



## EASTERN NORTH CAROLINA CHAPTER #105

1st Quarter 2005

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### 2005 Executive Council Members

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#### Websites

#### Local Chapter

[www.irem105.org](http://www.irem105.org)

#### National

[www.irem.org](http://www.irem.org)

### IREM® Mission Statement:

*\*Educate real estate managers*

*\*Certify the competence and professionalism of individuals and organizations engaged in the management of real estate*

*\*Serve as an advocate on issues affecting the real estate management industry*

*\*Enhance and support the members' professional competence so they can better identify and meet the needs of those who utilize their services*



### **Notes from the President**

Jason Stowe

Welcome to a new IREM year! Our Strategic Planning Session was held on October 19, 2004. During this meeting, our new Board established long and short-term goals for the year. Some of our 2005 goals and objectives include:

- Promote Associate Membership and growing our Membership by 5 Members.
- Promote TEAMWORK committees for 2005. Encourage involvement from general membership through sign ups and meetings and web site.
- Fund 4 members to attend 2005 National Conference.
- Educate existing members by inviting them to all National Conferences. Promote conferences during all meetings.
- Expand Friends Program. Give opportunities for meeting sponsorships to highlight company. Fill all spots in Friends program.
- Continue to offer attractive and informative meeting programs with speakers and/or venues for the chapter, balancing breakfast, lunch and dinner meetings as evenly as possible.
- Urge members that are involved with other organizations to promote IREM and the IREM designations. Attempt to set up a joint meeting/educational session during 2005.
- Complete one community service project during the year.
- Continue to be involved with the IREM Foundation's support of St. Augustine's College's Real Estate Degree Program.
- Promote our IREM educators and establish a 3-day to a weeklong educational session for 2006 or 2007.
- Establish annual golf tournament as fundraiser for chapter and charity beneficiary and have the charity become involved.

At our November Installation meeting, we confirmed our new 2005 Board Members:

President – Jason Stowe, CPM  
President-Elect – Nora Clark, CPM  
Secretary – Cliff Hamner, CPM  
Treasurer – Jerry Kephart, CPM  
Counselor – Frank Livingston, CPM  
Counselor – Crystal Hall, CPM  
Counselor – Kellie Falk-Tillett, CPM

*Notes from the President continued...*

Our organization is fortunate to have all of these individuals serving on our Board and lending their experience and expertise to our members. I look forward to working with them this year and to the opportunity of continuing to build on the value that IREM membership offers. As always, the Board remains open to your thoughts and welcomes your input.

We had a great year and look forward to building on our successes. I look forward to serving as your President in 2005 and helping you meet the needs of those you serve.

## 2004 Charitable Donations



On December 14, 2004, representatives from our IREM Chapter headed to Toys 'R' Us to buy \$500 worth of toys for the Toys for Tots drive. Gifts from all age groups were selected and included everything from tricycles to dolls to sports equipment to CD players. The following day, President Jason Stowe, Treasurer Jerry Kephart and Administrator Candi McDowell headed to the Marine Corps office on Hillsborough Street to make the delivery. Several helpful Marines happily assisted us in unloading our gifts along side a multitude of other bags filled to the brim.

Along with IREM Chapter 105's help, the U.S. Marines distributed 19 million new toys to 7.4 million needy youngsters throughout the nation. This was the most successful campaign in the 57-year history of Toys for Tots, and we're proud that our Chapter was able to help.



In 2004, we also contributed \$500 to Habitat for Humanity of Wake County. More than 95% of our donation will be used to build safe and affordable homes for hard working, needy families in our area. We join Habitat in helping to eliminate substandard housing in Wake County. Habitat welcomes our members to attend Habitour, a one-hour information session including lunch, video, and tour of a neighborhood in progress.



Our Chapter is dedicated to helping a good cause! Both of these donations were a direct result of our successful 2004 President's Cup Challenge Golf Tournament. Our upcoming tournament will be held on May 18, 2005 and will benefit Urban Ministries of Raleigh. Please look for further tournament information on our website at [www.irem105.org](http://www.irem105.org)

## Coming Soon!

Recently, we've received several job openings from area companies. As a Chapter, we feel it's important to pass along these opportunities to our membership, while at the same time limit the amount of e-mail correspondence we send out. In an effort to keep our member communications Chapter specific, we will be adding a Jobs page to our website. This page will announce real estate jobs that are currently available, along with a position description and contact information. Companies will be able to submit their openings to us, and we will post them to our website for FREE! We're excited about bringing this opportunity to you and look forward to continuing connecting our members and industry.

If you have any other suggestions for our website or tools that would help connect our members or enhance membership, we'd love to hear from you! Feel free to contact Jason Stowe, Chapter President, at [jstowe@incprop.com](mailto:jstowe@incprop.com)

## Speaker John Davis Highlights January General Meeting



We had another productive General Meeting on January 19 at the Raleigh Board of Realtors building. We'd like to extend a note of appreciation to Spectrum Properties for being our January meeting sponsor.



Our speaker, John Davis, has been the Executive Director of NCFREE for twenty years. NCFREE is a non-profit, non-partisan political research organization founded in 1983 by our business leaders. Davis is one of the North Carolina's leading authorities on legislative and congressional districts and has been an accurate predictor of the past four elections. During our meeting, Davis offered attendees a lively and entertaining review of the recent North Carolina elections by playing radio and televised political ad from previous campaigns. He also provided insights into the Presidential race and the future of the White House. For more information on NCFree, please visit:

<http://www.ncfree.com>.

We would like to ask the general membership "What does our Chapter need to do better?" We welcome your comments and encourage you to contact our President, Jason Stowe with any suggestions or improvements. You can reach Jason via e-mail at [jstowe@incprop.com](mailto:jstowe@incprop.com)



## Meeting Sponsors

Our Chapter is in need of creating additional revenue to allow us to meet our proposed budget and avoid having to tap into our current account reserves. To do this, we are looking to attract sponsors for our upcoming general meetings. Sponsorships are \$500 and an excellent way to gain added marketing exposure for your company and its products and services. If you are interested in sponsoring an upcoming IREM meeting, please contact Candi McDowell via e-mail at [candimcdowell@yorkproperties.com](mailto:candimcdowell@yorkproperties.com)

## Golf Tournament Volunteers Needed

In preparation for our President's Cup Challenge Golf Tournament on Wednesday, May 18, 2005, we are looking for committee volunteers. Several of our Board members have already stepped up to the plate. Our 2004 tournament raised enough funds to support both Toys for Tots and Habitat for Humanity at year's end. Help us make 2005 a bigger, better event with more sponsors, more participants, and more fun by volunteering to serve on a committee. E-mail Candi McDowell at [candimcdowell@yorkproperties.com](mailto:candimcdowell@yorkproperties.com) and help make our 2005 tournament a success!



## 2005 General Meeting Schedule

### MARCH 16, 2005

Speaker: Brian Reece with Karnes Research  
Location: Raleigh Board of Realtors  
111 Realtors Way, Cary, NC  
Time: 8:00AM Breakfast

### SEPTEMBER 2005

Date between September 15-22  
Joint meeting with TCAR, CREW, NAIOP  
Speaker and topic to be determined



### MAY 18, 2005

President's Cup Challenge  
Location: Crooked Creek Golf Course,  
4621 Shady Greens Drive, Fuquay-Varina, NC  
Time: 9:00AM Tee Time, 2:00PM Meeting

### NOVEMBER 9, 2005

Officer Installation Dinner  
Speaker: IREM President Tony Smith  
Location: Angus Barn  
Time: 6:00PM

### JULY 20, 2005

Topic: North Hills Re-Development  
Location and Time to be determined



## Legislative Update

*Cliff Hamner, Legislative Chair*

With the 109<sup>th</sup> Congress and North Carolina's "long session" of the General Assembly convened, 2005 promises to be a busy year legislatively. However, with much of the federal focus on such high profile issues such as social security reform, homeland security, tax code reform, and deficit reduction, real estate legislation may often be included as a part of larger bills. Statewide, legislators will be once again be looking to fund a large budget deficit and items from extending temporary tax increases to increased "sin taxes" and renewed calls for a lottery. Overall, the federal and state legislative agendas will be geared toward financial, tax, and security issues.

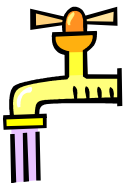


This year, federal legislation dealing with real estate issues will largely be items left over from the 108<sup>th</sup> Congress. Legislation dealing with Banks in Real Estate, Section 8 Housing Choice Voucher Program, extension of Terrorism Risk Insurance, tort reform, and depreciation/amortization rule modifications will likely be introduced in one form or another.

With the continuing budget problems state wide, real estate organizations will need to be on the look out for legislation designed to tax real estate services. This was an issue as recent at 2002.

Another trend at the state level nationwide is legislation addressing concerns with mold. Twenty-two states considered mold legislation in 2004. The National Academy of Sciences released a report in 2004 stating that there was no evidence to support the link between mold and the health issues attributed to it. The report did find a relationship between dampness and upper respiratory symptoms.

The proposed rule by the North Carolina Utilities Commission that would have potentially required forced access and invalidated Preferred Provider Agreements ("PPAs") between building owners and telecommunications operators was not adopted. Instead the order included property-rights friendly language holding that access can be made by competitive means of unbundled network elements and that weighted commissions to owners are not anti-competitive.



North Carolina Utilities Commission will be issuing an order on sub-metering water utilities and recovery of "municipal base charges" to be passed on to the consumers, which had been allowed since the 1996. The petition to allow for the recovery of these base charges is Docket No. WR-100, Sub 5 and is available at the Commission web site: <http://ncuc.commerce.state.nc.us/cgi-bin/commorders.ndm/INPUT>

This year's IREM Legislative and Leadership Conference in Washington, DC is scheduled for April 16-20. Please visit the IREM website at [www.irem105.org](http://www.irem105.org) if you would like more information.

This update uses materials obtained from a wide variety of industry publications providing legislative monitoring and is provided to increase awareness of legislative initiatives for industry professionals. If you have any questions, have a legislative issue that our membership should be aware of, or would like further details, please contact Cliff Hamner at [cliff.hamner@craigdavisproperties.com](mailto:cliff.hamner@craigdavisproperties.com)

