
REALTOR[®] NEWS

Web Site - greaternhrealtors.com

Issue No.229

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GNHAR MISSION STATEMENT

The mission of the Greater New Haven Association of REALTORS® is to serve our membership through programs, products and services which enhance knowledge, professionalism and profitability.

STATEWIDE MLS UPDATE

The new proposed Connecticut MLS Board of Directors met on July 21st to continue in the formation of a statewide MLS. The following actions were taken:

- Diana S. McDougall of Realty 3 Carroll & Agostini in Southington (mid-size firm) was elected to fill the vacancy created by Peter Guille's resignation and was also elected Secretary of the Corporation.
- Designated REALTORS® will be asked to contribute \$1,000 as seed money for the corporation and Interealty will also be approached to assist in funding the startup.
- Local Association will be contacted to recommend names of individuals who may be interested in providing temporary administrative support until a CEO can be hired. The duties of this position would include the following: prepare agendas and minutes for Board of Directors, prepare and deliver communications to Designated REALTORS®, act as a liaison between the Board and committees to vendors and facility providers, maintain an accounting system and make deposits and pay expenses as authorized.
- A subcommittee was established to meet with Interealty in August.
- The Bylaws were approved with minor changes made from those proposed by the Work Group. Changes included:
 - Adding an Article 1 titled Purpose that is the same text as Section 1.4 of the proposed Rules and Regulations
 - Modifying the Subscriber Director position on the Board of Directors to allow that person to hold a broker's license.
 - A cause for removal from the Board was added-missing of three unexcused consecutive meetings.
 - Committee members will be appointed by the Chair
 - The fiscal year will be the calendar year
 - Amendments to the Bylaws will require approval of 80% of all of the Directors (not 75% as originally proposed).

While the Board of Directors of the proposed statewide MLS are working to develop a product to be offered to the Associations, The Associations will still need to have membership votes to amend the Bylaws to go forward or to remain as is. At the present time, a couple of Associations have stated that they do not wish to go forward with a non-Association involved entity.

We will keep you updated as soon as we have further information.

GAD Report

Government Affairs

Directors News

July and August, 2005

GNHAR has engaged the Government and Public Affairs consulting firm of Evans & Associates, LLC as a local Government Affairs Director (GAD). The experience of David Evans Esq., Audrey Wasik and Fred Knous exceeds 75 years in the field of government relations.

In July, your **GAD** team is headed to this year's National Association of Realtor's **2006 GAD Institute** in Tucson, AZ. This annual conference provides an educational and networking forum for local government affairs directors throughout the nation. Representatives from various realty associations gather to exchange information, techniques and strategies regarding numerous state and local issues affecting the realty industry. Housing viability, eminent domain and local land use restrictions will be among the many issues discussed. This in-depth three day conference provides an invaluable presentation and exchange of ideas to enlighten and enable the **GAD** team to better represent GNHAR and its membership.

The 2005 Connecticut General Assembly concluded its regular legislative session on June 8th at midnight. One proposal, suggested by the **GAD** team, which would have required local notice of zoning text changes to affected property owners, nearly passed in the final hours. This legislative proposal would have required town planning and zoning commissions to undertake a town-wide mailing to local property owners whose land could be impacted by the proposed zoning text changes.

The Town of West Haven's Planning and Zoning Commission is continuing to review potential zoning text changes. Having completed a series of weekly workshops to solicit comments from the public, the Commission is expected to

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POWER LUNCH SERIES

Our next Power Lunch will be presented on Wednesday, September 14, 2005 at 11:45 AM at the Association Training Center.

The speaker will be Dr. Susan Rzcudlo, ND, President and Director of The Center of Natureopathic Medicine, LLC. Dr. Rzcudlo's will speak on Stress and its effects on our health as well as Stress Management options and Naturopathic Techniques.

Reservation forms will be mailed shortly....Reservations are limited so please sign up immediately upon receipt.

If you are unable to attend, please give us 24 hours notice.



The Greater New Haven Association of REALTORS®, Inc.
Phone: (203) 234-7700 Fax: 234-3980

Officers of the Association

President.....Lee McParland
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Thank You

To the following companies who have extended their generosity by Sponsoring Association Functions

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INTEREALTY TRAINING SCHEDULE

PLEASE NOTE: CLASSES & TIMES MAY CHANGE. YOU WILL BE CONTACTED IF YOUR CLASS HAS BEEN CHANGED OR CANCELLED. THANK YOU!

Please fill out the form below and mail a \$10.00 REFUNDABLE CHECK payable to GNHAR. There are a limited number of seats available! Thank you!

Thursday, Sept. 7, 2005	MLXchange I	9:30-12:00	LIMIT 10
	CMA	12:00-1:00	LIMIT 10
Monday, Sept. 19, 2005	MLXchange II	9:30-11:30	LIMIT 10
	Designer Tools*	12:30-3:30	LIMIT 8
Wed., Oct. 5, 2005	MLXchange I	9:30-12:00	LIMIT 10
	CMA	12:00-1:00	LIMIT 10

***YOU MUST FIRST TAKE MLXCHANGE I, CMA & MLXCHANGE II TO REGISTER FOR DESIGNER TOOLS.**

ALL THE ABOVE CLASSES REQUIRE A \$10.00 (REFUNDABLE) CHECK AND A 24 HOUR CANCELLATION NOTICE IS REQUIRED

(CREDIT CARDS ARE NOT ACCEPTED).

SORRY, WE CANNOT ACCEPT ANY REGISTRATIONS WITHOUT A CHECK!

MAIL CHECK TO: Greater New Haven Association of REALTORS, Inc., 127 Washington Ave., West Bldg, Lower Level, North Haven, CT 06473. ATTENTION: ROSEANN

NAME	COMPANY	PHONE #	DATE OF CLASS & TIME

GAD REPORT CONTINUED

finalize the proposed changes and schedule public hearings in late July and/or early August. A vote is expected at the conclusion of the hearings.

Open space set-asides continue to be the focus of discussion in a number of Connecticut Towns. Having rejected a proposal that would have mandated setting aside a percentage of open space in future subdivisions, the Planning and Zoning Commission of one area Connecticut town recently grappled with the possible transfer of open space in a 28 year-old subdivision to a proposed homeowners association.. A large number of present-day homeowners are objecting to the delayed formation of an association which would be charged with land remediation and maintenance.

Finally, the Hamden Planning and Zoning Commission is beginning an examination of its subdivision regulations. On June 21st the Commission offered a power-point presentation on potential subdivision changes. The Commission is expected to schedule public hearings on proposed changes.

Two members of GNHAR's GAD team, Audrey Wasik and David Evans, were in attendance at the **2005 National Association of Realtors Government Affairs Directors Institute in Tucson Arizona, July 14-16**. This annual conference featured top quality speakers who addressed a variety of diverse topics impacting the realty industry on the state and local level. Among topics discussed were ; Eminent Domain, Conveyance Tax, Impact Fees, Affordable Housing, Local and State Networking, Education Issues, Grass Roots and NAR's view of priority national issues, including national bank preemption over state law. Also in attendance from Connecticut was, **CAR's Government Affairs Director Tim Calnen**, who did an outstanding job as a presenter during the conveyance tax panel presentation.

Reflected in the presentations and breakout discussions was how realtors are becoming increasingly proactive in many areas such as: organizing and raising funds and support for their efforts, relentless opposition to the TABOR (Taxpayer's Bill of Rights) movement, supporting ballot questions to rescind the Conveyance Tax legislation (Colorado and Connecticut), as well as opposition to unfriendly transportation policy positions. Included in the panelists was the CEO of The Campaign For Affordable Housing – "a

national organization that coordinates and assists state and local housing groups to conduct public education campaigns to dispel the myths and put forth the truth about the benefits of affordable housing and mobilize support for pro-housing policies." In addition, detailed presentations on this subject were presented regarding realtors' commendable efforts in Kansas, and Illinois.

Realtors are active Chamber of Commerce members and a constant theme of the conference was to build coalitions with Chambers and Home Builders Associations as well as other organizations which support the broad interests of Realtors. The **GAD** team continues to work closely with area **Chambers** and the **Connecticut Homebuilders Association**

Since Connecticut, like many other states, continues to grapple with the affordable housing issue, the **GAD** team has begun planning a half-day conference on Affordable Housing, similar to the **GNHAR sponsored Smart Growth Conference** scheduled for September 16th in Meriden.

On the local scene, despite strong opposition from the **Greater New Haven Property Owners Association (GNHPOA)**, **GNHAR** member realtors and local landlords, the **New Haven Board of Alderman** this week voted to institute a new ordinance which will subject rental properties to mandatory inspections and licensing fees. The measure passed by a very narrow margin after lengthy and contentious debate. **GNHPOA** is expected to challenge the ordinance in court.

Hamden's Planning and Zoning Commission is considering a proposal which would require a mandatory affordable housing set-aside for new multifamily developments. All new multifamily developments of five units or more would need to provide 20 percent of all units to be classified as "affordable" for 40 years. The affordable unit set-aside would be mandatory, and the town is not offering any incentives, such as density bonuses. The **Home Builders Association** and others are actively opposing this incentive.

Finally, Southington's Planning and Zoning Commission is exploring the legality of a town-wide moratorium on all residential development and down-zoning.



2005 GNHAR CHARITY GOLF TOURNAMENT

To be held at the Laurel View Country Club on Monday, September 12th. Details and reservation form attached on pages 6 & 7.

Please note payment must be received no later than August 31st.

Tee/Green Sponsors are needed.....sponsorship is \$100.....This years proceeds will benefit John Tartaglio a Milford resident. See flyer for details.



ATTENTION ALL MEMBERS!!!!

MLS member fees were billed out the beginning of July. They are now past due!!! Individual computer access will be denied if not paid by the end of August. The fee will then become a company responsibility and company access will be denied in September.

Also, MLS office fees are past due. Please remit immediately if you have not done so.



The Connecticut Home Browser A Real Estate Buyers Guide

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Bi-weekly with Covers in FULL COLOR
Call now to reserve your front cover plus your property will be featured on the GNHAR web site as "Home of the Week"

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The inside back cover is available in FULL Color @ \$200 per issue

ADVERTISING DEADLINE FOR THE NEXT ISSUE IS THURSDAY, AUG 18, 2005

**CALL JOAN QUINN
(203) 234-7700 VM 14
FOR DETAILS**

RESPA

(Real Estate Settlement Procedures Act)

National Association of Realtors

Real estate brokers and agents must comply with the Real Estate Settlement Procedures Act, or RESPA. Violators of RESPA may receive harsh penalties, including triple damages, fines, and even imprisonment.

Here are a few examples of what **RESPA ALLOWS:**

Allows: A title agent to provide, during an open house, a modest food tray in connection with the title company's marketing information indicating that the refreshments are sponsored by the title company.

Allows: A home inspection company to sponsor association events when representatives from that company also attend and to post a sign identifying its services and sponsorship of the event.

Allows: You to jointly advertise with a mortgage broker if you pay a share of the costs in proportion with your prominence in the advertisement.

Allows: A lender to pay you fair market value to rent a deck, copy machine and phone line in your office to pre-qualify applicants.

Allows: A hazard insurance company to give you marketing materials such as notepads, pens and desk blotters which promote the hazard insurance company's name.

Allows: A title agent to pay for your dinner when business is discussed, provided that such dinners are not a regular occurrence.

DISCLAIMER: The DO's and DON'Ts examples listed here are just that, only examples.....They are not all-inclusive and small variations in the facts can lead to different outcomes. They also do not take into consideration any additional regulations that may have been imposed in our state. Consult a lawyer familiar with RESPA for specific advice.

For additional information on RESPA visit:
www.realtor.org/RESPA
National Association of REALTORS®

Here are a few examples of what **RESPA PROHIBITS**

RESPA prohibits giving or receiving anything for the referral of settlement services, subject to certain exceptions.

Prohibits: A title company from regularly providing dinner and reception for real estate agents.

Prohibits: Acceptance of discounted or free business equipment, such as a free lock-box.

Prohibits: Acceptance of reimbursement of the cost for an open house lunch from a mortgage broker who doesn't display any marketing materials at the event.

Prohibits: Acceptance of a dinner paid for by a home inspector who doesn't attend the dinner to market his/her services to you.

Prohibits: Acceptance of contributions from a title company to offset the cost of a real estate agent's promotional event except to the extent of the value of any marketing done by the title company during that event.

Prohibits: Accepting gifts from mortgage brokers, such as paying your greens fees.

Prohibits: A mortgage broker or title company from paying for your tickets to a sporting event.

Prohibits: Participation in a tropical "get away" weekend, the cost of which is underwritten by a title company, during which only two hours is dedicated to marketing by the title company and the remainder is recreation.

Don't EVEN accept payment from a mortgage lender just for taking a loan application.



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2005 GNHAR SPONSOR

ALERT

CONTAMINATION OF PRIVATE WELL WATER WITH NATURALLY OCCURRING ARSENIC

A memo from the Connecticut Dept. of Public Health, Div. of Environmental Epidemiology and Occupational Health, dated July, 2005, has recommended that local health directors include arsenic as a required test for private well testing.

WHAT IS ARSENIC? Arsenic is a metal that has no smell or taste. Only a specific water test can determine the presence and concentration of arsenic in well water. Some useful information on arsenic and arsenic testing is included below. For more information, call your local health department or the Connecticut Dept. of public Health (860) 509-7742.

WHAT ARE THE POTENTIAL HEALTH EFFECTS OF ARSENIC IN DRINKING WATER?

The Environmental Protection Agency (ERA) and expert scientific committees have classified arsenic as a human cancer-causing agent. The EPA recently lowered the drinking water standard for arsenic because of concerns about possible cancer risks at exposure levels near the old standard. Research indicates that people living in areas when arsenic concentrations are very high are more likely to have bladder, lung, or skin cancer. These results of arsenic exposure developed after many years of exposure.

WHY TEST WELL WATER? Because arsenic is naturally present in bedrock, and because groundwater in some areas is contaminated with arsenic, surveys of water wells have been conducted in several New England states, including some areas of Connecticut. Results of a recent study conducted by the U.S. Geological Survey (USGS) indicate that some Connecticut bedrock drinking-water wells can exceed the Environmental Protection Agency's (EPA) new drinking water standard for arsenic of 0.01 milligrams per liter (mg/l). Though the extent of this contamination is not well known, the number of affected wells is thought to be relatively small.

HOW DOES ARSENIC GET INTO DRINKING WATER?

Depending on local environmental conditions, arsenic can leach from soils or mineral deposits into groundwater. However, the extent to which this occurs in Connecticut bedrock wells is uncertain. Surveys in Eastern Connecticut have found that contamination is not widespread, but also, not predictable.

Continued on Page 5

Tiger Home Continued from Page 4

HOW CAN YOU FIND OUT IF A WELL IS CONTAMINATED? The only way to know if a well is contaminated is to test the water.

HOW CAN YOU KNOW IF YOUR BODY HAS TOO MUCH ARSENIC? Although these are tests for urine and hair, results from these are difficult to interpret and, according to the American Medical Association, are unreliable. Consequently, the best way to find out if you are being exposed to excessive amounts of arsenic is to test the well water you drink.

HOW MUCH ARSENIC IS SAFE TO DRINK? The federal government sets safe-drinking-water standards for public water. The EPA recently lowered the arsenic drinking water standard (i.e. the Maximum Contaminant Level, or MCL, to 0.01 mg/l). Because this new standard is the maximum considers safe for long-term consumption, the Dept. of Public Health supports 0.01 mg/l as a health-based guideline for private wells.

WHERE CAN I HAVE MY WELL WATER TESTED FOR ARSENIC? You can have your water tested through Tiger Home and Building Inspections or at any state-certified water testing lab. A current list of certified labs can be obtained from your local health department or from the Dept. of Public Health website: www.dph.state.ct.us/BRS/Environmental_Lab/instatelablist.htm

SOLUTIONS: If the result of the test is more than 0.01 mg/l arsenic (the EPA public water standard), it is recommended that you consider using bottled water from drinking or cooking. It is safe to wash in arsenic-contaminated water because very little arsenic gets into the body through the skin. It is also safe for laundry, gardening, etc. because arsenic does not get into the air. You can also install a treatment system to purify tap water for drinking or cooking.

Note: Arsenic can be removed with a reverse osmosis type of water treatment system, a distiller, or a filter bed of activated alumina. Because it is not necessary to treat all of the water in a house, treatment needs can be met by installing a "point of use" treatment system at a convenient location at the kitchen sink, or the water tap on the refrigerator and ice-maker. A reverse osmosis system costs approximately \$1,000 installed.

TOWN OF GUILFORD

As a result of the state's memo, the town of Guilford (the one town we know to date), is "immediately requiring arsenic to be included as a required test for private well testing for new construction and property transfers.

Please feel free to call Tiger Group Inc. with question or to discuss these issues further.

Note: Information gathered from the Connecticut Dept. of Health and the Town of Guilford memos, July, 2005.

QUARTERLY ACHIEVEMENT AWARDS 2005 SECOND QUARTER RECIPIENTS



Congratulations

The following members have been awarded the 2005 Second Quarter Achievement Award by the New Haven Association of REALTORS®, Inc. for being the High Producers during that period. Congratulations! Award certificates will be presented at the October Membership Meeting to be held at the Laurel View Country Club on Thursday, October 6th. All recipients were featured in the August 5, 2005 issue of The Connecticut Home Browser magazine, and will be mentioned in the September, 2005 issue of Broker Agent Magazine and are also featured on the Association Web Site - greaterhrealtors.com.

- Linda Acevedo
- Katherine Bennett
- Louis Buonfiglio, Jr.
- Chris K. Canfield
- Janet Cavaliere
- Rick Chamberlin
- Joan Clinton
- Patrick Combs
- Judy Cooper
- John Coppola
- Stacey DeAngelis
- Bette Devine
- Joann Digioia
- Paul DiStefano
- Betsy Grauer
- Melissa Grenon
- Gillian Goldrich
- Kenneth Hawkins
- Wayne Hugendubel
- Barbara R. Hulteen
- Valerie Joyce
- Laureen G Kennedy
- Robert Letskus
- Nicholas Mastrangelo
- Iris Meyer
- Michele Mousa
- Carlos Murillo
- Michael Newton
- James Porto
- Mary Radziszewski
- Ruth Ratner
- Thomas Scott
- Raymond Valenti
- Michael Walter
- Holly Webb
- Linda Wilson
- Myra Zelson

- Prudential Ct Realty, East Haven
- Betsy Grauer Realty, NH
- Beazley Co. Regional Center
- ReMax Schoolside Realtors
- ReMax Right Choice, Milford
- Realty Partners, West Haven
- Beazley Co. Realtors, North Haven
- Dan Combs Real Estate
- Wm. Orange Realty, Orange
- C21 Today, West Haven
- Calcagni Associates, Cheshire
- Wm. Orange Realty, Orange
- Coldwell Banker, No Haven
- Beazley Co. Regional Center
- Betsy Grauer Realty, New Haven
- Coldwell Banker Residential Brokerage, Cheshire
- Coldwell Banker Select Sites, Hamden
- Coldwell Banker, Milford
- Wm. Orange Realty, Orange
- Hartman & Hulteen Realtors
- Wm. Raveis RE, Cheshire (Received too late)
- Coldwell Banker Res. Brokerage, Cheshire
- Classic Properties, Hamden
- Beazley Co. Regional Center
- Wm. Raveis Real Estate, Cheshire
- C21 American Dream Realty, Hamden
- C21 American Dream Realty, Hamden
- Betsy Grauer Realty, New Haven
- Coldwell Banker, Milford
- Beazley Co. Regional Center, Orange
- Keller Williams Realty, Cheshire
- Coldwell Banker, Milford
- ReMax Schoolside Realtors
- Beazley Co. Regional Center
- Coldwell Banker, Milford
- Coldwell Banker, Milford
- Coldwell Banker Harriet Cooper, Woodbridge

The Quarterly Awards Program is available to ALL members of the New Haven MLS Service. Points are completed on listings currently in the service. (Rentals don't count). To qualify, you must earn 9 points per calendar quarter. 1 point is earned if you are the listing or the selling agent on a property that CLOSED during that quarter. You will earn 2 points ONLY if you are both the listing and selling agent, during the same quarter. (Nomination form attached for the next quarter).
Deadline to submit nominations for the next quarter ending September 30th MUST be received at the Association Office by October 11, 2005. (Fax copies not accepted).



TOP 10 REASONS RPAC IS IMPORTANT TO YOU AND YOUR INDUSTRY

Reason #10: In 1989, RPAC helped defeat a 7.5% sales tax on real estate commissions and appraisal fees;

Reason #9: In 1992, RPAC helped "Lead Safe" versus "Lead Free" regulations get approved (example, one of these bills would have stopped property owners from doing their own renovations without a spacial license);

Reason #8: In 1995, RPAC helped pass the Property Condition Disclosure law which protects the real estate industry against fraudulent clients;

Reason #7: 1995 was the year RPAC helped pass the Broker's Lien Law, to protect REALTORS® in a transaction where a commission might go unpaid;

Reason #6: In 1989, RPAC helped enact the Oil Tank Amnesty program to assist property owners in the removal of underground oil tanks testing positive to possible leakage;

Reason #5: 1990 was the year the RPAC helped enact legislation to protect against REALTORS® being held responsible for every previous occurrence concerning the property which might have a psychological influence on the sale of a property;

Reason #4: On the Federal level, RPAC helped preserve the Mortgage Interest Deduction;

Reason #3: In 1999, RPAC (joined by CAR's Issue Advocacy campaign) helped defeat an additional Conveyance Tax on all sale of homes in the State of Connecticut;

Reason #2: RPAC volunteers and staff are aware of proposed legislation and how it will affect the real estate industry, so that they can get your help to influence the final outcome;

Reason #1: REALTORS® are able to communicate to our Senators and Representatives, with help from RPAC volunteers and staff, the needs of the real estate industry and solutions to problems that arise in the industry.



The Association Office and Board of Directors regret to inform you of the recent death of a fellow REALTOR®, Stephanie White, Wm. Raveis Real Estate, Milford office. We extend our deepest sympathy to her family and friends.

The following applications for membership have been received. Any member having any comment, pro or con, on the qualifications of these candidates should forward those comments, in writing, to the Membership Committee in care of the Association Office.

REALTOR APPLICATONS:

- Sean Doyle, Kirwan RE, Wallingford
- Isaac L Smith, Harborview Realty, WH
- Leslie Wagner, Calcagni Assoc., Wallingford
- Meagan Conklin, Prudential Ct Realty, Milford
- Anjanette Dawkins-Jones, Geenty Group, Branford
- Salvatore Vollero, Sacco Realty, Orange
- Joseph F Cafasso, Jr., Wm. Orange Realty, Orange
- Hua Lin., C B Select Sites, Hamden
- Christine M. Maturo, Classic Properties, Hamden
- Kristen J. Attolino, Prudential Ct. Realty, Milf.
- Jason Berardino, Berardino Co., Durham
- Barbara Perrotti, Classic Properties, Hamden
- Curtis Andrews, Coldwell Banker, North Haven
- Dino Maniatis, ERA Property World, Milford
- James Boyle, Classic Properties, Hamden
- Erik Reilly, Prudential Ct Realty, Wall.
- Juan Salas-Romer, Levey Miller Maretz, Wood.
- Scott Dinklocker, Raveis RE, Cheshire
- Antonio Doria, C21 Today, WH
- Mark Noble, Prudential Ct Realty, Milf.
- Dolores M. Marin, C21 Access America, Meriden
- Jason Briglia, Mainline New England, Wall.
- Regina Liedke, CB Select Sites, Hamden
- Patricia P Vita, Calcagni Assoc., Cheshire
- Jennifer Roby, Realty Partners, West Haven
- Belinda Ladutko, C21 Today, West Haven
- Stephen M. Berube, Raveis Real Estate, Milford
- Toya Simmons, HomeRun Realty, No Haven
- Natalie M. Lombardi, Prudential Ct Realty, Wall.
- Beryl Bloch, HomeRun Realty, Wallingford
- Victor Gugliotti, CB Select Sites, Hamden

DESIGNATED REALTOR APPLICATIONS;

Margreth Butterworth d/b/a Butterworth International, 8 Harbour Close, New Haven. Phone (203) 777-6654 - Full Membership.

Greg Scott d/b/a Real Estate Affiliate Services of Ct. Inc., 107 Whitney Ave., New Haven, 06510. Phone (203) 865-2000 - Full Membership.

Yvette M. McNeil d/b/a McNeil Realty LLC, 178 Temple St., Suite 36, New Haven 06510. Phone (203) 789-8770. Fax (203) 789-1177 - Full Membership.

Kenneth Scala d/b/a C21 Access America, 881 Whalley Ave., New Haven 06515. Phone (203) 397-2100. Fax (203) 397-7592 - MLS Only - 3rd office.

Victor Borrrome d/b/a Horizonte Realty, P O Box 8861, New Haven 06532. Phone (203) 498-1161. Fax (203) 498-1162 - Full Membership.

RESIGNED OFFICES:

- Steven Ceceri d/b/a Ceceri & Assoc., Rhode Island - MLS Only.
- Frank Ouellette d/b/a Quellette Real Estate, Norwalk - MLS Only.

AGENT CHANGES:

- Paul Constantinople now rep Prud., EH
- Debbie Kulik now rep Keller Williams, Ridgefield
- Jamie Ramos now rep Bishop Roberts & Edward
- Rhonda Schell-Kirscher now rep Raveis RE, Milf.
- Barbara Moroz now rep ERA Fort Hale, No. Haven
- Jamie Ramos now rep Bishop, Edward & Roberts
- Gaya Matzkin now rep Bishop, Edward & Roberts
- Danny Sunderland now rep Bishop, Edward & Roberts
- John Proto now rep Coldwell Banker Woodbridge
- Keith Ferriola now rep American First Realty
- Justin Anamasi, now rep ERA Property World, Milf
- James O'Connor now rep Raveis Real Estate, Milf.

OFFICE NAME CHANGES:

- Sacco-Vollero Realty Group, 203 High Plains Rd., Orange was Sacco Realty...Phone/fax same.
- Prudential Ct Realty, East Haven, 232 Main St., East Haven was Beazley, East Haven. Same phone/fax.
- Prudential Ct Realty, New Haven, 97 Whitney Ave., New Haven was Beazley New Haven. Same phone/fax.
- Prudential Ct Realty Milford, 2 Schooner Ln. Milford was Beazley Milford. Same phone/fax.
- Prudential Ct. Realty Stratford, 3303 Main St., Stratford was Beazley Stratford. Same phone/fax.

ADDRESS CHANGES:

- Phoenix Realty Group, 78 Olive St #216, New Haven 06511 - (203) 498-9700, Fax (203) 498-2093.
- Signature Realty, 367 Elm St., West Haven 06516, same phone/fax.

PHONE/FAX CHANGE:

IQ Homes Source Inc., Milford. Phone (203) 877-3477, Fax (561) 760-8152.

DESIGNATED REALTOR CHANGES:

- Jennifer Pallatto new DR for Harbor Assoc., 2661 Whitney Ave., Hamden - Edward Messer resigned.
- John Kimball new DR for Kimball Group, 3180 Main St., Bpt. - June Kimball resigned.
- Frederick J Gettner new DR for Beazley Wallingford, 221 North Main St., Wall. 06492
- Susan Haller new DR for Beazley North Haven, 3 Washington Ave., North Haven 06473.



SUPRA KEYS

If you have not obtained your own Supra Key now is a good time to lease. The keys have been pro-rated, effective August 15, 2005. The new LEASE price is \$109.00.

We have a few new lockboxes left for \$70.00 each. The next shipment the cost will rise to \$85.00.

If you are interested in purchasing a Supra Key or lockbox, please call Kate Blake, (203) 234-7700 VM 16.

2005 MILL RATES

The new 2005 Mill Rates are now posted on our web site, greaternhrealtors.com



NEW HAVEN REAL ESTATE SCHOOL
127 WASHINGTON AVE., NO HAVEN
(203) 234-3938

OFFERING THE FOLLOWING CLASSES:

Principles & Practices of RE
Tuesday, September 20, 2005
Tue. & Thurs. evenings + Sat. AM

Property Management
Thursday, Sept. 8, 2005
Tues. & Thurs. evenings 6-9 PM

ABR (2 days)
September 13 & September 15
9 AM to 4:30 PM

ABR Elective Course
September 20, 2005
Innovative Marketing 9 AM - 4 PM

Appraisal I
Monday, September 12, 2005
Monday & Wednesday evenings 6-9 PM

Appraisal I
Tuesday, September 27, 2005
Tuesday & Thursday mornings 9 AM - 12

Real Estate Law
Monday, November 7, 2005
Monday & Wednesday evenings 6-9 PM

For more information visit our web site:
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(Click on Education)

Continuing Education classes are posted on the web site

M.L.S. Update
By
Roseann Dorsey



**MLXCHANGE MAP POSITION!!!
HOW TO CHANGE!!**

IN THE MLXCHANGE, IS THE POSITION OF YOUR PROPERTY WRONG ON THE MAP? IS IT ON A TRAIN TRACK OR IN A PARK??? THIS IS VERY EASILY CORRECTABLE. HERE'S HOW.....

Key into MLXCHANGE then

1. SELECT TOOLS
2. LISTING MANAGER
3. LISTING MAINTENANCE
4. ENTER MLS # THEN EDIT
5. SELECT MAP PROPERTY
6. FIND THE CORRECT LOCATION OF YOUR PROPERTY.
7. LEFT CLICK & A RED CIRCLE WILL APPEAR
8. CLICK SAVE.

IT'S DONE! ANY QUESTIONS, PLEASE CALL ROSEANN (203) 234-7700 VM 10.

PHOTOS AND ON DEPOSITS

Have you updated your "Deposit" status on all your listings?

Have you entered a photograph on all your listings?

I am in the process of sending out Deposit and missing photograph letters to those of you who have not updated.....

Please take the time now to update your listings and enter photographs, you will be fined if you don't!!!

IMPORTANT MLS NOTICE
EFFECTIVE SEPT. 27, 2005 MLS PASSPORT WILL BE DISCONTINUED!
ALSO EFF. 9/27-MLXCHANGE VERSION 2.0 WILL BE IMPLEMENTED. THIS IS AN UPGRADE TO THE CURRENT MLX SYSTEM. OFFERING MANY NEW ENHANCEMENTS & MODIFICATIONS BASED ON CUSTOMER FEEDBACK. YOU CAN VIEW THESE NEW CHANGES BY LOGGING ON THIS WEBSITE:

<http://support.interealty.com/mlxchange/newsletter/MLX20>



REALTOR

**ATTENTION
SALESPERSONS!
ORIENTATION COURSE**

Sign up now for the next Orientation Course and become a REALTOR®. REALTOR® members can use the REALTOR® logo on their business cards, advertisements, etc., and REALTORS® can advertise at low prices in "The Connecticut Home Browser" magazine published by the Association. As a REALTOR® you can input your listings into our MLS system and take advantage of all the services offered by the Association to members.

Orientation consists of two separate mandatory sessions. The MLS session to be held Thursday, September 22, 9 AM - 12:30. The Ethics session to be held on Thursday, September 29, 9 AM - 12:30. Both sessions must be attended.

In order to attend orientation, you must submit a completed application plus all required fees. To receive an application and amount due please call Kate Blake at the Association Office, (203) 234-7700 or submit a request for application through our web site greaternhrealtors.com

**REALTORS.....
IMPORTANT REMINDER!!!**

Time is approaching when you will not be able to renew your REALTOR® membership and continue FULL MLS ACCESS unless you have completed an approved course on the REALTOR'S CODE OF ETHICS.

That date is December 31, 2005. If you have taken "ETHICS AND DISPUTE RESOLUTION" or another approved Ethics course in the last four years, you are O.K.

Otherwise, plan to take the course before the end of this year.

Next available class is Thursday, September 29th, 9 AM - 12:30. Reservations a MUST, call the New Haven Real Estate School, (203) 234-3938.

SPONSORSHIP FORM

- Cart Sponsorship:*
Chimino Home Inspection, LLC
- Putting Green Sponsor:*
Steve Cartier/GMAC
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Washington Mutual
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Candid Group
- Refreshment Cart:*
RE/MAX Alliance &
RE/MAX Right Choice
- Tee/Green Sponsor:*
\$100.00

Please fill out the form below and return it with your check, payable to: GNHAR

Sponsor: _____
 Contact Person: _____
 Address: _____

 Phone #: _____

Sponsorships: _____
 Tee/Green Sponsor: _____
 \$ _____
 Individual Donation: _____
 \$ _____

Thank you for your support.



THE GREATER NEW HAVEN ASSOCIATION OF REALTORS® CHARITY GOLF TOURNAMENT

2005 GNHAR Charity Golf Tournament



LAUREL VIEW COUNTRY CLUB
 Monday, September 12, 2005

This years proceeds to benefit
 John Tartaglio

We would like to invite you to participate in the 2005 Greater New Haven Association of **REALTORS®** Charity Golf tournament. We are all excited about holding our third annual event and raising money for a charitable cause.

REALTORS® are strongly involved in many community causes and organizations including Toys for Tots, Habitat for Humanity, and various food drives to name just a few. Each year our golf committee will choose a different charity which our tournament will benefit.

This year's recipient will be John Tartaglio. John is a resident of Milford and is suffering from a rare bacteria, "clostridium septicum", which claimed both his legs and nearly took his life. Family and medical experts describe clostridium septicum as a rare muscle-eating bacteria that is usually fatal. John is 18 years old, he recently graduated from Foran High School and has been described as "a hero for his tenacity and determination".

We are looking forward to this year's tournament. It is an opportunity to give back to the community by helping this extraordinary individual who cherishes the beauty in each day as a gift. We hope you will join us.

Thank You
The Tournament Committee

Monday, September 12, 2005
(Rain Date September 13, 2005)

Laurel View Country Club
310 West Shepard Avenue
Hamden, CT. 06518 (203) 281-0670

11:00 - 12:30 p.m. Registration/Practice
11:30 - 12:45 p.m. Lunch
1:00 p.m. Shotgun Start
6:00 p.m. Cocktail Hour (open bar)
7:00 p.m. Prime Rib Dinner/
Awards/Raffle

TOURNAMENT FEE: \$160.00

Includes:

Lunch Practice Facility
18 Holes of Golf with Cart Longest Drive Contest
Player Gift Hole-In-One Car
Shotgun Start Cocktail Hour
Closest to the Pin Contest Prime Rib Dinner
Awards

Cocktails & Dinner only: \$50.00

Names(s) _____

of Guest @ \$50 _____
Amount Enclosed \$ _____

VISA/MC Acct: # _____

Exp. Date _____ / _____
\$ _____ Name _____
Signature _____

DRESS CODE: Soft Spikes Required. Proper golf attire is to be worn at all times. Collared shirts only. No jeans allowed. Thank you.

DIRECTIONS: Dixwell Ave. or Whitney Ave. to Shepard Ave. to West Shepard.

We will participate on Monday, September 12, 2005. A check in the amount of \$160.00 per person is enclosed.

Please make checks payable to:
GNHAR

To register your foursome, please complete the portion below and return it to:

GNHAR
Charity Golf Tournament
West Bldg., Lower Level
127 Washington Ave.
North Haven, CT. 06473



VISA/MC Acct: # _____

Exp. Date _____ / _____

\$ _____ Name _____

Signature _____

Applications will be accepted on a first come, first serve basis. We expect the tournament to sell out quickly, so please don't delay. Payment must be received no later than August 31, 2005.

Payment must accompany your application form:

(Captain): _____

Name: _____

Address _____

Phone #: _____

Name: _____

Phone #: _____

Name: _____

Phone #: _____

Name: _____

Phone #: _____

NEW HAVEN ASSOCIATION OF REALTORS®, INC.
NOMINATION FOR “AWARDS PROGRAM” 2005

Name: _____ Please circle: 1QTR 2QTR 3QTR 4QTR

Firm: _____ First time Winner? Yes _____ No _____

Address: _____ Primary Board: _____

Town: _____ Zip Code: _____ Phone: _____

PLEASE COMPLETE THE FOLLOWING INFORMATION

Address Close Date	Town	Sales Firm	List Firm	MLS#

REQUIREMENTS FOR QUARTERLY “AWARD”:

1. All REALTORS® who are members of the MLS Service are eligible for the award. Points are completed on listings currently in the service. RENTAL STATUS LISTINGS CANNOT BE USED.
2. To qualify, you must earn 9 points per calendar quarter. 1 point is earned if you are the listing or the selling agent on a property that closed during the quarter. YOU WILL EARN 2 POINTS ONLY if you are both the listing and selling agent, DURING THE SAME QUARTER.
3. The Service must receive this nomination form by the 10th of the month following the end of the quarter. (The third quarter - July 1, 2005-September 30, 2005) Must be received by Oct. 11, 2005.
4. A full computer printout of each listing MUST be included to qualify.
5. The Designated REALTOR® or Office Manager must sign this form. A PHOTOGRAPH OF THE RECIPIENT MUST BE INCLUDED OR E-MAILED (ct-homebrowser@snet.net) FOR PUBLICATION.

Signature of Designated REALTOR®/Office Manager: _____ Date: _____

Mail or deliver - to be received by above deadline to: (Faxed submissions will not be accepted)

“Awards Program”
New Haven Assn of REALTORS®, Inc.
127 Washington Ave.
West Bldg, Lower Lvl
No. Haven, Ct. 06473

