



AREA

ASSOCIATED REALTY OF THE AMERICAS

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November 2015 Newsletter

Date Change for 2016 Retreat. New dates April 17, 18, 19 (Details on Page 2)

Welcome Our Newest Members

AREA is pleased to welcome **Vicki Carpenter** of *Southwest Riverside County, California* and **Irv Ridd**, *Little Fort, British Columbia*.

Vicki was formerly a Legal Secretary and Paralegal (15+ years), transitioning into real estate in 1991. A leader in the industry and very knowledgeable in all aspects of residential real estate, she is highly regarded throughout the Southwest Riverside County Region, including tract, rural and wine country regions. Vicki also is the **Director of Training for Coldwell Banker ABR**, and manages one of its three offices located in Southwest Riverside County.



Vicki Carpenter

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Community is very important to her, as Vicki is very involved with local non-profit and business organizations, including, Mt San Jacinto College Foundation (Past President), Menifee Valley Medical Center Foundation (Past President), **California Association of REALTORS® (Director)**, **Inland Valley Assoc. of REALTORS® (Past President)**, **Menifee Valley Chamber of Commerce (Past President)** and **Southwest California Legislative Counsel (Director)**. In her spare time she loves to cook

and often offers up to charitable organizations her gourmet dinners, to the highest bidders, with all the proceeds going to the charity.

Irv Ridd has been responsible for leading the rapidly expanding Specialty Real Estate Property market in British Columbia, selling signature recreational development sites, islands, ranches, resorts, coastal, river and lakefront properties. Irv worked in commercial real estate with CB Richard Ellis in Vancouver. He was responsible for office leasing and investment sales, during which time he worked with significant institutional owners and global tenants in multiple unit transactions across Canada.



Irv Ridd

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Irv brings over 30 years and a wealth of management and sales experience to his position with **Cascadia Pacific Realty Ltd.**, understanding the nature of market fluctuations, trends and the subtleties of unique properties more thoroughly than anyone else in the Western Canadian real estate market. Many years of experience and professional contacts make him a valued addition to the AREA team and a solid partner for all of its members.



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Comments by Diana Bull

PLEASE NOTE: A conflict with the Mountain Regional Association Meeting was discovered and, after considerable effort to eliminate as many conflicts as possible we have settled on April 17-18-19 for the Retreat. See more information below.



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A REMINDER: John Smaby will be hosting a reception for AREA members at the NAR Convention in San Diego on Friday, November 13, between 2-4 PM. Carl will send a notice well in advance telling us where and the exact time.

Following the fabulous 2015 Retreat in Stowe, AREA sent members two surveys: one dealing with the location and timing of the 2016 Retreat; and the second, about potentially

changing the Monthly Business Call-in Meeting day and time. In addition, we asked for any other comments and learned something else that will result in a change at future Retreats.

THIS IS THE SUMMARY OF THOSE FINDINGS:



Location and Date

We are going to **Santa Fe, New Mexico** this coming April (approved by 80+% of the membership) and we will be staying at the wonderful **La Posada Resort** www.laposadadesantafe.com which is celebrating 135 years of continuous service on its 6 lushes acres in the very heart of Old Santa Fe. After reviewing the data regarding the best dates; the opinion of the majority was: April 11, 12, 13th. However new information regarding both regional and state meeting conflicts has caused us to change the dates to **April 17, 18, 19, 2016**.

The Business Call-in

As to the call: some members were willing to change to accommodate those who find the first Tuesday of the

month at 4:00 p.m. EDT a challenge. But the majority **60+%** said that we should keep the call-in where it has always been because any change will not alleviate the problem because others may well be affected.



More Free Time to Network

You have asked for more time for the members to mingle. One innovative solution for the 2016 AREA Retreat is that we have secured the Presidential Suite at the Hotel. (You know that they say that Grover Cleveland is reported to have stayed there. I am thinking it probably was Gene Hackman.) It will remain open during the entire event for members to congregate, have some food and drink and visit!

Also, the format this year will experience a slight change. The sessions will be noticeably shorter but also directed toward the goal to free up time for more personal interaction.

And, I am pleased to announce that **Jo Kenney** of Atlanta, Georgia, who did such a superb job in Stowe, will once again be our **Mistress of Ceremonies**.

Hotel rates are pegged at \$169 per night. That includes internet access, parking etc. Room Tax is additional. And our hostess, **Pat Pipkin**, who has heard all about the parade in New Orleans, says, "We can never top New Orleans and the beautiful job **Peter Patout** did in arranging that event. But we're going to try like heck with Mariachi's and a fiesta on the streets of Santa Fe. Ole!"

Once again the Retreat fee will be **\$390 for members and \$330 for non-members**.

See you in Santa Fe!

Renewal Coalition

Assisting Wounded Warriors & Their Families



Pat Fitzgerald
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By **Pat Fitzgerald**

I missed my first opportunity to attend an AREA Retreat because a group, the Renewal Coalition, of which I am a founding member in the Palm Beach area, held our annual week with the wounded warriors and their families. It looks like the Stowe Retreat was a great event and look forward to seeing you all in person in Santa Fe come next April. Since I couldn't make it, I was asked to write a short piece about what we do.



travel and even the small amenities are the total and complete responsibility of the Renewal Coalition.

Upon their return from active duty, it is a tedious experience to be in rehab, as the healing process takes time. The families of these soldiers are often uprooted from their homes and communities and are relocated to cramped hotel rooms or apartments near the hospitals. The emotional and financial adjustments military families are forced to make are often life altering. Their issues are often unrelenting. Renewal Coalition offers a relaxing week where they can step away from the hospital setting and various living conditions to reconnect and concentrate on being a family again.

It is a great honor to be a part of this program and, personally, very rewarding.



When our Wounded Warriors return from fulfilling their duties our mission is to assist them and their families in their transition from military to civilian life or back to active duty by offering a retreat experience at Florida residences with the intent of providing these special families a relaxed, pleasant, and welcoming environment.

We focus on the family sharing time together without the worries of expenses. Lodging, meals, entertainment, ground



The Jeanne Radsick "Sherlock Holmes" Deductive Reasoning Test



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Last month we showcased a photo of an object in the sky. **Ann Cummings** writes "I happen to have a picture of the same pink cloud and contrail like that in the newsletter. We were on the deck at the hotel (Stowe Mountain Lodge) sitting by the fire-pit when several of us took photos of that last peak of the sun reflecting on the cloud at the same time the contrail showed up." Well, you are correct except for one thing. The so-called "contrail" as we were advised by unknown government officials, may have been a Canadian weather satellite fired from their rocket launching center near Ottawa, but, unfortunately once the wick was lit, the rocket launcher slipped creating a new and unexpected trajectory and the system is now in a stationary orbit over Mexico. So, we cannot officially award her the prize of a weeks stay in Portsmouth, New Hampshire. Keep trying, though.

We all remember **Hans Hansson** of San Francisco, California (lower left with mustache and grey suite, sun glasses and big smile), who presented a check to the Special Olympics together with Ronna Brand of Beverly Hills to a very special guy who won the decathlon representing the USA during the Cold War. Who is that fine looking gentleman pictured below standing to the right next to Beverly Hill's **Ronna Brand** and what does he do today?



AREA members will have an opportunity to donate to this great cause. See the December Newsletter.



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A Look on the Legal Side

with Dennis Badagliacco

Dennis reminds us that he is not an attorney. "I work for a living". He is one of two members of AREA honored to be serving on the NAR Legal Action Committee, the other being **Diana Bull**.

Three significant legal issues:

1. CIBA v. City of San Jose The City of San Jose, CA passed a measure known as "inclusionary zoning" requiring builders to set aside a percentage of all units built in developments over 20 units for low income housing. After a series of contrary rulings the California Supreme Court ruled in favor of the City. Pacific Legal Foundation is taking the appeal to the US Supreme Court. At issue: can a City take property and require a builder to build lower priced units and thus force the builder to either lose money on those units or to add the cost of the subsidized units to all the other purchasers in the development. One can clearly see the potential ramifications if this case is allowed to stand. CAR and NAR have written Amicus Briefs supporting CIBA.

2. Another case of interest, the Pickford case alleges a real estate broker should have known a commercial property would not be approved by the City of Escondido for a Theater proposal. The real estate

broker told the buyers the City may not approve the use. The buyer is a real estate agent. At issue is how much warning does a Real Estate agent have to give to a buyer and at what point does a buyer have the obligation to pursue their own "due diligence".

3. From CAR's Legal Action: Independent Contractor Cases Update: In Bararsani v. Coldwell Banker, the case has been settled and gone through initial stages for approval. Coldwell Banker is not admitting wrong doing or misclassification as independent contractors and will continue to use independent contractors for licensed salespersons. The notices to former salespersons have been sent and the case will be finalized in January of next year.

Three Redfin cases involving the independent contractor issue are still pending including one with a PAGA claim that may not be included in arbitration. Three more employee cases involving commissioned salespersons that are employees were denied class action status due to their great differences in the way they work. Most if not all of these cases will be resolved in individual private arbitration.

The bottom line on this issue: STAY TUNED!