



Get Ready.



July 2010  
Volume 4, Issue 7

Dayton, Ohio Chapter  
Chartered 1952  
2004 - 2008 WCR Chapter Excellence Award Winner  
www.WCRDayton.com, www.WCR.org

We are a network of successful Realtors empowering women to exercise their potential as entrepreneurs and Industry leaders.



**NO JULY GENERAL or GOV. BOARD MEETINGS**

**July 13-15**  
**WCR Regional Conference**  
St. Charles, IL

**July 30th—Aug 1**  
**WCR Leadership Academy**  
Chicago, IL

**August 5**  
**REO/Assessment and Acquisition—Panel Discussion**  
11:30 a.m. Moraine CC

**August 12**  
**Governing Board Meeting**  
11:30 DABR

**September 11**  
**WCR Ohio Chapter Fall Meeting**  
Cincinnati

We've all seen the recent report by our Dayton Area Board of Realtors (DABR) indicating a 41% increase in housing sales during the month of May, over 1,200 single family homes sold marks the third consecutive month of gains! This is exciting news! This synergy will most likely continue as Congress overwhelmingly passed an extension to the Homebuyer Tax Credit allowing contracts entered into before April 30<sup>th</sup> another opportunity to close; the closing on or before date is now September 30<sup>th</sup>. Under 'normal' circumstances, sixty days (April 30<sup>th</sup> – June 30<sup>th</sup>) should be more than enough time to close a typical mortgage/inspection contingency real estate transaction. As real estate professionals, we are currently redefining the concept of normal.

On another matter, HUD has proposed new interpretive rules to govern compensation from Home Warranty Companies to Real Estate Brokers and Salespersons. From a RESPA analysis perspective, HUD views home warranties as settlement 'services'. Peg Ritenour, OAR's Vice President Legal Services provides detailed clarification on how HUD views contractual and other compensation structures between HWCs and Realtors/Brokers.

Also reinstated to a September 30, 2010 deadline is The National Flood Insurance Program (NFIP). While Congress has extended and reinstated programs that will benefit all of us; we have to continue efforts to support stabilization of our housing markets. Join and support the REALTOR Party, for additional information visit: [RealtorActionCenter.com](http://RealtorActionCenter.com)



Sheila Crane  
2010 Local Chapter President



**President**  
**Sheila Crane**  
Real Living Realty Services  
937-431-2552  
Sheila.crane@realliving.com

**President-elect**  
**Deb Sasser**  
Coldwell Banker Heritage  
937-718-7130  
dlsasser@aol.com

**Vice-President Membership**  
**Diane Carter**  
Big Hill Realty  
937-307-5406  
dianec2428@earthlink.net

**Secretary**  
**Carolyn Jackson**  
Real Living Realty Services  
937-477-8262  
homes@carolynPJ.com

**Treasurer**  
**Mary Burr**  
ORET-Ohio Real Estate Title  
937-602-9581  
937-878-4333  
mburr@oret.com

**2010 Ohio Chapter Pres-Elect**  
**Young Kim**  
Young Kim Realty  
937-433-5335  
Young@YoungKimRealty.com



Remember to  
support our  
Affiliate Members!

Let's all work together to  
make it happen.

## Mark Your Calendar Oct 14 —15 Ohio State Leadership Retreat

This year it is our privilege to host WCR members and leaders from 9 different cities for the Leadership Training and orientation in Dayton. Traditionally state leadership orientation takes place at the home town of next year's state chapter president. We are hosting the event since our member, Young Kim, will be serving as 2011 Ohio State Chapter President,

On Thursday, October 14<sup>th</sup> we will have dinner and networking, and on the 15<sup>th</sup> we will have meetings and leadership training all day, including a tour of Cox Arboretum.

Anyone who is interested in WCR is welcome to attend this event. We hope that every member will help, support, and attend this event to welcome our out of town WCR members.



## New Grant Program for Home Buyers

The City of West Carrollton is offering a "Welcome Home" Buyer Incentive Program. It allows new residents who purchase properties in the Olde Downtown neighborhood after March 1, 2010 to apply for up to a \$2,500 grant. This can be used for down payment, closing costs, home renovation or repairs within two years of closing. More information can be found at [www.westcarrollton.org](http://www.westcarrollton.org) or call the city at (937) 859-5783



## "Clothes That Work" Spotlight—August

Because there is no meeting in July, we won't be having a spotlight item. The August spotlight item will be Blouses/Dress shirts.



## Welcome!

A BIG welcome to new members:  
Carrie Trotter— National Property Inspections  
Trisha Klingensmith—Real Living  
Pat McDonald—Coldwell Banker Heritage

If you have news to share or something you'd want to put in the newsletter, please contact Diane Carter at 307-5406.

Keep up to date by checking our website often!

[www.wcrdayton.com](http://www.wcrdayton.com)

# Women Build

DABR Community Services is going to be teaming up with Habitat for Humanity's Women Build for a local project. The kickoff is Saturday July 11 at 4381 Saylor Street, but we hope to get one day reserved as DABR day. There will be two shifts of 12 women. If you can't help out on our assigned day, don't worry, you can still volunteer. They will be working Wednesdays, Fridays, and Saturdays for 16 weeks.

If you have questions, please contact Diane Carter.



## It's 5:00 Somewhere Happy Hour



Mark your calendars for the next "It's 5:00 Somewhere" Happy Hour!

Wednesday, July 29rd from 4-6  
Mim's Café—The Greene  
\$2 off wine and cocktails, appetizer specials

### Our Affiliates



**Abstractor Services, Inc.**  
-Karen Long-Laughhun

**Citywide Development**  
-Pam Waltrip

**Clearvue Home Inspections**  
-Ken Roberts

**Country Wide Moving/Storage**  
-April Swett

**Hall & Mueller LPA**  
-Carolyn Mueller

**Hallmark Title**  
-Peggy Hall

**Home Team Inspection Services**  
-Steve Howard

**Landmark Title**  
-Karen Brown  
-Chris Cartright

**MetLife Auto & Home**  
-Shannon Walker

**Naitonal Property Inspections**  
- Carrie Trotter

**Ohio Real Estate Title**  
-Mary Burr  
-Julie Carroll

**One Lincoln Park**  
-Eva Garman

**Partners Land Title Agency**  
-Teresa Ganka  
-Betsy Mccord

**Pillar To Post Home Inspections**  
-Alison Schray

**River Valley Credit Union**  
-Margie Bunch

**Sterling Land Title Agency, Inc.**  
-Teresa Stewart

**Union Savings Bank**  
-Elaine Rhoads  
-Karen Vosler

**US Bank**  
-Paula Hall

**Wright-Patt Financial Group**  
-Delena Pittman

**Wright-Patt Credit Union**  
-Liz Brink  
-Tricia Reed