

I.W.V. REAL ESTATE VIEWS

Published by the Ridgecrest Area Association of Realtors®, Inc.
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July 2007

INSIDE THIS ISSUE

From the President

July - August Events Calendar

New or Revised C.A.R. Legal Memoranda

JULY – AUGUST EVENTS CALENDAR

Christmas in July – Members are asked to donate money to be used to support the Women’s Center shelter.

Installation Committee Meeting, Wednesday, July 25,
12 noon, Association office

Economic Development Committee Meeting, Thursday,
July 26, 2 p.m., Casa Java

MLS Committee Meeting Wednesday, August 8, 10 a.m.,
Association Office

Board of Directors Meeting, Tuesday, August 14, 12:00
noon, Association Office

Economic Development Committee Meeting, Thursday,
August 23, 2 p.m.

FROM THE PRESIDENT

Greetings Everyone

Sorry this newsletter is so late in coming. With all the new changes at the association, I have been overcome with events. David and I did not make the June Director’s meetings in Sacramento, so the C.A.R. Directors Meetings’ report and luncheon was canceled. I am attaching the Statewide MLS working groups report that we received to keep all of you in the loop. It sounds like that was the BIG issue at the Sacramento meetings.

Congratulation to our 2008 Board of Directors. Your next year board will be President David Eriksen, President Elect Carole Vaughn, Treasurer Debbie Ball, Secretary Ashly Palomino, 3 Year Director Vicki Rizzardini, 2 Year Director Kaye Glasco, 1 Year Director Anna Marie Bergens. I will continue next year as your Immediate Past President.

Please welcome new members Lauren DeGiorgio, Realtor®, Coldwell Banker Best Realty; William Schulz, Realtor®, Vaughn Realty; Laurie Sharr, Realtor®, Wil Bundy’s Real Estate; and Meshelle Turrietta, Realtor®, Western Holmes.

I would also like to welcome Gail Reed onboard as our new Association Executive. She has been training with Sandy all month and will be taking over on her own on July 31ST, 2007. Gail comes with lots of experience and glowing references. I’m sure she will do a fine job.

Sandy Nagel’s retirement party is July 31st. Please RSVP to Debbie Dibble as soon as possible. Sandy has been with us for 15 years and we need to all come and say our thank you’s and good by’s to her and wish her many happy retirement years.

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President’s column continued on Page 2

President's column continue from Page 1

Mark your calendars for Friday, November 16th, 2007. That is the date of the Installation Dinner. The theme this year is Mardi Gras. The tickets will be \$30.00 per person and it will be held at the Carriage Inn.

I am looking for a chairman for a new website committee. The committee will work with our website provider to keep our RAAR website updated with all our current information and events. If this sounds like something you would be interested in, please call me at 371-5762.

President's column continued on Page 2.

President's column continued from Page 1.

Anna Marie is working on Christmas in July/August for the Women's Shelter. The new shelter has 7 bathrooms. They used to have one. We would like to help them by purchasing new bath rugs, shower curtains, towels, etc. Anna Marie will be sending out flyers, so please help out with this worthy cause.

Please find attached a request form the Boys and Girls Club for sponsors to their up coming event. They do great things for our youth, so please try to support them.

I hope everyone is getting used to the new lock box and MLS system. I think I am finally getting over the learning curve and am getting used to it. The extra training really helped. Thanks to all for your patience in getting things set up. Don't forget if you need lock boxes they are now for sale at the board office.

Sincerely,

Joette Chantler, President

NEW OR REVISED C.A.R. LEGAL ARTICLES OR MEMORANDA

(Available on Legal's [What's New](#) and the [Legal Memoranda](#) pages on [C.A.R. Online @ www.car.org.](#))

Homeowners' Associations: A Guide for REALTORS®. (April 2, 2007). Two particular questions were revised: Question 29 on delinquent assessments and Question 47 on the pet restriction.

Abandoned Rental Real Property (April 4, 2007). This article includes the Notice of Belief of Abandonment form required by California Civil Code Section 1951.3. It covers the procedure for handling abandoned rental real property. This article is the companion article to the existing one, Abandoned Personal Property: Disposition of Items Left Behind After Termination of Tenancy.

Agency Disclosure and Confirmation (April 16, 2007). There have been no substantive changes to the law; however, Questions 8 and 9 have been added to clarify the relevant agency form retention requirements.

Limited Liability Companies in California (April 23, 2007). There have been substantive revisions to the Introduction as well as Questions 8, 11, and 12.

Deficiency Judgment Chart (May 1, 2007). The purpose of this brief chart is to provide a quick and easy guide to determine when a borrower may be liable for a deficiency judgment after foreclosure depending on the type of loan.

Mobile homes (June 19, 2007). This extensive legal article (78 questions and answers) provides a detailed summary of all the laws affecting mobile homes. It incorporates several new laws since it was last published in 2003 and many questions have revised or modified answers. There is also a new section on Taxation. Finally, several helpful links to the HCD, the California agency that regulates mobile homes, have been added.

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NEW OR REVISED C.A.R. LEGAL ARTICLES OR MEMORANDA

SB 800: California's Construction Defect Law (June 19, 2007) Question 4 was added to the legal article and the introduction was slightly modified.

Mechanics' Liens (July 2, 2007). This new legal article contains detailed information concerning the mechanics' lien process, who is entitled to a lien, how to remove a lien from title, information about preliminary 20-day notices, waivers, stop notices and more. The article also includes a link to a Mechanics' Lien Flowchart which summarizes the mechanics' lien process visually.

Licensing Chart for REALTORS® (July 9, 2007). This chart has been updated to reflect the changes in the law concerning mineral, oil and gas (MOG) transactions. There have been no other substantive changes; however, an introduction has been added and a few minor revisions have been made. The category "Sale of Certain Securities" includes a brief introduction explaining that the listed transactions are those for which a real estate broker's license is required but not a securities broker's license.

Member Legal Services has added a new case and case summary. In re Phelps, to the Real Estate Cases section of Legal Online. This 2001 case deals with Home Equity Sales Contracts and Mortgage Foreclosure Consultants laws.

Member Legal Services has added two new cases and case summaries, Segura v. McBride, and Boquilon v. Beckwith, to the Real Estate Cases section of Legal Online. These two cases both deal with violations of the Home Equity Sales Contracts Act.

Member Legal Services has added links providing information from the California Water Resources Control Board on Underground Storage Tanks (UST) and from the United States Environmental Protection Agency UST website to the Real Estate Law and Resources section of Legal Online. The old Underground Storage Tank Update legal article has been made inactive and removed from Legal Online.

2007 Board of Directors

Joette Chantler, President

David Eriksen, President Elect

Debbie Ball, Treasurer

Renee Whitman, Secretary

Anna Marie Bergens, Director

Kaye Glasco, Director

Vicki Rizzardini, Director

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