



*"Pride in Property"*

# The SBOR Letter Box

April/May, 2019

## *President Column*

### 2019 OFFICERS AND DIRECTORS

Susie Burk, President  
Brock Bowen, President Elect  
Toni Naill, Treasurer  
Karen Bodey, Executive Officer

#### Directors:

Heather Bacon  
Leanna Birch  
Danielle Chapman  
Doug Cox  
Diane Ericksen  
Dori Gaier  
Jillian Harvey  
Jeff Horne  
Lori Houseman

Sunny Dhingra, Past President  
Jackie Folck – Affiliate Chair

Hours of Operation  
Monday – Thursday  
9 AM to 3 PM  
Closed on Friday



## RPAC Coming up May 8, 2019



This is the SBOR big event of the year! RPAC stand for Realtor Political Action Committee. It is a voluntary political action committee who's membership consists of REALTORS interested in actively and effectively protecting the real estate industry and the dream of ownership by participating in government affairs at the local, state and federal levels. 2019 is the 50 year

anniversary of RPAC. Ohio Realtors earned its first ever Triple Crown for Excellence in 2018. In addition to being honored eleven of our local boards/associations achieved NAR Triple Crown Excellence and Springfield Board of REALTORS was one of the eleven boards. I am asking our membership to please come to the RPAC even May 8 at the Polo Club. Ryan King and Brock Bowen have done a fantastic job the past couple of years organizing the event. It is a great time with food, drink and awesome auction items. See you there!

**Tickets for Dinner/Auction AND Raffle Tickets is available at the SBOR Office or RPAC Committee Member.**

# Board Update:

## New Members:

- Emily Daniel, Weichert Realtors – Triumph Group
- Steven Wike, Weichert Realtors – Triumph Group -Secondary
- Chaniece Smith, Key Realty
- Donyale Smith, Key Realty
- David Dangelo, Key Realty - Secondary
- Kerissa Ray, Tru Home Realty

Replace the pole in parking lot.

Working on Logo Re-Design

## Committee Reports:

Affiliate, Education, Programs, RPAC and WRIST

## Calendar

April 29- May 1 – Ohio REALTORS – Spring/Legislative Conference

May 8 – RPAC Dinner and Auction – Springfield Polo Club

May 15 – Wake up Wednesday with Ryan Homes “Bridgewater” project 10 AM

May 22 – Broker Management Series-Creating and Implementing an Ohio Brokerage Policy and Procedure Manual 9 AM- 4 PM- Troy

May 27 Memorial Day – Office Closed

June 5 – Membership Meeting – Courtyard by Marriott 11:30 AM

June 12-14 – AE Summit – Office Closed

June 19 – Board of Directors 9 AM

June 26 – New Member Orientation 5 PM

## NAR Code of Ethic Cycle

The Code of Ethic Cycle started January 1, 2019 and runs through December 31, 2020. This is a two-year cycle. If you take an ethic course with SBOR I will update your record. If you take it somewhere else, please send me a copy of your certificate.



## Agency Disclosure Forms

The update form is on the website under the forms tab and we have printed ones available at the office.

# Springfield Board of REALTORS®

RPAC

Dinner & Auction

May 8, 2019



Springfield Board of REALTORS®

**RPAC Dinner & Auction**

**Auction Items include:**

**Firearms, cabinets, planters, spring décor, party items and more!**

**Springfield Polo Club**

**3644 Urbana Rd.**

**Springfield, OH 45502**

**5:30 PM Happy Hour**

**6:15 Dinner**

**7:00 Auction**

**Ticket Price \$25.00**

**(Includes 2 drink tickets)**

**\$30 at the Door**

# Springfield Board of REALTORS® 2019 RPAC Drawing



**Glock 43X or Glock 48**

**OR**

**\$500 Visa Gift Card**



**Drawing when tickets are sold**

**\$10.00 only 200 tickets sold**

**SEE A RPAC Committee for tickets**

***Important: If winner chooses one of the guns as their prize, they must pick up from Mad River Range & Armory and complete all necessary steps to receive the gun.***

# Wake up Wednesday

May 15, 2019

10 AM

Springfield Board of REALTORS  
Conference Room



## Guest: Ryan Homes

Discussion: "Bridgewater" housing development behind Walmart. How we can work together.

***Brunch will be served.***

Please RSVP by May 10, 2019

937-323-6489 or sborohio605@gmail.com

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### Pride in Property Visits:

We have made a few visits to Businesses and individuals. If you know of a business or individuals that takes pride in their property, please let us know so we can recognize for their efforts. So far, we have the following that received Certificates:

Springfield Doors Service  
Madison Ave Pharmacy  
Wendy's (W. Columbia)  
VAC Northwood Vet Hospital

Los Mariachis  
Ameriprise Financial  
Allen Fisher

Tim Horton's (East Main)  
Cecil and Lime  
Mark & Patsy Rucker  
Ken & Barbara Barnet



**Broker Management  
Series**

Midwestern Ohio Association of REALTORS®  
and Springfield Board of REALTORS®  
presents the 2019 series of classes .....

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## Creating and Implementing an Ohio Brokerage Policy and Procedure Manual 6 - Hour Approved Continuing Education

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All Brokerage Companies should have a policy and procedures manual to operate their brokerage-regardless of the size. **Ohio has been specific in its Statute and Rules about the operation of a brokerage and has recommended certain policies to have in place.** The manual is 19 chapters in length and is fully editable after the class. We will go through the **entire manual during the class and give examples as to how a decision should be made regarding each of the sections.** The broker then can evaluate what will best suit their brokerage.

Imagine sitting down to write your own manual, without a template let alone a complete manual ready to go...this class is your answer!

**Instructor:** Marcie Roggow, ABR/M, CCIM, CRB, CRS, CDEI, DREI, GRI

**Date:** Wednesday, May 22, 2019

**Class Hours:** 9:00 am - 4:00 pm

Lunch provided by Unity National Bank and Security National Bank

**Approved CE:** 6 hours

**Location:** Hobart Arena, Bravo Room, 225 Adams Street, Troy, OH

**Pre-registration Fee:** \$165 (*RSVP and payment due by May 10*) \$200 at the door  
\$60 for second person from same brokerage

**Register:** Brenda Blair, Executive Officer  
Midwestern Ohio REALTORS®  
937-355-8501  
[brendablair@moarrealtors.com](mailto:brendablair@moarrealtors.com)

Karen Bodey, Executive Officer  
Springfield Board of REALTORS®  
937-323-6489  
[sborohio605@gmail.com](mailto:sborohio605@gmail.com)



The **Broker Management Series** is a collaborative effort between the Midwestern Ohio Association of REALTORS® and Springfield Board of REALTORS®. The series is for brokers and managers who oversee brokerage activities. Watch for additional classes in the 2019 series.