

LUNCHEON UPDATES!

The Membership Luncheon was held at the Red Lion and Kevin Conran, Bureau of Land Management, spoke to our members about home fire prevention.

Did you know that you should:

- a) create an easy access to your emergency water sources,
- b) use class-A asphalt shingles, metal, or clay tile roofing,
- c) cover the chimney or stove pipe with 1/4" screen,
- d) cover eave or exterior attic vents with 1/4" screen,
- e) remove "ladder fuels" that help fire leap from grass to tree tops,
- f) avoid planting evergreens or other flammable shrubs within 5' of structures. These burn intensely and can be receptacles for firebrands.

COMMITTEE REPORTS:

Renee Spurgeon announced that at the July luncheon there will be a silent auction to benefit RPAC.

Steve Butler reported a few interesting stats:

1. NAR membership increased by 5,320 in May to 1,126,599, 126,019 less than a year ago.
2. IAR membership decreased by 9 in May to 7,231, 1,396 less than a year ago.
3. GIFAR membership decreased to 431 from 517 a year ago, a drop of 86. It's been steady for 3 months.

GENIUS AWARD!

Beginning this month we had an intriguing question presented at the beginning of each luncheon, pertinent to REALTORS®. Just answer the question and drop your answer in the basket. The first 5 correct answers drawn will receive a \$10 discount on continuing education classes at GIFAR. This months winners were Ron Clawson, Sondra Ward, Renee Spurgeon and Sue Shadley. Study up!



DATES TO MARK:

- 6-24: GIFAR Broker Round Table, 8:30am, GIFAR Office
- 7-1: Rookie Breakfast, 8:30am, GIFAR Office
- 7-3: OFFICE CLOSED for 4th of July Holiday.
- 7-8: Fair Housing Seminar, Red Lion, Idaho Falls, ID.
- 7-8: SNRRMLS BOD Meeting, 8:30am, GIFAR Office
- 7-15: GIFAR BOD Meeting, 8:30am, GIFAR Office
- 7-15: GIFAR General Membership Meeting, location TBD
- 7-20, 21, 22: *Finally Home!* class for first time home buyers.
- 7-24: Continuing Ed (see below)
- 7-29: Continuing Ed (see below)

And the Luncheon Winners were! ----

- Full Page HOMETEAM Color Ad - Jennifer McCulloch
- \$25 Affiliate Prize, courtesy of the Association- Debbie Purcell, Idaho Title & Trust
- POST REGISTER 1/4 Page Ad - Georgia Meacham
- Full Page Color HOMESEEEKER Ad - Jennifer McCulloch

CENTURY 21 ADVANTAGE was this month's generous \$100 donor and Misty Brouillette was the winner. Congratulations to all our prize winners and Thank You to all our donors!

Next luncheon: July 15, 11:45am. - Place TBD

CONTINUING EDUCATION

(classes held at 1508 Midway, Ammon)

- 7-24: Forms 1 (E0490) 4 ceu, Maris Cukurs, instructor; 1-5pm
- 7-24: Commission Core 2009 (C2009), 3 ceu
- 7-29: 1031 Tax Deferred Exchanges in Our New Financial World (E0647) 3 ceu, 1-4pm, Craig Chagnon, CES, instructor.



APPLICATION FOR REALTOR® MEMBERSHIP

Michelle Reed Exit Realty Idaho Falls
Joshua South ERA Archibald Real Estate
(In accordance with the bylaws of the Greater Idaho Falls Association of REALTORS®, any member wishing to make comment concerning application for REALTOR® membership may do so in writing to the Membership Chair, Sondra Ward, 524-2121, Century 21 Advantage.)

MEMBERSHIP TERMINATION

Nathan Edwards from: C21 Greater LandCo
Toni Mason from: HomePointe Real Estate
Charlene Schwemmer from: Skandia Properties
Tamara Dayton from: C21 Advantage
Amber Carlson from: Re/Max Homestead
Russ Mengel from: C21 Advantage
Dustin Howell from: High Desert Realtors

MEMBERSHIP TRANSFER

Byron Price from: WinStar Realty
to: Rivertown Realty
Carmen Stanger from: Win Star Realty
to: Rivertown Realty
Teri Deardorff from: MVP Realtors
to: Exit Realty Idaho Falls
Dakri Bernard from: ERA Archibald Real Estate
to: Re/Max Homestead
James Randall from: Priority One Realty
to: WinStar Realty
Jacob Chutz from: Priority One Realty
to: WinStar Realty
Jeff Metcalf from: C21 Advantage
to: Re/Max Homestead

If you missed our recent RPAC fundraiser - a personality class taught by Tello Baird, well you missed a fun time - And profitable! \$160 in donations was raised for RPAC. At July's membership luncheon, there will be a silent auction for RPAC. Be there!



HUD Presents FREE Fair Housing Accessibility Training - July 8, Red Lion Hotel, Idaho Falls, ID. 8:30am - 5:00pm -



To register, visit www.fairhousingfirst.org and click on the "CALENDAR" link. For more information, contact Andrea metz, 703.747.5161. The class is at no cost, but you must pre-register.

Finally Home!, the class for first time buyers, was held June 13 at the Association office, 1508 Midway, Ammon, and there were 12 graduates! Thank you to our instructor, Brandon Taggart, along with Connie Schneiter, *Bank of Commerce*, and David Lloyd, *Advanced Inspection Services*. Next class will be July 20, 21, 22.. During a slow economic time, buyers need to gain confidence and what better way but through education? Encourage your first time home buyers to learn more!



Congratulations, Michelle Behrendt - for recently being awarded the National Association of REALTORS® Green

Designation, the only green real estate professional designation recognized by NAR



2009 IAR Business Conference & Expo

It's time to start making plans for the Idaho Association of REALTORS® Business Conference & Expo, September 16-19, 2009. This year's conference will be held at the Coeur d'Alene Resort. To reserve your room call the resort directly at 800-688-5253 and ask for the Idaho Association of REALTORS® group block. There are a limited number of discounted rooms available so don't wait!



Registration will open on-line June 16.

Go to idahorealtors.com for a preview of the schedule of events or a Sponsor/Vendor registration form.

Retirement 101 for Real Estate Professionals

By Richard Hammarstrom, Self-Directed Retirement Solutions, LLC

A Retirement Plan with Checkbook Control

Checkbook control means that you literally make your retirement plan investments by writing a check! How common-sense is that?

The typical IRA or 401(k) has a custodian who holds the “pursestrings.” Assume that this is your situation, and that you have found the perfect investment. One or two things can go wrong:

1. The custodian turns you down! They, in their Wall Street wisdom, determine the investment to be inappropriate, too risky or perhaps not within their particular guidelines, or
2. They agree to the purchase, but take too long to process the payment. So many excellent investments are time-sensitive. They delay and you lose out!

However, with checkbook control you decide the investment guidelines. You determine what is too risky. You, in your Main Street wisdom, make or purchase the investment that you know and understand! Most traditional custodians do not understand real estate investing, bridge loans, lease-options, the purchase at discount of a seller-carry loan, etc.

Now, perhaps you lucked out and do have a custodian who allows you to purchase real estate. Without checkbook control you have three problems every time you have a minor repair: 1) You have to fill out a form and transmit it to the custodian, 2) You pay a custodial fee for every check they write - no matter how small, and 3) the repair person has to wait as much as 1-2 weeks for their payment! With checkbook control you just write a check - end of story.

Next time: buying real estate in your retirement plan

#2 in a series. Email securelyretired@aol.com for previous articles or to submit questions. Self-Directed Retirement Solutions, LLC (www.TheTrueIra.com) offers personalized Roth IRA and 401(k) pension plans with checkbook control. They can be reached at 800/327-8800 or securelyretired@aol.com Note: this column provides general information only. Laws vary from one state to another. For advice on a specific matter, consult your attorney or CPA. The content and opinions are those of the author and not the publisher/distributor.

MR. MANNERS

Dear Members,

We are adding a new feature to our monthly newsletters. This feature is called “Dear Mr. Manners” and will address real estate etiquette. If you have questions or comments you would like addressed in the newsletter, please write to either Evan Cook at evans@ida.net or chiefeo@gifar.org.



First in our series of etiquette do’s and don’t’s is an issue near and dear to all of us. At a time when we have many more sellers than buyers, we all know the anxiety our sellers are feeling. When an appointment is made to show a property and then the agent doesn’t show up, this gives all of us as REALTORS® a bad name. As REALTORS®, we are the professionals, and letting a seller know that you will not be there to show is simple etiquette. A phone call or an email of explanation could be made. Take a minute to explain your absence or, at the very least, cancel. Perhaps the home had no curb appeal and the buyers did not want to stop. Or, perhaps you were running late and ran out of time. No matter what the reason, be courteous and let the selling agent know. Everyone will be glad you did. Until next month - Mr. Manners out!



NEWS FROM NAR - Changes to Code, MLS Policy

False and misleading statements. Standard of Practice 15-2 was amended and a new Standard of Practice was approved to strengthen members’ obligations to refrain from making false or misleading statements about competitors, including in use of social media tools.

The new amendment includes the duty to publish a clarification about, or to remove statements made by, others on electronic media the REALTOR® controls once the REALTOR® knows the statement is false or misleading. For example, if you’re publishing a blog and someone posts a false or misleading comment about a fellow REALTOR® on it, it’s your duty to remove the post or publish a clarification when you become aware of it.

Separately, the board approved a change to the NAR Bylaws, imposing the same duties on associations and MLSs as on members to not make false or misleading statements against competitors, competitors’ business practices, or competitors’ companies.

Internal News Service, from the National Association of REALTORS®, May 16, 2009

FAIR HOUSING MONUMENT

NAR will seek legislation calling for a National Fair Housing monument to be erected on National Park Service land adjacent to the NAR building in Washington in commemoration of the 40th anniversary of the Federal Fair Housing Act. NAR would seek support from other groups in connection with the development and maintenance of the monument.

