

REALTOR® Review

The Voice For Real Estate in the Capital Area

CAAR Present's \$17,000 Check to Land of Lincoln Honor Flight

At the July 17th Multiple Information Service Breakfast the Capital Area Association of REALTORS® presented a check to the Land of Lincoln Honor Flight. The Honor Flight program is a nation-wide network dedicated to providing all veterans who apply a free trip to Washington, DC to visit memorials honoring their service and sacrifice. All expenses for this one-day trip are the sole responsibility of the Land of Lincoln Honor Flight. Participating in the check presentation on behalf of CAAR were President-elect Don Cave and Community Service Committee Chair Kaye Brittin. Ralph Foster, Ground Operations Specialist, attended the presentation representing LLHF.

Each year, the Community Service Committee chooses one organization or cause to support. For the entire year, the association's charitable fundraising is directed toward that particular cause. This year

the cause that was chosen was the Land of Lincoln Honor Flight. Several fundraising efforts were undertaken by this Committee as well as the Social Committee beginning back in December. Some of these activities included the raffle of a sleigh full of

(Continued on page 2)



Chamber CEO Steward Sandstrom to Speak

Guest Speaker for CAAR Annual Business Meeting (September 25th)

Please join us for CAAR's Annual Business meeting on September 25th. Newly hired CEO and President of the Greater Springfield Chamber of Commerce Steward Sandstrom will be our guest speaker. Help welcome Mr. Sandstrom to our community and listen to his vision for our business community. Also, President Todd Musso will review some of the highlights for the year, recognize his Committee leadership and present some special recognition awards as well. This event will include the election of officers and directors for 2012/2013. The Annual Business Meeting will be held at Scheels (3801 South MacArthur Blvd, Springfield) on September 25th beginning at 11:30 a.m. with a lite lunch. The cost to attend this event is \$10.00. RSVP's are required. Please RSVP to voldfield@caaronline.com or 698-7000 by no later than noon on September 25th. ❖

July 2012
Volume 17, Edition 212

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**Capital Area
Association of
REALTORS®**

MISSION

*The Capital Area
Association of
REALTORS® helps its
members maintain the
highest standards of
professionalism and
achieve the highest
levels of success.*

NOTICE

Under the long established policy of the Capital Area Association of REALTORS®, IAR and NAR:

1. The broker's compensation for services rendered in respect to any listing is solely a matter of negotiation between the broker and the client, and is not fixed, controlled, recommended, or maintained by any persons not a party to the listing agreement.
2. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended or maintained by any persons other than the listing broker.

OFFICERS

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Todd Musso, GRI, SFR

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Philip Chiles, ABR, CRS, GRI

Chief Executive Officer

Daniel R. Sale, CAE, RCE, e-PRO

REALTOR® Review

NEWS & NOTES

CAAR Present's \$17,000... - (Continued from page 1)

alcohol, the sponsorship of miles to get to Washington DC and back at \$10 per mile, a very well attended "USO-Theme Show", the raffle of WWII reproduction posters along with a hole-in-one challenge and the sale of mulligans at the Summer Outing. Also, a portion of our sponsor fees from the Summer Outing went to this. All totaled, an impressive \$17,000 has been raised for this worthwhile cause. The actual contribution was directed through the Capital Area REALTORS® Fund administered by the Land of Lincoln Community Foundation. During the check presentation President-elect Cave praised the Community Service Committee for its hard work and successful fundraising. Thanks was also given to the many individuals and businesses that made financial and in-kind contributions to make this fundraiser a huge success.



Membership Dues Investment Due by August 1st

Invoices were disseminated earlier this month for 2013 local, state and national dues which will be due and payable by August 1, 2012. We are pleased to inform you that the local portion of your dues (i.e., CAAR) remain unchanged for 2013 at \$149.00 for REALTORS®.

Please note that "Payment Authorization Forms" on File with CAAR are for ONLY for Quarterly MIS Fees. Pay by phone with a Visa, MasterCard or Discover credit card. Pay online by logging into <https://mdweb.marketlinx.com/caar/> or deposit payment in black drop box behind CAAR's office building.

Late fees will be assessed at \$50 per month beginning August 2, 2012. Unpaid dues and late fees as of January 1, 2013 will result in automatic termination of membership. Members who notify CAAR by August 1, 2012 of their intent to drop effective 12/31/12, need NOT pay 2013 dues, however, such individual would be required to pay pertinent late fees if he or she later (but prior to 12/31/12) decided to renew. Members who paid 2013 dues then notify CAAR before December 31, 2012 of their intent to drop effective 12/31/12, will be refunded 2013 paid dues only.

That Pesky 3.8% Tax

We know that many of you continue to hear from your clients and colleagues about this issue. CAAR does too! Please read this section for information about this 3.8% tax that is scheduled to take effect in 2013.

Now that the Supreme Court has upheld the health care legislation, all of its major provisions remain in effect, including the new tax that was designed to affect upper income taxpayers. The 3.8% tax is imposed ONLY on those with more than \$200,000 of Adjusted Gross Income (AGI) (\$250,000 on a joint return). The tax applies to investment income, defined as interest, dividends, capital gains and net rents. These items are all included in an individual's AGI. A formula will determine what portion, if any, of these types of investment income would be subject to the tax. The tax is NOT a transfer tax on real estate sales and similar transactions.

(Continued on page 3)

News & Notes - (Continued from page 2)

That Pesky 3.8% Tax - (Continued from page 2)

Not long after the tax was enacted, erroneous and misleading documents went viral on the Internet and created a great deal of misunderstanding and made the tax into something far more draconian than the actual provisions.

The new tax does NOT eliminate the benefits of the \$250,000/\$500,000 exclusion on the sale of a principal residence. Thus, ONLY that portion of a gain above those thresholds is included in AGI and could be subject to the tax. REALTORS® should familiarize themselves with the tax, but should not advise their clients about the application of the tax. The amount of tax will vary from individual to individual because the elements that comprise AGI differ from taxpayer to taxpayer. For more in depth information go to www.REALTOR.org and conduct a keyword search using "3.8".

Officer & Director Nominees for 2013 are Announced

The CAAR Nominating Committee has announced its slate of Officer and Director candidates for 2013 effective October 1, 2012. The following individuals have been nominated to serve as officers of the Association:

*President	Don Cave	Coldwell Banker Honig-Bell
President-elect	Steve Myers	Myers Commercial Real Estate
Secretary/Treasurer	Mike Buscher, GRI	The Real Estate Group

* President-elect automatically becomes the President the following year.

The following individuals are nominated as Directors of the Association for three-year terms beginning October 1, 2012:

Kaye Brittin, ABR, GRI	RE/MAX Professionals
Lisa Ernst	The Real Estate Group
Kevin Jarvis	Century 21 Real Estate Associates

The following individuals were also nominated as Directors of the Association to fill out the remainder of existing terms:

Kim Elliott, CRS, GRI	RE/MAX Professionals
Jerry Skilbeck	Wrightsman-Musso, Ltd.

These nominations will be voted on at the Annual Business Meeting set for 11:30 a.m. September 25, 2012 at Scheels (3801 South MacArthur Blvd, Springfield). To RSVP for this event call CAAR at 217.698.7000 or email voldfield@caaronline.com. Download the full Nominating Committee Report at www.seehouses.com/newsletter.php. ❖

CAAR Annual Meeting

September 25, 2012

Scheels (3801 South MacArthur Blvd, Springfield)



Last Call for 2013 Volunteers

If you are interested in helping to set the course for your association in 2013 and would be willing to volunteer to serve please return the Volunteer Sign up Request Form for 2013 Committees today.



CAAR Members on 40 Under 40 List

Congratulations to the following CAAR REALTOR® and Affiliate members who were recently named to the Springfield Business Journal's 40 Under 40 list:

- Todd Musso, Wrightsman-Musso, Ltd.
- Kevin Jones, RE/MAX Professionals
- Brent Borah, Bank of Springfield
- Erick Flick, Hickory Point Bank & Trust



News & Notes - (Continued from page 3)

CAAR Sponsors

Diamond



Gold



Silver



Bronze



Chamber Hires Permanent President

Steward Sandstrom of Kalamazoo, Mich. Will Enter New Role Late July

SPRINGFIELD, IL - (June 20, 2012) - The Greater Springfield Chamber of Commerce will install a permanent leader, Steward Sandstrom of Kalamazoo, Mich., in late July. Sandstrom, a longtime chamber executive, was most recently president and chief executive officer of the Kalamazoo Regional Chamber of Commerce. He will take the reins from Val Yazell, who has been serving as interim president since May of 2012.



*Steward Sandstrom
CEO and President of
the Greater Springfield
Chamber of Commerce*

"Steward has an impressive background in leading chambers throughout the Midwest," said Lou Dixon, chairman of The Chamber board of directors. "His more than 20 years of chamber CEO-level experience will bring the depth of experience our 5-star chamber needs to move to the next level."

Sandstrom has 24 years experience in chamber management. He was president and CEO of the Kalamazoo Chamber for six years. Prior to that, he led chambers in Dubuque, Iowa; Petoskey, Mich.; West Allis, Wis., and was a chamber vice president in Bismarck, N.D. (See page 2 for full Sandstrom bio) He was extensively involved in the Kalamazoo community through work on numerous boards, advisory councils, and volunteer organizations. This included work with Kalamazoo Communities in Schools (KCIS), the Nurse-Family Partnership, the Poverty Reduction Initiative, the inaugural Kalamazoo Marathon Advisory Board, and the SW Michigan Boy Scouts Council. Professionally, he serves on the U.S. Chamber of Commerce's Council of 100 and the Board of the Michigan Association of Chamber Professionals (MACP). Additionally, he serves on the U.S. Chamber's Transportation and Energy Committees.

"I look forward to the opportunities and challenges that are sure to come with my newfound role in Springfield," said Sandstrom. "My service with the Kalamazoo Regional Chamber of Commerce was a very rewarding experience, and I am extremely proud of my team and our accomplishments over the past six years. I am eager to learn how I can best apply my experience and leadership style to the unique needs of this community."

As a major investor in the Q5 initiative the Capital Area Association of REALTORS® is looking forward to working with Mr. Sandstrom on issues that matter to the economic well-being of our community. CAAR wishes Mr. Sandstrom and his family the best on their relocation to the Capital Area. CAAR members are encouraged to attend the Annual Meeting on September 25th to welcome Mr. Sandstrom and hear his vision for the business community. ❖

News & Notes - (Continued from page 4)

Renewed Q5 Effort Well Underway

by CAAR CEO Dan Sale

As you may know, CAAR was a major investor in the first Q5 initiative (2007-2011), of the Greater Springfield Chamber of Commerce (GSCC), with an investment of \$25,000 annually. While the initiative fell short of its job creation metrics the timing of the initiative, in the wake of the financial collapse, played largely into this. While it may not have accomplished all of what it set out to there were many notable accomplishments and it laid some important groundwork. As a result, it was an overwhelming consensus of the business community that the initial Q5 effort has uniquely positioned the Capital Area to take full advantage of the pending economic recovery.

To this end, it was the consensus of the initial Q5 investors that a second Q5 initiative was necessary to maintain and build momentum. Your CAAR Board of Directors was in full agreement and late last year approved a motion to participate in the second phase with an investment of \$15,000 annually. As a side-note, I should mention that the RVoice program of the Illinois Association of REALTORS® participated in our fifth year contribution and it is our hope that their involvement will continue. I should also mention that some of our CAAR members are individual investors in Q5 as well. As your CEO and a member of the GSCC Board of Directors I am pleased to share with you that the second Q5 initiative has generated commitments in excess of the first Q5. The current level of commitments amounts to approximately \$1,041,000 annually, broken down approximately as follows: \$654,000 in private contributions; 265,000 in public contributions; and, 123,000 in-kind contributions.

The Q5 initiative is operated under the auspices of an Advisory Council Chaired by Tom Gihl. This body is responsible for the over all direction of Q5. Under the Q5 umbrella there are four specific councils that relate to the four primary areas of the focus of Q5. Each of these Councils (see below) has already met several times this year and have established 5-year targets (see Q5 Dashboard Performance Metrics on page 6). Each of these Councils have anywhere from 6-10 members and are made of some of the brightest minds in the community. One of our own members, Curtis Tillett of Coldwell of Banker Commercial Devonshire Real Estate, serves on the Business Development Council.

Quantum Growth Initiative Councils

The following Q5 councils have been established as follows:

- Community Impact Council - chaired by Jeff Ball
- Workforce Education Council - chaired by Charlotte Warren
- Diversity Development Council - chaired by Jackie Newman
- Business Development Council - chaired by Mike Pence.



Membership Survey Now Closed

Thank you to the 136 REALTOR® members who took the time to complete the recent membership survey. This reflects an impressive 25 percent of our membership which is considered quite good by survey standards. We will share bits and pieces of the results with you in various communications. A more detailed report will be available in the future.



Did You Know ...

According to CAAR's 2012 Membership Survey -

- 52% of REALTOR® members have a bachelor's degree!
- 56% of REALTOR® members are female
- 26% of our REALTOR® members hold a managing broker's license
- 67% of our REALTOR® members have been members for more than 10 years



(Continued on page 6)

Q5 DASHBOARD OF PERFORMANCE METRICS

<i>Program Area / Strategy</i>	<i>5 Yr Targets for Q5:</i>		<i>Other Metrics to Monitor:</i>	
Economic Diversification	1	5 new shovel-ready sites certified	1	Gross Metro Product
	2	Double the number of Project Innovation winners	2	Unemployment Rate
	3	Reach a solution on rail relocation	3	Per Capita Income
	4	Retention/Expansion of 1,500 jobs with wages above count average		
	5	500 visitations with Sangamon County employers yielding meaningful data & project leads		
Workforce Sustainability	1	Double YSPN membership to retain/attract young talent	1	Graduation rate at Springfield public schools
	2	35 new business/education partnerships w/K-12 districts	2	Percentage of freshmen at LLCC requiring remedial classes
			3	Achievement gap in K-12 schools
Community Impact	1	20% drop in downtown vacancies	1	Visitation numbers in Sangamon County
	2	Attract 250 volunteers annually for beautification projects	2	Local government infrastructure investment
	3	Improvement in development policy, including Developer's Agreement and City's Land		
Diversity Development	1	35 new affordable homes in East Springfield	1	Poverty rates
	2	Award 50 new micro-loans to minority businesses	2	Increase in available funds in the East Springfield TIF
	3	30 more minority representatives in leadership roles w/area organizations		
Transformation (Q5 Strategic Leadership Council)	1	High Attendance/engagement	1	Economic impacts from SLC activities
	2	3 key SLC objectives accomplished by December 2016		

COMMERCIAL REAL ESTATE NETWORK

CREN Sponsors



CARROLLTON BANK



CREN Luncheon August 21st

CREN members are invited to attend the next CREN luncheon scheduled for Tuesday, August 21st, beginning at 11:30 a.m. Mark Roberts with Go Web 1 will be the guest speaker. Special thanks to our sponsors **Springfield Business Journal** and **Bank & Trust**. To RSVP call 217.698.7000 or email voldfield@caaronline.com.

Be on the Lookout for the Annual CREN Directory

Please note that CAAR is in the process of finalizing the Annual Directory for the Commercial Real Estate Network (CREN). This directory lists those individual members of CREN along with their contact information as well as our Affiliate Sponsors of CREN and their representatives. We thank our CREN Sponsors for making this Directory possible.

News & Notes - (Continued from page 5)

Renewed Q5 Effort Well Underway - (Continued from page 5)

In addition to the four separate Councils there is a Strategic Leadership Council (SLC) which is made up of the fifty or so "Major Investors" of Q5. The purpose of the SLC is to provide feedback to the Advisory Council and also to serve as a think-tank and idea generator. Approximately 1/5th of the total Q5 budget is at the disposal of the SLC to put toward what it identifies as emerging opportunities. On behalf of CAAR President Todd Musso has a seat at this table. Recently, I had the opportunity to participate in a meeting with a subset of the SLC that was recently held at the Chamber with Steward Sandstrom, the new President and CEO, other chamber officials and other community leaders. While the Chamber has undergone some changes in its leadership over the past few months, with the addition of Mr. Sandstrom, it now appears to be refocused on the Q5 efforts. I came away from this meeting with a renewed vigor and excitement for the future of economic development in our community.

Blast from the Past

We hope you enjoy this month's picture from our association's archives. This month's featured picture is Phillip Gebben (Phil Gebben REALTORS®). Phil joined the association in 1965 and was president of the "Springfield Board of REALTORS®" in 1979. Phil retired from the association this year. Congratulations and best wishes to Phil on his retirement.

If you have an old picture or comment about a picture please share with us. ❖



*Phillip Gebben
1979 President*

TECHNOLOGY/MIS CORNER

Consumer Information Piece Available on Zero Lot Line



With stricter underwriting guidelines FHA financing is becoming more and more prevalent in the marketplace. In some cases FHA financing may be the only viable option for a duplex. However, if the duplex is zoned as a condominium this may serve as an obstacle to financing. As you may know, thanks to a recent zoning change in the Village of Chatham initiated by CAAR, most of the duplexes in Chatham are zoned as condos. With the zoning change condo owners now have the ability to convert their property to the zero lot line classification. Although the City of Springfield has had the zero lot line option for several years it too has many duplexes zoned as condos. In recognition of this important issue the CAAR Government Affairs Committee has been working with the RVoice program (formerly known as the IAR Advocacy program) to develop a consumer information piece to help educate duplex owners about this issue. Below is information contained in this postcard. Also, screen shots of the postcard are provided and an electronic copy of the postcard can be downloaded from <http://www.seehouses.com/file/zerolotline.pdf>. Copies of the postcard are available from CAAR.

Attention Duplex Owners

In our area duplexes can vary in the way in which they are zoned. They can be classified as individual parcels that share a common wall (what is known as a "zero lot line" or "attached"), or in some cases duplexes can be zoned as a condominium consisting of two units.

With many changes in the lending environment, conventional financing is becoming more difficult to secure. This has led to an increase in the reliance on FHA loan products. FHA loan products are generally not an option for condominiums. Duplex properties that are zoned as zero lot line are much more likely to receive approval for FHA financing.

Managing Broker Advertising Reminder

Managing Brokers are reminded of the current advertising requirements of the Illinois License Law. Obviously this pertains to all print advertising and is not difficult to comply with, however we have been advised that it also applies to Internet websites as well -- including Realtor.com and 0 company websites including IDX. Therefore if a Managing Broker has a property listed and it appears on their public website, Realtor.com or an IDX site, there must be a way to disclose their status as a managing broker. The IDFPR Director of Real Estate with IDFPR has indicated that firms (with the assistance of MLSs) need to be working with vendors to ensure compliance, but understands there will be a "transition" period needed for website changes. We are researching the best way to assist Managing Brokers with this requirement and will provide additional information very soon.

In the meantime please make sure all other advertising is in compliance, and consider adding something in the MLS public remarks section if you are a registered managing broker for an office/firm.

What is Zero Lot Line?

Zero lot line is essentially an imaginary line drawn through the center of a shared wall, as well as a dividing line that separates a duplex lot into two separate parcels. By dividing the parcel at the zero lot line, the duplex lot is split into two parcels of land (with separate tax id numbers), in contrast to condominium zoning in which the entire duplex lot is considered common area.

Zero lot line also provides for a waiver of interior, side lot set back requirements. Due to the nature of a shared wall (or party wall), the setback from the lot line would be zero. Dividing the lot into separate parcels allows homeowners more flexibility in financing, and more certainty as to the property they actually own.

It should be noted that not all properties will meet the necessary setback requirements (e.g., corner lots). Therefore, before investing money in this process one should make sure that the property meets all zoning and setback requirements.



(Continued)

Consumer Information Piece on Zero Lot Line

(Side One)



ATTENTION DUPLEX OWNERS

In our area duplexes can vary in the way in which they are zoned. They can be classified as individual parcels that share a common wall (what is known as a "zero lot line" or "attached"), or in some cases duplexes can be zoned as a condominium consisting of two units.

With many changes in the lending environment, conventional financing is becoming more difficult to secure. This has led to an increase in the reliance on FHA loan products. FHA loan products are generally not an option for duplex condominiums. Duplex properties that are zoned as zero lot line are much more likely to be eligible for FHA financing.






(Side Two)

WHAT IS ZERO LOT LINE?

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STEPS NEEDED TO CONVERT A DUPLEX FROM CONDOMINIUM ZONING TO ZERO LOT LINE ZONING:

- All affected parties must agree to the zoning change.
- Because the change will affect the homeowners on either side of the zero lot line, a party wall agreement will need to be developed.
- An agreement will also need to be reached to remove the properties from their classification as condominiums.
- Quit Claim Deeds will also be needed due to the changes being made to the legal description of each of the properties.
- A new survey of the property must be performed by a licensed surveyor, establishing the zero lot line as well as the specific dimensions of the new parcels.
- A title search will have to be performed for both new parcels.
- The new parcels will need to be recorded.

Your REALTOR® can guide you through the process!

Paid for by the Illinois Association of REALTORS®

Illinois Association of REALTORS®
522 S. Fifth Street
Springfield, IL 62701



Technology/MIS Corner - (Continued from page 9)

Managing Broker Advertising - (Continued from page 9)

Illinois License law

Sec. 10-30. Advertising.

(g) Those individuals licensed as a managing broker and designated with the Department as a managing broker by their sponsoring broker shall identify themselves to the public in advertising as a managing broker. No other individuals holding a managing broker's license may hold themselves out to the public or other licensees as a managing broker.

(Source: P.A. 96-856, eff. 12-31-09.)

Rules

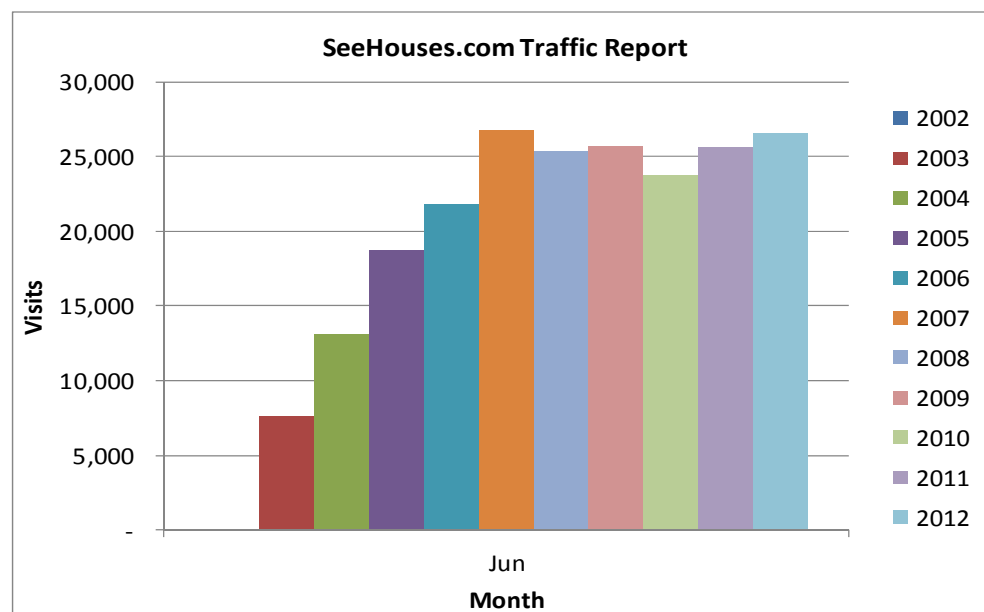
Section 1450.700 Managing Broker Responsibilities

(g) Effective May 1, 2012, those licensees holding a managing broker license and named as a managing broker with the Division shall indicate that status in any marketing or advertising that includes their name. Those licensees holding a managing broker license and not named as a managing broker with the Division shall not represent or hold themselves out as a managing broker, but only as a broker.

SeeHouses.com Traffic up 3.8 Percent in June

During the month of June 2012 there were 26,597 visitors to www.SeeHouses.com, reflecting an increase of 3.8 percent from the same period in 2011 when there were 25,616 visitors. YTD through June 2012 there have been 160,402 visits to the site, reflecting a 2.2 increase over the 157,019 visits during the same time in 2011.

Unique visits during June of 2012 amounted to 8,676, reflecting an increase of 5.9 percent over the 8,191 unique visits in June of 2011. YTD through June 2012 unique visits to the site have been 47,930, reflecting a decrease of 5.3 percent from 50,608 unique visits during the same time in 2011. ❖



**DISCOVER
YOUR
magic**

at the 2012
REALTORS®
Conference & Expo,
Nov. 9-12 in
Orlando.
Register by August
15 to save!

*Canadian topics available



 NATIONAL
ASSOCIATION of
REALTORS®

PROFESSIONAL DEVELOPMENT

NAR Quadrennial Code of Ethics Training

Members of the National Association of REALTORS® are required to complete Code of Ethics training of not less than 2.5 hours (150 minutes) upon admission to membership and then once every 4 years thereafter. The current four-year cycle ends December 31, 2012 (6 months from now). Therefore, if you have not fulfilled this obligation please take note of the 2012 schedule of classes being offered to fulfill this requirement. These courses offer 3 hours of elective CE credit, are sponsored by IAR in conjunction with CAAR and will be offered on the following dates:



September 20, 2012 1:00-4:00 p.m. (Instructor: Kerry Kidwell)
October 24, 2012 2:00-5:00 p.m. (Instructor: Kerry Kidwell)

This schedule can be downloaded from at http://www.seehouses.com/files/ce_codeofethics.pdf.

You may choose instead to take a home study course (3 hours elective CE credit). For more information please contact knichelson@caaronline.com. Or, you may take NAR's free online Code of Ethics training by going to: <http://mvp.realtor.org/?cid=MVP-COE-001>. (Please note that this online course fulfills your NAR Code of Ethics requirement but it does not offer IL CE credit for completing the course.)

AFFILIATE CORNER

CAAR Welcomes New Sponsor

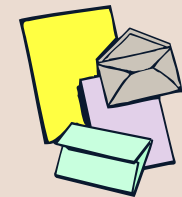
The Capital Area Association of REALTORS® welcomes a new supporter and participant into our sponsorship program. Welcome to Flooring of Springfield and its proprietor Jagdish Singh as CAAR's newest Bronze Sponsor. Flooring of Springfield is located at 2205 Wabash, Suite 102 and can be reached via phone at 217.698.1100 or via the web at www.flooringofspringfield.net. Thanks also to REALTOR® Jane Hay for introducing us to Mr. Singh.



FLOORING OF SPRINGFIELD

Be on the Lookout for the Affiliated Services Directory

Please note that CAAR is in the process of finalizing the Annual Affiliate Directory. This directory lists out our Affiliate members by service category along with their contact information. We thank our CAAR Sponsors for making this Directory possible. ❖



Newsletter Inserts

Flyers referenced in this newsletter and listed below may be downloaded at <http://www.seehouses.com/memb/newsletters.php>

Inserts

- ☒ CAAR Volunteer Form
- ☒ Code of Ethics Form
- ☒ Code of Ethics List
- ☒ Annual Meeting
- ☒ Nominating Report
- ☒ Zero Lot Line



GOVERNMENTAL AFFAIRS

Governmental Affairs Update

By Neil Malone, Governmental Affairs Director



Springfield Rail Issue Reaches Important Milestone

An important step has been taken with regard to the future of rail service in Springfield.

Many in the community have been deeply concerned since the announcement that higher speed rail would be connecting Chicago and St. Louis. While the issue has not yet been completely resolved, a huge step forward toward a viable consolidation strategy has occurred.

In late June, the draft Environmental Impact Statement (EIS) prepared by the Federal Railroad Administration (FRA) and the Illinois Department of Transportation (IDOT) confirmed that consolidating rail traffic on the 10th Street corridor would be a preferred option over continuing to use the 3rd Street route.

As important as this step is, it does not represent a conclusion to this issue. There is still much work to do between now and the end of the year. We must continue our advocacy efforts throughout the public comment period that will be taking place leading up to the Record of Decision.

The consolidation of rail service on the 10th Street corridor would bolster the economic development efforts currently occurring in the downtown business district, foster investment and opportunity in the Medical District, and provide the opportunity for transit based development and renewal on the near east side of Springfield. These things could be accomplished as the city is made safer by reducing the number of at-grade crossings, which put trains and pedestrians in dangerous proximity.

It is critically important that REALTORS® continue to work individually and collectively through CAAR, and the Q5 Strategic Leadership Council to reinforce the leadership efforts of Mayor Houston, County Board Chairman Van Meter, Senators Durbin and Kirk, and Representatives Schock, Shimkus, and Johnson. ❖

Congratulations to Our RPAC Raffle Winners

Thank you to those of you who purchased RPAC Raffle tickets. Through this raffle a total of \$6050 was raised for RPAC. Congratulations to Kathy Garst who won the Margarita Concoction Maker, Al Young who won the 32" LCD TV and Hank Helton who won the iPad. For the year CAAR has raised \$23,491 for RPAC. Last year, CAAR raised \$ for RPAC \$26,331. If you haven't had an opportunity to support RPAC yet this year the Committee is still accepting contributions and pledges and will be raising funds through October 1st. For more information contact a member of the Committee or CAAR staff.



MEMBERSHIP NOTES

New Members

The following individuals have been approved for membership in the Association, subject to completion of Orientation were applicable:

Designated REALTORS®

Larry Sapp Lincoln Land Development Company (Adding MIS & CREN Participation)

REALTORS®

Julie McCormick The Real Estate Group
Lerin Sapp Cunningham Lincoln Land Development Company

Local Affiliates

Frank Stefano US Bank Home Mortgage

MIS Participation Only

Matthew Swanson Matthew A. Swanson

CREN User

Melissa Vorreyer RE/MAX Professionals

TRANSFERS

RE/MAX Professionals

Patrick Rotherham (*from The Real Estate Group*)

DROP:

REALTORS®: Tanya Kimble, Julie McCormick, Bonnie Roth

Affiliates: Timothy Bricker, James Richter



Frequently Used Phone Numbers:

Capital Area Association of REALTORS®:

Phone: 217/698-7000
(centrex) 8000

Fax: 217/698-7009
(centrex) 8006

Websites:
www.SeeHouses.com
www.SeeBuildings.com

Illinois Association of REALTORS®

Phone: 217/529-2600

Fax: 217/529-3904

REALTOR®

Store: 800/529-2696

Member

Line: 800/752-3275

Website:
www.illinoisrealtor.org

National Association of REALTORS®

Phone: 312/329-8200

Fax: 312/329-8576

Website:
www.realtor.org

Office of Banks and Real Estate:

Phone: 217/782-3414

SentriLock:

Phone: 877/736-8745

support@sentrilock.com

<http://lockbox.sentrilock.com/>

MarketLinx:

Phone: 800/334-0831



CALENDAR

AT A GLANCE

August

1	2013 Membership Dues are Due	5:00
7	Break For Hot Topics	9:00
9	MIS Committee	9:00
	Education Committee	1:30
10	Finance/Exec Committees	9:00
14	Board of Directors	9:00
21	CREN Luncheon	11:30

September

3	Labor Day - Association Closed	
6	MIS Committee	9:00
7	Finance/Exec Committees	9:00
11	Board of Directors	9:00
14	Board Planning Meeting	9:00
18	Broker Mgmt. CE - Part 1	9:00-5:00
	CREN Luncheon	11:30
19	Broker Mgmt. CE - Part 2	9:00-5:00
20	Chair/Vice-chair Meeting	9:00
	Cont. Ed. ETH1519	1:00
25	Annual Meeting	11:30
27	Tailgate Party	4:30-7:30

October

1-2	IAR Business Meetings	
3-4	IAR Convention	
11	MIS Committee	9:00
12	Finance/Exec Committees	9:00
16	Board of Directors	9:00

*Capital Area
Association of
REALTORS®*

*3149 Robbins Rd.
Springfield, IL
62704*

*217/698-7000
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ANNOUNCEMENTS

Congratulations to CAAR staff person Vicki Oldfield who this month celebrated her sixth year with the association. Vicki is a valued employee and serves as CAAR's Receptionist and MIS Secretary.

The Association extends its deepest sympathies to **REALTOR® MT Vann** (Prairie Property Solutions) on the recent loss of her mother.

REALTOR® Store



Open House Flag

Available in Red or Blue
with white pvc flagpole
Stands about 5 feet tall

\$13.75

CAAR MONTHLY REPORT

Single Family Residential

Time Period	May 11	May 12	YTD 11	YTD 12
Listings Processed	476	526	2,110	2,255
Units Sold	320	362	1,118	1,295
Dollar Volume	41,939,294	49,650,546	144,198,024	169,733,881
Ave. Sale Price	131,060	137,156	121,379	131,069

All Property Classes

Time Period	May 11	May 12	YTD 11	YTD 12
Listings Processed	539	590	2,574	2,575
Units Sold	360	393	1,300	1,451
Dollar Volume	52,493,226	53,746,171	163,305,062	196,549,877