



## General Membership Meeting

**CE Night - 2 Credit Hours - Agency with Instructor  
Rita Beaty**

### **\* Scholarship Presentation \***

Date: Tuesday, June 14, 2016

Place: Portofino Grill in La Porte

Cost: \$14 w/reservations; \$16 for walk-ins - *Sunshine Drawing Pricing:*  
\$1 per ticket or \$5 for 7 tickets and may be included in your dinner check!

Time: 5:30 p.m.



**For Reservations: Please contact the Board office at 219-324-8120 or via email at [lpcar@frontier.com](mailto:lpcar@frontier.com) no later than Monday, June 13, 2016.** Please have your check ready for our meeting, made payable to LPCAR.

Thank you.

When making reservations please indicate the following:

1. Dinner and CE
2. Dinner Only
3. CE only (those attending CE only should arrive **no sooner** than 6:20 p.m. please)

**Attention all members: Our meeting locations are very accommodating with our reservation numbers but we are still responsible to pay for the number of meals reserved. Also, when we have reservations that are not cancelled in time, the association is still required to pay. For the last several months we have had several no-shows; the board was still required to pay, and we have not received payment for those meals. Please review our reservation policy below:**

*Reservation Policy: We strongly suggest you make reservations in advance. **Any reservation made and not cancelled 2 hours prior to the start of our event will be charged for the cost of the meal.** Our locations are very accommodating with our reservations but we are required to call in a reservation number ahead of time and pay for that number. Thank you for your cooperation in this matter!*

## Letter from Board President



Well, I can't believe it is June already! Our Real Estate market is in full swing! Everyone I talk to is staying busy, lots of buyers and seems like the sellers are coming out now!

Be sure you complete your required 12 hours of CE by June, 30th!

We have our new Septic and Water Addendum that has been reviewed and approved by our attorney, that we will have up on zipforms ASAP! In the meantime it is being sent to everyone with this newsletter so you can start using it immediately. All closings July 1st and after must comply with the new ordinance, so let's start preparing! The form is mandatory and required for all transactions including commercial.

I want to mention, I don't have

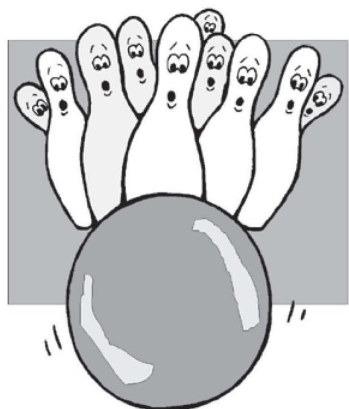
*(Continued on page 6)*

### In This Issue

- Bowling Fundraiser
- Website Preview
- Membership Update
- Charity Auction Seating Chart
- Golf Outing Pictures
- Ordinance Info and Local Library Form



## LAPORTE COUNTY DESERVING CHILDREN



# BOWLING NIGHT

## THUNDERBIRD LANES

1251 Pine Lake Ave, LaPorte, IN

**June 23rd ~ 6:00 pm- 9:00 pm**

### PRIZES

**Cash Bar**

**Silent  
Auction**

**LIMITED TO 24 TEAMS**

**\$100 PER 4 person TEAM or \$25 per person**

*(\$20 per person goes directly to Deserving Children Fund)*

**Teams must be registered by June 16th and paid in full**

.....  
Team Name \_\_\_\_\_ PAID \_\_\_\_\_

Team Contact Information:

Name \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Turn team registration into :

Tommy Sunn - 219-575-0881

tommy@1stchoicerealtygrp.com

1st Choice Realty Group

245 W Johnson Road, LaPorte, IN 46350

MAKE CHECKS PAYABLE TO: LPCAR DESERVING CHILDREN

## New Website Preview - Launching Soon

**LPCAR**  
LaPorte County  
Association of  
Realtors

Home  
Deserving Children Charity  
Local Market Reports  
Professional Standards  
Community Resources  
Member Resources  
Newsletters  
Affiliate Members  
Contact  
Association Albums

**La Porte County Association of REALTORS® Inc.**

*"La Porte County Association of REALTORS.....Inspires, Innovates, and Pursues Excellence"*

**Our Mission Statement**  
"The LaPorte County Association of REALTORS provides members with resources that enable them to conduct business successfully, strengthen the REALTOR image, and meet the needs of their customers and community; and is the Voice for Real Estate in LaPorte County."

**CE DEADLINE COUNTDOWN**  
**30 : 13 : 39 : 38**  
DAYS HOURS MINUTES SECONDS

**Latest News**  
**2016 Bowling Fundraiser/registration**

**Find a Property**

**We are REALTORS, we live by the Code...**  
The Code of Ethics of the National Association of REALTORS® is a document which is universally recognized by lawyers and laymen as the measure of professionalism in the real estate industry. It does not describe the lowest common denominator of permissible behavior as do the licensing laws of the state. Instead, it outlines the highest ideals of professional performance the public, and other REALTORS®, have a right to expect from REALTORS®.

**Read More**

**Continuing Education - Register Online**  
**4 Hour Code of Ethics Training Session**

**May 2016**

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**zipLogix**

Our Communications Committee is pleased to announce that a new website for the association will be launched by the end of the month. The committee has been working to make a site that is useful, easy to navigate and can be updated easily on a regular basis. We hope to have the new site up and running no later than June 30th. Our domain will remain the same but will direct to the new site once it is live.

Here is just a sneak peak of our new look!

## Membership Update

The following have joined our association, please welcome them:

**Paul Moser - Accurate Inspections**

**Anna Radtke - Micky Gallas Properties**

**Braeden Gallas - Micky Galls Properties**

**Danielle Veverka - 1st Choice Realty Group**

**John Hatfield - Certified Home Inspections**

**Pam Nickell—Amerifirst Home Mortgage**

**Robert Gow - Berkshire Hathaway Home Services Koenig Rubloff Group**

### Sunshine Committee

Sunshine Committee for this association are **Robin Umphrey/REMAX 1st for La Porte** and **Judi Donaldson/Micky Gallas Properties for Michigan City**. Please contact them with any news that is relevant to this association.



### Upcoming CE Opportunities

**June 14, 2016** - at Portofino Grill in La Porte 5:30 p.m. - course - Agency with Instructor Rita Beay

**August 23, 2016** - Code of Ethics Training Session with Instructor Tim Reed. 4 CE hours. Michigan City Library 1-5 p.m. – fulfills NAR membership requirement

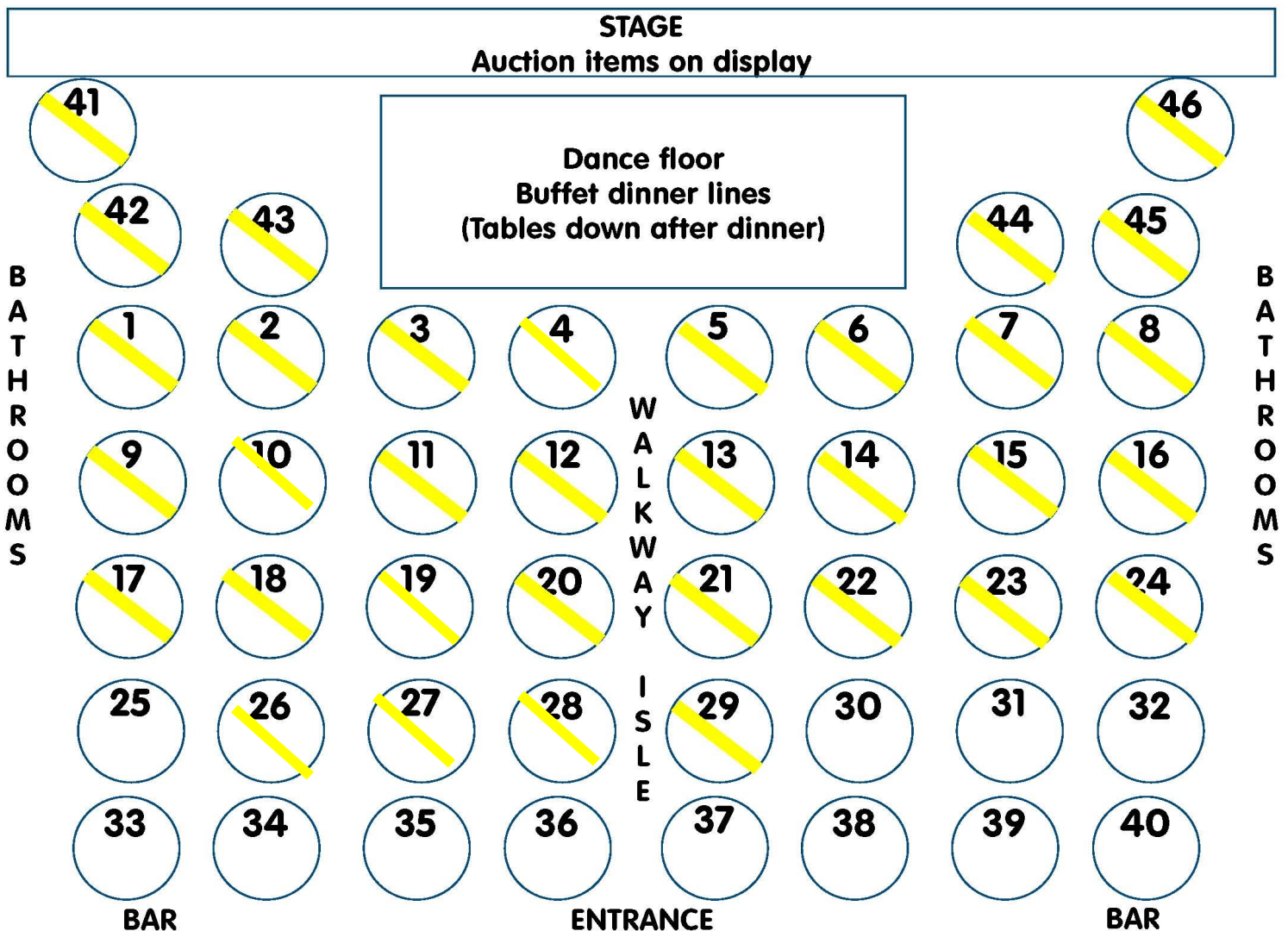


# Charity Auction Dinner Tickets and Table Reservations

The Deserving Children Charity Auction will take place on Friday, October 21, 2016 at the Orak in Michigan City.

Dinner and Table Reservations are currently on sale! Tickets are \$50 per person/\$400 per table...Tables of 8 may be reserved with a \$50 deposit - **Table must be paid in full by June 30th**, after that date you will forfeit your deposit and the table will be available for reservations. Seating chart is shown below, those tables marked with a yellow slash have already been reserved.

**To reserve a table or purchase dinner tickets, please contact Karole Myres at 219-363-8677.**



**Reminder: Current Cycle for Code of Ethics - 2013 to 2016: all members must complete 2 1/2 hours before the end of 2016.**

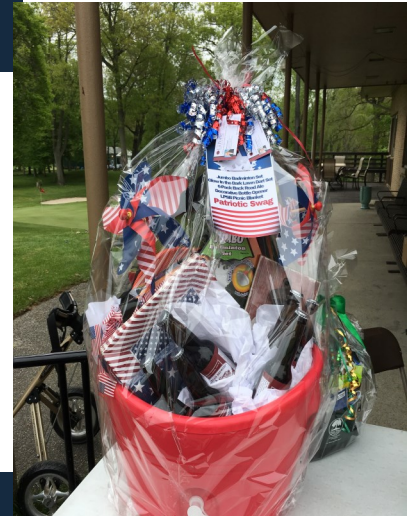




## Golf Outing Highlights

On Friday May 20th several teams came out to Beechwood Golf Course for our Annual Golf Outing. The day began with a CE class taught by Instructor Rita Beaty.

Here are a few pictures from our event!!





## Board President's Letter *(continued)*

*(Continued from page 1)*

results yet as I'm typing this, but thank you all who contributed in the recent food drive, we can't do this without our membership! Thanks so much!

Also, we have elections coming up in October, deadline for submissions is August 26th, we are in need of members to run for the following positions, President Elect, Secretary, Treasurer, and Local Director. Get those names in! Lets continue to make 2016 the best year ever!

Brad Anderson, 2016 LPCAR Board President  
bca1223@hotmail.com

## Charity Auction Bake Sale

### Charity Auction Bake Sale - June 25, 2016

The Charity Auction Committee will be participating in the La Porte Jaycees Arts & Crafts Show on Saturday, June 25, 2016 in La Porte. Once again we are calling on all members to bring in some baked goods for this sale. All proceeds will go to the Deserving Children Charity Fund. Our last bake sale was a huge success in part to all the wonderful baked goods that so many donated to the sale. Everyone really stepped up to the plate and we hope the same can happen for the upcoming sale. For more details please contact any of the committee members or the board office.



Baked Goods from our Spring Bakesale at La Porte Savings Bank!

ONE PERSON  
CAN MAKE A  
DIFFERENCE  
AND  
EVERYONE  
SHOULD TRY.  
-JFK

## Election of Officers and Directors

The Association is now seeking candidates for the election of Officers and Directors for 2017. The following positions are available for the fall election:

President-Elect: one year term, automatically ascends to the position of President the following year.

Secretary: one year term

Local Director: two year terms (two positions available)

If you would like to submit your name as a candidate please contact the board office at 219-324-8120 or via email at [lpicar@frontier.com](mailto:lpicar@frontier.com). Deadline to submit your name is August 26, 2016!

## New Addendum added to LPCAR Local Library of Zipforms



### La Porte County Well/Septic Addendum

This addendum is attached to and made part of Purchase Agreement dated \_\_\_\_\_, between \_\_\_\_\_ ("Seller") and \_\_\_\_\_ ("Buyer") on Property known as, \_\_\_\_\_, Indiana, Zip \_\_\_\_\_ the "Property".

Buyer and Seller agree to comply with La Porte County Ordinance 2016-02 which requires that a water and/or septic inspection be made in compliance with La Porte County Ordinance 2016-02, which is required for title transfer. Seller agrees to further comply with the reporting requirements of the Ordinance including submission of a Transfer Application to the La Porte County Health Department.

**La Porte County Property Transfer Ordinance Fee shall be at the expense of : ☐ Seller ☐ Buyer ☐ shared equally.**

Buyer ☐ shall ☐ shall not (buyer to apply for waiver) obtain a written Septic inspection report at:  
☐ Buyer's ☐ Seller's or ☐ shared equally expense per La Porte County Ordinance requirement.

Buyer ☐ shall ☐ shall not (buyer to apply for waiver) obtain a written water quality test report at:  
☐ Buyer's ☐ Seller's or ☐ shared equally expense per La Porte County Ordinance requirement. Water test to include **Total Coliform, E. Coli, Nitrate(NO3) required per County Ordinance**: additional tests (may be required by lender) (check all that apply) ☐ Lead ☐ Nitrite ☐ Bacteria/Non E. Coli ☐ Arsenic: **but not required per County Ordinance.**

Any necessary remediation discovered as a result of these reports shall be done at Seller's expense. If Seller is unwilling or unable to remedy the problem, then the Purchase Agreement shall be terminated by written notice from Buyer to Seller with the return of Buyer's earnest money.

All inspections provided for under this Addendum shall be completed and Buyer shall give written notice of any required remediation to Seller and Seller's agent within \_\_\_\_\_ days following the acceptance of this agreement.

**All other terms and conditions of the Purchase Agreement remain unchanged.**

This Addendum may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree this Addendum may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered. If requested.

By signature below, the parties acknowledge receipt of a signed copy of the Addendum.

\_\_\_\_\_  
 BUYER'S SIGNATURE      DATE

\_\_\_\_\_  
 BUYERS SIGNATURE      DATE

\_\_\_\_\_  
 SELLER'S SIGNATURE      DATE

\_\_\_\_\_  
 SELLER'S SIGNATURE      DATE



## Well & Septic Ordinance Information from the Health Department

### **Information from the Health Department: Property Transfer Ordinance: What Do I need to Know?**

- Was Signed by the Commissioners on April 6, 2016
- Will go into effect on July 1, 2016
- Any property that closes on or after July 1, 2016 will have to comply with the ordinance

### **What does this Ordinance apply to?**

- All residential properties
- All commercial properties

### **What does it entail?**

- **Septic Inspection:** Septic system must be inspected by an IOWPA certified inspector. This inspection will take a minimum of 1 hours, possibly longer. They will need to access the house and will need to run water. Inspections will not “pass or fail” the system.
- A list of inspectors will be available in the office, on our website and at [www.iowpa.org](http://www.iowpa.org)
- Inspectors must be registered and bonded with the La Porte County Health Department
- Properties with drinking water wells will be required to have the wells tested for coliform bacteria and nitrate. Test must be performed by a certified lab. Well may be required to have further testing depending on the results. A list of certified labs are available in our office.
- If they have city services they need to provide a bill or letter from utility.
- If unable to perform any of the inspections before closing, they can apply for a waiver. However, inspections must be completed within 45 days of closing.

### **What about homes with old systems or Dry Wells?**

- The septic system is evaluated based on the year it was installed and what the code was at the time. A system installed in 1985 will not meet the current code. It will be evaluated based on the code that was in place in 1985.
- Dry Wells were no longer allowed beginning in 1977. If a home has a dry well that was installed after 1977 and was approved by the LPCHD and is on-file in our office, then it will be ok. If there is no record of the Dry Well, then it is considered a non-system and must be replaced.

### **How long are the inspections/test results good for?**

- Septic Inspections and Water Tests are good for one year.

**LA PORTE COUNTY ASSOCIATION OF REALTORS, INC**  
**2016 REALTOR OF THE YEAR NOMINATION FORM**

Name of Nominee: \_\_\_\_\_

Business Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_

Email Address: \_\_\_\_\_

1. Achievements and contributions (use additional sheets if necessary); ***It is not necessary to complete all sections.***

A. **REALTOR PROFESSIONALISM:** (high principles, faithfulness to laws and regulations, the Code of Ethics, and the furtherance of principles of good real estate practice among other brokers and general public)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

B. **REALTOR DESIGNATIONS:** (Designations, advanced education and/ or training)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

C. **COMMUNITY SERVICE:** (local, state and national level of participation in civic and service clubs, charitable activities, political activities, fraternal or religious groups, etc.)

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Continued from Page 9

2. **LOCAL BOARD ACTIVITY:** (Board offices and committee work, special assignments, seminar activity and education work, membership and offices held in local chapters or institutes, etc.)

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3. **STATE ASSOCIATION ACTIVITY:** (State offices held and committee work, attendance and participation at IAR Conferences, Board of Directors meetings and educational conferences, etc.)

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- 4.. **NATIONAL ASSOCIATION OF REALTORS ACTIVITY:** (National offices and committee work, membership and work in institutes, attendance at NAR conventions, etc.)

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5. **OTHER COMMENTS:**

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Submitted By:

Name: \_\_\_\_\_

Office: \_\_\_\_\_

Please return completed form and photo of nominee (if available) to:

Iris Muccigrosso, Executive Officer  
 La Porte County Association of REALTORS  
 P.O. Box 248, La Porte, IN 46352  
 Fax:219-324-9323 Email: lpcar@frontier.com

**Forms must be submitted no later than July 30, 2016 (no exceptions)**



## May Food Drive Month-Office Food Drive Challenge

### LPCAR Food Drive: Helping our Community Battle Hunger

On Wednesday June 1, 2016 the board of directors collected food items from our month long Food Drive. The winners of the food drive challenge will be announce during our June 14th General Membership Meeting.

On behalf of the association, we would like to thank everyone that participated. Collecting and donating food is such an easy way to help our community and the Salvation Army Food Pantries were so thankful of our donation. We will continue to hold our drive each May and hope that it continues to grow each year. Thanks again for participating.

Here are just a few photos from the June 1st collection:





## RPAC: Your Best Investment in Real Estate

Since 1969, the REALTORS® Political Action Committee (RPAC) has promoted the election of pro-REALTOR® candidates across the United States. The purpose of RPAC is clear: REALTORS® raise and spend money to elect candidates who understand and support their interests. The money to accomplish this comes from voluntary contributions made by REALTORS®. These are not members' dues; this is money given freely by REALTORS® in recognition of how important campaign fundraising is to the political process. RPAC doesn't buy votes. RPAC enables REALTORS® to support candidates that support the issues that are important to their profession and livelihood.



Like us on Facebook:  
La Porte Co. Assoc. of REALTORS, Inc.



Follow us on Twitter:  
LP Assoc.REALTORS@LPRealtors



Follow us on Instagram  
laportecountyrealtors



### Contact Us



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lpcar@lpcar.comcastbiz.net or  
lpcar@frontier.com

Visit us on the web at  
[www.laportecountyrealtors.com](http://www.laportecountyrealtors.com)

# June 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	
			AE State Roundtable Meetings in Indianapolis—Board office Closed June 2-3			
5	6	7 Board of Director Meeting at 11:30 a.m. at Board Office	8 Charity Auction Committee Meeting at T-Birds in La Porte at 5:30 p.m.	9	10	11
12	13	14 General Membership Meeting at 5:30 p.m. at Portofino Grill in La Porte	15	16	17	18
19	20	21	22	23 Bowling Night Fundraiser at Thunderbird Lanes in LaPorte: 6-9 p.m	24	25 Charity Auction Bake Sale/ Downtown La Porte
26	27	28	29	30		