

Bearings

a newsletter for GKAR MEMBERS
September 2014



At A Glance

Committee Meetings

September 3rd

- [Equal Opportunity](#)

September 4th

- [Broker Exchange Forum](#)
- [Commercial](#)

September 5th

- [Education](#)
- [Community Relations](#)

September 12th

- [Risk Management](#)

September 15th

- [Governmental Affairs](#)

September 16th

- [MLS/Technology](#)

September 26th

- [Board of Directors](#)

GKAR News

2014 GKAR Elections

The GKAR Annual Election will be held online beginning Wednesday, September 24th through 5:00pm, Friday, September 26th, 2014. There will be no election meeting this year.

[View the Nominating Committee Report.](#)

There is still time to nominate a REALTOR® member for the GKAR Election ballot. All Nominating Petition Forms will be due by 4:00pm, Monday, September 8th, 2014. [View the Nomination Form.](#)

The final candidate list will be distributed along with the Official Notice of the Election on or before Tuesday, September 17th, 2014.

GKAR Board of Directors Announces a Reduction in Fees

Upon a recommendation from the GKAR Budget & Finance Committee, the GKAR Board of Directors approved reducing the REALTOR® Monthly User Fees from \$83 to \$73. This decision was made after careful review of the strong financial position of the Association due to increasing membership and the fiscal responsibility of your leadership. The reduction in the monthly fee is effective September 1st, 2014. We look forward to continued success and wish you a prosperous future.

REALTOR® Member Annual Dues Reminder

The 2015 Annual Dues billing statements were mailed to you on Sunday, August 10th and will be due to GKAR by 5:00pm, on Wednesday, September 10th. After the due date, there will be a \$25 late fee assessed to unpaid invoices.

There was no increase in GKAR, Michigan REALTORS® or NAR Annual dues. If you have any questions, please contact Kay at 382-1597, press 4 or KayA@gkar.com.

2014 Annual Fair Housing Conference September 17th

The focus of this year's Conference is removing barriers to create inclusive and accessible communities. [Details and Registration Form...](#)

At A Glance

Events

September

- [Birthday Calendar](#)

September 18th

- [Top O' The Mornin' REALTOR® Safety](#)

October 2nd

- [Super Shuttle](#)



Classes

October 2nd - 10th

- [Real Estate 101](#)

October 16th

- [Blast Off](#)

October 30th

- [Course 1500](#)

November 6th - 14th

- [Real Estate 101](#)

November 11th

- [NAR Ethics Training](#)

December 11th

- [Course 1500](#)

December 11th - 19th

- [Real Estate 101](#)

GKAR Events



Top O' The Mornin' REALTOR® Safety September 18th

Join GKAR's Education Committee for a series of safety speakers including local REALTOR® Barry Bond with some Tae Kwon Do tips! Breakfast will be provided beginning at 8:30am, speaker series begins at 9:00am. There is no cost to attend, but RSVPs are appreciated, email MeganS@gkar.com.

Super Shuttle to the Michigan Realtors® Convention & Expo in Grand Rapids

REALTOR® Members who attend 1 or more days of the Michigan REALTORS® convention running October 1st - 3rd, will receive a \$50 tuition reimbursement. The first 45 REALTORS® who provide proof of registration are eligible to ride on the super shuttle GKAR is taking to the convention October 2nd. There is no additional cost to ride the shuttle. You don't have to ride to receive the \$50 gift card. [Details...](#)

Congratulations Jill Kingsbury and Bill Rock 2014 GKAR Golf League Champions!

Jill & Bill won the league in stellar fashion by forcing a tiebreaker and outshooting their opponents.



Upcoming Classes

Blast Off Educational Conference

October 16th at GKAR from 9:00am - 3:20pm

Investment: \$38 for GKAR Members | \$43 for Non-Members

Multiple classes to choose from including 2 - 2014 legal updates, and 4 - 2 hour general continuing education classes

Breakfast & lunch provided

Registration Deadline: October 10th at 5:00pm

[Details...](#)

[Online Registration](#)

Course 1500

October 30th at GKAR from 9:00am - 2:45pm

6 hours of continuing education credit with 2014 legal update

Instructor: Woody King

Registration Deadline: October 24th at 5:00pm

Investment: Eligible for Member Benefit Con Ed Program

[Details...](#)

[Online Registration](#)

At A Glance

Classes & Events

September 8th

- [MLS Training w/ FBS](#)

September 9th

- [MLS Training w/ FBS](#)

September 16th, 17th & 18th

- [New Member Orientation](#)

November 11th

- [NAR Ethics Training](#)

Housing Reports

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

Peak Performance

- [New and Revised
GKAR Forms
Coming Soon to zipForm®](#)

Professional Standards

- [Understanding Agency:
"Twelve Agency Concepts
Every REALTOR®
Should Know!"](#)

Membership News



Welcome New REALTOR® Members

Jennifer Hopwood - Century 21 Advanced
Ginger Phillips-Sharief - Jaqua, REALTORS® (Drake)
Ashley Whitney - Jaqua, REALTORS® (Drake)

Welcome REALTOR® Member Reinstatement

Scott Ashbaugh - Five Star Real Estate
Thomas Doezeema - Time Line, REALTORS®
Brenda Kimberly - Five Star Real Estate

Welcome New Business Partner Offices

Affinity Lending Solutions
Beth Grochowski | (269) 321-3332 | www.AffinityLending.com | Portage, MI

Drops - REALTORS®

Bridget Venus - Jaqua, REALTORS® (Drake)
Tim Hyndman - Keller Williams Kalamazoo
Ruth Zuniga - Maurer Real Estate, LLC
Sandra Khan - Keller Williams Kalamazoo
Travis Grimsley - Berkshire Hathaway HomeServices MI (Stadium)
Roger Meekhof - Berkshire Hathaway HomeServices MI (Oakland)
Steve Young - Berkshire Hathaway HomeServices MI (Plainwell)

Transfers - REALTORS®

Shannon Cooper - i-Vest Real Estate Group to Keller Williams Kalamazoo
Jacqueline Devereaux - Berkshire Hathaway HomeServices MI (32nd St)
to Five Star Real Estate
Suzzette Deaux - Chuck Jaqua, REALTORS® (Milham)
to Jaqua, REALTORS® (Drake)
Charity Sodano - Evenboer-Walton, REALTORS®
to Berkshire Hathaway HomeServices MI (West Michigan)

Retiring - REALTORS®

Kathleen Kinnisten - Jaqua, REALTORS® (Milham)

Quarter Century Club

Congratulations to Jill Bertolissi-Everitt, Berkshire Hathaway HomeServices MI, for 25 years with GKAR on September 8th!

Ethics Training - Mark Your Calendar for November 11th

At GKAR - the Required Ethics training class with Jack Waller, NCI.
Approved for 3 hours of continuing education credit with legal update.
Registration form coming soon. Questions? Contact Paula Novess
at 382-1597, press 5 or PaulaN@gkar.com.

Keybox Corner

Reminder: green batteries are old batteries and should be replaced before a lockbox is assigned to a listing. [Details...](#)



MLS News



New and Revised MLS Policies

The Board has recently passed new and revised MLS Policies on [Marketing Remarks](#), [New Construction Listings](#), and the new [Auction Property Type](#) that will appear in the flexmls system on September 15th.

Reminder: FBS flexmls Training September 8th & 9th

Still not signed up for training on the new flexmls system? Use the links below to reserve a seat. Sessions are scheduled for 9:00am, 11:00am, and 2:00pm on both days and classes will last for approximately 1 ½ hours.

[Register for flexmls Training on September 8th](#)

[Register for flexmls Training on September 9th](#)

Changes to Areas K21 and K26

On September 15th, when the flexmls system is fully live and operational, Area K26 (Prairie Ronde Twp) will be merged into Area K21 (Schoolcraft). All listings that are in K26 will automatically be changed to Area K21.

[View Map](#)

Get Educated!

Congratulations SRES Designees

The following members earned their Senior Real Estate Specialist ([SRES](#)) Designation last month at GKAR.

Jane Carpenter	Carol Howard	Dawn Spencer
Sharon Collins	Gracie Kayany	David Veenstra
Colleen Dawson	Gabe Kester	Bill Virgo
Jim Douglass	George Kibler	Julie Walters
Susan Ells	Jerry Slater	Ashley Yonker
Tammy Graham	Orville Smith	Deb Young



Commercial Real Estate News

Importance of a Phase I Environmental Survey from ASTI Environmental - June 2014 Issue

A Phase I Environmental Survey is an essential part of the due diligence process in any commercial or multi-family real estate purchase. Completing a Phase I can protect the buyer from future liability from previous contamination. The following article provided by ASTI Environmental explains the importance of the Phase I, CER-CLA, what is an REC, and the how the benefits and securities provided by completing the Phase I outweighs the substantial cost to obtain. [Details...](#)