

# Bearings

a newsletter for GKAR MEMBERS  
December 2015



## At A Glance

### Committee Meetings

December 3<sup>rd</sup>

- [Broker Exchange Forum](#)

December 4<sup>th</sup>

- [Community Relations](#)

December 7<sup>th</sup>

- [Governmental Affairs](#)

December 8<sup>th</sup>

- [MLS/Technology](#)

December 11<sup>th</sup>

- [Risk Management](#)

December 16<sup>th</sup>

- [Board of Directors](#)

December 17<sup>th</sup>

- [Education](#)

## GKAR News

### GKAR Membership Vote - Proposed Bylaws Amendment and Capital Expenditure Request

There are two motions up for vote and the vote will be taken at the General Membership Meeting, Installation & State of the Association Holiday Luncheon, December 10<sup>th</sup>, 2015. [Read the Motions](#)

### Annual Operational Budget Meeting

GKAR Treasurer, Suzette Deaux will be hosting the Association's Annual Operational Budget Meeting on Tuesday, December 15<sup>th</sup>, 2015 from 1:00 pm - 1:30 pm at the GKAR office. All members in good standing are welcome to attend. The meeting will allow for any questions or concerns regarding GKAR's 2015 Operational Budget to be answered in person.

If you are able to join us on the 15<sup>th</sup>, please [click here to RSVP](#) or email [RobinP@gkar.com](mailto:RobinP@gkar.com), and we will send you budgetary information for you to preview prior to the meeting. Thank you for your great support of GKAR.

[Download 2016 GKAR Operational Budget](#)

### GKAR Proud to Announce its Members' Support of the Fair Housing Center of Southwest Michigan

"On Behalf of the staff and Board of Directors we want to thank each and every member of the Greater Kalamazoo Association of REALTORS® who contributed to the Fair Housing Center of Southwest Michigan. Your financial support is critical to our ability to carry out our mission of promoting integration and eliminating housing discrimination. We appreciate your shared commitment to these ideals and your actions that ensure all housing consumers have the choice to live and raise their families in communities of opportunity." - Bob Ells, Director

### 2015 December Dues Waived for REALTOR® Members

In honor of a successful year, the GKAR Board of Directors has made the decision to waive your REALTOR® user fees for December 2015. This decision was made in accordance with GKAR's Strategic Plan to lower the Association's taxable income.

### Let's Bring Veteran Scott Randolph Home

[Watch Scott's Story](#) | [Go to Scott's Page](#)

The goal is for the REALTOR® Family to raise the \$80,000 needed to return Scott to his Kalamazoo home and family. If every member donates \$88 we will reach our goal!

## At A Glance

### Events

December 10<sup>th</sup>

- [Installation & State of Association](#)

December 17<sup>th</sup>

- [Sounds of the Season](#)

January 21<sup>st</sup>

- Top O' the Mornin'

### Classes

December 16<sup>th</sup>

- [Course 1600](#)

# GKAR Events



## Installation & State of the Association Holiday Luncheon

Registration is now closed. For those attending, a recap of the details is below.

**Date:** Thursday, December 10<sup>th</sup>, 2015

**Location:** Arcadia Ballroom, Radisson Plaza Hotel

**Cost:** please choose one or more in lieu of a registration fee:

- Donation for Scott Randolph
- Canned/non-perishable food item for Kalamazoo Loaves & Fishes

**Schedule:**

11:00am - 11:30am	RPAC Reception for Investors \$100+
11:30am - 12:00pm	Check-In for all Members
12:00pm - 1:45pm	Plated Lunch & Program

**Program:**

- 2015 GKAR Committee Chairs and Committee Members recognition
- 2015 RPAC Individual Investors recognition
- 2015 RPAC Office Awards recognition
- 2016 Board of Directors take oath of office
- 2016 REALTOR® of the Year awarded

## Sounds of the Season

Thursday, December 17<sup>th</sup>, 2015 at GKAR at 4:00 pm

Join us for appetizers, refreshments, and music by the Maple Street Choir. This event is coordinated by the GKAR Education Committee at no cost to members.

[Click here to RSVP.](#)

# Upcoming Classes



## Course 1600 - 6 hour CE Course with 2015 Legal Update

December 16<sup>th</sup>, 2015 at GKAR from 9:00 am - 3:30 pm

Instructor: Jack Waller

Investment: \$55 for GKAR Members | \$65 for Non-Members

Breakfast, lunch, and materials included

[Register Now](#) | [Learn More About the Topics Covered](#)

## At A Glance

### Classes & Events

- [December Birthday Calendar](#)
- New Member Orientation  
Jan. 27<sup>th</sup>, 28<sup>th</sup>, and 29<sup>th</sup>

### Housing Reports

- [Cumulative Sales Report](#)
- [Mortgage Rates](#)

# Membership News



## Welcome New REALTOR® Members

Brittany Clark - Keller Williams Kalamazoo  
Chanda Curtis - Keller Williams Kalamazoo  
Bobbie DeGraaf - Carlson, REALTORS® and Development  
Sonya Escobar - Keller Williams Kalamazoo  
Daniel Fisher - Keller Williams Kalamazoo  
Michael Guidebeck - Golden Star Realty  
Julie Reisner - Keller Williams Kalamazoo  
Jasen Schrock - Century 21 Affiliated  
Mike Vander Ploeg - Keller Williams Kalamazoo

## Welcome REALTOR® Member Reinstatement

Tim Hafner - Jaqua, REALTORS®

## Welcome New Business Partner Office

Delta Media Group  
Jonathon Blood | Canton, OH | 330-493-0350  
Honor Credit Union  
Kim O'Donoghue | Kalamazoo, MI | 269-982-3232

## [Drops & Transfers - REALTORS®](#)

### Retiring - REALTORS®

Jeff Newman - Jaqua, REALTORS® (Milham)  
Steve Woollam - Callander Commercial (MLS Only)

### Quarter Century Club

Congratulations to Nancy Whitney, Cornell & Associates, who will reach 25 years with GKAR on December 17<sup>th</sup>!

## Keybox Corner

Reminder: green batteries are old batteries and should be replaced before a Lockbox is assigned to a listing.

When you change a battery on a Lockbox, you also need to update SentiLock's website with the battery change date.

[Download instructions to update the battery change date on SentiLock.com](#)

Test the Lockbox after a battery has been changed. The clock may need to be reset before it will function properly. Contact SentiLock Support at 1-877-736-8745 for a clock reset code.

# MLS News

## Complimentary Member MLS Training at GKAR

[Customization](#) - December 15<sup>th</sup>, 2015, 9:00 am - 10:30 am in the Classroom

- My Views
- My Saved Sorts
- My Quick Searches
- My Map Overlays

[Top 10 MLS Tips](#) - December 17<sup>th</sup>, 2015, 9:00 am - 10:30 am in the Classroom

- Dashboard Set-up
- Quick-Launch Dos & Don'ts
- Ranking Report
- Radius Searches
- Map Overlays
- Use OR/AND/NOT
- Save Your Print and Email Preferences
- Listing Activity Report
- Match Contacts
- Portal Invitation

Class sizes are limited. Reservations are required. Call (269) 382-1985.

## MLS System Changes Coming Soon

The Garage **Yes/No** and New Construction **Yes/No** fields will become required fields when entering Residential listings in the MLS system to improve searchability.

A new required field called **Source of SqFt** is being added to the MLS system. The selections will be Measured, Public Record, Prior Appraisal, Blueprint, Previous Listing, and Other – specify.

A new syndication option for Homes.com is being added as one of the checkbox options on the **Export** tab during listing input and in the Broker Syndication settings located under the **General Preferences** tab in the flexmls system. This will allow listings that have Homes.com checked to be automatically sent to the Homes.com websites.

# Peak Performance

## An Agency Disclosure is NOT a Buyer Agency Agreement

It's just that simple. We often hear of buyers having signed an agency disclosure, thinking that they have signed an agreement . . . and REALTORS® who think the same thing. Not true. [Learn more about Agency Disclosure](#)

Brought to you by the Risk Management Committee

