

The High Country Association of REALTORS® GAZETTE

Issue 10-03

Spring 2010

FROM THE DESK OF OUR PRESIDENT...HOPE HARVEY

Dear Fellow REALTORS®,

I hope this finds you enjoying a well deserved Spring Break! Winter on the mountain has been a challenge this year and I hope everyone has made it through the snow and ice safely. As we look towards the beginning of our busy season, your board is working hard to make sure your Association is assisting you in providing the best level of service possible to your clients and the public.

You should have received a survey from the Advertising Committee asking for your input. We want to know where your buyers are coming from and what they are looking for when they discuss a purchase with you so we can focus our advertising efforts in those markets. The committee felt that our members know best who to target since we are the ones answering the inquiries.

Marc White and the MLS Committee continue to make improvements to our Navica system. The New MLS Guidelines will better clarify how we input our information so that we are communicating clear and concise property details to potential buyers. Changes have been made to the online input forms and classes will be scheduled in April for the additional changes to square feet and heating systems. Our goal here is to make sure that each of us has the tools necessary to accurately portray our Seller's property to each other thus ensuring an educated, happy buyer and a successful closing in the end!

Our own REALTOR® store is now open in the Association office so please stop in and see the great items available for purchase. From a home portfolio for your buyer to pepper spray to information boxes and REALTOR® mugs, there is something for everyone. Laurie and staff have been working hard on renovations at the office. Take time one day to stop in and see the improvements and pick up something at your REALTOR® store...at cost!

The annual Town Hall meetings are coming up in April so please plan to attend one in your area. You will find more information in this newsletter and as always, refer to your calendar when you log in to Navica for all Association events. A reminder that our Association's web site has copies of past newsletters, budget reports and the minutes from past meetings of the Board, MLS Participants and General Membership Meetings. Your log in is the same as your Navica log in so please visit often and check on current news and monthly hot topic information.

I wish you all a prosperous and healthy Spring and hope to see you at the upcoming Town Hall meetings.

Sincerely,

Hope Harvey
President, High Country Association of REALTORS®

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REALTOR® OF THE YEAR, Patrick Morgan

Once again, we received nominations for many exceptional REALTORS®. However, the 2009 recipient of our REALTOR® of the Year award has served our association both locally and at the state level with unparalleled dedication. No one has worked on our behalf in as many capacities and as consistently over the past 10 years. Not only has he worked diligently to improve our association by keeping us technologically competitive and forward moving, but has also encouraged and mentored many other REALTORS® to do the same.

Professionally Patrick began his real estate career while still attending ASU. After graduating, he decided to make his home in The High Country and soon opened a real estate firm, obtained a contractor's license and expanded his business with subdivision development.

While building a business he was also becoming increasingly involved in our community being an active volunteer for the High Country Conservancy, The Conservation Trust for North Carolina, the Watauga County Arts Council and Habitat for Humanity, serving as the Watauga Chapter President.

Within our Association, this year's honoree began his participation on the technology committee and as MLS Chair in 2001. With desire to both improve his own skills and knowledge, as well as to better serve The High Country Association, which led to entering the NCAR Leadership Program in 2005 while serving as our President-Elect. This program was the beginning of an active involvement at the State level. As President-Elect, President, RPAC chair and State Director, they have represented us exceedingly well at NCAR for several years, also joining the state forms committee.

On a personal note, I have been helped greatly by this individual and not only consider him a colleague, but also a fabulous friend and karaoke partner extraordinaire. It gave me great pleasure to present the 2009 REALTOR® of the Year award to a leader in our association, a leader in our community, and last but certainly not least, a loving husband and father, Patrick Morgan.

Presented by Emily Bish - 2008 REALTOR® of the Year



We have received a letter and resolution from the MEMBERS OF THE NEWLY FORMED REAL PROPERTY SECTION OF THE WATAUGA COUNTY BAR and have posted it on our web site www.HighCountryREALTORS.org in the members only section under CURRENT NEWS AND HOT TOPICS.

We advise all members to review these documents as there could be potential charges to sellers by the buyer's closing attorney.



MLS Guidelines

After months, months, and many months of work, our MLS has finally completed the MLS Guidelines for our MLS input fields. When you input a new listing into the MLS, do you actually know what each field means? Example: Do you know what Type: E, A, X mean? Many agents of our MLS were asked this question earlier this year, and the results were very indicative...we do not have a good handle on our input fields.

We have begun adding new fields to the MLS. Around the middle of April, we will be making further changes to the MLS.

It is imperative that you check your current listings now, and again in the middle of April. We will be providing training classes for the new changes (you will receive an email about the dates & times for the classes once Navica has made the changes in the system).

Thank you,

The High Country MLS Committee

P.S. A copy of the MLS Guidelines can be found in the Members Only Section of our Association Website.

www.HighCountryREALTORS.org



During the recent High Country Association of REALTORS® meeting, Sue Glenn recognized Zack Tate for completing 90 classroom hours to earn his Graduate of the Realtor Institute (GRI) designation. Realtors with a GRI designation are highly trained in many areas of real estate to better serve and protect their clients.

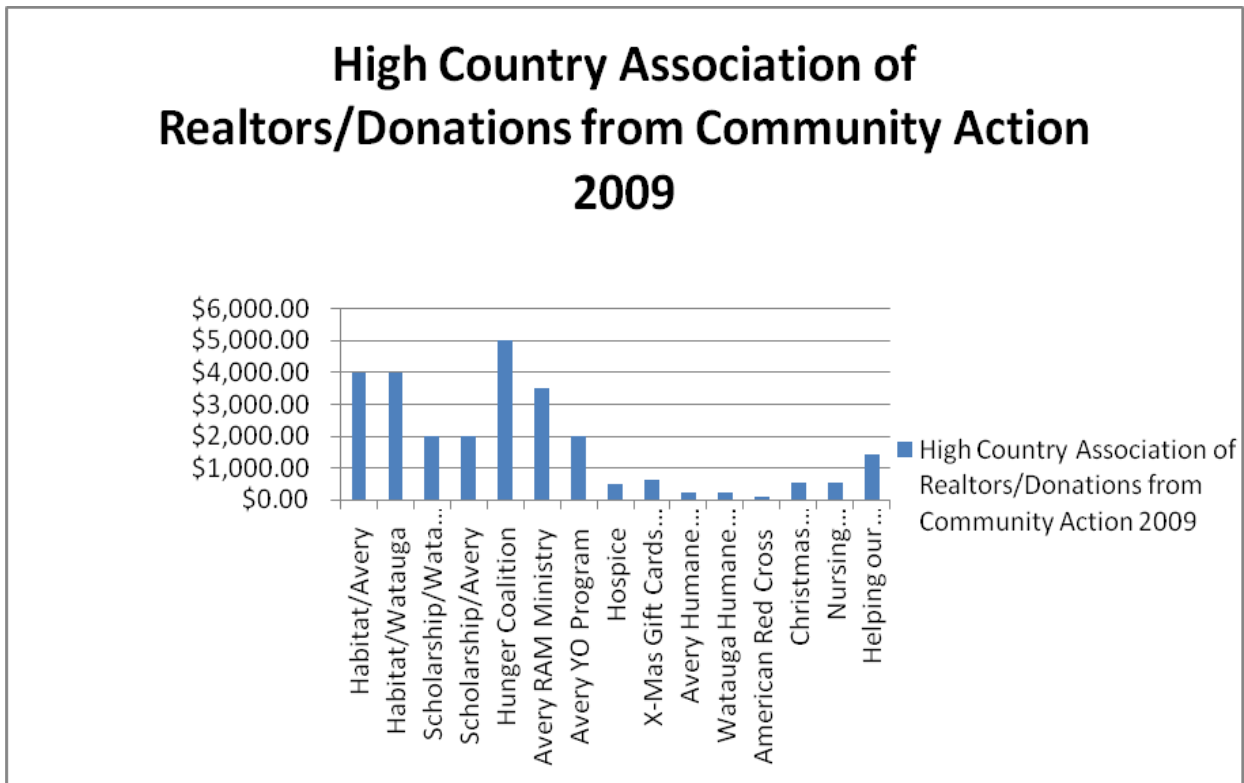


EDUCATION FLASH: Don't forget the LAST continuing education session on May 10th

REMINDER
***HOT TOPIC:* THE FIRST TUESDAY OF EVERY MONTH**

Community Action Donations for 2009 total \$26,729.98

Habitat/Avery	\$4,000.00
Habitat/Watauga	\$4,000.00
Scholarship/Watauga	\$2,000.00
Scholarship/Avery	\$2,000.00
Hunger Coalition	\$5,000.00
Avery RAM Ministry	\$3,500.00
Avery YO Program	\$2,000.00
Hospice	\$500.00
X-Mas Gift Cards Hosp. House	\$625.00
Avery Humane Society	\$250.00
Watauga Humane Society	\$250.00
American Red Cross	\$100.00
Christmas Child/REALTOR®	\$528.36
Nursing Homes/Xmas-Easter	\$563.12
Helping our Members	\$1,413.50



Wind Energy Development - SB 1068 (Permitting of Wind Energy Facilities)

North Carolina Association of REALTORS® staff met recently with a group of wind energy advocates to discuss Senate Bill 1068 - Permitting of Wind Energy Facilities and to learn more about this very complex issue.

Current state law does not allow for the placement of large wind turbines on the top of mountain ridges. Legislation approved by the state Senate last summer made a rather modest, non-controversial amendment to this law which would allow windmills that meet all of the following conditions:

- They are no more than 100 feet tall.
- They are associated with a residence.
- They have the primary purpose of generating electricity for use within the residence.
- They protrude no more than 35 feet above the crest of the ridge.

However, some pro-renewable energy groups sought to broaden the exemption to allow bigger turbines. This attempted exemption was controversial and it therefore failed in the Senate. Nonetheless, it is possible - perhaps even probable - that future attempts will be made to further expand the scope of what is permissible under the legislation.

Once passed by the Senate, SB 1068 was sent to the House prior to the end of the 2009 Session. It is anticipated that the House Committee on Energy and Energy Efficiency will initiate further debate once they return to Raleigh in May of this year.

Who holds the regulatory authority over wind energy facilities is one of the many topics expected to be discussed in the Energy and Energy Efficiency Committee. Currently, the Coastal Resources Commission (CRC) has the ability to regulate wind energy facilities located within North Carolina coastal waters. However, there is also a provision within the legislation that would enable the CRC to extend their regulatory powers to wind energy facilities located on land within the 20 coastal counties.

Similarly, even without this legislation, local governments have the ability to regulate wind energy facilities through local ordinances.

Clearly this is an issue that generates passionate opinions on both sides and those opinions don't necessarily follow typical ideological or political trains of thought. As the debate regarding wind energy facilities moves forward, North Carolina Association of REALTORS® staff will continue to actively monitor the progress of the legislation and seek input from Association leadership as well as the North Carolina Association of REALTORS® Legislative Committee.

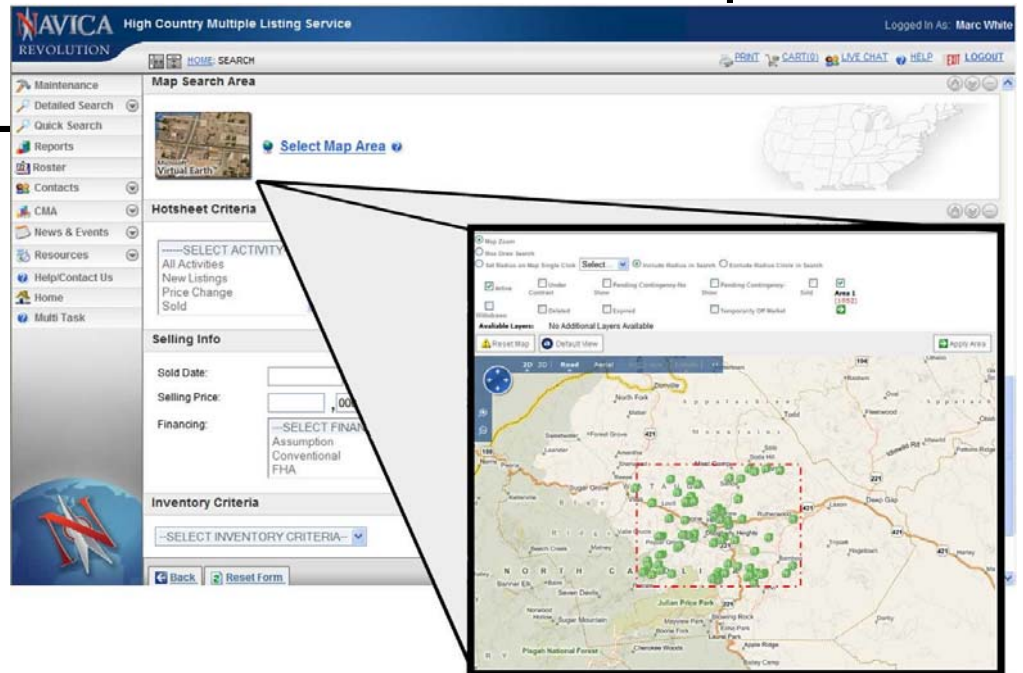
Please feel free to contact me if you have any questions or would like additional information.

Cordially,

David McGowan, III
Political Specialist
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NAVICA MAPPING - HAVE YOU MAPPED YOUR LISTINGS? DONT FORGET, THIS IS VERY IMPORTANT FOR THE ACCURACY OF OUR MLS SYSTEM.

If you have any questions about mapping, please call or email Navica, they are more than happy to walk you through the mapping of a new or current listing.



IDX and your Website

This is a reminder to all of our members who have our MLS search (IDX) on their website.

In accordance with NAR and the Rules & Regulations portion of our MLS By-Laws Section 17.3.4 all IDX data must be refreshed at least once every seven (7) days:

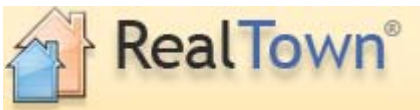
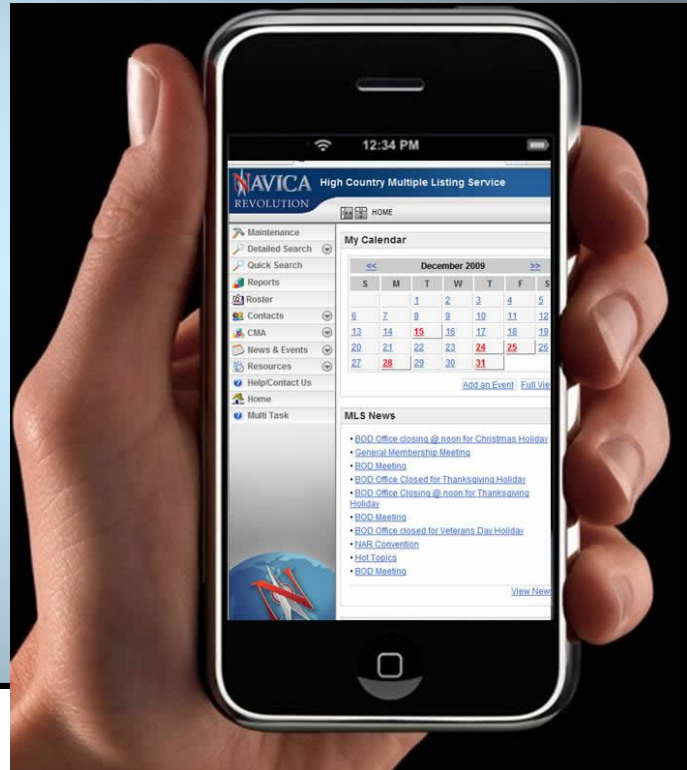
For those members who have the free framed link that you received from the Board office, please check your website every 7 days to insure your link is active. Framed links are updated in real time so the data will be current and in compliance with our Rules and Regulations as long as your link is active.

For those members who have a Navica Website or a Custom Link from them, your data will also be current and in compliance with our Rules and Regulations. Again, however, you will want to check your website at least every 7 days to insure the website is active.

For those members who have a Data Pull or Push, your provider who is managing the data MUST be updating and refreshing at least every 7 days in order for the data to be current. Please check your website to insure the data is being refreshed accordingly.

Navica Mobility

If you have not had the opportunity to see the new features available to each member of The High Country Association of REALTORS®, take a few minutes to use your smart-phone and pull up Navica and search through the MLS. This new feature will allow you to stay in touch, even while you are on the road (please don't use this feature while driving). If you are at a listing with a buyer and would like to pull up the house next door that the buyer is inquiring about, you will have the information at your fingertips...the price and the square feet. Look below, as we have included a screenshot of this new feature. We hope that you can benefit that you can benefit from this new application.



Latest Addition to our Association & MLS Communication...

We have changed our LIST SERVE over to Real Town Community. If you have questions about using this new community platform, or need information regarding your login and password, please contact the Association Office.

The High Country Association of REALTORS® CONTACT INFORMATION

As we continue to move forward with changes (www.HighCountryRealtors.org) please feel free to access the **Members only** section, where you can view minutes from recent meetings, as well as stay up-to-date regarding the events of this association.

High Country Association of REALTORS®

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Navica can be reached at 1-800-367-8756