

# Ventura County Coastal

January 2016



VENTURA COUNTY COASTAL  
ASSOCIATION OF REALTORS®  
[www.vcrealtors.com](http://www.vcrealtors.com)



# Ventura County Coastal

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**MATT CAPRITTO**

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**MLS**

**WAYNE KING**  
**NOMINATING COMMITTEE**  
**BJ WARD**

**NEW MEMBER ORIENTATION**  
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**JORGE DELEON**  
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**PROFESSIONAL STANDARDS**  
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**PUBLIC RELATIONS**  
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**ARMANI AMEZCUA**  
**WE CARE**  
**KAREN CAMPBELL**

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## UPCOMING Meetings/Events

**JANUARY 26**  
New Member Orientation  
Training Room  
9:00 AM - 3:00 PM

**JANUARY 27**  
Affiliates Committee  
Board Room  
9:45 AM

**JANUARY 28**  
MLS Basic Class  
Training Room  
9:00-12:00 PM

**JANUARY 28**  
Real Talk Toastmasters  
VCCAR Training Room  
12:00 PM - 1:30 PM

**FEBRUARY 2**  
MLS Advanced Class  
Training Room  
9:00-12:00 PM

**FEBRUARY 9**  
MLS Committee Meeting  
Board Room  
9:00 AM

**FEBRUARY 10**  
YPN Meeting  
Board Room  
9:45 AM

**FEBRUARY 11**  
General Membership Meeting  
Marriott at River Ridge  
9:00 AM

**FEBRUARY 12**  
Risk Management Legal  
Update  
Training Room  
10:30 AM-1:00 PM

**FEBRUARY 12**  
Education & Equal Opportunity  
Committee Meeting  
10:00 AM

**FEBRUARY 15**  
Office Closed  
Observance of  
Presidents Day 

**FEBRUARY 16**  
Board of Directors Meeting  
Board Room  
9:00 AM

**FEBRUARY 23**  
New Member Orientation  
Training Room  
9:00-3:00 PM

**FEBRUARY 24**  
Affiliates Committee  
Board Room  
9:45 AM

**FEBRUARY 25**  
MLS Basic Class  
Training Room  
1:30-4:30 PM

**FEBRUARY 25**  
Real Talk Toastmasters  
raining Room  
12:00 PM - 1:30 PM

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CEO e-mail: [Randy@vcrealtors.com](mailto:Randy@vcrealtors.com) Website: [www.vcrealtors.com](http://www.vcrealtors.com)

## A Look Ahead

**Mark Chacon**  
2016 VCCAR President



Mark Chacon

The 2015 Award's and Installation event was truly a celebration of the Board of Director's hard work in 2015, and all of the things B.J. has accomplished this year. His year will be a hard act to follow, but I plan to give him a run for his money! We have a Very Big year ahead, 2016 has the potential to be a very significant year for our Association, and as a result, I am issuing a general Call to Action to get involved with VCCAR.

You have the opportunity to excel in this business by becoming more involved in the Association. Make a point this year to attend our two general membership meetings on February and June. You may also want to sit in on one of our monthly Board of Directors meetings. We meet on the third Tuesday at 9:00 AM at the Association office. You are also invited to join a committee. You will not only connect with some really positive people, you will also be helping to make your Association more relevant to you and your fellow members.

The more involved you are, the more you understand how the association runs, the better REALTOR® you will be. This is Your Association, MAKE THE MOST OF IT. Whether you are a Board member, a Committee member or an event participant, your contribution is helpful. We are the Association and we collectively make this an organization that benefits us all. Your participation is welcomed and encouraged, and it will be helpful to you and your business.

As the Local Government Relations Chair, I learned what CAR and NAR actually do for the local Associations. One example is the funding NAR provided to assist us with opposing the Fillmore Point of Sale ordinance this fall. This is the reason we all need to support the REALTOR ACTION FUND or RAF. This is on your dues billing statement, as a voluntary contribution. These funds help NAR, CAR and our Association fight on behalf of the real estate industry and private property rights in general. Another example is the new SOAR ballot initiative and whether an extension of 35 years to 2050 is the best approach on behalf of private property owners. Please support the REALTOR® ACTION FUND with your contributions; by doing so, you support your industry and your clients.

Please "Like" our Facebook page: Ventura County Coastal Association of REALTORS® The Association is posting updates, events and Calls to Action regularly. This is the easiest way to connect with what we are doing, how you can participate in the Association. We also provide likes to help let our legislators know what we think on issues.

2016 is an election year and I want to encourage each and every one of you to register to vote. I also ask that you consider including a voter registration card in your welcome gifts for your buyers. 2016 is a very important year politically for our Nation and Ventura County. If the family is moving into a new home, we as their REALTOR® should help them get resettled in every way possible. I believe helping them register to vote is one very important way to assist them.

I am here to represent You. Please contact me if there is any way you feel I may be able to help you. I have created a Gmail account to help us communicate faster and better, it is: [2016VCCARPres@gmail.com](mailto:2016VCCARPres@gmail.com). Please use this account to send me event photos, suggestions or comments you have during the year. This way we may remain in touch, no matter how busy our lives get.

I look forward to the year ahead and what we can accomplish together.

*Mark*

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**Memo from Marta**

**Marta Golding Brown**  
*VCCAR Government Affairs Director*



*Marta Golding Brown*

The new Humane Living Standards Residential Property Inspection Program in Fillmore became effective on January 1st. It is in effect for all single family homes sold in the city and does not apply to mobile homes. Homeowners are required to complete an inspection request form, obtained from the Building Department to notify city personnel of the sale. The owner of the home may elect to refuse an inspection by the city, but must submit the request or refusal to the Building and Safety Department.

To assist with metrics related to the new ordinance, the Ventura County Coastal Association of REALTORS® is conducting a survey of residential customers who purchased or sold a home in the city of Fillmore after the effective date of the Humane Living Standards Residential Property Inspection Program. We request you complete the survey with your client and submit their survey to the Association for compilation with the others received. We will be providing the results in aggregate to the city (without names) when they conduct their review of this new voluntary ordinance. If you have questions regarding the ordinance or the information requested in the VCCAR survey, please contact Marta at the Association office.

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**Oxnard and  
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Right: Outgoing VCCAR President B.J. Ward congratulates Mark Chacon on taking office as the Association's 2016 President.



Below: Installation Platinum sponsors are recognized for their support.

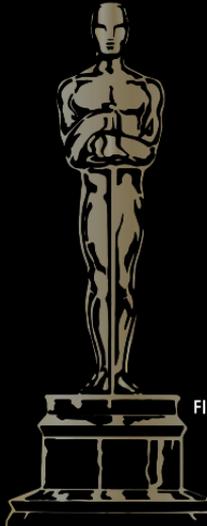


VENTURA COUNTY COASTAL ASSOCIATION OF REALTORS®

# 19TH ANNUAL INSTALLATION AND AWARDS LUNCHEON

THANK YOU TO OUR SPONSORS!

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## “MLS Did You Know”

*Tired of those APN typos??*

*Want to input info onto fewer fields at listing input??*

Try this shortcut – it’s great, take a moment to eyeball for accuracy and then move to the next field. Note especially the bath count.

## MLS – Search County Records Feature for Entering New Listings

The “Search County Records” feature on the Enter New Listing page is a helpful resource on the MLS site. This valuable tool utilizes the county records from Realist to automatically fill in certain fields during listing input to help prevent user errors, ensure accuracy, and reduce the amount of time required when entering new listings.

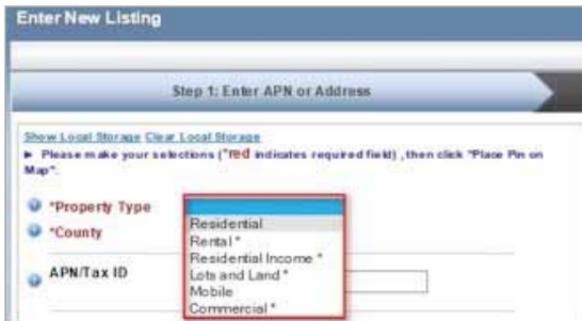
*\*Please note that this tool is only intended to aid the user during the listing input process and that all information provided as a result of the feature should still be reviewed for accuracy.*

### To Use the Search County Records Feature:

1. After logging onto the MLS site, click Listings on the main menu and then click **Enter New Listing**.

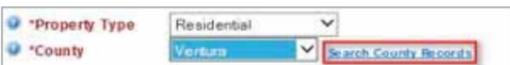


2. Select the desired property type from the list provided under the **Property Type** field. Next, select the desired county from the list provided under the **County** field.



**NOTE:** The property types available are based on your MLS site setup.

**NOTE:** Once a property type and county have been selected, a link labeled Search County Records will appear to the right of the County field.



3. Click the **Search County Records** link to open the **Search Tax Records Realist 2** page. You may enter the address of the property you are searching for as well as other criteria including APN/Tax ID, Owner Name, Zoning, and Sale Date.

The screenshot shows a web form titled "Search Tax Records Realist 2". It includes several input fields and dropdown menus for searching property records. The fields are organized into sections: "County" (with a dropdown set to "Ventura"), "Address" (with fields for Street #, Street Name, Suite, and Next Direction), "APN/Tax ID" (with a "View Address Link" link), "Owner / Law Name" (with "First Name" and "Last Name" fields), "Zoning" (with a dropdown), and "Sale Date" (with a date picker).

**NOTE:** You must enter criteria in one or more fields.

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The image features a man and a woman smiling behind a stack of cardboard boxes. Overlaid on the bottom right of the image is the CBC Federal Credit Union logo, which includes a stylized human figure icon. Below the logo, the text reads: "cbc federal CREDIT UNION", "Make It easy.", "Open to the Public", "805.988.2151 | www.cbfcu.org", and "Se Habla Español." At the bottom of the image are two yellow buttons: "Learn More" and "View Our Rates".

4. Once all desired search criteria has been entered, click the **Search** button to view the results or the **Preview Count** button to see the number of records found prior to the search results being displayed.

5. From the **MLS Realist 2 Autopop** page, click the **APN/Tax ID** number to view the Property Detail Report to verify it is the correct property and see any desired tax information.

6. Once verified, click the **Select** link located next to the correct APN/Tax ID.

7. You will be redirected back to the Enter **New Listing** page with all applicable data automatically filled in.

**TIP:** Make sure the **Autofill Tax Data** box is checked before continuing on to the Verify Map Pin Placement and Enter Listing Information sections.

8. Once you have reviewed all fields for accuracy and verified the **Autofill Tax Data** box is checked, click **Place Pin on Map** to continue with the listing input process.

*There, wasn't that great?*

# MLS RULES CHANGES COMING FEBRUARY 1ST!



The VCRDS/CARETS MLS Rules Standards will undergo change, effective February 1, 2016.

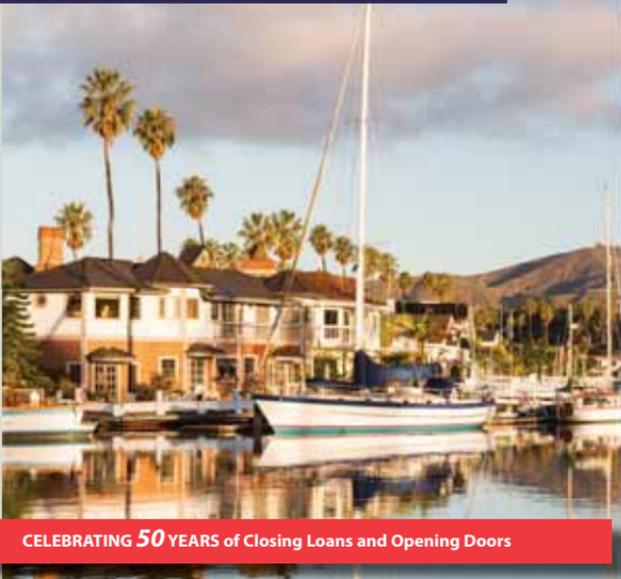
**Note:** The changes are all within section 12.16 Use of Active Listing Information on Internet (Also known as Internet Data Exchange ("IDX")).

Please see the link below to review the red-lined version. Changes are indicated by red text and strike-through. You will be required to agree to the VCRDS EULA upon login that day.

[Click HERE](#) to read the MLS Rules and Regulations, effective 2-1-2016



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### LOAN OFFICERS

<b>Buffy Bartley</b> 805-944-2410 NMLS #238746	<b>Kathy Gray</b> 805-701-7467 NMLS #238911	<b>Maribel Pantoja</b> 805-816-0181 NMLS #286044
<b>Robert Brenner</b> 805-427-3538 NMLS #240029	<b>Luis Mendez II</b> 805-824-7084 NMLS #257057	<b>Timothy Theys</b> 805-216.1607 NMLS-256133
<b>Chad Cokerell</b> 805-216-5511 NMLS #256385	<b>Wendy Mueller</b> 805-907-5136 NMLS #234069	

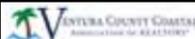
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MK - Walnut Creek: "Passed with flying colors - contribute it to your excellent teaching skills and fantastic study materials."

TR - Online: "My gosh, was it easy & easy to access."

EA - Vista: "Your class in Vista was unbelievable."

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Friday, March 18th, 2016 at 9 a.m.

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- All students will receive the 3 hour mandatory courses of agency, ethics, trust funds, fair housing, risk management, management & supervision and two consumer protection courses by textbook or PDF.
- Although this meeting is not mandatory to renew your license through the use of our continuing education courses, it is our most popular.
- Instructions for online exams will be given at the seminar

Anyone who fails an exam can take a second test at no cost any time within one year from date of registration or take the optional review again at no cost. Courses are for all licensees. These courses are approved for Continuing Education Credit by the California Bureau of Real Estate. However, this approval does not constitute an endorsement of the views or opinions which are expressed by the course sponsor, instructor, author or lecturers. BRE Sponsor #0054

### SCHEDULE

8:45 a.m. Registration  
9:00 a.m. Course review  
12:00 p.m. End of Session

### NOTE:

1. Value - Book \$10
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## TO REGISTER OR INFO CONTACT ALMA AT (805) 981-2100 OR FAX 805-981-2107

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Billing Address for Credit Card \_\_\_\_\_ Signature \_\_\_\_\_

# Share Your Transportation Viewpoint at Transportation Needs Interactive Forum



What does Ventura County need to keep traffic flowing, people moving, and the economy growing? What do you need to better navigate our region?

The Ventura County Transportation Commission (VCTC) wants your input on whether the existing transit system is meeting your needs. Come share your thoughts at a Transportation Needs Interactive Forum. From relieving freeway bottlenecks and repairing potholes to expanding transit service and improving

bike paths, we want to hear your ideas on these challenges. Your input will help Ventura County's transportation providers understand where you need to go and how to help get you there.

Tell us your vision for keeping Ventura County moving! The three forums begin in January, and each offers you an opportunity to shape Ventura County's transportation future. Here are the times and locations of the forums.

**January 25—6 to 7:30pm**  
**Moorpark City Hall, Citrus Room**  
**799 Moorpark Avenue, Moorpark**  
**Moorpark Bus Service: Moorpark Transit (Route 2, call 805-375-5467 for Dial-a-Ride trips)**

**January 26—6 to 7:30pm**  
**Santa Paula Community Center**  
**530 W. Main Street**  
**Santa Paula Bus Service: Valley Express (Santa Paula Routes A, B)**

**January 28—6 to 7:30pm**  
**Oxnard Public Library, Meeting Room B**  
**251 S. A Street**  
**Oxnard Bus Service: Gold Coast Transit (Routes 2, 4A, 4B, 19, 20)**

In February a public hearing will be held with the members of Ventura County Transportation Commission to hear your transit needs. Here is the time and location of the public hearing.

**February 8—1:30 to 3pm**  
**Camarillo City Hall, Council Chambers**  
**601 Carmen Drive**  
**Camarillo Bus Service: VCTC Intercity Transit (Route 101)**

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10342-11/15-F-VENT

# Be a Part of the 2016 VCCAR Team!

## Get 100% value from your Association membership.

*Check off the committee(s) in which you have an interest*

- AFFILIATES** – This committee creates opportunities for REALTORS® and Affiliates to network. It also promotes goodwill for VCCAR by engaging in community service projects. Typical activities include Habitat for Humanity, Relay-for-Life and FoodShare, as well as sponsoring member social events to promote camaraderie. The committee welcomes both Realtor® members and Affiliates.
- EDUCATION/EQUAL OPPORTUNITY & CULTURAL DIVERSITY**  
Plans, arranges, and presents a wide variety of professional education seminars, forums and designation classes, most of which include continuing education credits and offers education to various groups and economic strata within VCCAR's market area regarding home ownership opportunities. It also appraises members regarding the unique needs and preferences of those buyers and sellers.
- GRIEVANCE** – Reviews consumer and member complaints relative to potential violations of NAR's Code of Ethics and MLS Rules. (REALTORS® Only)
- INSTALLATION** – This is a single event committee that plans VCCAR's annual installation luncheon for incoming VCCAR officers and directors held in December.
- LOCAL GOVERNMENT RELATIONS** – Studies local housing and real estate related issues and meets with various state, county and city officials, as well as community planning groups.
- OMBUDSMAN** – Handles consumer complaints and works with members seeking resolution or redress regarding problems or issues arising between members. This committee often utilizes NAR's Code of Ethics for resolving disputes. (REALTORS® Only)
- PUBLIC RELATIONS** – Responsible for marketing VCCAR to the general public through advertising and press releases to the media. Also conducts on-going in-house communication with members to disseminate the Association member benefits.
- YOUNG PROFESSIONALS NETWORK (YPN)** – A fraternity within VCCAR that provides moral support and career guidance to member REALTORS® and Affiliates of a similar age group - generally 40 or younger (all are welcome) through social networking and the sharing of information. Also promotes and encourages younger members to become more involved.
- WE CARE** – This committee contacts members, or members' families, affected by death or serious illness and offers moral support with cards, flowers and condolences from the Association.

**Yes, I am interested in serving on the committee(s) I have selected.**

Name \_\_\_\_\_ Office \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

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

## Look What's Available in the VCCAR REALTOR® Store

### Double Wall 16 oz. Acrylic Tumbler

Being a REALTOR® keeps you busy and on the go!

Stay stylishly hydrated with this REALTOR® Logo clear insulated tumbler!

- The lids twist closure prevents any spills or leakage.
- The straw's gasketed bottom prevents it from accidentally slipping out.
- Durable clear acrylic and polypropylene material make this the ideal tumbler to beautifully show off your profession.
- The tumbler holds 16 oz. of your favorite hot or cold drink and keeps the drink at the perfect temperature for longer than other tumblers while preventing condensation, thanks to its double wall construction.
- The dual purpose, swivel, push-on lid allows drinking from the spout or from a straw and adds that pop of color you desire and comes with a color-coordinating bottom and removable straw for drinking ease.

**VCCAR member Price: \$14.95 plus tax.**



### Silver REALTOR® Heart Charm Bracelet

Add some sparkle to your day with this beautiful antique silver plated crystal REALTOR® charm bracelet! The clear crystal heart will sparkle as it captures the light and others attention. You LOVE being a REALTOR® so let everyone else know! This beautiful bracelet is easy to attach and will stay secure with its lobster claw clasp. Comes in a beautiful gift box.

**VCCAR member price: \$12.00**



### Open House Registry Binder in a compact size!

- UPDATED Registration Page Design
- Binder measures 7" x 9"
- Page measures 6" x 8.5"
- Made in the USA.
- 100 registration pages - printed on one side.
- Refillable

Place your professional Real Estate Open House Registry front and center to achieve greater prospect registration at your open houses!

Includes: 1 Open House Door Hanger and 1 double sided "sign in" tent card to encourage prospects to register! Note at bottom proclaiming that by providing their contact information they are allowing you to contact them.

**VCCAR member Price: \$23.95 plus tax.**



### REALTOR® Umbrella

Totes umbrella are known for their high quality ability to protect you in the rain! 42" arc umbrella folds to 11.5" and has rubber coated handle.

Quickly opens with its auto open and then folds easily down and closes with a Velcro closure around the outside for safe keeping.

**VCCAR member Price: \$16.95**



### Lapel Pin Magnet - Flag & REALTOR® logo - GOLD

Authentic REALTOR® logo with USA flag. Hard fired and filled with high quality enamel. Magnetic backing for easy use of taking it on and off without using a pin. Size: 1" x 1/2"

**VCCAR member Price: \$9.50**



### St. Joseph's Statue

Get the listing SOLD! This Original St. Joseph's Statue is said to help sell the home when planted in the yard.

**VCCAR member Price: \$7.50**



Returns must be within 30 days of purchase unopened package with receipt.  
No refund on single forms. No exceptions.