



Steve Roy (President); Shawn Roy (President-elect); Roger Belanger (Vice President); Lori Gray (Secretary); Jeff Jolicoeur (Treasurer); Brian Rizzo (Past President). Directors: Mary Faucher, Dawn Klein, Stacey Martin-Ludder; Kevin Lombard, Heidi Pinette, Jessie Stover & Yvonne Wilkins. Executive Officer: Tammy Lapierre Office: 622-1234 & Fax 620-7272; tlapierre@midmaine.com

2008 Officers & Directors

- President: Steve Roy
- President-elect: Shawn Roy
- Vice Pres.: Roger Belanger
- Secretary: Lori Gray
- Treasurer: Jeff Jolicoeur
- Past President: Brian Rizzo

•Directors:

- Mary Faucher
- Dawn Klein
- Kevin Lombard
- Stacey Martin-Ludder
- Heidi Pinette
- Jessie Stover
- Yvonne Wilkins

State Directors:

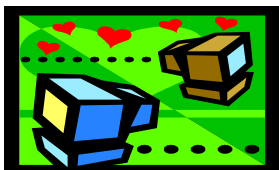
- Brian Rizzo
- Steve Roy
- Shawn Roy
- Roger Belanger

Executive Officer:

Tammy Lapierre
Phone: 622-1234
Fax: 620-7272
E-mail:tlapierre@midmaine.com

Web Site:

www.kvbr.org



President's Corner

We have made it past the midyear mark with our galoshes & umbrellas. I cannot remember a summer where the rivers & streams have been so consistently swollen near flood stage. The latest days of sunshine have been refreshing!

Besides the weather we have had to deal with a very sluggish market. When it rains, the phones are silent as we wonder how we will make our next car payment or pay the kids college bills that conveniently arrived in July. We are all feeling the pinch and at times possibly a desperate anxiety of the unknown.

It is times like this that we need to be constantly aware of the fact that we are REALTORS. We hold ourselves to a higher level of ethics. Our clients rely on our advice and expertise to make good solid decisions that will **benefit them** not us. If we take care of our clients to the best of our ability, we will be rewarded accordingly. That reward will be in the form of more buyers and sellers calling and telling you how their friend strongly recommended you to them because he/she was ecstatic over the services you provided!

Sadly, I have been receiving calls from disgruntled buyers and sellers who have felt their agent did not follow our Code of Ethics or felt violated in one way or another. **These calls must be forwarded to the Board office. Please do not give any "advice", but direct them to call 622-1234.**

These calls are disturbing to me because we as a group are all trying so hard to create a positive impression for our industry and one bad experience such as this travels in circles and is embellished a thousand times. If this continues we will all be "those Realtors" everyone talks about & the value of our services will be worth less than a used car salesman. This negative word of mouth advertising will counter everything that anyone has ever done that was praised and done well.

I wish you all a prosperous fall and remember "We Walk the Talk". **No One advocates for our clients better than we do!!**

Steve Roy
2008 President

FROM THE KVBR BOD

The nominating committee for the KVBR recommends the following slate of officers for the year 2009.

**President: Shawn Roy
President-Elect: Roger Belanger
Vice President: Lori Gray
Secretary: Jeff Jolicoeur
Treasurer: Heidi Pinette
Immediate Past President - Steve Roy**

Directors:

**Linwood Bibber
Stephanie Feegeel
Kim Gleason
Kevin Lombard
Shawn Marquis
Stacey Martin-Ludder
Marty Martin**

Additional candidates for the offices to be filled may be placed in nomination by petition signed by at least 20% of the REALTOR® members eligible to vote. The petition shall be filed with the secretary at least two weeks before the election. The secretary shall send notice of such additional nomina-



Annual Meeting!

Our Annual Combined Council Meeting and Election of Officers will be held at 5:30pm on September 18th at the Augusta Civic Center. Linda Gifford is guest speaker. See you there!

Secretary's Report

The June Meeting for the Southern and Northern Councils of the Kennebec Valley Board of REALTORS® was held on June 12th, 2008 at the Elks Club in Waterville.

President Steve Roy called the meeting to order. The host agency was Century 21 Nason Real Estate and the sponsors were Amerispec, Kennebec Saving Bank, Marden Dubord, Bernier & Stevens Law Office, Linda Gifford Law Office/Central Maine Title, Merrill Bank and Stinneford Appraisal.

The 2008 Realtors of the Year were announced. The Northern Council awarded Steve Roy, Coldwell Banker Plourde Real Estate and the Southern Council's choice was Bill Sprague, Jr. of Sprague & Curtis!

2008 Realtors® of the Year!



Steve Roy
CB Plourde Real Estate
Northern Council
ROTY



Bill Sprague, Jr.
Sprague & Curtis RE
Southern Council
ROTY

KVBR's 2008 Realtors® of the Year!!

From the Executive Officer

The following applications for REALTOR® membership have been received from:

Sherene Roberts (Allied Realty); John Lawrence (Brady Palmer Real Estate); Lisa Fortier, Cassandra Franklin, & Elisabeth Pickle (Castlenorth Real Estate); Dawn Haskell, Tony Loiko, & Joyce Todd, (Century 21 Alliance); Ben Rhein, & Matthew Robbins (Century 21 Land & Lakes); Ann Longley & Matthew Miuccio (Coldwell Banker Plourde); Tanya Busch (Keller Williams); Deborah Sanborn, Stephanie Silva, & Anna Stiman (Jusst Real

DB's Please Note:
Article VI, Section 12. Designated REALTOR® Members SHALL NOTIFY the board of ANY individual (s) licensed or certified with the firm (s) within thirty (30) days of the date of affiliation or severance of the individual.

Estate); Matthew Frank (LJSmith Realty); James Moorhead (Maine Country Properties) and Michael & Shelley Wehry (Snow Pond Realty). Affiliate applications have been received from John Farrell (Countrywide); Brentley Martin (On Call Appraisal), and Erica Turgeon & Paula Caughey (Yankee Title Company)

Applications for membership (\$50 fee) may be obtained by contacting the executive officer on the Board website www.kvbr.org.

Personal Notes

- ◆ **Royce Watson** has opened his own office in Augusta, called Kennebec Realty, LLC at 183 State Street Suite 5. Phone number is 333-1855.



More folks
are on the move...

- ◆ **Diane DeLisle** has come out of "retirement" to rejoin with Century 21 Surette Real Estate.
- ◆ **Leo Montagino, (Leo Monte)** ERA Webb, lost his battle with throat cancer on June 22nd. *Our Sympathies.*
- ◆ **Shawn Marquis** is the new DB at **Century 21 Land & Lakes** formerly C-21 Coughlin Agency.
- ◆ **Pam Casavant, Alan Corson & Muriel Grenier**, Century 21 Surette, received the Century 21 Masters Awards at the Mid-Year Awards Ceremony.
- ◆ **Lori Moses** has joined Century 21 Land & Lakes
- ◆ **Century 21 Surette** received the Pace Setter Gold Status Award as an office at the recent Mid-Year awards..
- ◆ **Dawn Klein**, Lakepoint Real Estate was married on July 7th in Belgrade to Michael Kinsella. *Our Best Wishes!!*
- ◆ **Lisa York Bickford** has joined Lakepoint Real Estate.
- ◆ **Caron Real Estate** has merged with Century 21 Alliance.
- ◆ **Fred Godin** has closed his Madison office and he and **Hope Otis** have joined the Waterville branch of **Northeast Prudential Properties.**
- ◆ **Farrin Properties** has closed its Augusta office.

Treasurer's Report

As of 08/15/08:

Checking Account..... \$14,501.49
Investment Certificates..... 58,503.90
Passbook Savings accounts..... 566.18
Oil Fund Account..... 8,636.51
Total Accounts on Deposit..... \$ 82,208.08

Education Notes



- Sept. 11: **“Code of Ethics ”**.
MAR Building, Augusta
Catherine Kessler, 3ce ,9-12:30pm
Kennebec Valley Board of REALTORS
207 622-1234, fax 620-7272
- Sept. 11: **“Home Inspections 101”**.
Senator Inn, Augusta
Darryl Chandler, 3ce , 9-noon
Arthur Gary School of Real Estate
207 856-1712, fax 856-9917
- Sept. 11: **“Common Issues Found At Home Inspections”**. Senator Inn,, Augusta
Darryl Chandler. 3ce 1-4pm
Arthur Gary School of Real Estate
207 856-1712, fax 856-9917
- Sept. 16: **“What Am I—And Why Is It Important?”** Core Course
Senator Inn, Augusta
Edie Fontaine, 3ce ,9-noon
Arthur Gary School of Real Estate
207 856-1712, fax 856-9917
- Sept. 16: **“Short Sales—Long Term Solutions to Short Term Problems”**
Senator Inn, Augusta
Edie Fontaine, 3ce ,1-4pm
Arthur Gary School of Real Estate
207 856-1712, fax 856-9917
- Oct. 30: **“Code of Ethics ”**.
MAR Building, Augusta
Sherry Gregory, 3ce ,9-12:30pm
Kennebec Valley Board of REALTORS
207 622-1234, fax 620-7272
- Nov. 13: **“Legal Updates-2008”**
MAR, Augusta
Linda Gifford ,9-11 am

Kennebec Valley Board of REALTORS
207 622-1234, fax 620-7272

2008 Calendar

- ♦ September 18: Combined Council Annual Mtg., Augusta
- October 03: KVBR BOD Mtg., Waterville, 8:30am
- October 7-9: MAR Annual Convention, Samoset
- October 22: South Council Mtg., Civic Center, 11:30am
- October 23: Northern Council Mtg. , 11:30am, Waterville Holiday Inn
- ♦ November 5-10: NAR Annual Convention, Orlando
- ♦ November 21: KVBR BOD Mtg., 8:30am, Augusta
- December 04: Combined Holiday Council Mtg., Waterville
- December 8-9: MAR BOD Mtg., Augusta, & Extravaganza:



Coming soon....

1). Governor's Affordable Housing Conference - September 29, 8am to 5pm ,5 CE credits available

Holiday Inn By The Bay, Portland

2). Watch for dates offering the new 3 CE course presented by Maine Housing updating brokers on the new programs & requirements.

FMI..contact:Lisa Lavigne

By phone: 626-4641

Maine CRS Chapter News!!

Mission: *"To promote the professionalism and advanced knowledge of REALTORS® through the Council of Residential Specialists; and to foster sharing of best practices in real estate in an open and independent manner".*

Course Offered!!

Sales Strategies, CRS 202

Samoset Resort, Rockport

2 Days

October 6th & 7th

Sign up TODAY!!

Visit site below for registration.

Visit Web Site <http://mainecrs.com>

Contact: tlapierre@midmaine.com , 622-1234.



**KENNEBEC VALLEY
BOARD OF REALTORS®**

**6 Cushman Street
Augusta, Maine 04330**



August/September 2008 Newsletter

**We are on the web!
www.kvbr.org**

Code of Ethics

The next cycle for taking the NAR mandated Code of Ethics course began **January 1, 2005 and runs through December 31, 2008.**

When you take the class, please fax a copy (620-7272) or mail a copy to the board office at 6 Cushman St., Augusta, Me. 04330.

All REALTORS® must take this class to maintain their good standing as a REALTOR®.

Remember: No Smoking!

It will be **illegal** as of Sept. 1 to smoke in a car **if a child younger than 16 is riding along**, under a law passed earlier this year by the Legislature.



The law was crafted to protect youth from the effects of second-hand smoke.

Violators will receive a written warning for the first year the law is in effect.

After that, it will be a **\$50 fine**