DUNNO
CHIEF EXECUTIVE OFFICER

PUBLISHED MONTHLY
BY

WEST CENTRAL
ASSOCIATION OF REALTORS®
400 SOUTH CABLE ROAD
LIMA, OHIO 45805-3112
(419)227-5432
(419)229-1842 FAX



2011 OAR PRESIDENT'S SALES CLUB

AWARD OF EXCELLENCE

\$5 Million in Sales Volume or 75 Sales/Lease Transactions

Debbie Lane, Cowan, REALTORS®

AWARD OF DISTINCTION

\$2.5 Million in Sales Volume or 50 Sales/Lease Transactions

Dave Beach, Cowan, REALTORS®

Dale Butler, Bee Gee Realty

Lynn Culver, Cowan, REALTORS®

Bob Gamble, Bee Gee Realty

Cindy Lienen, Cowan, REALTORS®

Jill Resor, Yocum Realty

Maria Sanko, *Real Living CCR*, REALTORS®

AWARD OF ACHIEVEMENT

\$1 Million in Sales Volume or 25 Sales/Lease Transactions

Cindy Alexander, Alexander Realty Svcs

Dawne Anderson, Cowan, REALTORS®

Sandi Azzarello, Azzarello's Realty

Tony Azzarello, Azzarello's Realty

Carol Bice, *Real Living CCR*, REALTORS®

Marla Bolen, Cowan, REALTORS®

Tammy Breneman, Yocum Realty

Julie Brodbeck, Cowan, REALTORS®

Mark Bush, Cowan, REALTORS®

Brenda Caprella, Yocum Realty

Jackie Caprella – Cowan, REALTORS®

Tim Carder, *Real Living CCR*, REALTORS®

Dick Clark, Dick Clark Real Estate

Barb Curtis, Cowan, REALTORS®

Dominic DeRose, Azzarello's Realty

Shelly Diepenbrock, Cowan, REALTORS®

Randall Faulder – Ron Spencer Real Estate

Debra Goodwin, *Coldwell Banker Plus One, Inc.*

Ralph Haggard, Ron Spencer Real Estate

Cyndi Hartsock, Hartsock Realty, LLC

Timothy Heinz, Yocum Realty

Dan Irwin, Irwin Real Estate

Teresa Irwin, Irwin Real Estate

Mark Jarvis, Yocum Realty

Ron Medaugh, Bee Gee Realty

John Mongelluzzo, Jr. – Yocum Realty

Donnie Nichols, Ron Spencer Real Estate

Lori Page, Cowan, REALTORS®

Linda Painter-Stemen, Cowan, REALTORS®

Ryan Place, Ron Spencer Real Estate

Duane Ridenour, Yocum Realty

Mary Jo Rupert, M. J. Rupert Realty

Krista Schrader – Schrader Realty

Paul Shenk, CCR, REALTORS®

Renee Smiley, Cowan, REALTORS®

Diane Spradlin, Cowan, REALTORS®

Pam Vickers, Yocum Realty

Michele Witham, Yocum Realty



WELCOME NEW AFFILIATE

ASK AMY STAGING, LLC

17291 Heiland Kies
 Botkins, Ohio 45306
 Phone: 937 726-3341
 FAX: 937 693-3588
 Amy Zumberger

West Central Association Membership Statistics

	Year to Date thru 9/15/2011	Year to Date thru 9/15/2010	Year Ending 12/31/2010
# Offices	59	63	62
# Primary Members	311	334	332
# Secondary Members	5	4	4
# Affiliates	25	26	25

West Central Association MLS Statistics

	Year to Date thru 9/15/2011	Year to Date thru 9/15/2010	Year Ending 12/31/2010
# Offices	77	79	82
Total Membership in Multiple	332	361	350
New Listings	1640	1754	3325
Closings	717	809	1548



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.

ANNUAL MEMBERSHIP MEETING

October 14, 2011

Voting may be done at the Board Office between 10:30 and 11:30.

A light lunch will be provided at 11:30 with the meeting starting at 12:00.

Please attend this meeting and network with the people you talk to on the phone as well as find out firsthand what is happening with YOUR Board.

Announcement of 2012 Officers and Directors.

SEPTEMBER 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	3	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	1	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

President Obringer called the meeting to order @ 8:30. President- Elect Linda Painter-Stemen, Vice- President Joe Guagenti, Dick Clark, Tim Stanford, Jim Kitchen, Veronica Fox, Sandy Foreman and Chris Fleischman were present. Dino Guagenti was absent.

There was a quorum.

Agenda approved.

August minutes approved.

August financial statements accepted for filing.

Approved new affiliate member: Ask Amy Staging, LLC. Botkins, OH

Approved Amendment Three to MLS contract

Approved Election committee consisting of Chairman, Steve Uncapher, Dawne Anderson, Dawn Arbeit and Veronica Fox.

Approved replacing Joe Guagenti on ROTY committee with Mary Jo Rupert.

Approved of renewing CD with Superior Federal Credit Union.

Approved splitting our RPAC entitlement funds of \$1556.68 between Joe Guagenti and Larry Vandemark's election campaigns for American Township Trustee.

Approved a three percent increase in wages for Kathy and salary for Roxann and new office hours of 9am to 5pm effective January 1, 2012.

Approved 2012 Budget and Local dues remaining the same.

The next meeting is scheduled for October 12, 2011

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MLS TIDBIT



SUPRA SYSTEM

If you do not have a SUPRA key in your name – you can not use the SUPRA lockboxes for your listings.

Supra has it in the lease agreement that keys are assigned to a keyholder and not to be shared. Therefore, if you do not have a SUPRA key you have no way to access the box.

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West Central Association of REALTORS®
announces the Nominees for the
2012 Officers and Board of Directors

President Elect—Joe Guagenti – Azzarello's Realty

Vice President (One to be Elected)

Tammy Breneman – Yocum Realty
Dino Guagenti – *Real Living* CCR, REALTORS®

Board of Directors (Three to be Elected)

Bruce Binkley – Oakridge Realty
Robin Clay – *Real Living* CCR, REALTORS®
Mike Collingsworth – Charter Realty, Ada
Kim Eilerman – Dick Clark Real Estate
Belinda Glenn – Yocum Realty
Tim Heinz – Yocum Realty
Dan Irwin – Irwin Real Estate
Lisa Quaintance – *Prudential* One, REALTORS®
Melinda Sebenoler – Cowan, REALTORS®
Karen Sparrow – Yocum Realty

Additional candidates for the offices to be filled may be placed in nomination by request, signed by the candidate, with the Executive Officer at least two (2) weeks before the election. No candidate shall hold more than one office position.

* * * * *



Effective Oct. 1, 2011, USDA loans will have an annual fee charged on a yearly basis. Come to the Shawnee Country Club on October 19 at 9:00 to learn more about the changes to USDA loans (One Hour Free C. E. credit). Breakfast will be provided by Elaine Evans, First Federal Bank, at 8:30. Please RSVP by Oct. 10 to the Board Office.

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KNOW YOUR CANDIDATE

These are the candidates as of September 18, 2011

TAMMY BRENEMAN – Yocum Realty - (Candidate for Vice- President) Tammy has been an active Realtor in the West Central Association since 1996. I received my Associates and Bachelor Degree from the University of North Western Ohio. I have been an instructor with Rhodes State College teaching the Real Estate courses since 2005. I have served on the Board as a Director and Chaired for the RPAC Committee. I make a great effort to make all of the “Board Events” to show participation and to learn as much as possible. I am running for this election to help continue my service, dedication, and desire for our board to be the best it can be.

DOMINIC GUAGENTI “Dino” – *Real Living* CCR, REALTORS® (Candidate for Vice-President) Dino is a native of Lima as well as a veteran of the local real estate market. He has been active in the Lima area real estate market for over twenty five (25) years. He became a REALTOR® in 2000. In 2005 he got his Broker’s License and opened his own Brokerage, CCR, REALTORS®. He has since opened a branch office at Indian Lake. Prior to entering into real estate, he was the owner/operator of a number of local businesses and restaurants. Dino is a graduate of Lima Central Catholic and has a Bachelor of Arts degree from the University of Cincinnati in finance and marketing. He continues to live in Lima with his wife and children as well as serve on the Board of Directors for Square Fair and the West Central Association of REALTORS® and be a member of CIAO. If elected, Dino would give voice to the needs and concerns of the members while helping our Board grow and evolve with the industry and community.

BRUCE BINKLEY – Oakridge Realty - (Candidate for Director) Bruce has been a REALTOR® for two (2) years. Bruce has lived in this area his entire life and married his high school sweetheart, Diane. They have three sons – Bob in graduate school in Memphis, Tn, Mike attending Wright State University and Dan, a senior at Spencerville High School. Bruce has a Masters of Arts Degree in business from Bluffton University and teaches business classes part time. He enjoys working with buyers, sellers and other agents.

ROBIN CLAY - *Real Living* CCR, REALTORS® - (Candidate for Director) Robin became a REALTOR® in December 2010. She has lived in this community for most of my life, and enjoys being a real estate agent in the community. She is married and has one son and one granddaughter. If elected, Robin would like to see every residential listing be put on supra key.

MIKE COLLINGSWORTH - Charter Realty - Ada Office - (Candidate for Director) Mike has been an active realtor since 2006. He received his degree in Ministerial Theology from the Berean College of the Assemblies of God in 1984. Mike was one of the co-founders of the International UAW Chaplaincy Program serving all 50 states of which he served as the Chairman for over 14 years, until his retirement after 35 years from Ford Motor Company in Lima.. He spent over 25 years in the Quality Department with the last 15 as an instructor/auditor in Statistical Process Control (SPC) methods. He is very experienced in new construction as well as commercial. From being on the church board and the building committee during the building of his home church in the early 1970's to being his own sub-contractor during the building of his own home in 1997. Mike also serves on the Ethics Committee of the West Central Association of Realtors. Mike's objective as a board member would be to help the board to continue to excel in all areas that it may remain a viable asset for all of its members.

KIMBERLY EILERMAN - Dick Clark Real Estate (Candidate for Director) Kim has been an active Realtor since March, 2000. Kim has spent over 11 years in the New Home Construction business in Marketing and Sales. She is currently serving on several MLS committees. Kim enjoys working with buyers and developing marketing strategies to help business growth. She has been a resident of Elida for the past 16 years. She and her husband Mike have two children, Matt & Jenn. Kim is interested in making sure the West Central Association of Realtors is able to assist its members with the tools, training and knowledge to be true Professionals in the Real Estate Industry.

TIM HEINZ - Yocum Realty (Candidate for Director) Tim has been a Realtor since the spring of 2004. He has been involved with the Golf Committee each year and on the WCARE Election Committee last year. Tim has received the OAR Presidents Award the past 6 years. Tim is married to wife Patricia who owns Cozy Corner Nail Spa. They have two boys, one at BGSU and the other just starting at OSU in Columbus. (Tim is originally

from Ann Arbor and having a real hard time with this OSU thing ☺.) Tim is also a Lifetime Member Retired from the PGA of America. He is interested in serving as a director to be a positive representative for the members.

DAN IRWIN - Irwin Real Estate - (Candidate for Director) Dan has been a REALTOR® since 2003 and is the manager of Irwin Real Estate in Ottawa. He is a recipient of the Award of Achievement in the 2011 OAR President's Sales Club. Dan and his wife, Cindy, have three grown children and three grandchildren. Dan would like to become more involved with the Board and feels serving on the Board of Directors is a good way to do that.

KAREN SPARROW – Yocum Realty - (Candidate for Director) Karen has been a REALTOR® since 2007 and has been with Yocum for over three years. Karen is married with two children and six grandchildren living within the Lima area. She graduated from Cincinnati Christian College in 1976 with a B.S. in Christian Education. Karen has lived in the Lima Area 26 years. She likes people and tries to keep everyday on the lighter side of life.

LISA QUAINANCE - Vandemark Realty & Associates – (Candidate for Director) Lisa has been a REALTOR® since April 2006. Since she has a background in social work, she strives to find people what they really want and just loves doing it. With her daughter being 15 and son 10, most of her spare time is spent with their school activities and sporting events. Lisa would like to make sure policy is determined to the best interest of everyone.

* * * * *

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

Officers



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

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Chris Fleischman	419-222-1212
Sandy Foreman	419-222-1212
Veronica Fox	419-222-3040
Dino Guagenti	419-222-0555
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THANK YOU

Veronica Fox for delivering the “yummy” lunch for the September Membership Meeting.

Thank You, also, Judy Lamberjack, Midwest Appraisal for speaking to our members about the changes taking place for Fannie Mae in appraisal procedures.

* * * * *

REAL ESTATE DISCIPLINARY ACTIONS

Missing Charles P. Zidian

REVOCATIONS/PERMANENT SURRENDERS/RESIGNATIONS

Karyn J. Buggs, broker, Shaker Heights, Ohio, as the result of an investigation of a formal complaint, had her license revoked, which commenced on May 02, 2011 for 3 counts of violating Revised Code 4735.18 (A). First, Revised Code 4735.18 (A)(5), failure within a reasonable time to account for or to remit any money coming into the licensee's possession which belongs to others, Revised Code 4735.18 (A)(27), failure to maintain a separate and distinct property management special or trust bank account and finally, Revised Code 4735.18 (A)(9), violation, failure to comply or willful disregard for Revised Code 4735.62(A) as it relates to exercising reasonable skill and care in representing the client and carrying out the responsibilities of the agency relationship. She was also fined \$1,000.00 for violating Revised Code 4735.18 (A)(6), misconduct, as it incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 5, for failing to represent her client competently. Finally, she was fined \$1,000.00 for violating Revised Code 4735.18 (A)(6), misconduct, as it incorporates Canons of Ethics for the Real Estate Industry, Section 1, Article 3, which provides that a licensee should provide assistance wherever possible to the members and staff of the Real Estate Commission and Division of Real Estate in the enforcement of the licensing statutes and administrative rules and regulations.

Trisha Carpenter, broker, Massillon, Ohio, as the result of a formal complaint had her license revoked, which commenced on August 31, 2011 for violations of Revised Code 4735.18(A)(6), misconduct as that section incorporates Revised Code 4735.58(A) and/or failed to maintain complete and accurate records of a transaction in violation of Revised Code 4735.18(A)(24). Further, Ms. Carpenter violated Revised Code 4735.18(A)(6) as that section incorporates Ohio Administrative Code 1301:5-1-13 and/or Revised Code 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics for the Real Estate Industry, Section 1, Article 3, for failing to cooperate with an investigation when she failed to provide the agency disclosure statement, copies of correspondence and/or any advertising after a subpoena was issued to her by the Superintendent of the Division of Real Estate and Professional Licensing pursuant to an investigation.

Judith A. Koob, broker, Columbus, Ohio, was fined \$5,000.00 and required to permanently surrender her broker's license, and she shall never reapply for brokers' licensure in Ohio for 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, for failure to personally oversee and direct the operations of her sole proprietorship. Ms. Koob was found in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates O.A.C. 1301:5-1-14, when she entered into an arrangement, either directly or indirectly, whereby she lent her name or broker's license for the benefit of another licensed salesperson, Revised Code 4735.18(A)(34) when she authorized or permitted a person not licensed as a broker, to act in the capacity of a real estate broker, and Revised Code 4735.18(A)(6), failure to deposit and/or maintain earnest money in her brokerage trust account. Additionally, Ms. Koob failed to maintain a separate and distinct property management special or trust bank account in violation of Revised Code 4735.18(A)(27), and failed to deposit and/or maintain rental deposits, security deposits and/or rent in a property management special or trust bank account in violation of Revised Code 4735.18(A)(6) as that section incorporates O.A.C. 1301:5-5-11(F). Ms. Koob was also found to have violated Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 5 of the Canons of Ethics which provides that a license should represent clients competently. Ms. Koob was in violation of Revised Code 4735.18(A)(9) as that section incorporates Revised Code 4735.55(A)(2), when she maintained an "exclusive agreement of representation" that did not contain fair housing language, and in violation of Revised Code 4735.18(A)(9) as that section incorporates Revised Code 4735.55(A)(3) when she maintained an "exclusive agreement of representation" that did not contain blockbusting language and failed to state that it is illegal. Finally, the above conduct also constituted a violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates the canons of ethics, Section 1, Article 4, which provides that a licensee should be knowledgeable of the laws of Ohio pertinent to real estate and should keep informed of the changes in the statutes of Ohio affecting the duties and responsibilities of a licensee.

* * * * *

THANK YOU TO OUR GREAT AFFILIATES

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Michelle Modica

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Nanci Carroll

OCTOBER 2011

<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	 Board Office 8:00 – 5:00	8
9	 Board Office 8:00 – 5:00	 Board Office 8:00 – 5:00	12 8:30 Meeting Board of Directors  Bee Gee - VW 12:00 – 4:00	 Board Office 8:00 – 5:00 Charter Ada 1:00 – 2:00	14 Annual Membership Meeting 11:30 Light Lunch 12:00 Meeting	15
16	17	18	19 1 Hr. Free CE Shawnee CC Breakfast 8:30 CE 9:00 <i>See Page 3</i>	20	21	22
23	24	25	26	27	28	29
30	31					